

COMMUNITY DEVELOPMENT COMMITTEE

05 October 2009 Meeting Notes

Start: 5:00 pm Finish: 5:58 pm

Attendees

Chairperson – Council Member Rackley; Council Member Bowen and Councilmember Decker
PW Director Grigsby, Executive Assistant Brian Hartsell, David Konsmo, Mary Miller, Roger
Watt

I. Discussion

1. Eastown Utility Latecomer Agreement – David Konsmo, Mary Miller, and Roger Watt were present to discuss the process of preparing a ULA for Eastown. Specifically, they emphasized the following points:
 - a. Ask City Council not to make a decision at the 20 October workshop per their letter of 29 September 2009.
 - b. “Don’t dictate to property owners” what will be done.
 - c. Want to provide input at the 20 October workshop, which Councilmember Rackley agreed to request.
 - d. The Option “A” design prepared by Mr. Gienger has been delayed to the week after 9 October.
 - e. Will need 4-6 weeks after City Council includes Option “A” in the ULA for Mr. Stobie to complete the Option “B” design.
 - f. Want to use their cost estimate for the ULA versus the one prepared by the city. Want time to prepare this cost estimate prior to the City Council making a decision on the ULA.
 - g. Some property owners want to be paid for the sewer easement due to help offset the increased property taxes.
 - h. Wanted the City to confirm whether Valley Water District has the ability to meet City standards for fire flow and looping of their water system to businesses in Eastown.
 - i. Provided a letter to CDC members (attached) requesting immediate approval to use a “Septic Variance” for Eastown property owners. This is requested regardless of how long it will take the City to construct the ULA to provide more flexibility to property owners. Should the City grant this request, it would include a requirement to connect to the City Sewer System when it is “installed and fully operational.”

2. Downtown Improvements – Purchase of 20 Downtown Tree grates for \$18,040 was discussed. They will be used for roadway improvements adjacent to OSB Hwy, SR410, Main Street, and 90th Street. The detail did not indicate the internal diameter of the opening or show that there was an inner section that could be knocked out as the tree grew bigger. Director Grigsby will provide this information to CDC members.

II. CDC Action Items

1. Agenda Bill 09- AB09-146, Resolution 1969, Awarding Contract for the Interlake Island Water main Project to A & A Excavating Inc. 15 bids were received with a low bid from A&A Excavating in the amount of \$909,910. This was 25.6% below the Engineers Estimate of \$1,222,575. With contingency and construction engineering, the total cost of this construction project is \$1,046, 397. Funding in excess of the amount identified in the 2009 budget needs to be provided. Funding is available from the existing Public Works Trust Fund Loan. A budget adjustment will be required to modify the 2009 Budget. City Administrator Morrison has been advised of this and concurs in this action. CDC forwarded this to the 13 October City Council meeting, not on the consent agenda.
2. Agenda Bill 09-154, Resolution 1975, Approve Qwest & COBL Undergrounding Agreement. CDC forwarded this to the 13 October City Council meeting on the consent agenda.
3. Agenda Bill 09-156, Resolution 1976, Acceptance of FY2010-2011 Phase II Stormwater Pass-Through Grant. This agenda bill was presented by Brian and discussed with CDC members. CDC moved this forward to the 13 October City Council meeting on the consent agenda.

III. 2009 Actions Under Development by Staff

1. Water Reclamation / Secondary Water System for Irrigation
- ~~2. Septic System Conversion to City Sewer System Program~~
- ~~3. New Water Supply Purchase (Second Block); PW DIR Final Point Paper on Water Supply Purchase~~
(Note: Study is done and council decided to purchase water from Tacoma Public Utilities. Resulted in action 14 below, TPU Board put this proposal on hold until they could add "Take or Pay" to the purchase contract. This purchase is on hold pending negotiations with CWA.)
- ~~4. Ordinance - Traffic Impact Fee Tax Rebate~~
5. Ordinance - Frontage Maintenance in City Right of Way
- ~~6. CIP Program Status Report - Develop and Present recurring report at first CDC meeting each month.~~
7. Tapps Island – Wholesale Water Service Agreement (If request received from Tapps Island)
8. Drainage Improvement for 191st East Ave and 79th St. E. Funding is not available to accomplish this project at this time.
9. Ordinance – Prohibition of Private Roads Within City Limits
10. Ordinance – Work Hours for Commercial Parking Lot Sweeping and Garbage Collection
11. Ordinance – Eliminate credit for Storm Water Ponds on Commercial Properties. Draft proposal to phase in over A 3-4 YEAR PERIOD.
12. LID – Low Impact Development – Review Design Standards that make LID easier for developers to use.
- ~~13. AB08-110, Ordinance D08-110, Sidewalk Improvement Option~~
14. Ordinance – Prohibit placement of recreational equipment (such as basketball hoops) in the public roadway or on sidewalks.