Location: Justice & Municipal Center; Conference Room 200; 9002 Main Street, Bonney Lake, WA 98391

Call to Order: Deputy Mayor Swatman

Anticipated Attendees: Deputy Mayor Dan Swatman, Councilmember Donn Lewis and Councilmember Katrina Minton-Davis. Other Councilmembers who may be in attendance: Mayor Johnson, Councilmember Hamilton, Councilmember McKibbin, and Councilmember Watson.

Anticipated Staff: Don Morrison, City Administrator; Jenna Richardson, HR Manager; Cherie Gibson, CFO, Woody Edvalson, Administrative Services Director/City Clerk

Updates and/or Reports:
   1. Personnel Updates and/or Issues;

Old Business:

     1. Minutes. Approval of minutes/notes of January 27th FC

New Business:

     1. AB 15-26 Sumner School District Impact Fees; John Vodopich
     2. AB15-23 Community Garden Agreement; Gary Leaf;
     3. Administrative reports; Don Morrison

Closed Session:

     Labor negotiations per RCW 42.30.140

Adjournment:

     There being no further business, the meeting adjourned approximately _______ P.M.
**Location:** Justice & Municipal Center; Conference Room 200; 9002 Main Street, Bonney Lake, WA 98391

**Call to Order:** Deputy Mayor Swatman called the meeting to order at 5:31 P.M.

**Roll Call – Committee Members Present:** Mayor Neil Johnson, Deputy Mayor Dan Swatman, Councilmember Katrina Minton-Davis, and Councilmember Watson.

Other elected and appointed staff members in attendance were Mayor Neil Johnson; Councilmember Watson; Don Morrison, City Administrator; Jenna Richardson, HR Manager; Cherie Gibson, CFO, Woody Edvalson, Administrative Services Director/City Clerk; Dan Grigsby, Public Works Director; John Vodopich; Community Development Director

**Updates and/or Reports:**

1. Personnel Updates and/or Issues; Jenna Richardson. Extended recruitment period for open Maintenance Worker II position due to scheduling conflicts. Jenna will meet with Assistant Chief Keller tomorrow to discuss interview process for bailiff.

**Old Business:**

1. Minutes. By consensus, the Committee approved the minutes from the January 13th meeting of the Finance Committee/Committee-of-the-Whole, with a minor change.

**New Business:**

1. AB 15-18 Employee recognition; Don Morrison – A draft resolution was provided. Some feel the amounts set in guidelines are too high, some feel the amounts are too low. Gave examples about the types of activities that may need high level recognition vs low level recognition. Includes additional time off as recognition capped at 8 hours per department per year. This has been done in the past for wellness. Councilmembers discussed granting time off as a recognition item. They are concerned about perceived inequality due to different rates of pay. Recognition items should be mutually agreed upon and equal to avoid it being seen as favoritism. There are also concerns about granting time off as an employee recognition item, as it seems more difficult to manage than a monetary type recognition. Councilmembers also discussed that they want everyone to know the City is appreciative of the employees, and would like to see it in newsletter. Mayor Johnson reminded Councilmembers about the annual holiday Food for Thought that has employee recognition, and also invited them to the semi-annual Food for Thought events. It was further discussed that the desire to acknowledge is different in each department: gift cards, pizza party, etc. as each department has different ways of motivating their employees. Would like to see flexibility. Some department heads spend their own money for recognition. Team awards should maybe be certain amount per member, with a maximum amount capped, as managing recognition is harder with bigger teams. Community Development Director John Vodopich mentioned that in regards to rewarding with time off, he’s seen it done that if an employee goes 6 months without taking a sick day, they can earn a vacation day (this was mentioned as a possibility to replace item “D”). Other members of the staff have heard of this recognition as well. Some departments identify “employee recognition” in the budget, while others don’t. City
Administrator Don Morrison stated that he will require each budget to have a line for employee recognition, to better monitor the spending. The draft resolution also included specifics for the annual holiday food for thought. It estimates $700.00 per year for the recognition portion of the event. Following the above discussion, the committee recommended removing section D, rewrite section C to add language about equal reward for equal contribution. Make it uniform across different depts. By consensus, the Committee approved moving this resolution to full Council, after the discussed changes are made.

2. **AB 15-20 Contract renewal for digital orthophotography; John Vodopich** – This draft resolution is the renewal of the contract with County, which expired 12/31/14. The contract is for a 3 year term with the option for a 3 year extension. Cost for the contract was included in the 2015-2016 budget. The maximum charge for the previous 6 year contract was $7500.00. The new contract has a cap of $6500.00. Public Works Director Dan Grigsby indicated that his staff uses this program to monitor the impermeable surface area of businesses to ensure they are being charged the correct amount for their stormwater fees. Councilmembers discussed if we are being charged for extra users that don’t actually need the program. It was determined this is not happening. By consensus, the Committee approved moving this resolution forward to full Council.

3. **Conversion of street lights to LED lights; Dan Grigsby/Don Morrison.** – Public Works Director Dan Grigsby discussed different options in regards to street lighting. Two possibilities were discussed: switching out existing street lights to LED as a cost savings effort, or install new street lights in the darker areas of SR410 for public safety. This was discussed at some length, and the consensus was to install new street lights where they are needed. Community Development Director John Vodopich commented that the State budget is currently including some grant monies for replacing existing street lights to the new LED street lights. It was also discussed that when new developments come are built, they are now required to install LED street lights. By consensus of the Committee, continue installing new LED street lights on State Route 410 to increase public safety, and try to take advantage of the grant for replacing street lights in 2016.

**Closed Session:**

Labor negotiations per RCW 42.30.140

**Adjournment:**

There being no further business, the meeting adjourned approximately 6:03 P.M.
City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: Community Development / John P. Vodopich, AICP
Meeting/Workshop Date: 10 February 2015
Agenda Bill Number: AB15-26

Agenda Item Type: Ordinance
Ordinance/Resolution Number: D15-26
Councilmember Sponsor:

Agenda Subject: Sumner School District Impact Fees


Administrative Recommendation:

Background Summary: The Sumner School District has updated their capital facilities plan, which is incorporated into the City's Comprehensive Plan's Capital Facilities Element (CFE) by reference. As a result of the update, the School District is requesting an increase in school impact fees. The fees are currently $3,215 for single-family and $415 for multi-family. The proposed fees are $3,270 for single-family and $1,725 for multi-family. Pierce County has raised their rates for 2015 to $3,215 for single-family and $1,725 for multi-family. The District has requested that the City update the impact fees in amounts not less than Pierce County's fees for 2015.


BUDGET INFORMATION

<table>
<thead>
<tr>
<th>Budget Amount</th>
<th>Current Balance</th>
<th>Required Expenditure</th>
<th>Budget Balance</th>
</tr>
</thead>
</table>

Budget Explanation:

COMMITTEE, BOARD & COMMISSION REVIEW

Council Committee Review: Finance Committee
Date: February 10, 2015

Approvals:
Chair/Councilmember Dan Swatman
Councilmember Donn Lewis
Councilmember Katrina Minton-Davis

Consent Agenda:

Forward to: Consent Agenda:

Commission/Board Review:
Hearing Examiner Review:

COUNCIL ACTION

Workshop Date(s):
Meeting Date(s):
Public Hearing Date(s):
Tabled to Date:

APPROVALS

Director:
Mayor:
Date Reviewed by City Attorney:
(if applicable):


ORDINANCE NO. D15-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING
CHAPTER 19.08 OF THE BONNEY LAKE MUNICIPAL CODE
AND ORDINANCE NO. 1478 RELATING TO SCHOOL IMPACT
FEES.

WHEREAS, the Sumner School District has requested an adjustment to the
school impact fees as a result of its 2014-2020 capital facilities plan and updated impact
fee study; and

WHEREAS, the City desires to comply with the Washington Growth
Management Act by providing for the growth related costs of school facilities through the
continued imposition of school impact fees.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY
LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. BLMC 19.08.120 and Section 2 of Ordinance 1478 is hereby amended
to read as follows:

19.08.120 School impact fees.
The school impact fee schedules set forth in this section are generated from the formula
for calculating impact fees set forth in the district’s capital facilities plan. Except as
otherwise provided in BLMC 19.08.040, 19.08.050 and 19.08.140, all new residential
developments in the city will be charged the school impact fees in accordance with the
appropriate schedule below. The feepayer shall pay the school impact fee based on the
schedule for the school district in which the development is located.

School Impact Fee Schedules

(applies to residential development only)

<table>
<thead>
<tr>
<th>Sumner School District No. 320:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family – detached (including manufactured homes</td>
<td>$3,215.00</td>
</tr>
<tr>
<td>and mobile homes on individual lots)</td>
<td>$3,270.00</td>
</tr>
<tr>
<td>Multi-family – per dwelling unit (including townhouses)</td>
<td>$415</td>
</tr>
<tr>
<td></td>
<td>$1,725</td>
</tr>
</tbody>
</table>

White River School District No. 416:
Single-family – detached (including manufactured homes and mobile homes on individual lots) $0
Multifamily per dwelling unit (including townhouses) $0

**Section 2. Severability.** If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

**Section 3. Effective Date.** This Ordinance shall take effect thirty (30) days after its passage, approval, and publication as required by law.

**PASSED** by the City Council and approved by the Mayor this day of , 2015.

________________________________________________________________________

Neil Johnson, Jr., Mayor

ATTEST:

________________________________________________________________________

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

________________________________________________________________________

Kathleen Haggard, City Attorney
January 28, 2015

VIA EMAIL DELIVERY
AND FIRST CLASS MAIL
John P. Vodopich, AICP
Community Development Director
City of Bonney Lake
Justice and Municipal Center
9002 Main Street E, Suite 300
Bonney Lake, WA 98391

Re: Sumner School District - Bonney Lake School Impact Fee Ordinance

Dear John:

This will follow-up our telephone conference of Monday, January 26, 2015. As we discussed, Sumner School District submitted in the fall of 2014 the District’s 2014 – 2020 Capital Facilities Plan to Bonney Lake¹. In conjunction with preparation of the 2014 – 2020 Capital Facilities Plan, the District engaged a consultant to prepare a Student Generation Rate Study for both single-family residential development and multi-family residential development. In addition, the District engaged a demographer for purposes of determining student growth projections who coordinated with the District’s consultant engaged in preparation of the District’s Capital Facilities Plan.

Based upon these Studies, the District’s Student Generation Rates and capacity needs were revised which led to changes in the District’s Impact Fee Calculations. For your ease of reference, enclosed is a copy of the District’s Impact Fee Calculations set forth in the 2014 – 2020 Capital Facilities Plan.

¹ As a courtesy, enclosed please find a copy of the District’s DNS under SEPA and a copy of the District’s Board Resolution No. 3/14-15 ratifying the District’s Capital Facilities Plan.
As you are aware, Pierce County has adopted, under Ordinance No. 2014-100, their annual update to the County’s School Impact Fee Ordinance. A copy of the County’s Ordinance is enclosed for your convenience also.

On behalf of Sumner School District, the District is requesting to commence the process to update Bonney Lake’s School Impact Fee Ordinance in amounts not less than Pierce County’s School Impact Fees for 2015\(^2\).

Please notify us when scheduling for a Study Session and Council action is determined.

Thank you for your attention to this matter. We look forward to hearing from you.

Very truly yours,

MARY J. URBACK PLLC

MARY J. URBACK

Enclosures: Sumner School District Impact Fee Calculation
DNS for District CFP
District Board Resolution No. 3/14-15
Pierce County Ordinance 2014-100

cc: Craig Spencer, Assistant Superintendent, Sumner School District (w/Ordinance 2014-100)
Steve Sjolund, Instructional Services, Sumner School District (w/Ordinance 2014-100)
Don Morrison, City Administrator (w/enclosures)

\(^2\) Sumner School District has also proceeded to notify the City of Sumner of a request for an update to Sumner’s School Impact Fee Ordinance. The City of Edgewood typically updates its School Impact Fee Ordinance in April of each year.
### School Site Acquisition Cost:

\[
\text{Cost per Facility} \times \text{Student Generation Factor} = \left( \frac{\text{Facility Capacity}}{\text{SFH} \times \text{SFH}} + \frac{\text{SFH} \times \text{SFH}}{\text{SFH} \times \text{MFH}} \right) \times \text{Student Generation Factor}
\]

<table>
<thead>
<tr>
<th>Facility</th>
<th>Cost per Acre</th>
<th>Facility Capacity</th>
<th>SGF SFH</th>
<th>SGF MFH</th>
<th>Cost per SFH</th>
<th>Cost per MFH</th>
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<tbody>
<tr>
<td>Elementary*</td>
<td>30.00</td>
<td>$150,000</td>
<td>1100</td>
<td>0.323</td>
<td>0.112</td>
<td>$1,321.36</td>
</tr>
<tr>
<td>Middle</td>
<td>25.00</td>
<td>$150,000</td>
<td>750</td>
<td>0.152</td>
<td>0.070</td>
<td>$760.00</td>
</tr>
<tr>
<td>High</td>
<td>40.00</td>
<td>$150,000</td>
<td>1250</td>
<td>0.174</td>
<td>0.102</td>
<td>$ -</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$2,081.36</td>
<td>$808.18</td>
</tr>
</tbody>
</table>

* Two future elementary school sites

### School Construction Cost:

\[
\text{Cost per Facility} \times \text{Student Generation Factor} \times \text{Permanency/Total Sq. Ft.}
\]

<table>
<thead>
<tr>
<th>Facility</th>
<th>Cost per Size</th>
<th>Facility Size</th>
<th>SGF SFH</th>
<th>SGF MFH</th>
<th>Cost per SFH</th>
<th>Cost per MFH</th>
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</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>$25,000,000</td>
<td>550</td>
<td>0.323</td>
<td>0.112</td>
<td>$14,681.82</td>
<td>$5,090.91</td>
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<tr>
<td>Middle</td>
<td>-</td>
<td>750</td>
<td>0.152</td>
<td>0.070</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>High**</td>
<td>$3,500,000</td>
<td>50</td>
<td>0.174</td>
<td>0.102</td>
<td>$12,180.00</td>
<td>$7,140.00</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$26,861.82</td>
<td>$12,230.91</td>
</tr>
</tbody>
</table>

** Represents share for growth related to Elfi Hill Program

### Temporary Facility Cost:

\[
\text{Cost per Facility} \times \text{Student Generation Factor} \times \text{Temporary/Sq. Ft}
\]

<table>
<thead>
<tr>
<th>Facility</th>
<th>Cost per Size</th>
<th>Facility Size</th>
<th>SGF SFH</th>
<th>SGF MFH</th>
<th>Cost per SFH</th>
<th>Cost per MFH</th>
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<tbody>
<tr>
<td>Elementary</td>
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<td>189</td>
<td>0.323</td>
<td>0.112</td>
<td>$1,794.44</td>
<td>$622.22</td>
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<td>Middle</td>
<td>$ -</td>
<td>70</td>
<td>0.152</td>
<td>0.070</td>
<td>$ -</td>
<td>$ -</td>
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<tr>
<td>High</td>
<td>$300,000</td>
<td>54.6</td>
<td>0.174</td>
<td>0.102</td>
<td>$956.04</td>
<td>$560.44</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>$2,750.49</td>
<td>$1,182.66</td>
</tr>
</tbody>
</table>

### State Match Credit

Area Cost Allowance \times SPI Sq. Ft \times State Match \times Student Generation Factor

<table>
<thead>
<tr>
<th>Area Cost Allowance</th>
<th>SPI Footage</th>
<th>State Match %</th>
<th>SGF SFH</th>
<th>SGF MFH</th>
<th>Cost per SFH</th>
<th>Cost per MFH</th>
</tr>
</thead>
<tbody>
<tr>
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<td>0.112</td>
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<tr>
<td>Middle</td>
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<td>0.070</td>
<td>$2,818.65</td>
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<tr>
<td>High</td>
<td>$200.40</td>
<td>130.00</td>
<td>62.18%</td>
<td>0.174</td>
<td>0.102</td>
<td>$6,441.02</td>
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</table>

### Tax Payment Credit

- Average Assessed Value: $244,150.00
- Capital Bond Interest Rate: 3.71%
- Years Amortized: 10
- Property Tax Levy Rate: $2.22

**Present Value of Revenue Stream**

\[
\text{FEE SUMMARY}
\]

### FEE SUMMARY

- School Site Acquisition Cost: $2,081.36
- Permanent Facility Cost: $26,861.82
- Temporary Facility Cost: $2,750.49
- State Match Credit: $6,441.02
- Tax Payment Credit: $4,460.82
- Subtotal Unfunded Need: $20,791.83

**FEE (50%)**

<table>
<thead>
<tr>
<th>Single Family</th>
<th>Single Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>FEE</td>
<td>$2,081.36</td>
</tr>
<tr>
<td>Permanent</td>
<td>$26,861.82</td>
</tr>
<tr>
<td>Temporary</td>
<td>$2,750.49</td>
</tr>
<tr>
<td>State Match</td>
<td>$6,441.02</td>
</tr>
<tr>
<td>Tax Payment</td>
<td>$4,460.82</td>
</tr>
<tr>
<td>Subtotal</td>
<td>$20,791.83</td>
</tr>
<tr>
<td>FEE (50%)</td>
<td>$10,395.91</td>
</tr>
</tbody>
</table>
Sumner School District No. 320  
Non-Project Action: Capital Facilities Plan 2014 - 2020  
Determination of NonSignificance

Description of Proposal: Non-Project Action for the annual update to Sumner School District’s Capital Facilities Plan (2014-2020). The 2014-2020 Capital Facilities Plan incorporates those elements required under the Growth Management Act, including an inventory of existing capital facilities, updates to level of service and student generation factors, projected growth, need for land acquisition and capital facilities, costs associated with needed permanent capital facilities and interim facilities, and a financing plan.

Project Proponent: Sumner School District No. 320  
1202 Wood Avenue  
Sumner, WA 98390

Project Action Location: District Wide

Lead Agency: Sumner School District No. 320

Date of Issue of DNS: October 13, 2014

Date of Comment Deadline: October 31, 2014, 5:00 p.m.

Sumner School District No. 320 (the “District”) has determined that the non-project action proposal does not have a probable significant adverse impact on the environment. Therefore, an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed Environmental Checklist, Sumner School District Capital Facilities Plan 2014-2020, and other information on file. This information is available to the public on request.

This Determination of Nonsignificance (DNS) is issued under 197-11-340(2). Comments must be submitted by closing of the comment deadline. The Responsible Official may reconsider the DNS based on timely comments and may retain or modify the DNS. If the DNS is retained, it will be final after the expiration of the comment period.

Responsible Official: Craig Spencer  
Position/Title: Assistant Superintendent for Educational Services  
Responsible Official Designee  
Sumner School District

Address:  
1202 Wood Avenue  
Sumner, WA 98390

Contact:  
253-891-6083  
craig_spencer@sumnersd.org
Name of Agency adopting document: Sumner School District No. 320

Signature: 
Craig Spencer  
Assistant Superintendent for Educational Services  
Responsible Official Designee

Date: October 13, 2104

NOTE: Pursuant to RCW 43.21C.075, the final decisions of the Responsible Official may be appealed in accordance with Sumner School District SEPA Policy 6890P. Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of noncompliance within the provisions of Chapter 43.21 RCW (State Environmental Policy Act) shall be commenced in Pierce County Superior Court.

FINDINGS OF FACT:

2. The District Capital Facilities Plan for 2014-2020 is based upon a level of service of all-day kindergarten at the elementary school level.

3. The District Capacity Analysis, dated September 4, 2014, prepared by Jeff Greene, Planning Consultant, was utilized in preparing the Capital Facilities Plan.

4. Projected student enrollment was updated through 2034 and was prepared by Jeff Greene, Planning Consultant, utilizing both Washington State Office of Financial Management data and Cohort Survival data of the Washington State Office of Superintendent of Public Instruction.

5. A comprehensive Student Generation Rate Study, dated July 30, 2014, prepared by Planning Consultant, Brian Devereux, was utilized to determine student generation factors.

6. Comment was received from the Long Range Planning Division of Pierce County regarding the adoption of new school siting policies and regulations as part of the County’s 2015 Comprehensive Plan Update.

7. The District’s Capital Facilities Plan is incorporated by reference into the Pierce County Comprehensive Plan, the City of Bonney Lake Comprehensive Plan, the City of Edgewood Comprehensive Plan, and the City of Sumner Comprehensive Plan.

CONCLUSION: The Responsible Official has determined that the Non-Project Action Proposal does not have a probable significant impact on the environment, and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of the completed Environmental Checklist, Sumner School District Capital Facilities Plan 2014-2020, and other information on file with Sumner School District No. 320 and existing regulations. This information is available to the public on request.
NOTE: The issuance of this Determination of Nonsignificance does not constitute project approval. The Sumner School District No. 320 will comply with all applicable requirements of the jurisdiction with authority at the time of submittal of a project-specific proposal.

NOTE: Pursuant to RCW 43.21C.075, the final decision of the Responsible Official may be appealed.
RESOLUTION NO. 3/14-15
SUMNER SCHOOL DISTRICT NO. 320

A RESOLUTION OF THE BOARD OF DIRECTORS, SUMNER SCHOOL
DISTRICT NO. 320, RATIFYING AND ADOPTING THE 2014-2020 SUMNER
SCHOOL DISTRICT CAPITAL FACILITIES PLAN.

WHEREAS, the Growth Management Act, under the authority of RCW ch.
36.70A and RCW ch. 82.02 (collectively, the “GMA”), authorizes the collection of school
impact fees by cities and counties in connection with new residential development
within their respective jurisdictions; and

WHEREAS, one of the conditions precedent to the adoption or update of a
school impact fee ordinance by a city or county is the adoption of or update to a six (6)
year plan known as a Capital Facilities Plan (“CFP”) for schools within the Capital
Facilities Plan element of the Comprehensive Plan of a city or county; and

WHEREAS, the jurisdictions of Pierce County and the cities of Bonney Lake,
Edgewood, Pacific, and Sumner lie within the boundaries of Sumner School District;
and each of the jurisdictions except for Pacific have adopted a school impact fee
ordinance; and

WHEREAS, the District Administration (the “District”), in consultation with the
Board of Directors of the District, planning consultants, and legal counsel, prepared
the annual update to the District’s Capital Facilities Plan for 2014-2020 (the “2014-
2020 CFP”) based upon an updated student enrollment projection, a comprehensive
student generation rate study for single-family and multi-family residential
development within the District’s boundaries, a review of the District’s capital needs
based upon student enrollment, the student generation rate study, and the District’s
level of service with the transition to full-time kindergarten; and

WHEREAS, by Board Resolution No. 1/14-15, the District’s Board of Directors
approved the District’s 2014-2020 CFP, a copy of which is attached hereto as Exhibit
A; and

WHEREAS, based upon the District’s Board approval of the 2014-2020 CFP, the
District Administration, under the authority of Board Policy 6890P, undertook the
State Environmental Policy Act (“SEPA”) review of the District’s 2014-2020 CFP, as
lead agency; and

WHEREAS, the District Administration, with assistance of legal counsel,
prepared and transmitted a non-project action SEPA Checklist to required
governmental entities and agencies and other interested parties, in accordance with
the SEPA regulations; and

WHEREAS, the District received only one comment relating to the SEPA
Checklist and 2014-2020 CFP - from Pierce County Planning and Land Services which
comment related to proposed school siting policies under consideration by Pierce County in conjunction with the County's 2015 Comprehensive Plan Update; and

WHEREAS, in accordance with Board Policy 6890P, the District issued a Determination of Non-Significance ("DNS") for the District's 2014-2020 CFP; and

WHEREAS, no comments were received following issuance of the DNS; and

WHEREAS, the District has complied with all requirements of SEPA, including notice, delivery and comment periods as set forth under SEPA and consistent with Board Policy 6890P; and

WHEREAS, the District Administration recommends ratification of the District's 2014-2020 CFP, attached hereto as Exhibit A, following compliance with the SEPA requirements; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Sumner School District No. 320 that the Sumner School District 2014-2020 Capital Facilities Plan, attached hereto as Exhibit A, is hereby re-ratified, re-confirmed, and re-approved.

APPROVED by the Board of Directors of Sumner School District No. 320, Pierce County, Washington, this 19th day of November, 2014, in regular, open session.

Board of Directors:

Paul Bucich, President

Casey Chamberlain, Vice President

Rick Hendricks, Director

Erin Markquart, Director

Deb Norris, Director

Dr. Sara E. Johnson,
Superintendent/Secretary to the Board
ORDINANCE NO. 2014-100

An Ordinance of the Pierce County Council Amending Section 4A.20.030 of the Pierce County Code, "Impact Fee Schedule," to Adjust Regional Park Impact Fees for 2015; Amending Section 4A.30.030 of the Pierce County Code, "School Impact Fee Schedule," to Adjust School Impact Fees for 2015; and Setting an Effective Date.

Whereas, park and school impact fees in Pierce County are calculated according to the formulas in Sections 4A.20.020 and 4A.30.020 of the Pierce County Code (PCC), then the fee is "capped" by a "Maximum Fee Obligation" (MFO) which increases annually according to the Consumer Price Index for the Seattle/Tacoma/Bremerton Standard Metropolitan Statistical Area (PCC 4A.20.020 D. and 4A.30.020 D.); and

Whereas, the annual adjustment must be adopted by Ordinance following the adoption of the Capital Facilities Plan and any review of impact fees; and

Whereas, it has been the practice of the Pierce County Council to only adjust impact fees in increments of five dollars, rounding up to the nearest five dollar increment; and

Whereas, the Pierce County Council temporarily suspended inflationary adjustments to park and school impact fees for the years 2012 and 2013 for economic reasons through the adoption of Ordinance Nos. 2011-81s and 2012-71; and

Whereas, regarding regional park impact fees, the Consumer Price Index for all urban consumers for the Seattle-Tacoma-Bremerton area in the first half of 1997 was 161.9 (the base index for regional park impact fees); for August 2014 it was 247.19; which is an increase of 52.68 percent; and

Whereas, the MFO for regional parks, adopted in Ordinance No. 96-122S, was $250.00 for single-family dwelling units and $125.00 for each multi-family dwelling unit; and

Whereas, as a result of inflationary adjustments from prior years, the current MFO for regional parks is $375.00 for single-family dwelling units, and $190.00 for multi-family dwelling units; and
Whereas, after adjusting for changes to the Consumer Price Index through August 2014 and rounding up to the nearest five dollar increment, the adjusted regional park MFOs are $385.00 for single-family dwelling units, and $195.00 for multi-family dwelling units, an increase of $10 and $5, respectively; and

Whereas, school impact fees are collected for residential development in the unincorporated County for school districts that meet the requirements in Title 4A PCC; and

Whereas, the Consumer Price Index for all urban customers for the Seattle-Tacoma-Bremerton area for January 2006 was calculated to be 202.25 (the base index for school impact fees); for August 2014 it was 247.19, which is an increase of 22.22 percent; and

Whereas, the MFO for school districts effective in January 2006 and adopted in Ordinance No. 2004-94s was $2,675.00 for single-family dwelling units and $1,410.00 for each multi-family dwelling unit; and

Whereas, as a result of inflationary adjustments from prior years, the current MFO for schools is $3,215.00 for single-family dwelling units, and $1,695.00 for multi-family dwelling units; and

Whereas, after adjusting for changes to the Consumer Price Index through August 2014 and rounding up to the nearest five dollar increment, the adjusted school MFOs are $3,270.00 for single-family dwelling units and $1,725.00 for multi-family dwelling units, an increase of $55 and $30, respectively; and

Whereas, pursuant to Sections 4A.10.130 and 4A.30.010 C. PCC, the County has reviewed the relevant School Districts' Capital Facilities Plans, County Comprehensive Plan Amendments, and Title 4A PCC; and

Whereas, the White River and Carbonado School Districts have requested that no impact fees be collected by Pierce County within their respective districts; and

Whereas, the Council is reviewing the park and school impact fee changes in conjunction with the annual review and update of the Capital Facilities Plan element of the Comprehensive Plan, as required by PCC 4A.10.030 A.; Now Therefore,

BE IT ORDAINED by the Council of Pierce County:

Section 1. Section 4A.20.030 of the Pierce County Code, "Impact Fee Schedule," and Section 4A.30.030 of the Pierce County Code, "School Impact Fee Schedule," are hereby amended as shown in Exhibit A, which is attached hereto and incorporated herein by reference.
Section 2. This Ordinance shall become effective on January 1, 2015.

PASSED this 17th day of November, 2014.

Clerk Note: Ordinance No. 2014-100 was defeated at the November 12, 2014, Council meeting. It was reconsidered and passed on November 17, 2014.

ATTEST:

PIERCE COUNTY COUNCIL
Pierce County, Washington

Denise D. Johnson
Clerk of the Council

Dan Roach
Council Chair

Pat McCarthy
Pierce County Executive

Approved this 24 day of November, 2014.

Date of Publication of Notice of Public Hearing: November 5, 2014

Effective Date of Ordinance: January 1, 2015
Only those portions of Sections 4A.20.030 and 4A.30.030 that are proposed to be amended are shown. Remainder of text, tables and/or figures is unchanged.

4A.20.030 Impact Fee Schedule

A. Regional park impact fees are hereby established for the noted residential uses as follows:

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Fee Calculation</th>
<th>Maximum Fee Obligation Effective</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached single-family, per unit</td>
<td>$792</td>
<td>$375</td>
</tr>
<tr>
<td>Multi-family, per unit</td>
<td>$792</td>
<td>$190</td>
</tr>
</tbody>
</table>
### 4A.30.030  School Impact Fee Schedule.

<table>
<thead>
<tr>
<th>SCHOOL DISTRICT</th>
<th>PER SINGLE-FAMILY DWELLING UNIT</th>
<th>PER MULTI-FAMILY DWELLING UNIT</th>
</tr>
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<tbody>
<tr>
<td>Bethel</td>
<td>$11,429</td>
<td>$3,215</td>
</tr>
<tr>
<td>Carbonado</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Dieringer</td>
<td>$5,299</td>
<td>$3,215</td>
</tr>
<tr>
<td>Eatonville</td>
<td>$4,497</td>
<td>$3,215</td>
</tr>
<tr>
<td>Fife</td>
<td>$4,163</td>
<td>$3,215</td>
</tr>
<tr>
<td>Franklin Pierce</td>
<td>$10,032</td>
<td>$3,215</td>
</tr>
<tr>
<td>Orting</td>
<td>$3,675</td>
<td>$3,215</td>
</tr>
<tr>
<td>Peninsula</td>
<td>$4,954</td>
<td>$3,215</td>
</tr>
<tr>
<td>Puyallup</td>
<td>$13,709</td>
<td>$3,215</td>
</tr>
<tr>
<td>Steilacoom</td>
<td>$2,302</td>
<td>$3,215</td>
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<tr>
<td>Sumner</td>
<td>$4,019</td>
<td>$3,215</td>
</tr>
<tr>
<td>White River</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Yelm</td>
<td>$4,450</td>
<td>$3,215</td>
</tr>
</tbody>
</table>

Exhibit A to Ordinance No 2014-100  
Page 2 of 2
City of Bonney Lake, Washington
City Council Agenda Bill (AB)

<table>
<thead>
<tr>
<th>Department/Staff Contact:</th>
<th>Meeting/Workshop Date:</th>
<th>Agenda Bill Number:</th>
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</thead>
<tbody>
<tr>
<td>Executive / Gary Leaf</td>
<td>24 February 2015</td>
<td>AB15-23</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agenda Item Type:</th>
<th>Ordinance/Resolution Number:</th>
<th>Councilmember Sponsor:</th>
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</thead>
<tbody>
<tr>
<td>Resolution</td>
<td>2435</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Agenda Subject:** Community Garden

**Full Title/Motion:** A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign An Agreement With Bonney Lake Community Resources For Operation Of The Bonney Lake Community Garden.

**Administrative Recommendation:** Approve

**Background Summary:** Bonney Lake Community Resources (AKA Bonney Lake Food Bank) has managed since 2010 Bonney Lake's annual community garden on behalf of the City of Bonney Lake on city-owned downtown property. Staff recommends renewing this agreement for 2015 and adding a clause that allows for its renewability similar to the concession stand agreement. The City's expenditures this year will again be approximately $2,000 for irrigation. As in previous years, there will be no fee associated with community members who want a plot. Voluntary donations will be accepted.

**Budget Information**

<table>
<thead>
<tr>
<th>Budget Amount</th>
<th>Current Balance</th>
<th>Required Expenditure</th>
<th>Budget Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000.00</td>
<td>-0-</td>
<td>2,000.00</td>
<td>-0-</td>
</tr>
</tbody>
</table>

**Budget Explanation:** Irrigation costs are included in the 2015 Facilities budget.

**Committee, Board & Commission Review**

**Council Committee Review:** Finance Committee  
Date: 10 February 2015  
Chair/Councilmember: Dan Swatman  
Councilmember: Donn Lewis  
Councilmember: Katrina Minton-Davis

**Consent Agenda:**  
Yes  No

**Commission/Board Review:**

**Hearing Examiner Review:**

**Council Action**

**Workshop Date(s):**

**Meeting Date(s):**

**Tabled to Date:**

**Approvals**

**Director:**

**Mayor:**

**Date Reviewed by City Attorney:** N/A
RESOLUTION NO. 2435

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT WITH BONNEY LAKE COMMUNITY RESOURCES FOR OPERATION OF THE BONNEY LAKE COMMUNITY GARDEN.

WHEREAS, the City of Bonney Lake wishes to make a community garden available to the public on city-owned property; and

WHEREAS, Bonney Lake Community Resources successfully operated the community garden on behalf of the City of Bonney Lake since 2010; and

WHEREAS, Bonney Lake Community Resources is willing to operate such community garden in 2014 on the same terms and conditions as 2010-2014;

NOW THEREFORE, the City Council of the City of Bonney Lake, Washington, does hereby resolve that the Mayor is authorized to sign the Agreement between the City of Bonney Lake and Bonney Lake Community Resources, attached hereto and incorporated herein by this reference.

PASSED BY THE CITY COUNCIL this 24th day of February, 2015.

______________________________
Neil Johnson, Jr., Mayor

ATTEST:

______________________________
Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

______________________________
Kathleen Haggard, City Attorney
LEASE AGREEMENT
FOR A COMMUNITY GARDEN
ON DOWNTOWN PROPERTY

This Agreement, by the City of Bonney Lake, Pierce County, Washington, hereinafter called the City, and Bonney Lake Community Resources, hereinafter called BLCR, is made on the following terms and conditions:

BLCR has the necessary experience and personnel, and is willing to enter into this Agreement to operate said community garden; and

The City desires to partner with BLCR to successfully provide a community garden for community benefit and mutual benefits for BLCR patrons and the Bonney Lake Senior Center;

Witnesseth, that in consideration of the mutual covenants and agreements herein contained, the parties hereto do mutually agree as follows:

I. Grant, Term, and Operation of Concession

1.1 The City, acting pursuant to its vested authority, grants to BLCR, for the term and upon the conditions and provisions hereafter specified the right and privilege to operate and maintain a community garden on City property located at 18417-18421 89th Street East. This grant is expressly conditioned on operation of a community garden that is consistent with and in furtherance of the public's use.

1.2 The term of this agreement shall be from January 1, 2015, to December 31, 2015. This contract may be renewed annually upon mutual consent of the City and BLCR. BLCR shall notify the City, in writing, at least 90 days prior to expiration of the term of this agreement, its desire to continue or cancel this contract for the next year. Renewal will be at the City’s discretion. In the event of termination of this Agreement, for any reason, prior to the termination date specified in this section, no refund shall be made of any payment(s) already made pursuant to section 1.5 of this Agreement.

1.3 BLCR will maintain its 501(c)3 status for the duration of this agreement.
1.4 BLCR shall coordinate all volunteer efforts. The Mayor and/or his designee shall provide ongoing, general guidance and input to the City’s need for a successful community garden, but such guidance shall not be construed to create an employment relationship between the parties. BLCR will administer the project as an independent contractor, and its employees, agents, and volunteers will not be under the control or supervision of Bonney Lake, or its employees, agents or volunteers.

1.5 A lease payment of $1.00 shall be remitted to the City of Bonney Lake upon signing of this Agreement.

1.6 The community garden will be located on three City owned lots located at 18417-18429 89th Street East, Bonney Lake.

1.7 The City shall provide irrigation for the community garden with garden hoses hooked up from the adjacent City-owned parcel to the east. BLCR shall remove solid waste from the site.

1.8 BLCR may collect voluntary, charitable donations while running the community garden. There shall be no mandatory fee. BLCR shall leave at least 50% of the available space to the general public. Plot size will be listed on an application form. The City will provide to BLCR request forms in a timely manner. The City shall oversee and approve the selection list for plots available for public use.

1.9 BLCR agrees to purchase and maintain a Liability insurance policy from an insurance company licensed in Washington and rated with AM Best no lower than a B+ in the amount of $1,000,000.00, and to hold the City harmless, defend, and indemnify it from any accidents, injuries or claims of any kind resulting from BLCR’s operations. BLCR agrees to name the City as an additional insured on the insurance policy required above in this paragraph. BLCR shall provide a certificate of insurance to the City.

1.8 BLCR shall not erect any sign on the City property or in the vicinity thereof without obtaining the advance approval of the City.
1.9 BLCR shall strictly obey all laws of the State of Washington and all Ordinances of the City of Bonney Lake, and will not allow the violation of any of these laws, or ordinances by any other party on or adjacent to the premises in which this concession is operated.

II. Non-Discrimination Policy

2.1 Concessionaire agrees that in all hiring or employment made possible or resulting from this Agreement:

(1) There shall be no discrimination against any employee or volunteer because of sex, age, race, color, creed, national origin, marital status, veteran status, or the presence of any sensory, mental, or physical handicap, unless based upon a bona fide occupational qualification, and this requirement shall apply to but not be limited to the following: employment (including, advertising, lay-off or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

(2) No person shall be denied, or subjected to discrimination in receipt of, the benefit of any services or activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, national origin, age (except minimum age and retirement provisions), veteran status, marital status, or the presence of any sensory, mental or physical handicap.

(3) Any violation of this provision shall be considered a violation of a material provision of this Agreement and shall be grounds for cancellation, termination or suspension in whole or in part, of the Agreement by the parties and may result in ineligibility for further agreements.

III Termination by City

3.1 If, in the judgment of the Mayor, the manner of operation of the community garden does not meet the requirements of this Agreement, or if BLCR is in default of any other term of this Agreement, City shall give BLCR a written notice specifying the particulars of the unsatisfactory performance.
3.2 If BLCR fails or refuses to remedy such unsatisfactory performance or default within five (5) calendar days after receipt of such notice, the City may terminate this Agreement immediately. The decision of the Mayor on any such matter shall be final.

3.3 Notwithstanding the above, nonpayment of the lease amount or of any installment thereof five (5) calendar days after said fee is due shall be full justification for the City to take immediate possession of the concession and premises, and for immediate cancellation of this Agreement.

IV. Termination by BLCR

4.1 BLCR may terminate this Agreement by giving thirty (30) days written notice to City of such intention to terminate.

V. No Assignment

5.1 Neither this Agreement nor any rights or privileges hereunder shall be assigned or sublet without the consent of the City. Consent to assignment shall not be unreasonably withheld by the City.

VI. Interpretive Provisions

6.1 The terms and conditions of this Agreement shall be binding on the parties hereto, their heirs, successors, administrators, and assigns, and shall be construed in accordance with the laws of the State of Washington.

6.2 TIME IS OF THE ESSENCE of this Agreement, and of each and every term, condition and provision herein.

6.3 The waiver by the City of any breach of any term contained in this Agreement shall not be deemed to be a waiver of such term for any subsequent breach of the same or any other term.
6.4 Each term of this Agreement is material and breach by BLCR of any one of the terms herein shall be a material breach of the entire Agreement and shall be grounds for the termination of the entire Agreement by the City.

6.5 If any term or provision of this Agreement or the application of any term or provision to any person or circumstance is invalid or unenforceable, the remainder of this Agreement, or the application of the term or provision or persons or circumstances other than those as to which it is held invalid, or unenforceable, will not be affected and will continue in full force.

6.6 This Agreement contains the entire agreement between BLCR and the City of Bonney Lake and there are no promises, conditions, terms, obligations, statements, or guarantees other than those contained herein. No modifications or amendments shall be valid unless in writing and fully executed by all parties.

6.7 This Agreement shall be governed by the laws of the State of Washington. Venue for any lawsuit arising out of this Agreement shall be in Pierce County, Washington. The prevailing party in any such action shall be entitled to an award of reasonable attorney’s fees and costs.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first hereinabove written.

ATTEST:                                   CITY OF BONNEY LAKE

Harwood T. Edvalson                                               Neil Johnson Jr.
City Clerk                                 Mayor

APPROVED AS TO FORM:                BLCR

Kathleen Haggard,                          CEO
City Attorney