The meeting will be called to order at 4:00 P.M.

I. Discussion/Presentation:

1. 186th Avenue Corridor Street Improvement project update. John Woodcock provided a Plan of Actions and Milestones (POAM) for this project. Construction advertisement is planned for January 2016; however, if Right-of-Way acquisition is completed sooner, then construction may start earlier. The best time to advertise is in the early part of spring or after the summer construction season is nearly over; so, timing of advertisement will also be based on when we anticipate getting the best bid. CDC members requested that they be kept updated on this project.

2. Unaccounted for Water update. Charlie Simpson presented the annual report requested by CDC. The City produced 1,272,342,000 gallons of water and can account for all except 10.5% of that water. This is a sharp improvement over the peak year of 16 percent unaccounted for water. Washington State recommends City’s reduce this unaccounted water to 10% or less. This success is the direct result of replacing leaking water lines using $16 million in Public Works Trust Fund loans over the last ten years and PW staff making immediate repairs to water lines when found by the annual contract to detect leaks using state of the art technology. Director Grigsby emphasized that this not only helps to reduce the water system operating costs, it also extends the duration that our current water supplies will last.

3. Renwood Apartment project update. Director Vodopich shared that ten units are already occupied and that the developer plans on obtaining certificates of occupancy for the remaining units by March 1, 2015. The Tarragon Director of Construction, Dave Henline,
indicated that City officials would be invited to an open house on February 25th. The asking rental price for a two-bedroom apartment is $1,400 a month, which the developer believes is a price prospective tenants are willing to pay.

4. Waste Water Treatment Facility project update. Doug Budzynski reviewed the status of construction and the current cost to the City of Bonney Lake. The construction is steadily making progress and the contractor appears to be three months ahead of the contract completion date of May 16, 2016 with substantial completion looking like February 2016. The City’s share of the total project is $8,657,043. To date, the City has paid $3,192,352 of the $4,728,000 Public Works Trust Fund loan. When that loan amount runs out, the balance of the funds ($3,929,043) will come from SDC revenue set aside for this project.

5. Public Works Center project update. Don Morrison indicated that a preliminary wetland mitigation study is being prepared for the 225th Avenue parcel. When this study is available, the various options and recommended plan for construction will be presented to the City Council for their review and approval. Dan Grigsby indicated that our consultant, ARC, is looking at what can be built on the 217th Avenue site (Peaking Storage Tank) at low cost in order to reduce construction costs and wetland mitigation costs on the 225th Avenue site.

II. New Business/Action Items:

1. Approval of January 06, 2015 CDC Meeting Notes. Approved as modified by CDC.

2. AB15-11, Resolution 2431, Consultant Agreement with Parametrix. For Fennel Creek Trail Segment 2 Design. Gary Leaf presented this contract with the comment that it is essential to complete a design in order to obtain an Engineer’s Estimate for this project. With this design, the City would be able to initiate acquisition of trail easements and submit this project for grant consideration. This phase of the trail will be eligible for 2016 Non-Motorized Transportation grant funding since it connects to a commercial retail area at 192nd Avenue; however, the next phase that extends this trail to Victor Falls, will find it harder to obtain grants since it is to provide recreational use only. Possibly, the historical significance of Victor Falls may become a positive factor in obtaining a grant. Gary said that costs have been reduced by only needing to build one bridge versus two bridges across Fennel Creek. CDC forwarded this action to the 27 January 2015 City Council meeting, on the consent agenda.

3. AB15-13, Revision to the City’s boundary to expand the corporate boundaries of unincorporated Pierce County to include portions of the 234th Avenue Court East right-of-way. John Vodopich and John Woodcock both indicated that this is the final step in the WSDOT project that widened SR410 in Eastown. This action will adjust the City boundary lines to follow the new property lines placing the new 234th Street in the County instead of the City. Jason Sullivan indicated that both City and Pierce county staff believe this action is reasonable and recommend approval. Pierce County Council has already approved this action. CDC forwarded this action to the 27 January 2015 City Council meeting, on the consent agenda.
4. AB15-05, Ordinance D15-05, Subdivision Access Standards. Jason Sullivan indicated that there has been an inconsistency between Bonney Lake Municipal Code (BLMC) and East Pierce Fire and Rescue District (EPF&R) design standards for flag lot type parcels and subdivisions. BLMC specifies that the access road be a minimum of 15-feet wide and EPF&R requires a 20-foot wide width that has always governed new development in the City. The consensus is to modify BLMC to increase the minimum width to 20 feet. CDC forwarded this action to the 27 January 2015 City Council meeting, on the consent agenda.

III. Actions Under Development by Staff:
1. Ordinance – Residential and Commercial Frontage Maintenance Responsibilities in the City Right of Way.
3. Street Light Conversion to LED fixtures/lamps.
4. Outsource Grinder Pump Service (March 2015). Research cost to individual grinder pump customer. Determine whether this service could be extended to property owners with private grinder pumps. Also determine the cost to customers to outsource this work.

This CDC meeting was adjourned at 4:40 P.M.