

City Council Workshop August 31, 2010

Mayor Pro Tem Reed called the workshop to order at 6:30 PM.

The following members were present: Reed, Montgomery, Twardoski, Patson, Boyle Barrett and Montgomery. Council member McNally arrived at 6:50 PM. Council member Harple was on vacation and absent. Also in attendance were Mayor Johnson and City Administrator Schmidt.

Future Water Supply Options

City Administrator Schmidt stated that the Utilities Committee and staff have been talking about some of the issues that have been going on with the water system. Everyone knows that for a long time we have had issues with the transmission main and the cost of replacement due to vulnerability to damage. Recently, we have been using Rainier School's well #5 to help support our system as far as use and supply because well #4 has had problems since the Nisqually earthquake. The engineers thought it was basically a mechanical issue, but we seem to be having trouble with the operators because the operators are from the State School so communications with them and getting them on board and coordinating that has been a problem. And, because of the Four Cities Water Rights Agreement, not only do we have the ability to potentially drill a well if we can get the water rights to do that down on the PSE property, but we also have two pools of water that Cascade Water Alliance has purchased from Tacoma Water. Those are available for the City to step in on a first come first served basis to possibly lock up a portion of that. Because we have all of these critical issues out there, the Committee and staff have talked about having the engineers draft a proposal for a feasibility study on looking at all of these options, and pros and cons and costs, so that the Council has detailed information to look at to make a decision. Our engineers, Mike and Dominic, have prepared that Scope of Work but need to get direction from the Council because we could look at a myriad of scenarios. For them to refine what they're going to look at, they want to talk to the Council and have Council members pose questions to them to get this hammered out so they know where to go with this type of study. City Engineer Dominic Miller said in terms of just framing what your existing system is and what some of the options are, there are the water rights you currently have, there is the South Prairie Creek transmission main which brings the water to the treatment plant, which is the only surface water source and the primary water for the City, and then there are the City wells: Naches well on the west side of town, wells #2 and #4 which are across the street from Rainier School, and then Rainier School has well #5, which City Administrator Schmidt explained has been used to supplement the City's source. With those water rights and source capacities, you currently have a difference between what the water rights are and what the capacity of your system is. So, you have a water right for a certain amount of water and then you have a capacity with the wells and your water treatment plant in terms of what you can actually deliver to the City. So, there is a gap there right now. City Engineer Miller said for example the water right for South Prairie Creek is about 900

gallons per minute, but the capacity of the water treatment plant is 725 gallons a minute, so there is a gap there that you could, without going too far, maybe increase the loading rate on the sand filter to actually increase that capacity. There are ground water further developments that have been explored, and there has been a test well drilled called the Trail Well which is down off SR 165, and there has been a recent water right change in that the water right for the Naches well, called well #1, has added the Trail Well as an additional point of withdrawal. So, right now the peak instantaneous water right for that water right is 450 gallons a minute and the Naches well can do about 260, and so there is a gap of about 190 gallons a minute. And, again, that could be made up with an existing water right, but ultimately the gap between existing water rights and your existing capacity is not going to be enough to supply the water needs of the City. So, the City is going to have to pursue, eventually, additional water rights and one option for that is to actually take that water from the City of Tacoma, and in this case one option would be to take it through Cascade Water Alliance, which has entered into an agreement with Tacoma, and Cascade Water Alliance has in turn entered into an agreement with the Four Cities. So, there are a couple pools of water and a couple ways or vehicles that water could come to the City. There are a couple pools of water and a couple of ways that water could come to the City, one of which is a booster station along the pipeline. The Tacoma pipeline runs along the east side of Hwy. 410 and then it goes out 112th, and it is a very large line. The option that is currently being looked at for an emergency intertie and emergency booster station, which the City has some funding for, is a booster station that would deliver water to the City on an emergency basis. The City would be not a wholesale customer of Tacoma, but it would have an emergency intertie and you would pay for the actual water you use but you don't pay the hefty system development or connection charge to Tacoma for that water. City Administrator Schmidt said that this is not a permanent supply but an emergency. City Engineer Miller said this same booster station could actually also be used as a regular supply if the City elected to purchase capacity in the pipeline, which is laid out in the agreement. I think there is a pool of about 6 million gallons a day that is available to the Four Cities. City Administrator Schmidt said for a limited time, until 2026, and then there is 4 million gallons per day that is a permanent supply. One of the reasons that we are preparing this for the Council is that the water that is available from Cascade Water Alliance from Tacoma Water is available at a reduced rate from what Tacoma Water normally charges on their system development charges, and I think that is something that Cascade Water Alliance negotiated with Tacoma back in 2005 when they entered into that agreement. Our concern, based on what the CEO of Cascade Water Alliance told us two weeks ago in Bellevue, is that water is only available for a limited time because it is first come first served and there are four cities stepping up to the plate to draw on it, and once it's gone it's gone. He thought that that permanent pool would be available for about six months. That is why I think it is important that we give the Council this information so that you can make a decision one way or the other whether you want to take advantage of any of that or not. A very lengthy discussion ensued regarding future water needs and supply options. City Engineer Miller said we have a proposal that we have submitted to City Administrator Schmidt for looking at these options and coming back and presenting those options, for a price of \$9,900 to prepare the analysis, explore the options and present those options; we would identify the options and explore them. Council members asked

City Administrator Schmidt to bring the Engineering Statement of Work to Council on 9/14.

Pierce County Library

Ms. Neel Parikh, Director of Pierce County Library. She is here to talk about the Library Facilities Master Plan. The Plan is something we started in about 2008. The Plan includes a vision for what kind of library services we want to be providing in the future. It talks about partnerships in the community, quality and efficient service, and how do we meet community needs today and tomorrow. Ms. Parikh provided a PowerPoint presentation overview of the Library Facilities Master Plan.

Taylor Property Discussion

Mayor Johnson stated that Helping Hands isn't going to work, but we have a piece of property just sitting there so we asked City Engineer Miller to draw up some options for the property. Also, Ron Callis and I have talked, and Ron has walked through the Taylor property; however, not since some of the improvements have been made. Ron is here to talk about how to sell it as a property, and Ron is a little savvier on the real estate laws. City Engineer Miller said I must preface these figures to tell you that laying out lots on a piece of property is just not something I really do; I'm not a developer. I've looked at lots of them, but I suppose a developer could come in and jam in double the lots or pinch and grab, but there are three options presented here. The first option is to carve off one lot leaving the Taylor house on a single lot and leaving the remainder of the lot for a park or public use or sewer plant expansion. The second option actually is to carve off two lots. One lot shown is a flag lot although we would probably have to work something out to get right-of-way going down to the lower part, but again it would leave 6.8 acres down below. Option three is if one was to try to develop the whole property into residential lots, but there are a number of constraints, one of which is that the zoning is not currently residential. City Administrator Schmidt said the upper is residential where the house is and the lower is public. City Engineer Miller said so the assumption that I made laying it out was that it would be R8000, which is similar to the adjacent area up above. The right-of-way needs a local access street which meets turn-round requirements for fire trucks. It does have the limitation of the sewer line running through, which would potentially severely handcuff some of these lots, but I suppose the sewer line could be realigned or relocated within a future right-of-way. So, some of the lots would more or less front on the flume and some would be away. What I realized is what is not shown on here, and hopefully there is enough space in the two open space tracts that are shown, is room for stormwater detention and treatment facilities along there. A lengthy discussion ensued regarding our options with the Taylor property, including subdividing, access to the lower portion, right-of-way, and land set aside for future sewer plant expansion, etc. Mayor Johnson stated that we have a house down there that is sitting empty and we're paying utilities on it, and the longer it sits empty the higher the risk goes up for vandalism, and we need to decide what we're going to do. City Administrator Schmidt said a short plat process takes 45 to 60 days, and if that is the Council's wishes then staff needs to get started on it. It can't even be put on the market until a short plat is complete

and recorded. Council member Reed stated personally, if we are going to short plat it, I would like to see us short plat with a version kind of like versions 2 and 3. Discussion continued regarding the three options. Council asked the engineers to go back and prepare a couple new drawings.

PSE Land Acquisition

City Administrator Schmidt reminded Council that they actually already decided this in the Executive Session the other night. City Administrator Schmidt said he shot an offer to PSE but he hasn't heard back yet. He actually reduced the amount he suggested the other night by about \$13,000 to see if they will take it.

City of Buckley Name Badges


Council member Reed said regarding one other request from a council member for an item on this agenda, if you as a council member need a City of Buckley name badge, please see the Deputy Clerk and put your name on the list. Council member Boyle Barrett said at things like National Night Out it would be nice if we had Buckley City Council Member identification on so that people recognize you for who you are. It would be nice if we had them so when we're going out to public events we are identified. There was a short discussion about name badges, cost, etc.

GovOffice – Web Design/Management

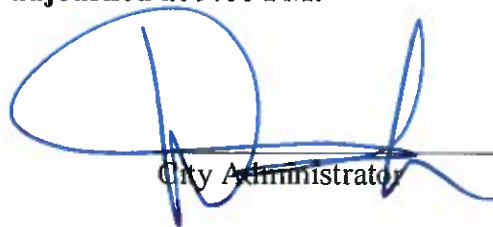
City Administrator Schmidt said this is just informational. We've been talking about the web site for a long time and GovOffice is actually the premium company nationwide, and they're low cost, that does city web sites. North Bend uses them as well as Enumclaw and Normandy Park, and they do a fabulous job. For \$4,200 and then \$500 or \$600 a month for web hosting they'll take care of it. It's just a matter of us designating a couple of people to make sure things are updated and public information and notices are posted. City Administrator Schmidt said that he and Mayor Johnson have looked at this. Mayor Johnson said that the only thing she could say that might be a little negative is when you start looking at their websites, they are basically all the same, that's how they keep the costs down. But, we can put on our own pictures and our own logo; there are things that we can do to make it ours. City Administrator Schmidt said they have different types of designs; you can pick a format, and colors and things. There is opportunity to use our own creativity. If you go on their website there is a list of all the cities they do. City Administrator Schmidt said the nice thing about his is because all of the departments use it, and they all need it as far as public awareness and public notices, we can split the cost throughout the entire city. Not just the set up cost, but also the monthly maintenance cost. We wanted to bring it to you and if you're interested we can call GovOffice and have them give us a proposal and a cost. Council members were agreeable to this. City Administrator Schmidt said he would imagine they will probably send a representative down and have a meeting with the Mayor and me and department heads to kind of get an idea of what we're looking at and how many pages we need, and links, so that they can design a proposal for us. Council member McNally said if you did that I would wonder if

you could get a couple other web designers to come down and give us the same kind of offer. Mayor Johnson said we have shopped around and larger cities actually have their own people who do it. Council member McNally said there are other firms out there and instead of just saying okay let's have them come give us a presentation, if there are other firms out there can we get three or four of them come give us a presentation. Council member Reed said that is a good point. The thing is, this is a really inexpensive way to go about it but why. City Administrator Schmidt pointed out that they're not starting from scratch on every website and volume, because they work with municipalities all over. City Administrator Schmidt said I'm not trying to push you towards these guys, but somewhere along the line you have to give us a measure to go by. There was a short discussion about what we need in a website. Mayor Johnson said right now we don't have the time to go out and research all these groups. We know several cities that use them right now and I am impressed with Enumclaw's. Council member Reed said the only thing that concerns him regardless of who we go with is the ease of updating information, and what level of expertise do we have to have. Council member Boyle Barrett asked if we are still going to use Kathy Loye as our liaison. City Administrator Schmidt said Joanne, Kathy and probably as the organization structure expands, someone from the public works department would have the ability to post things like public awareness notices and things like that. We kind of need a person in each sector to be able to do that. That's why we need to sit down and meet with someone and actually talk to them about what is available and what they can do and what features they offer; none of us know about web design. Council member Boyle Barrett asked that we as a Council read through what we have, think about what it is we're looking for and we can let you know what we want when we look at the website, what we want to have posted on the website. Council member Boyle Barrett asked that each Council member draft what they want and she will compile them and forward that to City Administrator Schmidt. Mayor Johnson said we will probably set up a meeting with these people, but it may not be until the first part of October.

With nothing further the meeting was adjourned at 9:00 PM.



Mayor



City Administrator