

CITY COUNCIL WORKSHOP

November 4, 2014
5:30 p.m.

AGENDA



“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.
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: Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

I. Call to Order: Mayor Neil Johnson

II. Roll Call:

Elected Officials: Mayor Neil Johnson, Jr., Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember James Rackley, and Councilmember Tom Watson.

III. Agenda Items:

p. 3 A. **Public Hearing:** AB14-139 – Public Hearing Regarding proposed Ordinance D14-142 – Revenue Sources and Ad Valorem Property Tax Levy.

B. **Presentation:** Options for the new Public Works Center. *(No advance material provided)*

C. **Council Open Discussion.**

p. 9 D. **Review of Draft Council Minutes:** October 21, 2014 Workshop and October 28, 2014 Meeting.

p. 17 E. **Approval of Discussion:** AB14-126 – Ordinance D14-126 – Authorizing a Condemnation Ordinance for the Eastown Southern Sewer Development for the Shepard/Morris Property.

p. 25 F. **Discussion:** Preliminary 2015-2016 Biennial Budget
No advance materials. The proposed budget is available to view at the Justice & Municipal Center, Suite 250 (9002 Main Street E, Bonney Lake Blvd, Bonney Lake, WA) and online at: http://www.ci.bonney-lake.wa.us/UserFiles/File/Government_Downloads/Finance/2015-2016%20Preliminary%20Budget.pdf

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

V. Adjournment

For citizens with disabilities requesting translators or adaptive equipment for listening or other communication purposes, the City requests notification as soon as possible of the type of service or equipment needed.

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: Fin / Cherie Gibson	Meeting/Workshop Date: 4 November 2014	Agenda Bill Number: AB14-142
Agenda Item Type: Public Hearing	Ordinance/Resolution Number: D14-142	Councilmember Sponsor: <i>SWATMAN</i>

Agenda Subject: Public Hearing Of The Ad Valorem (Property Tax) Levy To Be Collected In 2015.

Full Title/Motion: n/a A Public Hearing Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Receive Citizen Comment In Reference To Ordinance D14-142, Which Sets The Amount Of The Annual Ad Valorem Tax Levy For Fiscal Year 2015.

Administrative Recommendation:

Background Summary: Pursuant to Revised Code of WA (RCW) 84.52.020 the Mayor of the City of Bonney Lake must certify to the Pierce County Assessor-Treasurer and the Pierce County Council that the Bonney Lake City Council requests the following levy amounts be collected in year 2015 as provided in the City's budget; said property taxes will be adopted following a public hearing set for 11/04/14.

As illustrated in the attached Pierce County "Preliminary Tax Levy Limit" worksheet, the regular levy limit is \$2,833,975.87, which consists of the lawful regular tax levy multiplied by the 1% limit factor (RCW 84.55.005) plus the current years assessed value of new construction and improvements and relevely

The actual levy amount from the previous year was \$2,734,943.64. The dollar amount of the increase over the actual levy amount from the previous year shall be \$14,282.74, which is a percentage increase of 0.522232% from the previous year. This is a total regular levy of \$2,749,226.38. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed proeprty, any annexationss that have occurred and refunds made.

Key elements outlined in the 2014 proposed levy are: (a) the tax levy rate in 2014 per \$1,000 of property value was \$1.5316089 (rounded); the tax levy rate proposed for 2015 is \$1.4289552 per \$1,000 of property value. (b) The total City assessed value in 2014 was \$1,777,220,232 and in 2015 \$1,977,283,650, which is an increase of \$200,063,418 or 11.26%. (c) The total tax levy collected in 2014 was \$2,734,943.64. To derive the the proposed 2015 levy to be collected start with the previous year of \$2,734,943.64, add new construction and improvements over the year = \$76,223.53; add the allowed increase pursuant to RCW = \$14,282.74; add the amount of relevely due to refunds = \$8,525.96 and the net result for 2015 collection = \$2,833,975.87.

Attachments: yes

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation: Adopt Annual Ad Valorem tax to be collected in 2015.			

COMMITTEE, BOARD & COMMISSION REVIEW									
Council Committee Review:	Finance Committee Date: 28 October 2014	Approvals: Chair/Councilmember Deputy Mayor Swatman Councilmember Katrina Minton-Davis	<table style="width: 100%; border: none;"> <tr> <td style="text-align: right;">Yes</td> <td style="text-align: left;">No</td> </tr> <tr> <td style="text-align: right;"><input checked="" type="checkbox"/></td> <td style="text-align: left;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: right;"><input checked="" type="checkbox"/></td> <td style="text-align: left;"><input type="checkbox"/></td> </tr> </table>	Yes	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No								
<input checked="" type="checkbox"/>	<input type="checkbox"/>								
<input checked="" type="checkbox"/>	<input type="checkbox"/>								

Councilmember	Donn Lewis <i>DLewis</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Forward to: 11/04/14 Workshop		Consent	
		Agenda: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Commission/Board Review:			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS			
Director: <i>Cherie Gibson</i>	Mayor:	Date Reviewed	Standard
		by City Attorney:	
		(if applicable):	

ORDINANCE NO. D14-142

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, SETTING THE AMOUNT OF THE ANNUAL AD VALOREM TAX LEVY NECESSARY FOR THE FISCAL YEAR 2015 FOR THE PURPOSES SET FORTH BELOW.

WHEREAS, the City Council of the City of Bonney Lake is meeting and discussing the biennial budget for the fiscal years 2015 and 2016; and

WHEREAS, the City Council held a public hearing on November 4, 2014 to discuss the feasibility of an increase in property tax revenues for collection in year 2015; and

WHEREAS, the City Council of the City of Bonney Lake after hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Bonney Lake requires a regular levy in the amount of \$2,749,226.38, which includes an increase in property tax revenue from the previous year, and amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the City and in its best interest.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The City Council of the City of Bonney Lake, Washington, does hereby resolve the city's actual levy amount from the previous year was \$2,734,943.64; and, the population is more than 10,000; and now therefore, that an increase in the regular property tax levy is authorized for the levy to be collected in the 2015 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be \$14,282.74, which is a percentage increase of .522232% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

SECTION 2: That the taxes to be collected from the levies hereby fixed and made, together with the estimated revenues from sources other than taxation, which constitutes the appropriation of the City of Bonney Lake for the fiscal year 2015, are hereby approved.

SECTION 3: A certified copy of this Ordinance and original Ad Valorem Levy Certification shall be transmitted on or before November 30th of the year preceding the year in which the levy amounts are to be collected to the Pierce County Assessor-Treasurer (Attn: Levy Department; 2401 S. 35th St. Rm. 142; Tacoma, WA 98409); and,

the Pierce County Council (Attn: Clerk, Rm. 1046; County City Building; 930 Tacoma Ave. S.; Tacoma, WA 98402); and, any other governmental office as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF BONNEY LAKE
and approved by the Mayor this 4th day of November, 2014.

Mayor Neil Johnson, Jr.

AUTHENTICATED:

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney



Pierce County

Mike Lonergan, Assessor-Treasurer

2401 South 35th Street
Tacoma, WA 98409-7498
(253) 798-6111 FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecountywa.org/atr

PRELIMINARY TAX LEVY LIMIT 2014 FOR 2015

**BONNEY LAKE
> 10,000**

REGULAR TAX LEVY LIMIT:

	2013
A. <u>Highest regular tax which could have been lawfully levied beginning with the 1985 levy</u> [refund levy not included] times limit factor (as defined in RCW 84.55.005).	2,722,006.32 1.01 2,749,226.38
B. Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).	49,556,710 1.538107114594 76,223.53
C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).	23,011,887 23,011,887 0.00 1.538107114594 0.00
D. REGULAR PROPERTY TAX LIMIT (A + B + C)	2,825,449.91

ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:

E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.	2,825,449.91 1,977,283,650 1.428955279849
F. Annexed area's current assessed value including new construction and improvements times rate found in E above.	0.00 1.428955279849 0.00
G. NEW LEVY LIMIT FOR ANNEXATION (D + F)	2,825,449.91

LEVY FOR REFUNDS:

H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)	2,825,449.91 8,525.96 2,833,975.87
I. TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G, or H)	2,833,975.87
J. Amount of levy under statutory rate limitation.	1,977,283,650 1.600000000000 3,163,653.84
K. LESSER OF I OR J	2,833,975.87

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CITY COUNCIL WORKSHOP

**October 21, 2014
5:30 P.M.**

DRAFT MINUTES



“Where Dreams Can Soar”

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Location: Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

- I. CALL TO ORDER:** Mayor Neil Johnson, Jr. called the workshop to order at 5:31 p.m.
- II. 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 Donn Lewis, Councilmember Randy McKibbin, Councilmember James Rackley, and Councilmember Tom Watson. Councilmember Mark Hamilton was absent. Councilmember Katrina Minton-Davis arrived at 5:40 p.m.

Councilmember Rackley moved to excuse Councilmember Hamilton’s absence. Councilmember Watson seconded the motion.

Motion to excuse Councilmember Hamilton’s absence approved 5 – 0.

Staff members in attendance were City Administrator Don Morrison, Community Development Director John Vodopich, Chief Financial Officer Cherie Gibson, Police Chief Dana Powers, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Kathleen Haggard, Records & Information Specialist Susan Haigh, Senior Planner Jason Sullivan, and Permit Coordinator Jen Francis.

III. AGENDA ITEMS:

- A. Presentation:** Dr. Sara Johnson – Sumner School District Superintendent.

Dr. Johnson introduced herself and Assistant Superintendent Laura Dent. She provided a presentation on the District’s “Teacher Tuesday” program, which honors outstanding teachers around the District. She said anyone can submit a recommendation online for this recognition program. She encouraged Councilmembers to contact her if they would like a tour of one of the schools. She thanked the Council for their time. Councilmember Watson said the Lions Club has programs to thank teachers during the year as well. Mayor Johnson thanked Dr. Johnson for coming to speak to the Council.

- B. Presentation:** D. M. Disposal – Automated Garbage Collection.

Mark Gingrich, District Manager for D. M. Disposal, provided an update on the automated garbage collection service transition. He said new carts are being staged at the City-owned Moriarty Property now, and will be distributed to customers in the first week of November. He provided copies of the flyers notifying customers of the change. Councilmembers asked questions about the change-over process and grace period for changing cart sizes. Mr. Gingrich added that a set of garbage carts had been delivered to the Justice & Municipal Center lobby so people can see the bin size options. He thanked City staff for their help. Mayor Johnson said D. M. and City staff have worked closely together to prepare and address issues. Mr. Gingrich said D. M. has committed to providing three glass recycling drop off locations – so far one has been set up at Allan

Yorke Park Ball Field #4, another on 89th St E near the Justice & Municipal Center in the Downtown area, and a third location is still being confirmed.

C. **Presentation:** 2014 3rd Quarter Development Activity Report – Jen Francis.

Permit Coordinator Jen Francis provided a presentation covering the 2nd and 3rd Quarter of 2014, highlights for the past year such as Red Robin, the Renwood Multi-Family and the Hemminger Plat, as well as pre-applications and potential future projects. She gave a summary of the BERK Market Analysis project to update the Economic Plan, and updates on efforts to reach out to local businesses and the Chamber of Commerce. She also gave an overview of the BlueBeam software, which is currently being implemented to facilitate electronic plans review.

Councilmembers asked follow-up questions and thanked Permit Coordinator Francis and other staff for their work providing information to the Council, connecting with local businesses, and implementing the BlueBeam software. Permit Coordinator Francis said the licensing and equipment costs for the program are reasonable, and all costs have been covered by funds collected through the new technology fee on permit applications.

D. **Council Open Discussion**

Credit Card Fees: Councilmember Rackley asked for an update on credit card fees. Mayor Johnson said this is an item for discussion at a future Finance Committee Meeting.

Council Retreat: Councilmember Watson suggested the Council begin thinking about dates for the 2015 Council Retreat. Councilmember Lewis noted there are few meetings before the end of the year and wants to begin talking about future issues early.

City Parks Master Planning: Councilmember Watson said staff have done a great job cleaning up and preparing Victor Falls Park, and he would like to see more work done on Midtown Park. He provided a copy of plans for trails in another city and said he would like this to be an item for discussion at future meetings. Mayor Johnson said he has included a master plan for parks as a key item in his budget memorandum, which the Council will be reviewing soon. He said staff have been researching options and considering park projects. Councilmember Watson said he also wants to consider extending sidewalks on Veterans Memorial Drive East. Councilmember Rackley suggested the Fennel Creek headwaters could be expanded and improved as a fish-spawning habitat, which could bring interest and support from other groups.

City Administrator Morrison said the Mayor's proposal for a master parks plan, if supported by the Council, would include hiring a professional firm to survey residents and develop a plan for park facilities. Mayor Johnson suggested parks be a focus for the Council in early 2015. Deputy Mayor Swatman suggested the Council schedule a joint meeting with the Park Commission. Councilmembers discussed potential dates for a joint workshop in early 2015. Councilmember Minton-Davis spoke in support of surveying residents to determine what people want. Councilmembers expressed support of focusing discussions on parks in 2015. Mayor Johnson noted that having an approved plan will help focus efforts and can assist the City is receiving funds from grants and other sources.

Eastown Sewers: Deputy Mayor Swatman said the Eastown Lift Station is coming online soon; it is not hooked up to any services yet, but opens the area to development and expansion. He asked about the status of the proposed Public Works facility in Eastown. City Administrator Morrison said he has requested an update and he believes the civil

plans are nearly complete, and architectural estimates should be available soon. He said the proposed budget includes funding for expanding sewer from the City-owned parcel to the Lift Station.

Councilmember Watson asked when the remainder of the City's parcel would be available for sale. City Administrator Morrison said once the final site plan for the Eastown Public Works Center (PWC) is established, the City can determine which portion is surplus; this could be ready by late 2015 depending on the project's progress.

Arts Commission Gingerbread House Contest: Councilmember Minton-Davis said the Arts Commission has organized a Gingerbread House Contest for this year's annual Tree Lighting Ceremony event on December 6, 2014. City Administrator Morrison said flyers and posters have been prepared and the application has been posted on the City website. He said this is the first project for the Arts Commission and should be a fun addition. Councilmember Minton-Davis said the Kiwanis donated cash prizes for the contest.

Milotte Film Festival: Councilmember Lewis asked for an update on the Film Festival on October 18th. City Administrator Morrison said the event was well-attended with standing room only. He said the Greater Bonney Lake Historical Society has already held a follow-up meeting and started planning for next year's event.

E. **Review of Council Minutes:** October 7, 2014 Workshop and October 14, 2014 Meeting.

The minutes were forwarded to the October 28, 2014 Meeting for adoption with minor corrections provided by Councilmembers Lewis and Watson.

F. **Discussion:** AB14-121 – Resolution 2415 – Countywide Planning Policies Amendments Related to Potential Annexation Areas.

Senior Planner Sullivan said the City had identified review and clarification of the Countywide Planning Policies as a priority. The proposed amendments clarify some items, streamline the language used, and set guidelines for the County's support of proposed annexations.

Deputy Mayor Swatman noted these amendments are positive and asked if the County is likely to accept them. Senior Planner Sullivan said the proposed amendments have already been reviewed and accepted by the County Council and County Executive, and now all the jurisdictions have a chance to ratify the amendments. City Administrator Morrison said the amendments show some progress on the County's part; Mayor Johnson said the Puget Sound Regional Council has put some pressure on the County. Council consensus was to forward the proposed resolution for action at the next Council Meeting as a Consent Agenda Issue. Councilmember Lewis volunteered to sponsor the item.

G. **Discussion:** Cancellation of November 11, 2014 Meeting for the Veterans Day.

Mayor Johnson noted that the City offices will be closed for the Veterans Day holiday on November 11th and suggested the Council meeting be cancelled. Council consensus was to cancel the November 11th Meeting. Councilmember Rackley suggested the Council also take action on cancelling the last two meetings in December. Mayor Johnson noted that if the Council needs to meet after the December 9th Meeting, to finish budget discussions or other items, a special meeting can be scheduled. Council consensus was to forward a motion cancelling the November 11th Meeting, the December 16th Workshop

and December 23rd Meeting on the upcoming October 28th Meeting agenda.

IV. EXECUTIVE SESSION: None.

V. ADJOURNMENT:

**At 6:48 p.m., Councilmember Watson moved to adjourn the Council Meeting.
Councilmember Rackley seconded the motion.**

Motion to adjourn approved 6 – 0.

Harwood Edvalson, MMC
City Clerk

Neil Johnson, Jr.
Mayor

Items presented to Council at the October 21, 2014 Workshop:

- Dr. Sara Johnson, Sumner School District – *Presentation titled “Teacher Tuesdays”*.
- John Vodopich, Community Development Director, City of Bonney Lake – *Presentation titled “2014 Second & Third Quarter Development Activity Report”*.

Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are on file with the City Clerk. For detailed information on agenda items, please view the corresponding Agenda Packets, which are posted on the city website and on file with the City Clerk.

CITY COUNCIL MEETING

October 28, 2014
7:00 P.M.



“Where Dreams Can Soar”

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www.ci.bonney-lake.wa.us

DRAFT MINUTES

Location: Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

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 Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember James Rackley, and Councilmember Tom Watson.

Staff members in attendance were City Administrator Don Morrison, Community Development Director John Vodopich, Chief Financial Officer Cherie Gibson, Police Chief Dana Powers, Administrative Services Director/City Clerk Harwood Edvalson, and City Attorney Jay Schulkin.

C. Announcements, Appointments and Presentations:

- 1. Announcements: None.
- 2. Appointments: None.
- 3. Presentations:
 - a. **Proclamation:** Veteran’s Day – November 11, 2014. Mayor Johnson read the proclamation to the audience.
 - b. **Proclamation:** Community Planning Month – October 2014. Mayor Johnson read the proclamation to the audience.
 - c. **2015 – 2016 Preliminary Budget.** City Administrator Morrison gave a PowerPoint presentation providing a broad overview concerning the City’s anticipated revenues and expenditures including capital projects within various funds. He stated the full preliminary budget would be made available to the Council and public very soon.

D. Agenda Modifications: None.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

- A. Public Hearings:
 - 1. **AB14-144** - Regarding Ordinance 1480 (AB14-127) – 12-day Extension of the Temporary Moratorium.

Mayor Johnson opened the public hearing at 7:28 p.m.

Kimberly Nygard, 1503 Valley Ave, Sumner, WA – Ms. Nygard presented information to the City Council regarding increasing risk to youths associated with marijuana use.

Richard Murphy, 410 Hurd Rd., Elma, WA – Mr. Murphy spoke representing the owners of the I-502 retail marijuana lottery license designees for Bonney Lake. He presented material in support of the City allowing the legal sale of marijuana.

There being no other speakers for the public hearing, Mayor Johnson closed the hearing at 7:43 p.m.

B. Citizen Comments:

David Colbeth, 21816 113th St E, Bonney Lake, expressed appreciation on behalf of the Greater Bonney Lake Veterans for the proclamation and invited the Council and audience to observe a moment of silence on November 11, 2014 at 11:00 a.m. and to participate at 7:00 a.m. in a flag raising ceremony at the corner of SR410 and Main Street.

Winona Jacobsen, 9100 189 Ave Ct E, Bonney Lake, spoke of the success of the recent Milotte Wildlife Film Festival. She read a list of supporters including the City of Bonney Lake. She noted that the film festival has received international notoriety.

Bibiana Burrill, 5667 West Tapps Highway E., Bonney Lake, spoke representing the Lions Club and presented Mayor Johnson with a certificate expressing appreciation for continued support for the Lions for Kids House in Bonney Lake.

Saranjit Bassi, 12519 224th Ave E., Bonney Lake, spoke representing 4Ever Healing, LLC, and said he would donate \$5,000 to Lions for Kids House in the first month that his business is allowed to operate.

C. Correspondence: None.

III. COUNCIL COMMITTEE REPORTS:

A. Finance Committee: Deputy Mayor Swatman said the Committee of the Whole met in a special Council meeting at 5:30 p.m. earlier in the evening and received a personnel update, discussed credit card fees and OpenGov software, the proposed property tax levy ordinance and setting a public hearing for the 2015-2016 Biennial Budget.

B. Community Development Committee: Councilmember Lewis said the committee met on October 21st and forwarded four items on the present agenda for Council consideration.

C. Economic Development Committee: Councilmember Minton-Davis said the committee met earlier in the evening and had a debriefing regarding the Community Development Report presented at the last Council Workshop. She said that Jen Francis, Permit Coordinator, would be taking the presentation to the Chamber of Commerce in November.

D. Public Safety Committee: Councilmember Watson said the committee met on October 20th and reviewed the current crime report and statistics from the Bonney Lake Police

Department. He said they discussed criminal trends that appeared to be seasonal. The committee also discussed sidewalk improvements in front of Bonney Lake High School. Councilmember Watson said he was pleased to see the Mayor's proposed budget include funds for additional sidewalk improvements in the City.

E. Other Reports:

IV. CONSENT AGENDA:

- A. Approval of Minutes:** October 7, 2014 Workshop and October 14, 2014 Meeting.
- B. Approval of Accounts Payable and Utility Refund Checks/Vouchers:** Accounts Payable checks/vouchers #69764-69812 (including wire transfer #'s 20141001, 20141002, 20141003, 20141004, and 1006201401) in the amount of \$190,945.83.
Accounts Payable checks/vouchers #69813-69830 for utility customer refunds in the amount of \$2,002.36.
Accounts Payable checks/vouchers #69831-69832 in the amount of \$1,442.89.
Accounts Payable checks/vouchers #69833-69864 (including wire transfer #14121036) in the amount of \$371,616.67.
Voids: Check #66412 – replaced with check #69834; Check #s 61929, 62016, 62200, 62833, 63372, 63377, 63637, 64399, 64568, 64750, 64765, 64806, 65159, 65428, 65430, 65437, 65473, 65475, 65727, 66111, 66112, 66219, 66309, 66508, 66515, and 66690 – replaced with check #69832.
- C. Approval of Payroll:** Payroll for October 1st–15th, 2014 for checks #32031-32059 including Direct Deposits and Electronic Transfers is \$ 453,131.12.
- D. AB14-121 – Resolution 2415** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington Authorizing The Mayor To Sign An Interlocal Agreement With Pierce County For Certain Amendments To The Pierce County Countywide Planning Polices As Recommended By The Pierce County Regional Council.
- E. AB14-136 – Resolution 2424** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Purchase Of Flygt Equipment For Lift Station #17 With Whitney Equipment Company Inc.
- F. AB14-137 – Resolution 2425** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Renew And Sign An Interlocal Agreement With Pierce County For Emergency Management Services.
- G. AB14-138** – Setting a Public Hearing regarding Proposed Ordinance D14-141 – 2015-2016 Biennial Budget on November 25th.
- H. AB14-148 – Resolution 2426** – A Resolution Of The City Council Of The City Of Bonney Lake, Washington, Authorizing A Contract With Rh-2 Consultants, Inc. For Services To Update The Comprehensive Water System Plan.
- I. AB14-150** – A Motion Cancelling the November 11, 2014 Meeting, December 16, 2014 Workshop, and December 23, 2014 Meeting.

Councilmember Watson moved to approve the Consent Agenda. Councilmember Lewis seconded the motion.

Consent Agenda approved 7 - 0.

- V. **FINANCE COMMITTEE ISSUES: None.**
- VI. **COMMUNITY DEVELOPMENT COMMITTEE ISSUES: None.**
- VII. **ECONOMIC DEVELOPMENT COMMITTEE ISSUES: None.**
- VIII. **PUBLIC SAFETY COMMITTEE ISSUES: None.**
- IX. **FULL COUNCIL ISSUES: None.**
- X. **EXECUTIVE SESSION: None.**
- XI. **ADJOURNMENT:**

At 8:03 p.m., Councilmember Rackley moved to adjourn the Council Meeting. Councilmember Hamilton seconded the motion.

Motion to adjourn approved 7 - 0.

Harwood Edvalson, MMC
City Clerk

Neil Johnson, Jr.
Mayor

Items presented to Council at the October 28, 2014 Meeting:

- Don Morrison, City of Bonney Lake – *City of Bonney Lake 2015-2016 Budget: Highlights of Mayor’s Proposed Budget.*
- Kimberly Nygard – *Marijuana, What Parents Should Know; Alcohol Policy – Prevention Model; CADCA – Link Between Violent Crime and Alcohol Outlet Density; Marijuana Recognition Guide.*
- Richard Murphy – *I-502 Applicants in Bonney Lake Vicinity; In Our Kids Best Interest; 4Ever Healing Salesroom Floor Plan; Marijuana Use Among Colorado High School Students; Violent Crimes Rates in Denver, CO; End the Black Market; Marijuana Not as Dangerous as Alcohol and Tobacco; Marijuana: Medicine for Many; and Sales Tax Generated from Recreational Marijuana Sales.*

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City of Bonney Lake
City Council Agenda Bill (AB)

Department / Staff Member: PW/John Woodcock	Meeting/Workshop Date: November 4, 2014	Agenda Bill Number: AB-14-126
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D14-126	Councilmember Sponsor: Donn Lewis

Agenda Subject: Authorizing a Condemnation Ordinance for the Eastown Southern Sewer Development for the Shepard/Morris Property.

Full Title/Motion:

An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing a Condemnation Ordinance for the Eastown Southern Sewer Development for the Shepard/Morris Property.

Administrative Recommendation:

Background Summary:

The City Council approved Resolution 2322 on November 26th, 2013 to establish the Eastown Southern Sewer Development Contract and Utility Latecomer Agreement (ULA). City Council then amended and approved the 2013 – 2014 City Adopted Budget on November 26, 2013 to address costs for design, easement acquisition, and construction activities for the Eastown Southern Sewer project. The ULA obligates the City to use eminent domain authority to acquire necessary easements if negotiations fail.

The design effort has established the amount of land the City needs to purchase for an easement to construct the portion of the sewer main across the Shepard/Morris property (Parcel #0519022007). The City Council approved Resolution 2382 with Universal Field Services to acquire the sewer easement across the Shepard/Morris property that will encompass approximately 5,973 square feet within the property’s non-buildable set-back.

Despite presenting the property owners with a written offer of \$19,500 on July 3, 2014, our real-estate team has not been able to get a meaningful response from the owners.

Attachments: Ordinance, Legal Description, Just Compensation Letter, Map

BUDGET INFORMATION

Budget Amount	Current Balance	Required Expenditure	Budget Balance
\$0	\$0	\$0	\$0

Budget Explanation:

COMMITTEE, BOARD & COMMISSION REVIEW

Council Committee: CDC	<i>Approvals:</i>		Yes	No
	Chair/Councilmember	Donn Lewis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Committee Date: September 16, 2014	Councilmember	Randy McKibbin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Councilmember	James Rackley	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Forwarded to:	Consent Agenda: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Commission/Board Review:

Hearing Examiner Review:

COUNCIL ACTION

Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s):	Tabled to:

APPROVALS

Director: Dan Grigsby, P.E.

Mayor: Neil Johnson Jr.

**Date Reviewed by
City Attorney:
(if applicable):**

ORDINANCE NO. D14-126

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE ACQUISITION OF PROPERTY BY PURCHASE OR CONDEMNATION.

WHEREAS, on November 26, 2013, the City Council passed Resolution No. 2322 authorizing the Mayor to sign a Sewer Development Financing Contract and Utility Latecomer Agreement with Kahne Properties, LLC (hereinafter “Financing Contract”); and

WHEREAS, in approving the Financing Contract, the Council found that extending sewer infrastructure into Easttown would have significant public benefit; and

WHEREAS, the Financing Contract provides for the extension of the sewer facilities to be financed with both City and private funds, for the City to manage the construction project as a Public Work, and for the City to use its eminent domain authority if necessary to acquire easements; and

WHEREAS, after executing the Financing Contract, the City retained an engineer to design the sewer extension, as well as a right-of-way agent to negotiate acquisition of a sewer easement from the owners of the Shepard/Morris property, Pierce County Parcel No. 0519022007; and

WHEREAS, the City’s right-of-way agent has attempted numerous contacts with the property owners and has made offers to purchase the property, but has not been successful in reaching agreement; and

WHEREAS, the Property Owners have been provided the notice required under RCW 8.12.005 and RCW 8.25.290.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. The City Attorney is authorized to file a Petition in Eminent Domain to acquire an easement for a sewer main, along with any necessary construction easements, on the Property, located at 21704 State Route 410 East, Bonney Lake, Pierce County, Washington (Pierce County Parcel No. 0519022007). Said acquisition shall follow the legal description attached as Exhibit A and substantially take the form of the attached Exhibit B (graphic representation of easement area); provided that City staff, and/or the City Attorney, shall make diligent efforts to acquire the easement by negotiated purchase if the property owners are willing to negotiate.

Section 2. Acquisition of the sewer easement is for public use and necessity for the reasons set forth in the Financing Contract. This Council’s prior findings with regard to public use and benefit are incorporated by reference as if set forth in full.

Section 3. This Ordinance concerns powers solely vested in the Council as a legislative body, and shall take effect five days after passage.

PASSED by the City Council and approved by the Mayor this _____ day of _____, 2014.

Neil Johnson, Mayor

AUTHENTICATED:

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney

TRANSMITTAL



UNIVERSAL FIELD SERVICES, INC.
111 MAIN STREET SUITE 105
EDMONDS, WA 98020
Tel: (425) 673-5559
Fax: (425) 673-5579

Date: July 1, 2014

TO: John Woodcock

FROM: Teri Stevenson, Project Coordinator / Sr. Administrative Specialist

RE: Project Name: Easttown South ULA Sewer Improvement Project
Project Parcel No: 1
Parcel Ownership: Ketura Morris, et al.

Enclosures:

Quantity	Description	Action required by Bonney Lake
1	Appraisal	Review and retain
1	Concurrence and authorization for payment of Just Compensation	Review, approve, return 1 copy via e-mail to Universal Field Services dfrink@ufsrw.com

REMARKS:

Any questions, please do not hesitate to contact me.

CONCURRENCE AND AUTHORIZATION FOR PAYMENT OF JUST COMPENSATION

Project Name: Eastown South ULA Sewer Improvement Project
Project Parcel No: 1
Parcel Ownership: Ketura Morris, et al.

The undersigned, representing the City of Bonney Lake ("Agency"), does hereby indicate concurrence with the value conclusion in the Appraisal for this parcel in the amount of \$19,500.00 and does authorize further action by the Agency/its agents to proceed with the acquisition of the designated property according to established procedures.

City of Bonney Lake

Printed Name: John Woodcock
Title: City Engineer

July 3, 2014
Date

**EXHIBIT A
SLOPE EASEMENT DESCRIPTION
SHEPARD PROPERTY
TAX PARCEL NO. 051902-2-007**

AN EASEMENT OF VARYING WIDTHS BEING A PORTION OF THE HEREINAFTER DESCRIBED PARCEL, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST LINE THEREOF NORTH 01°43'40" EAST, 97.02 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89°28'51" EAST, 15.00 FEET; THENCE PARALLEL WITH AND 15 FEET EAST OF SAID WEST LINE SOUTH 01°43'40" WEST, 82.16 FEET TO A POINT 15 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL; THENCE PARALLEL WITH AND 15 FEET NORTH OF SAID SOUTH LINE SOUTH 88°55'51" EAST, 38.58 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID PARALLEL LINE NORTH 01°04'09" EAST, 20.00 FEET; THENCE PARALLEL WITH AND 35 FEET NORTH OF SAID SOUTH LINE SOUTH 88°55'51" EAST, 300.00 FEET TO THE EAST LINE OF SAID PARCEL; THENCE ALONG SAID EAST LINE SOUTH 01°33'27" WEST, 14.50 FEET; THENCE LEAVING SAID EAST LINE SOUTH 60°33'29" WEST, 10.82 FEET; THENCE PARALLEL WITH AND 15 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL NORTH 88°55'51" WEST, 290.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,973 SQUARE FEET, MORE OR LESS.

PARCEL (PER PIERCE COUNTY TAX ASSESSOR)

BEGINNING ON THE SOUTH LINE OF GOVERNMENT LOT 4 AT A POINT 980 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 4 TO STATE HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID HIGHWAY TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE WEST ALONG SAID SOUTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

EXCEPT ADDITIONAL RIGHT-OF-WAY AS CONVEYED TO THE STATE OF WASHINGTON.

SITUATE IN GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 19 NORTH, RANGE 05 EAST, W.M., CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON.





Agenda Placeholder

For the Council Workshop of November 4, 2014

III.F. Discussion: Preliminary 2015-2016 Biennial Budget

*No advance materials. The Preliminary Budget will be available
for viewing and downloading from the City website at*

www.citybonneylake.org/finance

Navigate to Finance Department Administration > Biennial Budgets

Direct Link to Finance Administration webpage:

http://www.ci.bonney-lake.wa.us/UserFiles/File/Government_Downloads/Finance/2015-2016%20Preliminary%20Budget.pdf