

COUNCIL WORKSHOP

November 2, 2010
5:30 p.m.

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: Mayor Neil Johnson, Jr. called the Workshop to order at 5:29 p.m.

II. Roll Call: [A1.3]

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 James Rackley.

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

III. Agenda Items:

5:29:41

A. Council Open Discussion:

Bonney Lake Food Bank: Councilmember Rackley commented on a letter to the editor in the Bonney Lake Courier Herald regarding the Food Bank floor. He inquired to the safety of the floor and the building as a whole. Councilmember McKibbin asked if the rental agreement stated who was to maintain the building. Councilmember Hamilton inquired to the City's responsibility to the public if the building as a whole was unsafe. Community Services Director Leaf explained that the floor at the Food Bank is concrete and is not considered unsafe at this time. He said the building as a whole would not meet current building codes and that the Food Bank is only to use the second floor for storage. Councilmember Decker stated that the building met code when it was built. City Administrator Morrison stated that a building official has not inspected the building in several years. Mayor Johnson clarified that the Food Bank has not approached the City to do any repairs or request funds, and his understanding is that the building is safe. He asked Community Services Director Leaf to meet with Mr. Bowen and check into this issue.

Low Income Housing: Councilmember Rackley shared that a developer of a manufactured home park informed him that in order for the manufactured homes to meet the new City code regarding sprinkler systems it would cost approximately \$6,000 per unit. Councilmember Carter asked how much the actual mortgage would increase. She said these homes need the fire sprinklers. Councilmember McKibbin asked about making exceptions based on mortgage prices. Councilmember Rackley said the cost is for new construction not a retro fit. Councilmember Decker asked Councilmember Rackley to check into the \$6,000 figure. Councilmember Lewis said

he does not want to sacrifice safety. Councilmember Rackley will do research and report to Council.

Fennel Creek Wetlands Mitigation: Councilmember Hamilton asked if Council has interest in getting a briefing from the State on the Fennel Creek Wetlands Mitigation project. Public Works Director Grigsby stated they are building habitats, putting in new trees and adding natural vegetation. He will set up a tour for the City.

Park Board Meeting: Councilmember Carter said the Fennel Creek Trail Committee will be in attendance at the next Park Board meeting on Monday, November 6th at 6:00pm. Councilmembers could attend and learn new information about Fennel Creek.

Kelly Farm Event Center: Councilmember Carter asked for clarification on the Mayor's Newsletter regarding the Kelly Farm Event Center. Director Vodopich said staff met with the owner's representative to discuss options for connecting to the City's water system to meet fire flow requirements to the site's existing barn. The developer is proposing to use the existing barn structure as a wedding/meeting hall. Councilmember Hamilton asked if the City checks on the status of permits before extending water service. Director Grigsby stated this property is in the County and the City does not get involved in the permitting process in the County. Mayor Johnson stated the City does communicate with the County on these issues. Director Grigsby said since the property is in the City's water service area the property owners will be required to get all the proper permits and provide information to the City in regards only to the water.

Planning Commission Work Plan: Councilmember Carter asked if Council would like to add a motion to the Planning Commission Work Plan for a planning and land use change for commercial and residential compatibility. City Administrator Morrison shared that this is an outgrowth of a current part of the work plan as design standards for nightclubs. He shared several issues that are a concern. He said the City could have two basic approaches: amend all codes to add soundproofing measures; or require each builder to submit a plan for each individual property that includes soundproofing. Councilmember McKibbin suggested having developer agreements for each development. Councilmember Carter stated Council needs to consider peaceful coexistence between commercial and residential uses. She said it is not economical for property owners to have to continue renting properties due to high turnover because of noise in the area. Mayor Johnson said if Council agrees to make these changes it should be an exhaustive effort. By consensus, this item was added to the Planning Commission Work Plan.

Interim Justice Center: Councilmember Carter asked about Edward Jones occupying the second floor of the Interim Justice Center. City Administrator Morrison said that the tenant improvement cost would be too high unless Edward Jones wanted an open-air ceiling, and that signage placement was still a concern. He also stated if the City uses the IJC for employees from the Annex there will not be space to lease on the second or third floor. He asked for Council's direction on pursuing tenants or moving forward with plans for employees from the Annex occupying the space. Councilmember Rackley stated he would rather have City employees in the new building. Councilmember Hamilton said he is in support of having the employees at the IJC. He asked about revenue lost from not having a tenant in the IJC. Mayor

Johnson stated part of the cost would be recouped with not paying the lease on the modular building at the Annex. Council asked that Edward Jones be given the option to lease the Annex building. Council agreed by consensus to have the employees from the Annex move into the IJC and make the Annex building available to lease. Council asked for a tour of the IJC. The Council Workshop scheduled for November 16, 2010 Workshop will begin at 4:45pm at the IJC for a tour. Mayor Johnson asked Council for approval of the layout for the IJC dedication plaque. By consensus, Council chose to approve the larger plaque.

County Flood Control District: Councilmember Carter said the Tacoma News Tribune reported that the flood control plan will cost \$725 million. She said people can attend one of the future Open Houses for more information. City Administrator Morrison attended a City Administrator's lunch where they discussed the Boundary Review Board's preliminary decision not to allow exclusions from the Flood Control District. He stated that the final vote will be on November 12, 2010, and the County is not receptive to separate zones within the district. The County said they are not sure if it is legal to have varying rates, though the County currently has varying rates for Transportation Impact Fees. City Administrator Morrison said after the final decision is made on November 12th the City has 30 days to appeal the decision which will cost \$15 - 20,000 thousand. The cost may be spread between all the Cities that are part of the appeal. If the City does not appeal, the cost for the citizens of Bonney Lake is \$1 million per year. Councilmembers Rackley and McKibbin stated they felt it was irresponsible not to appeal.

Community Events: Councilmember Carter shared there will be a Veteran's Monument Dedication ceremony on Sunday, November 7, 2010 in Buckley. Buckley Youth Center will hold a Spaghetti Feed on November 20, 2010 at 5:00pm at the Buckley Eagles. She said she attended the Bonney Lake High School drama department play and complimented them on the performance. She was a judge in the Bonney Lake Chamber of Commerce decoration contest, and noted all the great costumes in the Citywide trick or treat. She attended the City of Sumner Council Meeting to listen to the public comments on the changing of the UGA for the Orting Crossing. She has a check for \$100 to give to the Mayor to add to the YMCA fundraising account. Councilmember Rackley said the Bonney Lake High School had a Trick-or-Treat event for the Bonney Lake Food Bank. He attended the Bonney Lake High School football game. Mayor Johnson shared that Bonney Lake High School will have two assemblies honoring Veterans on Tuesday, November 9, 2010 at 7:30am and 8:30am.

Food Bank: Councilmember Carter stated the Council should start early on collecting food this year. She has challenged everyone to bring jars of peanut butter to Council Meetings. She will match every jar of peanut butter brought in. Mayor Johnson confirmed he is doing his Turkey Bowl again this year. Council agreed to not exchange gifts this year but to donate the funds locally.

Board and Commission Minutes: Councilmember Lewis requested access to the various City board and commission minutes in a timely manner. This would allow Council to be aware of items and issues going on in the City. Councilmember Rackley stated he would like to have notes from every board and commission on the City website. City Administrator Morrison stated the City recently adopted a new administrative policy regarding publication of minutes and asked to be informed if

this was not rectified after the next meeting. Mayor Johnson asked Councilmembers to let him know if they are getting timely response from City staff.

County Economic Stimulus: Councilmember McKibbin asked if the City is looking to implement a City economic stimulus plan. Deputy Mayor Swatman said developers are going to build in the most economical places and if the County provides incentives, they will chose to build in the County as opposed to inside City limits. Councilmember Carter read a Wall Street Journal article that stated developers are charging additional costs at the time of closing in other parts of the country.

Tacoma News Tribune: Mayor Johnson said he met with Sarah Schillings, a new reporter for the News Tribune. They discussed various City events and activities.

6:43:31

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

Councilmember Lewis noted that on the October 19, 2010 minutes, p.3, states “20 to 40 million-dollar cost savings from having Eismann Elementary”, and asked that it read “20 to 40 million-dollar cost savings from remodeling and using Eismann Elementary”.

The corrected minutes were moved forward to the November 9, 2010 Meeting for Council action.

6:46:13

- C. **Discussion: From Public Hearing (10/26/10) - AB10-167 - 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.**

Community Development Director Vodopich said this property is zoned Public Facilities. Deputy Mayor Swatman shared there are different requirements that apply to Public Facilities zones versus Commercial zones. Councilmember Hamilton said if the City sewer system was available for this property, they would be required to tie into the sewer system. He also confirmed if another developer came forward that was in a similar situation, the City would consider a similar agreement. Councilmember McKibbin stated the development requested to change the term from 12 to 18 months for financing reasons. Councilmember Hamilton asked about the requirement for residential property owners to tie into the City sewer system and whether there would be a similar requirement for this property. Director Vodopich stated the agreement is tightly tied to only this one shower facility. If the property owners wanted to develop anything more at a later date, they would need to tie into the City sewer, if it is available. Council consensus was to forward the proposed resolution to the November 9, 2010 Meeting for action.

6:55:31

- D. **Discussion:** Updated City Financial Model and Proposed 2011-2012 Biennial Budget.

Mayor Johnson presented his proposed budget to Council. City Administrator Morrison and Chief Financial Officer Juarez reviewed the financial planning model and summarized the 2011 – 2012 Biennial Budget. Mayor Johnson confirmed this budget does not address the impact of the proposed annexation.

Councilmember Carter asked if the City uses a schedule for sending out “Request for Bids” for City services such as utility billing, public defender and fleet maintenance, since the City has saved significant amounts on each contract that has gone out to bid. City Administrator Morrison stated the City does not currently have such a schedule.

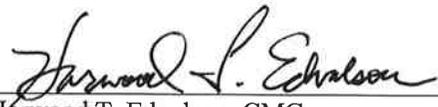
IV. Executive Session: None.

7:39:18

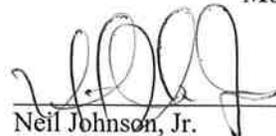
V. Adjournment:

At 7:39p.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 November 2, 2010 Workshop:

City of Bonney Lake – *Financial Model for 2011- 2012 Biennial Budget* – Al Juarez.

City of Bonney Lake – *Highlights Mayor's Proposed 2011-2012 Biennial Budget* – Don Morrison.

City of Bonney Lake – *Proposed Dedication Plaque for Interim Justice Center* – Don Morrison.