

**CITY OF BLACK DIAMOND CITY COUNCIL  
WORKSTUDY NOTES**

**June 13, 2013**

Council Chamber, 25510 Lawson Street, Black Diamond, Washington

Mayor Olness called the meeting to order at 5:30 p.m.

**PRESENT:** Councilmembers Deady, Goodwin, Edelman, Benson and Taylor (late).

**ABSENT:** None.

Staff present: Andrew Williamson, Executive Director of Engineering Services/Ec. Dev.; May Miller, Finance Director; Seth Boettcher, Public Works Director; Mark Hoppen, City Administrator and Brenda L. Martinez, Asst. City Admin/City Clerk.

Mayor Olness welcomed everyone and noted there are two items on the agenda for tonight. She added Ms. Miller along with Mr. Boettcher and Mr. Williamson will be reporting on the first item- 2014-2019 Capital Improvement Plan.

Councilmember Taylor entered the meeting at 5:33 p.m.

**2014-2019 Capital Improvement Plan**

Executive Director of Engineering Services/Ec. Dev. Williamson thanked the Public Works Committee for their hard work on review of this plan.

Public Works Director Boettcher reviewed with Council the following department projects:

***Street Fund***

- Project #T1- General Street Improvement

Council consensus was to add a line in 2016 for using no REET money to fund maintenance.

- Project #T3 - Roberts Drive/State Route 169 Roundabout
- Project #T4 – Roberts Drive Rehabilitation
- Project #T6 – Rock Creek Bridge
- Project #T7 – Lawson Street Sidewalk
- Project #T8 – Jones Lake Road
- Project #T9 – 228<sup>th</sup> & 224<sup>th</sup> § 216<sup>th</sup> Chip Seal
- Project #T10 – 5<sup>th</sup> Avenue Reconstruction
- Project #T11 - 232<sup>nd</sup> Avenue Overlay
- Project #T12 – 216<sup>th</sup> Avenue SE Overlay
- Project #T13 – 1<sup>st</sup> Avenue & Railroad Avenue N. & Miner Street
- Project #T14 – Pacific Street & 5<sup>th</sup> Street Improvement

- Project #T15 – Street Signs Replacement
- Project #T16 – Sidewalk Extension
- Project #T17 – Morgan Creek Road Preservation
- Project #T18 – Plass Road Rehabilitation

***Water Department***

- Project #W1 – Springs & River Crossing Rehabilitation Project
- Project #W2 – Reservoir Painting and Maintenance
- Project #W3 – Expanded Power Generator
- Project #W4 – Fire Flow Loop – North Commercial Area
- Project #W5 – Downtown Watermain Replacement
- Project #W6 – Springs Transmission Main Replacement Phase 1
- Project #W8 – Water Comprehensive Plan Update
- Project #W9 – 4.3 MG Tank Maintenance & Repairs
- Project #W10 – Watermain Replacement Morgan Street

***Sewer Department***

- Project #S1 – Infiltration and Inflow Reduction Program
- Project #S2 – Public Works Facilities and Equipment
- Project #S3 – Morganville Force Main Reroute
- Project #S4 – Cedarbrook Sewer Main

***Stormwater Department***

- Project #D1 – Lake Sawyer Culvert and Guardrail
- Project #D2 – North Commercial and State Route 169 Stormwater Treatment Pond
- Project #D3 – 5<sup>th</sup> Avenue Reconstruction
- Project #D4 – Ginder Creek Headwall
- Project #D5 – 1<sup>st</sup> Avenue & Railroad Avenue & Miner Street

Finance Director Miller reviewed with council the REET Analysis Summary in the 2014-2019 CIP.

Executive Director of Engineering Services/Ec. Dev. Williamson reported on the 288<sup>th</sup> project that will be starting and asked Council to talk to their neighbors about this upcoming project. He also noted a flyer is posted in many places around town and at City Hall and will also be on the City's website.

Councilmember Goodwin suggested to Council that when this plan comes before Council for adoption he would encourage Council to list the top five priorities for staff to focus on.

Councilmember Edelman asked to have another workstudy after the public hearing for Council to do this.

Mayor Olness announced this brings us to the second item and Council will be taking a five minute recess before beginning.

**Communities Facilities District (CFD)**

City Administrator Hoppen reported that Mr. Lund is here tonight to discuss Communities Facility District (CFD) with Council and gave a brief background history of funding option.

Mr. Lund thanked Council for allowing him to come before Council to discuss CFDs. He highlighted the following areas with Council:

- RCW 36.145 – Legislation passed in 2010
- Difference from a CFD and LID
- Liability to the City
- Highlighted discussion points of prior workstudies
- Advancement of Funds Agreement to CFD for startup operating capital
- Master Developer responsible for funding and difference
- Fire Station commitment; undertaking agreement

Discussion on the proposed projects:

- Project #1 – State Route 169/Roberts Drive/Ravensdale Interim Improvement
- Project #2 – Pipeline Road Water Main Extension
- Project #3 – Pipeline Road (Tie to Interim Improvement)
- Project #4 – Lake Sawyer / Pipeline Road Roundabout
- Project #5 – Onsite Spine Road
- Project #6 – Onsite Ring Road
- Project #7 – Stormwater Detention Pond
- Project #8 – Sanitary Sewer Lift Station
- What does all this mean
- Amount of burden on homes and commercial within CFD District
- Comparable to other surrounding cities
- Cost estimation and analysis of projects

Mr. Lund commented that they will be ready in 2 to 3 weeks to resubmit CFD package to King County for verification of ownership. He reviewed the timeline for the process; noted looking at mid-September a request for a CFD should be before the Council.

There were questions from Mr. Edelman, Ms. Harp, Mr. Sorci and Mrs. Taylor.

Mayor Olness thanked Mr. Lund for presenting.

Councilmember Goodwin encouraged staff and Council to schedule a session with Mr. Bacha.


Mayor Olness reminded Council of the CIP workstudy for next Thursday, June 20<sup>th</sup> at 5:30 p.m.

## **ADJOURNMENT:**

A **motion** was made by Councilmember Benson and **seconded** by Councilmember Edelman to adjourn the meeting. Motion **passed** with all voting in favor (5-0).

The workstudy ended at 7:58 p.m.

ATTEST:

  
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Rebecca Olness, Mayor

  
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Rachel Pitzel, Deputy City Clerk