

**CITY COUNCIL
WORKSHOP**

**August 19, 2014
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.

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

I. CALL TO ORDER – Deputy Mayor Dan Swatman called the Workshop to order at 5:30 p.m.

II. ROLL CALL:

Administrative Services Director/City Clerk Harwood Edvalson called the roll. Mayor Johnson was not in attendance during Roll Call, and arrived to the Workshop at 5:52 p.m. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Randy McKibbin, and Councilmember Jim Rackley. Councilmember Katrina Minton-Davis arrived at 5:44 p.m. Councilmember Lewis was absent.

Councilmember Rackley moved to excuse Councilmember Lewis' absence. Councilmember Watson seconded the motion.

Motion approved 6 -0.

Staff members in attendance were City Administrator Don Morrison, Chief of Police Dana Powers, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Kathleen Haggard, and Administrative Specialist II Renee Cameron.

III. AGENDA ITEMS:

A. Review of Draft Minutes: July 15, 2014 Workshop, July 22, 2014 Meeting, and August 12, 2014 Meeting.

This item was forwarded to the August 26, 2014 Meeting for action, with no corrections.

B. Discussion: AB14-115 – Resolution 2410 – First Amendment to the WSU Development Agreement.

Community Development Director Vodopich summarized the agenda bill for this item and said the first amendment to the WSU Development Agreement would alter the timeline on the expiration of use restriction on the City property; clarify that the developer is responsible for constructing the 204th extension, SR410 frontage improvements, and provide for signal timing at developers' expense and at such a time when the first phase of development begins; provide for a drive aisle connection from the commercial property to the City property and provide for City support of a traffic signal at SR410 & 204th. Wally Costello of Quadrant advised regarding the final detail for access to the City property and the 30' drive aisle. Council stated their concern that no communication to date has been made with the Kroger property owner. Community Development Vodopich responded to Councilmember Hamilton regarding the access issue to the Kroeger at property and the Council agreed that they would like to see the City to be more proactive notifying the commercial property owners of the City's intent.

Councilmember Watson expressed his concern about traffic onto South Prairie. Public Works Director Grigsby expressed his concern for the development agreement clarifying the synchronized traffic signal. Council said they support the amendments, however, they want to know that the City and the developer are going to do something about the interconnections to allow access without having to access SR 410, and that City administration are diligent in working with and notifying the affected properties. Mr. Costello said the process with the State will likely take 3-4 months. He said the amendment to the development agreement would establish what they can and cannot do with the connectivity. Councilmember McKibbin said the Economic Development Committee or the Community Development Committee would be willing to contact the affected property owners. Director Vodopich spoke regarding the initial development agreement and the agreement for access to the south leg to 211th. Council consensus was to move this item forward to the August 26, 2014 Meeting for action.

C. Council Open Discussion.

WSU Development Agreement-Connectivity Issues. Deputy Mayor Swatman said that he heard from the Council earlier in the Workshop that they want the City to try to find connectivity options for the WSU Development Agreement with the affected property owners. Councilmember Rackley said it is important to advise the property owners at an early stage the City's intentions to keep them informed, especially in case the property owners have redevelopment intentions too.

Sumner/Bonney Lake Communities First Families Councilmember Watson said he attended the August 7th Sumner/Bonney Lake Communities First Families meeting which focused on the needs for families in the area, as well as the people reach out to help take care of those in need.

Lions for Kids. Councilmember Watson said Lions for Kids Garage Sale on August 20th from 3-7 p.m. to help with raising money for clothes for kids for going back to school. He also passed out the Fuji Apples fundraiser flyer which supports the Bonney Lake Lions.

Renaissance Fair. Councilmember Watson spoke again about the traffic impacts the Renaissance Fair and the Warrior Dash causes the City and the neighborhoods. He asked that the City provide a letter to the Renaissance Fair Administration asking them to follow through on the needs of the traffic impact during their events. Mayor Johnson said the same request was made for Renaissance Fair as well as the Warrior Dash and ask them both to follow through on the request for traffic control.

Bonney Lake Days. Mayor Johnson thanked Council and staff who attended the City booth and the coordinated the event. Councilmember Minton-Davis suggested that besides throwing candy out during the parade that we could find an alternative to candy. Mayor Johnson also suggested possibly handing out dog treats. Deputy Mayor Swatman spoke about numerous activities that occurred during the Bonney Lake Days, and wants to encourage a plan for the City to utilize various locations for the events that draw the crowds, and to utilize all the areas the City has available.

Historical Markers. Mayor Johnson said he wrote a letter to Pierce County Councilmember Dan Roach and received a \$2,500 donation for the needed historical markets.

DM Disposal. Mayor Johnson said DM Disposal is working hard on educational components to provide additional information regarding upcoming recycling opportunities to their customers.

Bonney Lake Food Bank. Deputy Mayor Swatman spoke regarding the tour he did on July 29th of the Bonney Lake Food Bank/Bread for Life and the educational support that Good Bank are hoping to expand on.

Auburn Chamber Luncheon. Councilmember Watson spoke regarding the luncheon he attended at the Auburn Chamber regarding the health care issues that were discussed, as well as the need for food from the food banks, and the families affected by both needs.

D. Discussion: Budget Projections.

City Administrator Morrison spoke regarding the budget projections for next year, including the effects of the building permits and transportation impact fees. He advised that there are four basic options to consider to balance the budget. Option 1 was to use all of the City's resources to make it balanced, including selling surplus property; Option 2 was cutting programs and staff, though the programs are already lean and the service levels have already been squeezed tightly; Option 3 would be to balance the budget with revenue increases like tax and fees increases and possibly a transportation benefits district for, a sales tax option which would help to ease the street maintenance budget; and Option 4 would be a business and occupation (B&O) tax.

Council inquired about revenue and how a B&O tax would affect local businesses and how it would be applied. Councilmember Hamilton asked about how the medical services businesses can be required to pay B&O taxes since they pay no property taxes. Councilmember Rackley addressed his concern about the costs of credit card usage and believes a B&O tax should be implemented. Mayor Johnson addressed the concerns with the budget and the affect the City has with occupying the Justice & Municipal Center and he thinks that is an important factor with funding the budget with fund balance. He said the other key component is looking at recurring revenue through commercial sales tax, as this this the way most cities are funding projects. He said Bonney Lake does not impose a lot of taxes, and he believes that in order to provide services, recurring revenues will have to come from sales tax and that is the reality for the area to balance it out. He said there are other areas that can be adjusted to allow for change of use of businesses. Deputy Mayor Swatman said if the City can get everyone on the same page and understanding regarding use of sales tax, storm, water, credit cards issues, then it would be beneficial for everyone. City Administrator Morrison said huge building permit fees being paid on a credit card is a huge cost to the City when developers are getting the break on it. Councilmember Hamilton said the City needs to come up with new revenue ideas and living off the residuals from the building boom are coming to an end. He said that there are ways that the City can combine their efforts with the County to better everyone. Councilmembers asked for clarification to the options presented.

Councilmember Minton-Davis said Option 4 appears to be the best option, though she is not in favor of the \$20 car tab fee. She asked about the City's lower staffing level numbers and what is the difference between comparable cities. City Administrator said it is the tax basis, and the payments for the police radios and the Justice & Municipal Center. Mayor Johnson said the cost of some of the bigger projects that the City took on are a large current expense, however, they are not long term expenses. He believes City

staff are paid comparable to other cities and staff are not paid higher, and a large number of City employees are paid through utilities.

Councilmember Watson agreed with Councilmember Minton-Davis regarding Option 4 and the type of things he would like the City to review and go back and review some items in departments on spending. City Administrator Morrison discussed the health care premium increases, state mandated payroll contribution rates for PERS, and the rates are increasing. Mayor Johnson said there are times when some things need to be addressed to make sure it is being followed and addressed if there is a concern with the costs. There was then discussion for the surplus property appraised behind the 192nd Junction the City will list it for sale. City Administrator Morrison spoke regarding the park impact fees and the revenue from that will go to pay off the Moriarty property, and with that paid off approximately two million dollars could be applied to a capital park project/projects. He thinks it would be prudent that the City work on building the master plan to start working on the projects the Council would like to see done. Councilmember Minton-Davis spoke about the discussion they had at the retreat and would like to see the Council focus on the smaller projects to get completed.

City Administrator Morrison spoke regarding the \$75,000 improvements for the Victor Falls property and the long range plan for how it is being built out. Council would like to see a plan that completes projects. There was discussion about what the plans could/would be for the Moriarty property. Mayor Johnson spoke about future options for the Moriarty property, the boat launch, a park at Midtown Park, and other options.

E. Discussion: AB14-108 – Ordinance D14-108 – BLMC 9.17 – Disposal of Forfeited Firearms.

City Administrator Morrison summarized the proposed ordinance for disposing of forfeited firearms. This item had been briefly reviewed by the Public Safety Committee and the Police Department would be overseeing the disposal of the firearms. Council sought clarification regarding ownership of the firearms, or possession of forfeited firearms and City Attorney Haggard advised them regarding the difference between, ownership, forfeited and surplus firearms. This item was forwarded to the August 26, 2014 Meeting for action.

Deputy Mayor Swatman moved to amend the agenda to add Agenda Item III. F. AB14-56 – Resolution 2378 – Release of Temporary Cul De Sac & Temporary Turnaround Easement with D. R. Horton to the agenda. Councilmember Rackley seconded the motion.

Motion to amend the agenda approved 6 - 0.

F. Action: AB14-56 – Resolution 2378 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign A Release Of Temporary Cul De Sac & Temporary Turnaround Easement With D. R. Horton.

Councilmember McKibbin said the item has been reviewed by the Community Development Committee and if the Council approves the resolution then the D.R. Horton's permits are ready for approval and pick up. Community Development Director

Vodopich advised that East Pierce Fire and Rescue have reviewed and approved the permits. Council had no further questions.

Councilmember Rackley moved to approve Resolution 2378. Councilmember Watson seconded the motion.

Resolution 2378 approved 6 – 0.

IV. EXECUTIVE SESSION: None.

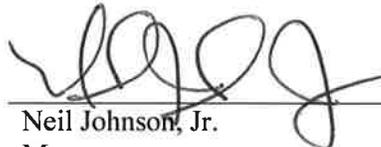
V. ADJOURNMENT:

At 7:15 p.m., Councilmember Rackley moved to adjourn the Council Workshop. Councilmember Watson seconded the motion.

Motion to adjourn approved 6 - 0.



Harwood Edvalson, MMC
City Clerk



Neil Johnson, Jr.
Mayor

Items presented to Council at the August 19, 2014 Workshop:

- John Vodopich, Community Development Director – *AB14-56 – Resolution 2378 - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign A Release Of Temporary Cul De Sac & Temporary Turnaround Easement With D.R. Horton.*

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