

CITY COUNCIL WORKSHOP

July 3, 2012
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

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

I. CALL TO ORDER – Mayor Neil Johnson, Jr. called the workshop to order at 5:30 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 Mark Hamilton, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember Jim Rackley, and Councilmember Tom Watson. Councilmember Donn Lewis was absent.

Deputy Mayor Swatman moved to excuse Councilmember Lewis' absence. Councilmember Rackley seconded the motion.

Motion approved 6 – 0.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Chief Financial Officer Al Juarez, Interim Police Chief Dana Powers, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Kathleen Haggard, and Records & Information Specialist Susan Duis.

III. AGENDA ITEMS:

A. Council Open Discussion:

Allan Yorke Park Safety: Mayor Johnson said he has been working on various ideas to improve safety at the swimming area at Allan Yorke Park. He said he has received a lot of suggestions from the public, including a sign that tells the current water temperature, larger warning signs, a 9-1-1 call box, and additional language on the floating dock. He said some people feel that the floating dock itself is a safety concern. He said he plans to present more information to the Council at an upcoming workshop, and will also work with the family of Quentin Boggan on a memorial sign at the park. He said information on lake safety will be available at the City's booth at Bonney Lake Days, and he is working with area agencies to share information with school children each spring. He added that he plans to speak with State Representative Roach later in the week about the county-managed North Tapps Park. He said he has spoken with other cities that have lakes and water safety is a concern everywhere. Councilmember Hamilton said the Public Safety Committee discussed lifeguards at its last meeting. Police and fire staff stressed the importance of education in water safety. Councilmember Watson said the Bonney Lake Lowe's has offered to supply materials for a memorial sign.

Flood Control District: Mayor Johnson said he was elected to serve on the Flood Control District Advisory Committee for a two-year term. He said he will report back to the Council once meetings begin.

Pierce County Cities & Towns: Mayor Johnson said he attended the Pierce County Cities & Towns meeting on June 28th. He said the group is considering transitioning to more of a lobbying role for member cities. He said there may be opportunities for councilmembers to serve on committees to represent the organization.

Council Retreat: Councilmember Watson said he would like the Council to discuss the items brought up during the February Council Retreat, perhaps by holding another mid-year retreat. Mayor Johnson suggested the Council have an in-depth budget discussion at a meeting or workshop. The City Administrator said staff are still working on closing the books but should be able to provide a review of revenues and expenditures, as well as a revised budget projection, by mid-August. Council consensus was to add a budget discussion item to the August 21st Workshop.

Reed Property: Councilmember Watson asked for an update on the well exploration. Director Grigsby said the contractor dug about 1,000 feet deep without striking water, and the chances to find a sufficient water source on the property is very small. He said staff members are considering other potential sites around Lake Tapps, and he expects to have more information from legal consultant Tom Pors to report to Council in August. He said the existing well on the Reed property provides about 15,000 gallons per day, but the City needs about 2 million gallons per day for a water source. He said the City of Auburn plans to share their hydrogeologic data with Bonney Lake for other possible sites.

Safety Signs: Councilmember Watson said the City Attorney suggested engineering staff could draft a policy to allow citizens to place signs on their property at their own expense. Mayor Johnson said federal regulations about signage are more of a concern than costs. Director Grigsby said the Manual on Uniform Traffic Control Devices (MUTCD) discourages the use of 'children at play' signs, as they do not increase safety. In response to questions from Councilmember Watson, Director Grigsby said existing signs around the City were installed when requests were made in the past, with no formal process for deciding where signs should be placed. Councilmember Hamilton said the Public Safety Committee plans to work on a policy for the Council to consider. Director Grigsby said he would provide the committee members with information he has on safety signs. Councilmember Hamilton said if the end result is that these signs are not recommended, the City should at least be consistent and remove existing signs.

- B. **Review of Draft Minutes:** May 22, 2012 Meeting, June 5, 2012 Workshop, and June 12, 2012 Meeting.

The minutes were forwarded to the July 10, 2012 Meeting for action with no revisions.

- C. **Discussion:** AWC Conference Lessons Learned.

Deputy Mayor Swatman said he learned a lot from the Association of Washington Cities conference sessions and discussions with other cities. He said the City of Vancouver purchased a vacant commercial building for city offices, rather than building their own. He said he attended an interesting seminar on cloud computing, and said it is good to always look for ways to improve and get the most out of available resources. Councilmember Rackley said that many other cities are in dire financial straits, and he is concerned there will be a second economic downturn in the future. He said he wants to learn more about how liquor law changes could impact city revenues. Councilmember Watson said he attended a session on community events and summer programs. Councilmember Hamilton said he attended a seminar on innovation and how cities can

reinvent themselves. He said he also attended an interesting seminar on tourism. Councilmember Minton-Davis said she also attended the session on tourism, and is very interested in using tourism as an economic driver. She said she also attended a session by the City of Toledo, a very small town that hosts community events year-round.

D. **Discussion:** AB12-49 – Resolution 2199 – Establishing an Eastown Utility Latecomer Agreement (ULA).

Director Grigsby said since the June 26th Council Meeting, staff have received a signed copy of the Utility Latecomer Agreement from the Eastown Sewer Development Association LLC. The City has received easements for nearly the entire area, and the easements not yet received will not impact the backbone project. He said he is working with the State for an easement across their retention pond, which should not be an issue. He said the design is complete and the contract documents are ready to move forward with updated dates. He showed the parcels that would benefit from the project and contribute to the latecomer fee, noting that about 80% of those parcels are within the LLC. He said the LLC's representative, Roger Watt, has assured him that they are ready to provide the City with the check for the ULA fee per the agreement.

Councilmember Rackley asked about the next steps for the project. Director Grigsby said the City will hold a public hearing at the July 10th Council Meeting, and vote on the proposed utility latecomer agreement at the July 24th Meeting. He said although there is no formal process for ULAs, staff felt it made sense to hold a public hearing (as is done for LID projects). He said upon approval of the ULA, the City will move to acquire a revenue bond, and the construction project can be advertised 30 days after the ULA is approved. He said staff plan to 'fast track' the project advertising to get the request for bids published on September 1st. The tentative project timeline would be to award the project on October 21st, which would allow for construction to possibly begin in November, weather-permitting. If this timeline holds, he said the project could be complete by July 2013. He said developers could be working on properties in parallel with the City sewer project in anticipation of its completion.

Councilmember Hamilton asked for more information on the revenue bond. Councilmembers and staff discussed when the fee from the Eastown LLC was due to the City. Director Grigsby said the LLC will have 30 days after the Council approves the agreement. City Attorney Haggard said the language indicates that they have 30 days after the LLC signs the agreement (a deadline of July 17th). City Attorney Haggard said the City's obligation to construct the project is contingent on receiving the 5% fee from the LLC. She said the language is permissive, so the Council could approve the project after the July 17th date.

Deputy Mayor Swatman asked about the status of easements for the project. Director Grigsby said the City received the last easement needed for the the project on July 2nd and it has been recorded. He said there is no requirement for the city to negotiate or condemn property for the backbone project. He said the only potential issues he is aware of relate to the former Compass Pointe properties and the WSDOT property. He said most of the easements run along future road right-of-ways.

Director Grigsby said the City will hold a public hearing on the Eastown ULA on July 10th, which has been posted as usual by the City Clerk's office. He said he also contacted property owners that he had contact information for. Deputy Mayor Swatman said this is a large project and he wants to get input from the property owners. He asked whether the

bond could be expanded to include other projects, such as the Public Works Facility. Director Grigsby said that is an option though it would be simpler to have separate bonds for different projects.

Council consensus was to forward proposed Resolution 2199 to the July 10th Meeting for a public hearing and to the July 24th Meeting for action.

E. **Discussion:** AB12-96 – Pavement Preservation/Management: New Revenue Sources Proposed by Pierce County.

Director Grigsby presented information on funding availability for street projects and maintenance. He said all cities are hurting due to decreased gas tax revenues and REET funds. He said the Association of Washington Cities (AWC) has provided information on options, including setting up a Transportation Benefit District (TBD), increasing vehicle licensing fees, and setting a local transportation sales tax. He explained how the three options function and the potential revenues and limitations of each. He said Pierce County has asked cities whether they would be interesting in considering these revenue streams, and whether they would support a county-wide benefit district or tax.

Director Grigsby said he is working on a list of questions, including how these new revenue sources would impact the City's existing Transportation Impact Fees, and what costs would be associated with administering the programs.

Mayor Johnson said the City can set up its own TBD. He said if the County decides to set up a TBD and the City does not already have one in place, it would have to go along with the County district. He said other cities have opted to form a TBD so their fees are not controlled by the County. Director Grigsby said some cities have formed a TBD but have not passed an ordinance to collect any fees, which is also an option.

Councilmembers discussed options to form a TBD or to raise fees through licensing fees or sales taxes. City Administrator Morrison confirmed that the issue would have to be on the ballot if the fees are over \$20 or if the Council wants to pursue increased sales taxes. City Attorney Haggard said the gas tax option can only be implemented on a county-wide level. She said any funds raised through a TBD must be used for the transportation district itself.

Council consensus was to continue discussion of a Transportation Benefit District at a future meeting. Director Grigsby said he would contact Pierce County and let them know the City is considering creating its own Transportation Benefit District. City Administrator Morrison said the City could consider also supporting the county-wide gas tax of \$0.0375, which would go to a vote. It would provide the City with a share of gas tax funds.

F. **Discussion:** AB12-104 – Resolution 2224 – Professional Services Agreement with Shea-Carr-Jewell to Update the Transportation Plan.

City Administrator Morrison said this item was on the Planning Commission's work plan. He said the City sent a request for proposals and interviewed four firms before recommending Shea, Carr, and Jewell, who has done work for the City in the past. He said the project includes two phases; to update the comprehensive plan element, and to update the Transportation Impact Fees and concurrency program. He said the process will result in more information for the Council to consider transportation fees in the future.

Councilmember Hamilton said the City needs to revise its code or do something to perform annual traffic counts. Director Grigsby said the City does not do yearly traffic counts and is not certain why the code calls for annual updates. He said normally these counts are performed every 5-6 years when the Transportation element of the Comprehensive Plan is updated.

Community Development Director Vodopich noted that this update will also include the County Urban Growth Area (CUGA) and the southern service areas, which the City attempted to annex previously. He said including these areas in the plan update will demonstrate how the City is planning to annex these areas in the future.

- G. **Discussion:** AB12-107 – Cancellation of August 7, 2012 Council Workshop to allow for Participation in National Night Out Against Crime Celebrations.

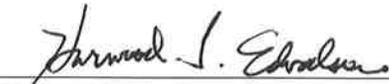
Interim Police Chief Powers said the department plans to hold events at Lake Debra Jane and Sky Island this year, including a concert and movie at Lake Debra Jane. She said National Night Out is a positive event for the community, and encouraged all councilmembers to attend. The majority of Councilmembers indicated they plan to attend the event. Interim Chief Powers also distributed copies of the Police Department’s 2011 year-end report.

IV. EXECUTIVE SESSION: None.

V. ADJOURNMENT:

At 7:22 p.m., Councilmember Watson moved to adjourn the Council Meeting. Councilmember Hamilton seconded the motion.

Motion to adjourn approved 6 – 0.



 Harwood Edvalson, CMC
 City Clerk



 Neil Johnson, Jr.
 Mayor

Items presented to Council at the July 3, 2012 Workshop:

- Interim Police Chief Dana Powers – *Bonney Lake Police Department 2011 Year End Report* – City of Bonney Lake.