

**CITY OF BELLEVUE  
ENVIRONMENTAL SERVICES COMMISSION  
MEETING MINUTES**

Thursday  
September 6, 2018  
6:30 p.m.

Conference Room 1E-113  
Bellevue City Hall  
Bellevue, Washington

**COMMISSIONERS PRESENT:** Diann Strom (Chair), Sanjay Kumar (Vice Chair), Ling Zhuang, Aaron Morin, Lisa Schreiner

**COUNCIL LIAISON:** Jared Nieuwenhuis

**COMMISSIONERS ABSENT:** Anne Howe, Vanja Knezevic

**OTHERS PRESENT:** Nav Ota, Director; Andrew Lee, Deputy Director; Lucy Liu, Assistant Director – Resource Management & Customer Service; Linda De Boldt, Assistant Director Utilities, Engineering Division; Douglas Lane, Water & Sewer Systems Sr. Engineer – Utilities; Laurie Hugdahl, Minutes Taker;

**MINUTES TAKER:** Laurie Hugdahl

**1. CALL TO ORDER:**

The meeting was called to order by Chair Strom at 6:30 p.m.

**2. APPROVAL OF AGENDA**

**Motion made by Commissioner Kumar, seconded by Commissioner Morin, to approve the agenda as presented. Motion passed unanimously (5-0).**

**3. ORAL AND WRITTEN COMMUNICATIONS**

Oral and written communications were solicited. There were none.

**4. COMMUNICATION FROM CITY COUNCIL, COMMUNITY COUNCIL, BOARDS AND COMMISIONS**

Councilmember Nieuwenhuis reported the Council approved a study to look at the potential for a year-round shelter for the homeless. The Council will be looking at the Puget Sound Energy franchise agreement this month. There is a Memorandum of Understanding, but some details still need to be worked out. The Council also reviewed some Smart City accomplishments such as deploying an electronic patient care system for emergency medical services, expanding public

Wi-Fi access to city parks and affordable housing properties, converting street lights to LED, and looking at the AMI and smart water meters.

## **5. STAFF REPORTS**

Deputy Director Lee explained that staff is planning on giving a presentation to the Council on October 1 regarding the AMI contract. The City is still in the midst of contract negotiations.

Local 302 has been on strike for approximately two weeks which has significantly impacted two culvert replacement projects as well as some smaller projects.

Deputy Director Lee explained the impacts of the strike.

Deputy Director Lee reported that Commissioner Sanjay Kumar would be leaving the Commission, and this was his last meeting. Deputy Director Lee and other staff members and commissioners expressed appreciation to Commissioner Kumar for his service to the City and celebrated with cake.

## **6. APPROVAL OF MINUTES**

6/21/18 Regular Meeting Minutes

**Motion made by Kumar, seconded by Commissioner Strom, approve the minutes as presented. Motion passed unanimously (5-0).**

## **7. ELECTION OF NEW VICE CHAIR**

This item was continued to the next meeting.

## **8. UNFINISHED BUSINESS**

None

## **9. NEW BUSINESS**

- Clarified Policy for Individual Service Pressure-Reducing Valves  
*Presenter(s): Douglas Lane, Water & Sewer Systems Sr. Engineer – Utilities*

Deputy Director Lee explained that the City is looking into addressing water pressure issues that have been in existence for a long time along West Lake Sammamish. Part of that solution involves a policy issue of how to handle situations when pressure is increased in some neighborhoods that results in properties with pressure that is too high.

Mr. Lane gave an overview of the relationship between elevation and water pressure. Bellevue has 69 different pressure zones, and water pressure varies

with elevation inside each zone. The City is required to maintain at least 30 psi in the public water mains. There are also areas where the pressure exceeds the threshold of 80 psi. Per the plumbing code for private plumbing, these homes would be required to have a pressure reducing valve (PRV).

SA270 pressure improvements is a project coming up which will increase pressure to bring areas up to the minimum standards of 30 psi and 1,000 gpm (gallons per minute) fire flow. Mr. Lane explained steps needed to be taken for this project to be completed such as installing a pressure reducing station in Issaquah, replacing the main line, and installing individual pressure reducing valves at customers whose pressure may be increased above the threshold as a result of the project. He reviewed how this has traditionally been handled and the proposed approach for the City to provide a PRV for customers who are impacted by operational changes made to the system.

The proposed policy states: “Private property owners are solely responsible for compliance with the Uniform Plumbing Code, including installation, operation, maintenance and ownership of individual service line pressure-reducing valves. In special cases where it is mutually-beneficial to facilitate public system improvements, the Utility may choose to furnish individual PRVs for the property owner to own and maintain.”

Commissioner Morin asked if the customer would sign an agreement. Mr. Lane explained it would not be included in the policy, but yes there is a draft agreement under review. The plan is for the customer to sign an agreement as documentation. Commissioner Morin asked about providing a warranty period longer than one year. He also referred to the language in the policy relating to “special cases where it is mutually-beneficial . . .” and asked if it was intentional to limit this to only PRVs as opposed to “equipment”. Mr. Lane explained that if the language is expanded to “equipment” it could cover things such as an expansion tank. He explained that the PRV would include the vault and the connection to the service line, but this could be clarified if desired. Mr. Lane then referred to the warranty question and noted that staff had considered having this be a lifetime warranty until the time of sale, but they had decided against it because it would be difficult to track. He noted it really is a low risk situation because you don’t typically have trouble with these devices once they are installed.

Commissioner Schreiner asked how this policy might be viewed by the property owners who have already purchased their own PRV. Mr. Lane replied that this is why it is important to have a policy. He noted that the PRV becomes the owner’s responsibility once it’s provided, since then it becomes “existing” conditions. He explained that the whole neighborhood will benefit from improved fire protection and lower quality risk. Commissioner Morin suggested changing the language to “*where the City decides* it is mutually beneficial” to clarify this.

Commissioner Kumar asked about the possibility of transferring the warranty agreement to a third party. Mr. Lane thought that there might be some flexibility within the agreement. Deputy Director Lee added that this sort of detail could be addressed in the agreement, but would not be appropriate for the policy.

**Motion made by Commissioner Morin, seconded by Commissioner Schreiner, that the Commission make a recommendation in favor of the proposed policy with changes as recommended by the ESC including suggesting special cases where the City deems it to be beneficial and to give consideration to the individual PRVs and related items. Motion passed unanimously (5-0).**

- Budget Follow-Up

*Presenter(s): Lucy Liu, Assistant Director - Resource Management & Customer Service Division*

*Linda De Boldt, Assistant Director –Engineering Division*

Deputy Director Lee stated that the Budget Recommendation including the Rates Recommendation went to the City Manager’s office during the summer and will be presented to the City Council likely in the middle of October.

Assistant Director Liu provided updates to the proposed capital and operating budgets since the last meeting. She explained that a couple of capital project changes have been emerged. In addition, some costs that were still under development have since been finalized. Linda De Boldt reviewed CIP Project Changes resulting from the West Lake Sammamish Parkway Project and the WSDOT I-405 Widening Project. Both projects had new developments that created some scope changes and elements that require additional budget. The West Lake Sammamish Parkway Project had an increased cost of \$5 million due to project scope changes. Changes to the WSDOT I-405 Widening Project resulted in an additional funding need of \$2.1 million. Staff reviewed the drivers for these changes.

Assistant Director Liu then reviewed the changes to the Proposed Operating Budget as a result of updated water wholesale costs from the Cascade Water Alliance, taxes, support services, and personnel costs. She then reviewed the resulting changes to the proposed 2019-2020 Bellevue Utility Rates. The projected combined rate increase for the water, sewer and stormwater utilities is 4% in 2019 and 3.8% in 2020. The current typical monthly bill for residential customers will increase by \$6.85 in 2019 and \$6.68 in 2020. Bellevue’s rates are competitive with its neighbors and are expected to remain so, especially considering that Bellevue is in much more active infrastructure replacement than other agencies and has an infrastructure renewal and replacement account as part of its long-term infrastructure funding strategy.

**10. ORAL AND WRITTEN COMMUNICATIONS**

None

**11. REVIEW OF ESC CALENDAR/COUNCIL CALENDAR;  
CONSERVATION AND OUTREACH EVENTS AND VOLUNTEER  
OPPORTUNITIES**

- ESC Calendar/Council Calendar

Deputy Director Lee reviewed these items. He noted that some items will be shifted from next month to balance out the meetings. There will be a hearing next month.

- Conservation & Outreach Events & Volunteer Opportunities

**12. ADJOURNMENT**

**Motion made by Commissioner Morin, seconded by Commissioner Kumar, to adjourn the meeting at 7:48 p.m. Motion passed unanimously (5-0).**

The meeting was adjourned at 7:48 p.m.