

## COUNCIL WORKSHOP

January 18, 2011  
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](http://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 5:31 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 City Administrator Don Morrison, Chief Financial Officer Al Juarez, Community Development Director John Vodopich, Public Works Director Dan Grigsby, Community Services Director Gary Leaf, City Attorney Jim Dionne, Administrative Services Director/City Clerk Harwood Edvalson, and Administrative Specialist Shawn Campbell.]

**III. Agenda Items:**

5:32:25

**A. Council Open Discussion:**

Bonney Lake YMCA: Mayor Johnson reported he sent a letter to the YMCA stating the City's commitment to pledge \$1 million to a Bonney Lake YMCA facility, the City's willingness to have a long-term lease for 10 acres of land in the WSU forest and parking, and to put an \$8 million bond out to the voters for approval. He said the bond dates would be timed with the CUGA annexation so all citizens would have a say, and if the CUGA annexation is put on hold, the City would still move forward. He added the letter also expresses the City's hope that the YMCA will have a capital campaign to raise \$2 million. Councilmember Hamilton stated that his impression from the YMCA is that the Bonney Lake YMCA would be paid for by 95% public funds and the public should, therefore, own the facility.

Cascade Water Alliance: Mayor Johnson said he and several others from the City attended the Cascade Water Alliance Open House. He said the public gave input about what they would like on Cascade's agenda for Lake Tapps. He said Cascade will have working groups come up with a plan by mid March or April, and then share the plan with interested parties. Mayor Johnson said the results of the survey will be posted online. He said they discussed combining the Urban Growth Area with the plan for Lake Tapps.

Lakeridge Youth Summit: Mayor Johnson thanked staff who attended the Youth Summit on January 14, 2011. He said the middle school students were more active and engaging than the high school students. He said students requested a BMX bike

park, more sidewalks, trails and a recreation center. He said one group raised a concern of race relations and domestic violence. Councilmember Hamilton said the community as a whole can learn about problems from the youth of the City.

Pierce County Regional Council: Councilmember Rackley asked someone to take his place on the council. Councilmember Hamilton said he is the back up for this position and he would take over attending the meetings.

Pierce Transit: Councilmember Carter said she submitted a letter to the Tacoma News Tribune regarding the proposed transit tax increase. She said the newspaper contacted her and asked her to get additional support from council for the letter and they would print it as an Op Ed piece.

**Councilmember Rackley made a motion to support Councilmember Carter's letter. Council member Decker seconded the motion**

City Attorney Dionne stated that due to the nature of the letter, this would need to be done as a resolution with notice to the public.  
Councilmember Rackley withdrew his motion.  
Councilmember Decker withdrew his second.  
Mayor Johnson said if individual councilmembers wanted to sign onto Councilmember Carters letter, they could do so by contacting Councilmember Carter.

6:02:10

**B. Review of Council Minutes: December 7, 2010 Council Workshop; December 14, 2010 Council Meeting.**

Councilmember Carter said in the January 4, 2011 Workshop Minutes p. 2 to change the words "the United Way donation" to "grant programs". Councilmember Lewis asked to add the word "a" to the phrase "he is working on getting few more".

The corrected minutes were forward to the January 18, 2011 Meeting for Council action.

6:07:47

**C. Discussion: Council Retreat (2/26/11) Potential Agenda Items, Location and Participants.**

Councilmember Rackley stated he would be unable to attend the retreat on February 26<sup>th</sup> and asked if the date could be changed. Council set the new date for March 5, 2011. City Administrator Morrison said the morning session will mostly be dedicated to discussions on Easttown. He asked Council for input on how they would like to proceed with the planning process. He said Council could either make a concrete plan or they could discuss how they would like to plan in the future. Councilmember Rackley said if the City does not have some standards then businesses that do not fit the plan for the area could move in. He said he does not want the Council to make too many decisions before they have customers for the area. Councilmember Lewis said he does not want to be too specific, but he would like to have a rough idea of what the Council would like to see in Easttown. Councilmember McKibbin said he would like to have some plans for the area and use development agreements for specifics. Deputy Mayor Swatman said he wants discussion centered on design requirements.

Director Vodopich said the Council needs to have a clear vision for what they would like the development standards to be. He said the current standards were written in 2005 and need to be updated to meet the Council's vision for Eastown. Mayor Johnson asked if the City can require developers to negotiate a developer agreement connected to allowing businesses to tie into the City sewer system. City Attorney Dionne stated the City could not force developers to negotiate under the current code. He suggested the Council set specific regulations for the area and put a moratorium on the regulations until the area is ready for development. Mayor Johnson said the Downtown and Eastown area should not be competing for businesses. Councilmember Hamilton asked to have someone inform the Council on where the market is currently in the Eastown area. Deputy Mayor Swatman said he wants to make sure the Council does not get too involved in the details of design standards at this time. He said he does not want businesses that are in the process of building currently to have to remodel or tear down their current buildings. He said the Council needs to fashion a policy to entice business types that are a good fit for the Eastown area. He stated the policy currently makes it difficult for small businesses.

Mayor Johnson said the afternoon session includes talks about the Park Plan, opens spaces and YMCA. Councilmember Carter asked to have the Midtown Plan included on the agenda. Councilmember Carter noted the Planning Commission stated they still feel they do not have a clear vision of what the Council is looking for. Councilmember Decker suggested the Planning Commission ask questions to clarify what they are looking for. City Attorney Dionne explained the role of a Councilmember at a board or commission meeting. The Mayor said the retreat agenda will include discussions on Eastown, Midtown, and Parks and Recreation. Councilmember Lewis said he believes it is important to plan, but he would like to also focus on the parks and open spaces the City has now and get a clear understanding of the plan for the current properties. Director Leaf stated the Park Board wants to ensure the Council sees their recommendations for the park plan.

6:51:05

- D. **Discussion:** AB11-12 – Resolution 2094 - Interlocal Agreement for Recreation Programs between Bonney Lake, City of Sumner and Sumner School District.

City Administrator Morrison said this is a renewal of the agreement the Council passes every year, but this one will last two years to follow the City's biennial budget. Councilmember Rackley asked the amounts the other jurisdictions were contributing. Councilmember Lewis said the Sumner School District portion is \$25,000 and the City of Sumner is \$23,500. Mayor Johnson said contributions are based on population. Councilmember Hamilton said he believes the cost is very reasonable. The Council thanked Becky Giles for her work on the Recreation program. By Council consensus, the item was forwarded to the January 25, 2011 Meeting for action.

6:51:05

- E. AB11-14 – Ordinance D11-14 - Update BLMC Title 2.

Administrative Services Director Edvalson stated staff went through the Bonney Lake Municipal Code looking for items that needed to be updated or clarified, and this is the first update brought before Council. He said the proposed changes are mostly minor semantics and the changes to position titles do not have budget impact or change the job duties of the positions. He said it does give the employee better professional standing among peers and a little recognition from the City.

Councilmember Decker asked if both positions were non-union and exempt. Deputy Mayor Swatman said both positions are very important, but he is not in favor of changing job titles without a market analysis and a job duties analysis. City Administrator Morrison reiterated the changes do not affect salary. He added that comparable worth studies do not use title as a factor. He said that both employees are part of the management team, and each manages one employee, as well as budgets, projects, and programs. He said the term "manager" entails more than just managing people. Councilmember McKibbin asked how many other managers are in the City. City Administrator Morrison said each department has managers under the director of the department except Administrative Services. Councilmember Rackley stated position titles should change with the times. Mayor Johnson said he believes it makes sense to make the changes. City Administrator Morrison listed several cities' with job titles that are the same as the recommended titles. By Council consensus, the item was forward to the January 25, 2011 Meeting for action.

7:11:46

F. **Update & Briefing: CUGA Annexation**

Mayor Johnson stated Pierce County has invoked jurisdiction. He said the Boundary Review Board (BRB) will schedule a hearing in not less than 30 days but not more than 120 days. City Administrator Morrison said this will probably defer the CUGA Annexation for another year. He said he is working on a draft interlocal agreement, but has not scheduled a negotiation meeting with the County at this time. Deputy Mayor Swatman stated he wants a commitment from the County on when they will negotiate. He said it is in the County's best interest to move slowly because they can continue to collect taxes and fees from the area for use in other areas of the County. Councilmember Rackley reminded Council that if the annexation does not move forward, the City would need to reduce staffing. He asked if the City could have an advisory vote. Councilmember Hamilton said this area is an urban area and it will eventually become part of the City. Mayor Johnson asked if the BRB had a time limit to announce the Hearing date. He asked City Administrator Morrison to ask for the quickest hearing date possible, partly due to the budget impact for the City. City Administrator Morrison said he would call the County and try to set the hearing up for as soon as possible. Councilmember Hamilton said the Growth Management Act does not allow the County to require the City to pay them for the ability to annex an area.

IV. **Executive Session: None**

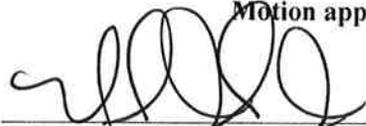
7:30:49

V. **Adjournment:**

**At 7:30 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 January 18, 2011 Workshop: None