

**CITY COUNCIL WORKSHOP**

City of

*July 1, 2008  
5:30 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](http://www.ci.bonney-lake.wa.us)*

**MINUTES**

*"Where Dreams Can Soar"*

Time Stamp ↓

**Call to Order:**

Mayor Neil Johnson called the meeting to order at 5:33 p.m.

**Roll Call:** [A1.3]

City Clerk Edvalson called the roll. In addition to Mayor Neil Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Dave King and Councilmember James Rackley.

[Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Services Director Gary Leaf, Planning & Community Development Director John Vodopich, Police Chief Mike Mitchell, Administrative Services Director/City Clerk Harwood Edvalson and Records & Information Specialist Susan Duis. City Attorney Jim Dionne arrived at 5:42 p.m.]

**Agenda Items:**

5:34:32

1. Discussion: AB08-20 – D08-20 – Transportation Impact Fee Rebate Incentive Program – Consensus On Next Steps.

Item AB08-138 was moved to item 2 on the agenda with the Council's permission, as the presenter had not yet arrived.

City Administrator Morrison explained that this draft is based on Council input from the June 3, 2008 Workshop. In this version, either 50% of sales tax generated or 50% of the TIF, whichever is less, would be rebated. Instead of having a size threshold, this version would include any business in the Downtown Core that wants to redevelop and a targeted number of businesses in Eastown. Finally, this draft offers rebates to specific types of targeted businesses throughout the entire City. The program would close in 2012 unless it was extended. He said this version of the program would be more complex and possibly more difficult to administer.

Councilmembers discussed the focus of the proposed rebate program. Councilmember Rackley said the program should be simple and include any type of business in any part of the City that meets tax criteria. Deputy Mayor Swatman spoke in favor of targeting specific types of businesses. Mayor Johnson said citizens are not interested in some types of businesses but are very interested in others, such as sit-down restaurants. Councilmember Bowen supported a rebate program that targets Downtown and Eastown development. Councilmember Decker said the proposed program should not exclude certain types of businesses.

Councilmember Carter suggested a clarification in section 4, where it refers to an exception for the Downtown area. She said it should refer to Chapter 18.36 of the Bonney Lake Municipal Code, which outlines allowed businesses in the Downtown Core District. Deputy Mayor Swatman said the draft should also clarify how the sales tax amount will be determined. Councilmembers and Chief Financial Officer Juarez discussed how sales tax equalization might impact a rebate program, and how the program might be administered. Deputy Mayor Swatman also noted that the draft program gives the Mayor or his designee the power to add a business to the program or to amend the ordinance. City Attorney Dionne said this section is problematic, and if the Council wanted the Mayor to have that power it would need revision and tight guidelines.

Councilmember King said with current economic conditions, a rebate program may not be enough to make a difference for some businesses. Councilmember Hamilton said the program is only beneficial if the businesses it attracts bring in enough sales tax or creates new employment opportunities in the City. He expressed support for a much simpler program that targets only Easttown initially. He said the Council could review and change or expand the program after an initial period. The Council requested more information on rebate programs offered by other cities. Mayor Johnson said additional work would be done and brought forward for future discussion.

**At 6:33 p.m. Councilmember Rackley moved for a five-minute break. Councilmember Bowen seconded the motion.**

**Motion approved 7 - 0.**

Deputy Mayor Swatman brought the Workshop back to order at 6:44 p.m. He said Mayor Johnson left to attend his child's sports tournament.

6:45:02

2. Discussion: AB08-138 – Public Works Maintenance Building – Consensus on Design and Direction to Move Forward with Plans, Specifications and Contract Documents.

City Administrator Morrison introduced Rex Bond from ARC Architects, who has been working on the building project for about eighteen months. The project was put on hold while the city went through the annexation process for the property. Director Vodopich added that the County has taken no action to challenge the annexation. City Administrator Morrison said the City has received the Office of Financial Management's certificate acknowledging the annexation.

Rex Bond, ARC Architects, said to develop the site plan his company interviewed staff and considered the needs of a population of 14,000 and a projected future population of up to 40,000. The key components of the design include offices, shops, storage, vehicle storage, fueling and washing spaces, parking for visitors and staff, a police impound lot and an animal control facility. The site includes the reservoir and a wetland area. The design goals were to be respectful of the neighboring residential area, to minimize cost and to provide a functional facility. He showed the preferred design scheme, which was estimated to cost \$9.5 million in September 2007.

Councilmembers discussed the cost estimates and site layout. Councilmember Bowen suggested using retaining walls to add more usable space, and asked how much an underground water retention system, rather than the proposed pond, would cost.

Councilmember Rackley asked Director Grigsby to add a discussion item on retention versus detention ponds on an upcoming Community Development Committee agenda. Councilmember Rackley asked about available funds; City Administrator Morrison said \$1.5 million is available from the water sewer bond and additional funds were available from SDC funds. He said he was also surprised by the high cost estimate, and said the project will likely need to be completed in phases. Director Grigsby said funds are available to cover design costs, and asked the Council to start the process soon. He said the Public Works department is already cramped for space and this project could take years to complete. He added that more detailed site planning and cost estimates would be available once the 30% design is completed.

**At 7:16 p.m. Councilmember Bowen moved for a five minute break. Councilmember Rackley seconded the motion.**

**Motion approved 7 – 0.**

7:24:02

3. Council Open Discussion.

Interim Justice Center Design

Councilmember Hamilton expressed concern about the presentation at the Special Meeting design charette for the Interim Justice Center. He said the building drawings did not appeal to him. Councilmembers Carter, Decker, King and Rackley agreed. Deputy Mayor Swatman noted these were preliminary drawings and it might help to view more detailed drawings and designs later. Councilmember King expressed concerns about how the building will meet the Court's needs and safety requirements. Councilmembers supported letting the Design Commission review and give their feedback before requesting changes.

Non-motorized Transportation

Councilmember Bowen suggested that with rising gas prices, the Council may want to review the non-motorized transportation plan in the future. Councilmembers Bowen, King and Rackley suggested waiting to see how the trends evolve before changing the City's plan.

Lakeridge Tank Recoat Completion

Deputy Mayor Swatman congratulated the Public Works crew for doing a great job on the project. He said the job was complex but completed on time, on budget and with no injuries.

Underground Utilities

Deputy Mayor Swatman said the CDC is still reviewing underground utility issues. He said he has been working with the City Attorney's office about implementing the ordinance.

Wellness Program Donation

Councilmember Decker announced that he is contributing \$500 of his discretionary funds to the City of Bonney Lake Wellness Program. He said the program benefits employees and the City as a whole. Councilmember Bowen offered \$250 from his discretionary funds.

YMCA Update

Councilmember Carter asked when the joint meeting with Sumner to discuss YMCA options would be scheduled. City Administrator Morrison said a meeting will be scheduled in several weeks, once the draft report is ready to publish. He said the market survey results so far sound extremely positive, and citizens in both cities have expressed a lot of interest. He said the difficult part will be to determine which city should have specific facilities, such as a gym, pools, fields, etc.

Public Nudity Ordinance Update

Councilmember Carter asked if there was any new information about this proposed ordinance. City Attorney Dionne said his office is working on it and will bring it to Council as quickly as possible. Councilmember King said a draft ordinance could be brought to the Public Safety Committee for review when it is ready.

7:48:58

4. Review of Council Minutes: June 3<sup>rd</sup> Council Workshop, June 10<sup>th</sup> Council Meeting, June 24<sup>th</sup> Special Joint Council Meeting, June 24<sup>th</sup> Regular Council Meeting.

The minutes were moved forward with no changes to the July 8, 2008 meeting by consensus of the Council.

7:49:14

5. Discussion: AB08-139 – Resolution 1861 – Public Works Interim Maintenance Building – Consensus to Move Forward for Formal Action.

City Administrator Morrison said a new Public Works maintenance building is still several years off. He said the current facility was built when the City had 40 employees and 4,000 residents, while today there are 135 employees and over 16,000 residents. The proposed modular building will include a lunchroom, three offices, restrooms and shared workstations for crew staff. He said if the department continues to operate under budget this year, there will be sufficient funds to cover most of the rental costs. He said the City has requested estimates for purchasing the building rather than renting it. Director Grigsby said part of the costs will be connecting the new building to water and sewer, which can be transferred if the building is relocated. He said if the City purchases the building, it could be moved and used for a number of functions after the new Public Works facility is completed. Councilmembers Bowen and Hamilton supported looking into purchasing a modular building rather than renting one. Councilmember King said this is long overdue and the crews are doing outstanding work under adverse conditions.

Deputy Mayor Swatman said the City Administrator had submitted a time-sensitive item to the Council, and requested the Council consider adding it to the evening's agenda.

**Councilmember Rackley moved to amend the agenda to include AB08-131 – Pierce County Historical Preservation Grant Application. Deputy Mayor Swatman seconded the motion.**

**Motion approved 7 – 0.**

7:49:55

6. **Action:** AB08-131 – A Motion Of The Bonney Lake City Council Authorizing The Mayor To Sign The Pierce County Historical Preservation Grant Application.

City Administrator Morrison said Executive Assistant Joel Thompson has been working with the Historical Society and Community Services Director Leaf on a historical marker program for the City. The program would fund historical marker signs at Ken Simmons Park, Naches Trail, Kelly Farm, Church of Nazarene and the Sky Stone. The City Administrator said the Mayor must sign the application soon to meet the submission deadline. He said if the City is awarded funds it can decline them, otherwise the City would need to put up matching funds to receive the grant funding. Director Leaf said if the budgeted amount for beautification projects remains the same in 2009 there should be enough to cover the matching funds for this grant.

**Councilmember Rackley moved to approve AB08-131. Councilmember Carter seconded the motion.**

**Motion approved 7 – 0.**

7. Executive Session: None.

8:06:16

8. Adjournment.

**At 8:06 p.m., Councilmember Bowen moved to adjourn the meeting. Councilmember King seconded the motion.**

**Motion approved 7 – 0.**

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Harwood T. Edvalson, CMC  
City Clerk

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Mayor Neil Johnson, Jr.

Items submitted to the Council meeting of July 1, 2008:

- City of Bonney Lake – *Requested Housekeeping Amendments to Proposed TIF Incentive Ordinance* – City Administrator Don Morrison.
- City of Bonney Lake – *AB08-131 Pierce County Historical Preservation Grant Application* – Community Services Director Gary Leaf.