

**SPECIAL
CITY COUNCIL
MEETING**

**July 31, 2007
5:30 p.m.**

MINUTES

City of



"Where Dreams Can Soar"

The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

Location: Bonney Lake City Council Chambers – 19306 Bonney Lake Blvd.

I. CALL TO ORDER – Deputy Mayor Dan Swatman called the special meeting to order at 5:37 p.m.

A. Roll Call: [A1.3]

Elected Officials in attendance were Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Phil DeLeo, Councilmember Mark Hamilton and Councilmember Jim Rackley. Councilmember Cheryle Noble arrived at 5:38 p.m. Mayor Neil Johnson arrived at 5:40 p.m. Councilmember Dave King was absent.

Staff Members Present were: City Administrator Don Morrison, Interim Planning & Community Development Director Marvin Vialle, Public Works Director Dan Grigsby, Administrative Services Director/City Clerk Harwood Edvalson, Planning Manager Steve Ladd, Assistant Public Works Director Rick Shannon, City Attorney Jim Dionne and Records & Information Specialist Virginia Phelan.

Agenda Items:

1. Discussion: Future Water Sources

Public Works Director Grigsby explained the purpose of the discussion was to investigate the two most viable resources for the purchase of an additional two million gallons or four million gallons a day. He then introduced Randy Black from the Lakewood Water District.

Mr. Black commended the City of Bonney Lake's Public Works staff for their diligence in pursuing these water options. He went on to explain the various costs associated with using Lakewood Water District as the City's additional water purveyor. Rates consist of a winter and summer rate to be fixed for five years. After five years the district will determine rates based on how much of the forecasted water need has been consumed. If wholesale customers like the City of Bonney Lake are using more water than they anticipated, the rates may go down. There is a \$66,000 annual fee per mgd. He said the estimated cost of the wholesale transmission main is anticipated to be pretty accurate. Council discussed possible costs associated with transmitting water through Puyallup's system and what methods could be used to ensure the infrastructure and transmission costs are not absorbed by current rate payers. Mr. Black introduced David Logan, City of Lakewood Finance Director. Mr. Logan responded to council questions about SDC calculations.

Director Grigsby asked about Lakewood's ability to run a pipeline from Summit to Puyallup. Mr. Black said it has not been discussed in full, but the desired route is entirely in public right of way. Councilmember Rackley inquired as to possible restrictions in water usage during different seasons. Mr. Logan said the City can use the water whenever it is needed. Councilmember Hamilton asked Assistant Public Works Director Shannon if there would be any infrastructure problems caused by this potential new water source. Assistant Director Shannon said a booster station would need to be installed at the Salmon Spring area in Puyallup, but otherwise there were no issues he could imagine.

Director Grigsby said there would be no representative from Puyallup as he had hoped, but John Kirner and Jane Evancho from the Tacoma Water Utility were in attendance and ready to discuss their offer. Mr. Kirner introduced himself and handed out documentation on the Utility. He explained Tacoma Water is surface water from the Green River Watershed and discussed the good reputation and history of the Tacoma Water Utility. The differential between outside and inside service area rates is 20%, a low differential in the state. The rates are higher than Lakewood's and there is a monthly surcharge based on meter size. Wholesale rates are tied to Tacoma customer's rates directly. Public pressure will keep them reasonable.

Mr. Kirner described the Tacoma Water Lines which already run into the City of Bonney Lake. There is a pump station at 214th and one at Falling Waters. The 214th station has a possibility of lower reliability if the Green River has high turbidity at the same time as peak water usage. However, explained Mr. Kirner, this situation has not occurred before. He also explained that the SDC charge is one time only and may be paid over time if desired. Mr. Kirner went on to describe the methods used by the City of Tacoma to ensure clean drinking water which is free from contamination. Director Grigsby said the City is in the process of designing a sideline and booster pump station for the current Tacoma Water source and needs to determine the actual capacity before the design can be complete. Mr. Kirner suggested having Bonney Lake's Consulting Engineer discuss risks associated with the 214th pump station with Tacoma's Supply Manager.

At 6:28 p.m. Mayor Johnson announced a five minute break. The meeting reconvened at 6:39 p.m.

2. Discussion: AB07-173 – D07-173 – Downtown Design Standards & Zoning Text Changes.

Planning Manager Ladd said the proposed ordinance brought forth for discussion this evening lifts the current moratorium in the Downtown Core, revises certain development regulations and adopts the Downtown Design Standards. The Downtown Plan, he explained, cannot be adopted until September. Planning Manager Ladd said this ordinance has been passed through a variety of boards and he recommends adoption. In response to Council inquiry, he explained the prohibition, with one exception, of drive-thru businesses in the Downtown Core. The exception would be a drive-thru which is entirely contained within the building as is sometimes done in Europe.

Council discussed this and requested there be no exceptions. Council also discussed open space requirements and the authority of the Design Guidelines. Planning Manager Ladd explained the requirements for open and recreation space are for the R-3 zone and do not apply in this case, as the R-3 area in Downtown is subject to the Transit Oriented Overlay. In response to the question of authority of the Design Guidelines, he explained they are adopted

by reference within the ordinance being discussed. City Attorney Dionne agreed this gives the guidelines the same weight as a City ordinance.

Council went on to evaluate the sign regulations in the Downtown area, then discussed the need for a parking garage Downtown. Planning Manager Ladd explained this will not be economically feasible within the next 20 years. Council expressed concern the future transition from lots to a garage would be difficult on businesses Downtown which will grow dependent on the parking lots in the interim. The Downtown Developers Group and their involvement in the design guidelines was also discussed. Planning Manager Ladd explained they had little comment on the guidelines so he assumed they must have been agreeable towards them. Mayor Johnson thanked Mr. Ladd for his hard work and said Council should be able to adopt the ordinance at the August 14th City Council Meeting.

At 7:17 Council recessed to a break prior to their Executive Session.

- 3. Executive Session: Pursuant to RCW 42.30.110 (1)(i), Mayor Johnson announced a 30 minute executive session at 7:25 p.m. to discuss potential litigation. The special meeting reconvened at 7:54 p.m.
- 4. Adjournment

Deputy Mayor Swatman made a motion to adjourn. Councilmember Rackley seconded the motion.

Motion approved 7 – 0.

The meeting adjourned at 7:54 p.m.

Harwood T. Edvalson, CMC
City Clerk

Neil Johnson, Mayor

Items submitted to the July 31st, 2007 Special Meeting:

- Tacoma Water – *City of Bonney Lake Additional Wholesale Water Service 7/31/07* – John Kirner, Tacoma Water Superintendent.