

CITY COUNCIL WORKSHOP

**October 19, 2010
5:30 p.m.**

AGENDA



The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.
Website: www.ci.bonney-lake.wa.us

The City Council may act on items listed on this agenda, or by consensus give direction for future action. The council may also add and take action on other items not listed on this agenda.

Location: City Hall Council Chambers, 19306 Bonney Lake Blvd., Bonney Lake.

Page

I. Call to Order:

Mayor Neil Johnson

II. Roll Call:

Elected Officials: Mayor Neil Johnson, Jr., Deputy Mayor Dan Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember Jim Rackley.

Expected Staff Members: City Administrator Don Morrison, Chief Financial Officer Al Juarez, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Police Chief Mike Mitchell, Community Services Director Gary Leaf, Administrative Services Director/City Clerk Harwood Edvalson and City Attorney Jim Dionne.

III. Agenda Items:

A. Council Open Discussion

B. Review of Council Minutes: October 5, 2010 Council Workshop and October 12, 2010 Council Meeting.

C. Pierce Transit Update: Tina Lee, Principal Planner - "The Preservation Plan"
No Advance Materials Available

D. Discussion: AB10-166 – Resolution 2080 - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign A Development Agreement With Swiss Sportsman’s Club Of Tacoma

E. Discussion: AB10-171- Resolution 2083 - A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, authorizing the Mayor to sign a lease agreement with Edward Jones.

IV. Executive Session:

Executive Session: Pursuant to RCW 42.30.110, the City Council may meet in executive session. The topic(s) and duration will be announced prior to the executive session.

V. Adjournment:

For citizens with disabilities requesting translators or adaptive equipment for communication purposes,

Page

the City requests notification as soon as possible of the type of service or equipment needed.

THE COUNCIL MAY ADD AND TAKE ACTION ON OTHER ITEMS NOT LISTED ON THIS AGENDA.

COUNCIL WORKSHOP

**October 5, 2010
5:30 p.m.**

DRAFT MINUTES



"Where Dreams Can Soar"

The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

Website: www.ci.bonney-lake.wa.us

Audio Time Stamp ↓

Location: City Hall Council Chambers, 19306 Bonney Lake Blvd, Bonney Lake.

I. Call to Order: Deputy Mayor Dan Swatman called the Workshop to order at 5:31 p.m.

II. Roll Call: [A1.3]

Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Deputy Mayor Dan Swatman, elected officials attending were Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember James Rackley. Mayor Neil Johnson, Jr was absent.

[Staff members in attendance were City Administrator Don Morrison, Assistant Public Works Director Charlie Simpson, Police Chief Mike Mitchell, Community Development Director John Vodopich, Community Services Director Gary Leaf, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Jim Dionne and Administrative Specialist Shawn Campbell.]

III. Agenda Items:

5:32:12

A. Council Open Discussion:

Interim Justice Center: Councilmember Rackley asked when the first Council Meeting would be held in the new building. Director Vodopich stated the building shell would be complete by the end of October 2010. The tenant improvements are still in the architect phase, and are scheduled to go out to bid in late October. The building is expected to be ready for occupancy by spring 2011.

Cascadia: Councilmember Hamilton said there were no bidders for the development at the public auction for Cascadia and Home Street Bank now owns the entire property. He said he was concerned that if Cascadia did not develop as planned that it could be sold in smaller pieces and not become the employment based planned community that was promised when the property was purchased from Weyerhaeuser. Councilmember Hamilton shared a section of an article that said Home Street Bank hopes to continue with the current plan for Cascadia. He said it is important that the City convey their desire to have the property developed as planned.

East Pierce Fire & Rescue Open House: Councilmember Carter attended the open house over the weekend. She said the event was well attended and that East Pierce Fire and Rescue had several new exhibits. One exhibit was a trailer by the Home Fire Sprinkler Coalition that displayed how the sprinkler systems work, what the piping and sprinkler head looks like, and sprinkler systems for homes on wells. They had a demonstration of how a fire sprinkler system works with a small paper fire. Councilmember Rackley asked if Councilmember Carter had spoken with the Fire Department regarding the Council's decision to require fire

sprinklers in residential homes. Councilmember Carter said the fire department is supportive and appreciative of the new ordinance.

Lakeridge Middle School: Councilmember Lewis informed the Council that the ribbon cutting ceremony for the new school is at 4:30pm on Wednesday, October 13, 2010 and that the dedication is at 6:00pm. Activities are scheduled for the entire time and that people could come at any point during the event.

5:39:19

- B. **Review of Council Minutes:** September 19, 2010 Council Workshop; and September 26, 2010 Council Meeting.

The minutes were forwarded to the October 12, 2010 Meeting for action.

5:40:25

- C. **Discussion:** AB10-149 – Ordinance D10-149 - Updates to Downtown Zoning.

Director Vodopich said the ordinance has been revised with changes requested by both the Council and the City Attorney. Deputy Mayor Swatman said he is pleased with how the ordinance now reads. His desire is to stay out of the way of development and to be able to control undesirable effects. City Administrator Morrison clarified that the changes did not remove any of the Planning Commission's recommendations. The changes only clarified and added to the legislative intent. Deputy Mayor Swatman asked if the ordinance needed to be sent back to the Planning Commission. City Attorney Dionne said that the Council needs public input on the ordinance before voting, which is covered by the public comment time during the Council Meeting.

Councilmember Carter said she has met with residents in the downtown area. One of their complaints is the road noise from the area. Councilmember Carter suggested requiring all residences to have air-conditioning to reduce the road noise and make living in the area more enjoyable. Councilmember Rackley said trees and shrubs could reduce a lot of the noise. Councilmember Lewis stated without some kind of buffer or air-conditioning the residences in this area will always have road noise. Council consensus was to forward the proposed ordinance to the October 12, 2010 Meeting for action.

5:48:09

- D. **Discussion:** AB10-153 – Ordinance D10-153– Development Agreement for Bonney Lake Retail Center.

City Administrator Morrison explained that the proposed development agreement only relates to parking between the business and Hwy 410. Councilmember Carter voiced concerns about the placement of the driveway and loading dock in the proposed design. Director Vodopich explained that the example provided in the council packet is not the final submission from the developer. The developer will still be required to follow all the building and design requirements for this area. This agreement is only allowing the variance for the two rows of parking along Hwy 410. Councilmember Lewis suggested adding language clarifying that the attachment is for illustration purposes only. City Attorney Dionne stated language could be added to clarify that the agreement is only accepting a variance for the two rows of parking along Hwy 410 and that the exhibit is for illustrational purposes only. Council consensus was to forward the proposed ordinance with this additional language to the October 12, 2010 Meeting for action.

IV. Executive Session: None

6:05:32

V. Adjournment:

At 6:05 p.m. Councilmember Rackley moved to adjourn the Workshop. Councilmember Lewis seconded the motion.

Motion approved 7 – 0.

Harwood T. Edvalson, CMC
City Clerk

Neil Johnson, Jr.
Mayor

Items submitted to Council at the October 5, 2010 Workshop: None

DRAFT

CITY COUNCIL MEETING

**October 12, 2010
7:00 P.M.**



The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

Website: www.ci.bonney-lake.wa.us

DRAFT MINUTES

"Where Dreams Can Soar"

Audio Time
Stamp ↓

Location: City Hall Council Chambers, 19306 Bonney Lake Blvd., Bonney Lake.

I. CALL TO ORDER – Mayor Neil Johnson, Jr. called the meeting to order at 7:00 p.m.

A. Flag Salute: Mayor Johnson led the audience in the Pledge of Allegiance.

B. Roll Call:

Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember Jim Rackley.

[Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Chief Financial Officer Al Juarez, Police Chief Mike Mitchell, Community Services Director Gary Leaf, Administrative Services Director / City Clerk Harwood Edvalson.]

C. Announcements, Appointments and Presentations:

1. Announcements: None.

2. Appointments: None.

3. Presentations:

- a. **Proclamation:** October 2010 – Domestic Violence Awareness Month. Mayor Johnson read the proclamation. Accepting was Joe O'Neil, Executive Director of Exodus Housing. Mr. O'Neil explained that Exodus Housing works with victims and families of domestic abuse to find transitional housing and provide counseling. In response to questions from the Mayor and Councilmembers, Mr. O'Neil explained that Exodus receives grants from United Way of both King and Pierce Counties, that the agency has taken in families from as far away as Georgia and Chicago, and they support both male and female victims of domestic abuse.

D. Agenda Modifications: None.

7:10:15

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

A. Public Hearings: None.

B. Citizen Comments:

Chief Jerry Thorson, East Pierce Fire and Rescue, said he wanted to update the Council on recent activities in the District. He said the recent Open House was very successful with about 4,000 attendees passing through the facilities in 3 hours. He thanked Police Chief Mitchell and City staff for their support of the event. Chief Thorson said the District continues to work with Milton on a contract for services. He anticipates the agreement being signed next week. Chief Thorson also reported the District is impacted by the reduction of property valuations and reduced property taxes. He said the District will see a 17% reduction in revenues by the end of next year. He said they have deferred the purchase of new equipment and reduced overtime, but have not had to lay off any employees. Responding to Council questions, he said most fire districts are feeling impacts similarly to East Pierce Fire and Rescue. He said there is little expectation the State will be able to step in and provide assistance with the reduced revenues.

- C. Correspondence: None.

7:15:20

III. COUNCIL COMMITTEE REPORTS:

- A. Finance Committee: Deputy Mayor Swatman said the committee met at 5:30 p.m. earlier in the evening and discussed several action items, i.e., acceptance of the stormwater grant on this evening's agenda, moving forward a lease renewal agreement for the Lion's 4 Kids House and an agreement for public defender services.
- B. Community Development Committee: Councilmember Rackley said the committee has not met since their last report.
- C. Public Safety Committee: Councilmember Hamilton said the committee met on October 4th in the Public Safety Building. He said that most of the discussion related to an update of the nuisance code and code enforcement efforts. He said the Committee has forwarded for Council consideration ordinances dealing with the use of helmets in the City, animal control, and a revised noise ordinance for Lake Tapps. He asked the Council to consider discussion of the proposed revisions to the nuisance ordinance at a future workshop.
- D. Other Reports:
- Pierce Transit Board: Mayor Johnson said the Pierce Transit System will add two routes, hiring 37 additional employees. He said Pierce County was the major force behind this addition. He reminded Council a representative of Pierce Transit will be at the Council Workshop next week.
- Sumner UGA and Annexation: Mayor Johnson said a letter was transmitted to Sumner in response to their draft environmental impact statement. He said the letter is geared toward protecting Bonney Lake's interests in development of the Downtown and Eastown areas of Bonney Lake.

Cascade Water Alliance: Mayor Johnson reported he will be the representative of the cities of Auburn, Sumner and Bonney Lake on the Cascade Water Alliance Board for the coming year.

Pierce County Flood Control District: City Administrator Morrison reported on the Boundary Review Hearing Board meeting regarding the challenge to the formation of the Pierce County Flood Control District. He said the cities' representatives made some good points to dispute the formation of the district at this time without advance consideration of projects, benefit areas and variable assessments. He said the Board had announced their intention to hold deliberations behind closed doors, but the involved cities have asked the Board to hold deliberations in open session. A Board decision regarding an open session was not made at the hearing.

7:26:00

IV. CONSENT AGENDA:

- A. **Approval of Minutes:** September 21, 2010 Council Workshop, and September 28, 2010 Council Meeting.
- B. **Accounts Payable Checks/Vouchers:** Accounts Payable Checks/Vouchers #59130 thru 59180 in the amount of \$69,656.58; Accounts Payable checks/vouchers #59181 for a hydrant meter deposit refund in the amount of \$500.00; Accounts Payable checks/vouchers #59182 for a utility refund in the amount of \$617.78; Accounts Payable checks/vouchers #59183 thru 59243 in the amount of \$118,059.80; Accounts Payable checks/vouchers #59244 thru 59274 for utility refunds in the amount of \$2,766.03.
- C. **Approval of Payroll:** Payroll for September 16-30, 2010 for checks 29335-29367 including Direct Deposits and Electronic Transfers in the amount of \$621,759.70.
- D. ~~**AB10-149—Ordinance D10-149—An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Bonney Lake Municipal Code Chapter 18.04, 18.36 And 18.37 To Clarify Uses Allowed In The Downtown Core And Downtown Mixed Zones.**~~ (Moved as Item B, Section VIII, Full Council Issues.)
- E. **AB10-166 - A Motion of the City Council of the City of Bonney Lake, Pierce County, Washington, Setting a Public Hearing at 7:00 p.m., or as soon thereafter as possible, During the Regular Council Meeting of October 26, 2010, for the Swiss Park Development Agreement.**

Deputy Mayor Swatman asked that Item D be placed as Item B under Full Council Issues to allow those who signed up to address this issue an opportunity to speak.

**Councilmember Decker moved to approve the amended Consent Agenda.
Councilmember Lewis seconded the motion.**

Consent Agenda approved 7 – 0.

7:27:10

V. FINANCE COMMITTEE ISSUES:

- A. **AB10-157 - Resolution 2074** - A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, authorizing the city to accept a \$114,118 FY2011 Stormwater Capacity Grant from the Washington State Department of Ecology.

Councilmember Decker moved to approve Resolution 2074. Councilmember Lewis seconded the motion.

Resolution 2074 approved 7 – 0.

VI. COMMUNITY DEVELOPMENT COMMITTEE ISSUES: *None.*

VII. PUBLIC SAFETY COMMITTEE ISSUES: *None.*

7:27:20

VIII. FULL COUNCIL ISSUES:

- A. **AB10-153 - Resolution 2071** - A Resolution of the City of Bonney Lake, Pierce County, Washington, authorizing the Mayor to sign a Development Agreement with MCA Investments, LLC, Bonlak Investors, LLC, and Bonney Lake Capitol Investors, LLC, for the Bonney Lake Retail Center.

Councilmember Decker moved to approve Resolution 2071. Councilmember Lewis seconded the motion.

Resolution 2071 approved 6 – 1. Councilmember Carter voted no.

- B. **AB10-149 – Ordinance 1364** (Ordinance D10-149) – An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Bonney Lake Municipal Code Chapter 18.04, 18.36 And 18.37 To Clarify Uses Allowed In The Downtown Core And Downtown Mixed Zones.

Mayor Johnson asked those individuals who had signed up to address this issue to come forward. No one wished to comment on this item.

Councilmember Decker moved to approve Ordinance 1364. Councilmember Lewis seconded the motion.

Ordinance 1364 approved 7 – 0.

IX. EXECUTIVE SESSION: *None.*

7:29:24

X. ADJOURNMENT:

At 7:29 p.m., Councilmember Lewis moved to adjourn the meeting. Councilmember Rackley seconded the motion.

Motion approved 7 – 0.

Harwood Edvalson, CMC
City Clerk

Neil Johnson
Mayor

Items presented to Council at the October 12, 2010 Meeting: None.

DRAFT

**City of Bonney Lake, Washington
City Council Agenda Bill (C.A.B.) Approval Form**

<u>Department / Staff Contact:</u> CD / John P. Vodopich	<u>Workshop / Meeting Date:</u> 19 Oct 2010	<u>Agenda Bill Number:</u> 10-167
<u>Ordinance Number:</u>	<u>Resolution Number:</u> 2080	<u>Councilmember Sponsor:</u>

Agenda Subject: Swiss Park Development Agreement

Proposed Motion: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT WITH SWISS SPORTMANS CLUB OF TACOMA

Administrative Recommendation:

Background Summary: Staff has been working with representatives of Swiss Park on a development agreement for the construction of a proposed restroom/shower facility. A public hearing on the development agreement is scheduled for the October 26, 2010 Council meeting.

<u>BUDGET INFORMATION:</u>			
Budget Amount	Required Expenditure	Budget Impact	Budget Balance
Budget Explanation:			

COMMITTEE/BOARD REVIEW:

Subcommittee Review Date: -
Commission/Board Review Date: -
Hearing Examiner Date:

COUNCIL ACTION:

Workshop Date(s): October 19, 2010 Public Hearing Date(s): October 26, 2010
Meeting Date(s): Tabled To Date:

Signatures:

Director Authorization John P. Vodopich, AICP	Mayor	Date City Attorney Reviewed October 1, 2010
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RESOLUTION NO. 2080

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT WITH SWISS SPORTMANS CLUB OF TACOMA

WHEREAS, Chapter 36.70B authorizes local governments to enter into development agreements that set forth the “development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement”; and

WHEREAS, the City desires to enter into a development agreement with the Swiss Sportmans Club of Tacoma, the owners of real property at 21514 SR 410, Bonney Lake, WA; and

WHEREAS, RCW 36.70B.200 requires development agreements to be approved by ordinance or resolution after a public hearing; and

WHEREAS, a public hearing was held on October 26, 2010;

NOW THEREFORE, the City Council of the City of Bonney Lake, Washington, does hereby authorize the mayor to sign a Development Agreement with the Swiss Sportmans Club of Tacoma, for the development of a restroom/shower facility with an attached covered patio area.

PASSED by the City Council this day of 2010.

Neil Johnson, Jr., Mayor

ATTEST:

Harwood Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

James Dionne, City Attorney

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT (“Agreement”) is made between the City of Bonney Lake, Washington (“City”) and Swiss Sportsmans Club of Tacoma (“Swiss Park”) (hereinafter collectively referred to as “the Parties”), under the authority of RCW 36.70B.170 et seq.

RECITALS

WHEREAS, Swiss Park intends to construct an approximately 960 square foot restroom/shower facility with an approximately 860 square foot attached covered patio area; and

WHEREAS, the Swiss Park project is located in the Public Facilities (PF) zone, which does not allow commercial structures; and

WHEREAS, the Bonney Lake Municipal Code exempts in excess of 250 feet from a sewer main from connecting to sewer, unless the development is a commercial structure, residential subdivision, or multi-family residential structure; and

WHEREAS, the Swiss Park property is in excess of 250 feet of a public sewer line; and

WHEREAS, the City Public Works Standards require frontage improvements for commercial and residential development; and

WHEREAS, a restroom/shower facility in a private, non-profit recreational facility is neither a commercial nor a residential use, but is properly considered a public facilities use; and

WHEREAS, under RCW 36.70B.170, cities are authorized to enter into development agreements for real property in order to “set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement.”

NOW, THEREFORE, the Parties agree as follows:

The purpose of this Development Agreement is to determine that the proposed restroom/shower facility is a public facilities use, not a commercial, or residential use, and therefore does not require connection to the public sewer system or frontage improvements along 198th Avenue East. The Swiss Park must adhere to all City planning and permitting requirements, which are unaffected by this agreement. The following terms shall govern the Development:

- A. This Development Agreement shall be for the construction of an approximately 960 square foot restroom/shower facility with an approximately 860 square foot attached covered patio area. Any future development on-site may require connection to the public sewer system; connection to and extension of City water to the site; and/or

frontage improvements along 198th Avenue East including, but not limited to curb, gutter, and sidewalk improvements.

- B. Prior to the issuance of a building permit for this project, Swiss Park will submit to the City a copy of a valid written permit from the Pierce County Health Department for an on-site septic system designed and approved to accommodate this use.
- C. Per RCW 36.70B.170 (4), the City reserves the authority to impose new or different regulations to the extent required by a serious threat to public health and safety.
- D. Per RCW 36.70B.190, the City shall record this Agreement with the Pierce County Auditor, and this Agreement shall bind the Parties' heirs, successors, and assigns for the duration of the Agreement.
- E. This Agreement shall be in effect from the date of its ratification by resolution after a public hearing by the Bonney Lake City Council per RCW 36.70B.200 for a period of ten years. Provided, however, that Swiss Park shall complete construction of the shower/restroom facilities within one year or the Agreement shall be null and void.

Landowners & Developers

By: _____
Dave Henline, Treasurer
Swiss Sportsman's Club of Tacoma
Authorized Representative

City of Bonney Lake

By: _____
Neil Johnson, Jr., Mayor

**City of Bonney Lake, Washington
City Council Agenda Bill (C.A.B.) Approval Form**

<u>Department / Staff Contact:</u> Exec / Brian Hartsell	<u>Workshop / Meeting Date:</u> 19 Oct 2010	<u>Agenda Bill Number:</u> AB10-171
<u>Ordinance Number:</u>	<u>Resolution Number:</u> 2083	<u>Councilmember Sponsor:</u>

Agenda Subject: Edward Jones Lease of Interim Justice Center

Proposed Motion: A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, authorizing the Mayor to sign a lease agreement with Edward Jones.

Administrative Recommendation: Approve the Resolution at the 26 Oct City Council Meeting.

Background Summary: In December 2009 the City passed Resolution 1990 hiring Coldwell Banker Commercial as real estate brokers to find suitable tenants to occupy portions of the IJC. Coldwell Banker has since indicated that Edward Jones is interested in entering a lease agreement with the City to occupy the first-floor tenant space as soon as it becomes available. However, EJ is at a point in its expansion effort where they need to enter into a lease agreement with the City of Bonney Lake now, or pursue other alternatives to enable them to realize timetables important to that effort. The proposed lease includes language addressing previous concerns regarding signage and the renewal option that have prevented the finalization of a lease thus far. Language for signage: "Lessee's signage shall conform to all applicable local, city and county requirements." New language for option to renew: "In the event Tenant exercises its option to renew, the City would have the option to terminate early with at least 6 months written notice and \$5000 moving expenses." These changes, coupled with the fact that EJ is considered a reliable and respected tenant, and that this lease will generate revenues that will partially offset the debt service payments on the civic center/IJC bonds, result in a lease that is mutually beneficial to EJ and the City.

BUDGET INFORMATION:

Budget Amount	Required Expenditure	Budget Impact	Budget Balance
Budget Explanation: Please see attached detailed cost analysis summarizing 5 and 10 year scenarios.			

COMMITTEE/BOARD REVIEW:

Subcommittee Review Date: Finance Committee - 12 Oct 2010
Commission/Board Review Date: -
Hearing Examiner Date:

COUNCIL ACTION:

Workshop Date(s): 19 Oct 2010	Public Hearing Date(s):
Meeting Date(s): 26 Oct 2010	Tabled To Date:

Signatures:

Director Authorization	Mayor	Date City Attorney Reviewed 20 Sep 2010, Kathleen Haggard
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RESOLUTION NO. 2083

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE MAYOR TO SIGN A LEASE WITH EDWARD JONES.

WHEREAS, there will be vacant leasable space in the new Interim Justice Center (IJC) that will not immediately be needed for City operations; and

WHEREAS' due to the economy and declining revenues the City Council desires to lease up vacant space in order to generate revenues to partially offset the annual \$659,000 debt service payments on the civic center/IJC bonds; and

WHEREAS, Coldwell Banker Commercial/Offenbecher was previously selected by resolution to assist the City in leasing up the vacant space; and

WHEREAS, Edward Jones desires to enter into a lease with the City of Bonney Lake to occupy vacant leasable space on the first floor of the new IJC;

NOW THEREFORE, the City Council of the City of Bonney Lake, Washington, does hereby authorize the mayor to sign a lease agreement with Edward Jones for office space in the City's new Interim Justice Center located at 9002 Main St E, Bonney Lake, WA 98391.

PASSED by the City Council this 26th day of October, 2010.

Neil Johnson, Jr., Mayor

ATTEST:

Harwood Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

James Dionne, City Attorney

EJ Space--Sq Footage	1024
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REVENUES		
Description	Rent per sq/ft	Annual Rate
Rent FY 2011	\$ 22.00	\$ 22,528.00
Rent FY 2012	\$ 22.66	\$ 23,203.84
Rent FY 2013	\$ 23.34	\$ 23,899.96
Rent FY 2014	\$ 24.04	\$ 24,616.95
Rent FY 2015	\$ 24.76	\$ 25,355.46
Totals		\$ 119,604.21

COSTS		
Description	per sq ft	Total Cost
Tenant Improvements-- electrical, mech, etc	\$ 45.00	\$ 46,080.00
Tenant Improvements-- E.J.--interior walls, ceilings, etc.	\$ 35.00	\$ 35,840.00
Totals		\$ 81,920.00
Description	Rate	Total Cost
Coldwell Banker Commission	6.00%	\$ 7,176.25
Totals		\$ 7,176.25

Total Revenues	\$ 119,604.21
Total Costs	\$ 89,096.25
Net Return over 5 years	\$ 30,507.96

5-Year

EJ Space--Sq Footage	1024
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REVENUES		
Description	Rent per sq/ft	Annual Rate
Rent FY 2011	\$ 22.00	\$ 22,528.00
Rent FY 2012	\$ 22.66	\$ 23,203.84
Rent FY 2013	\$ 23.34	\$ 23,899.96
Rent FY 2014	\$ 24.04	\$ 24,616.95
Rent FY 2015	\$ 24.76	\$ 25,355.46
Rent FY 2016	\$ 25.00	\$ 25,600.00
Rent FY 2017	\$ 25.75	\$ 26,368.00
Rent FY 2018	\$ 26.52	\$ 27,159.04
Rent FY 2019	\$ 27.32	\$ 27,973.81
Rent FY 2020	\$ 28.14	\$ 28,813.03
Totals		\$ 255,518.09

COSTS		
Description	per sq ft	Total Cost
Tenant Improvements-- electrical, mech, etc	\$ 45.00	\$ 46,080.00
Tenant Improvements-- E.J.--interior walls, ceilings, etc.	\$ 35.00	\$ 35,840.00
Totals		\$ 81,920.00
Description	Rate	Total Cost
Coldwell Banker Commission	6.00%	\$ 15,331.09
Totals		\$ 15,331.09

Total Revenues	\$ 255,518.09
Total Costs	\$ 97,251.09
Net Return over 5 years	\$ 158,267.00

10-Year