

**CITY COUNCIL  
WORKSHOP**

**November 4, 2014  
7:00 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:** Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

- I. Call to Order** – Deputy Mayor Dan Swatman called the meeting 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 Donn Lewis, Councilmember Katrina Minton-Davis, and Councilmember Tom Watson. Councilmember Randy McKibbin and Councilmember James Rackley were absent. Mayor Neil Johnson, Jr. arrived at 6:11 p.m.

**Councilmember Watson moved to excuse Councilmembers McKibbin and Rackley, Councilmember Lewis seconded the motion.**

**Motion Approved 5 – 0.**

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

**III. Agenda Items:**

- A. Public Hearing:** AB14-139 – Public Hearing Regarding proposed Ordinance D14-142 – Revenue Sources and Ad Valorem Property Tax Levy.

**Deputy Mayor Swatman opened the public hearing at 5:31 p.m.**

There were no speakers for the public hearing. City Administrator Morrison advised for the record that the proposed ordinance regarding the Ad Valorem Property Tax Levy is an annual process that is required to be completed by the County Auditor and the City followed the standard process in order to increase revenues by a 1% increase, which does not include new construction or annexed areas. This item will be acted on at the November 25, 2014 Council meeting.

**There being no speakers for the public hearing, Deputy Mayor Swatman closed the hearing at 5:32 p.m.**

**B. Council Open Discussion.**

Public Works Center Property. City Administrator Morrison said he was contacted a group in Spokane, who is possibly interested in any surplus property the City may have after building the new Public Works Center. He said the proposed developer would be interested in the property for a multi-family development. He wanted to see Council's preference for the property before he contacted them. Deputy Mayor Swatman said the original proposed

developer was interested in a multi-development in the north half and SR 410 as more of a commercial aspect. He and Councilmember Hamilton said there is concern about losing commercial viability sales tax for that property by designating it multi-family. Council consensus was to keep the property as commercial property. Public Works Director Grigsby stated that this location is the only location for another traffic signal in Eastown and so it is prime for commercial use.

White River Community Families First Coalition Meeting. Councilmember Lewis said he attended a meeting on October 22<sup>nd</sup> at the Buckley Fire Station and he said the speaker discussed the feasibility of another transportation route out to Buckley. He spoke of a number of different grants that may be available to assist with transportation needs in Buckley and Bonney Lake.

Clothing Bank. Councilmember Lewis said that the Clothing Bank in Buckley served 171 students with backpacks and 520 students with school supplies. He said they are getting ready for the Giving Tree and the Toys for Tots Drive. He said they also have a new group that help repair home issues for the elderly called South Sound Rebuilding Together, which is available through the County.

CareNet. Councilmember Lewis spoke of a new service that provides free pregnancy screening and ultrasound through CareNet. He said they also loan out car seats, high chairs, changing tables and provide classes for those in need of the services.

Lions Club 10 Year Anniversary. Councilmember Watson advised that the Lion's Club 10-Year Anniversary with the Sumner Lion's Club is on November 15<sup>th</sup> and a celebration will be held at Midtown Grill. He said tickets are now available and you can win prizes.

DM Recycling Cans. Councilmember Watson said that DM Disposal/Recycling are completing delivery of the new recycling cans to customers on the plateau.

Public Safety Building Emergency Phone. Councilmember Hamilton asked about the payphone at the Public Safety Building and the purpose of having an emergency phone at the Public Safety Building to call 911. There was discussion about whether it is feasible to be paying a lease on the pay phone currently located outside the Public Safety Building, or to make sure there is access to Public Safety services, whether it would be a blue light beacon located in the center of the building or not.

Parks Discussions. Deputy Mayor Swatman said he wants to keep generating discussion about parks and wants to keep reaching out to the Park Board to get communication going regarding parks and moving forward with where the City can improve its parks and start to develop a Master Plan for parks. Councilmember Watson asked about making the core of the Council Retreat to be focused on parks. Councilmember Lewis agreed and would like to see locations narrowed in on what should be proposed. Councilmember Minton-Davis stated that last year's retreat started the discussion and hopes to have Council build off those discussions. Councilmember Hamilton said a funding source is necessary for decisions to be made about upcoming and future parks projects. Council stated they want to continue to make proper planning and construction of park projects a priority.

**C. Presentation: Options for the new Public Works Center.**

City Administrator Morrison introduced Rex Bond of a/r/c Architects. Mr. Bond provided a presentation regarding the old 2009-2014 proposals for a Public Works Yard and Center and

the current 2014 proposals for the Peaking Site, the Fioretti Site, and the recently purposed site located off of SR410 and 225<sup>th</sup> Street Site location and the different costs associated with those proposals. There was discussion among the Council, Administration, the Mayor, and staff and they discussed roads, sewer, traffic signals, and said cost breakdowns for future build-out were considered. Councilmember Hamilton liked Option A to the 225<sup>th</sup> St Site with the thought of putting in a traffic signal first off SR 410. He then asked about the means to pay for it, and looking at consolidating the options to place the entire PWC at the 225<sup>th</sup> St Site, and firm up some site plans and wetland mitigation. It was determined that the City should look at wetland mitigation with other properties, if the Council wished to consolidate the entire Public Works Center onto the 225<sup>th</sup> St site. This item was for discussion purposes only and no action was taken.

**D. Review of Draft Council Minutes:** October 21, 2014 Workshop and October 28, 2014 Meeting.

Minor corrections were made to the minutes and this item was forwarded to the November 25, 2014 Council Meeting for action.

**E. Discussion:** AB14-126 – Ordinance D14-126 – Authorizing a Condemnation Ordinance for the Eastown Southern Sewer Development for the Shepard/Morris Property.

Public Works Director Grigsby summarized the agenda bill and the proposed condemnation ordinance regarding the Shepard/Morris property necessary for the development of the Eastown southern sewer. He said he believes the City has done everything required trying to avoid condemnation. He is still awaiting communication back from Mr. Kahne regarding his agreement with the Chens regarding an agreed right of way easement. Mayor Johnson asked what the status is of the Kahne project, and Director Grigsby advised that Kahne said that until the sewer is locked in he will not move forward. Councilmember Lewis said he would like to see the right of way issue resolved, but would also like to have guarantee that the project will be able to move forward for the interest of all of Eastown. He asked if Mr. Kahne would be willing to provide Council an update at the next Council Workshop before Council would agree to move forward with the condemnation action against the Shepard/Morris property. This item was for discussion purposes only and no action was taken.

**F. Discussion:** Preliminary 2015-2016 Biennial Budget.

City Administrator Morrison provided a summarization of the City's Preliminary 2015-2016 Biennial Budget. There was discussion regarding the \$95,000 allocated for development plans/surveys for parks and the Council's intent to make park projects a priority. Mayor Johnson said as a starter Council needs to determine what the community desires. Council and staff discussed the process, another possible survey, and Park Board recommendations. Mayor Johnson said the driver for park issues has to come from Council to the Park Board. Councilmember Watson asked about looking at all of the review/work done in the past and start with a plan with that. Councilmember Minton-Davis stated that she believes another survey is not necessary, and would just like to see a decision made to get projects started and completed.

Councilmember Hamilton asked if there was anything the City could do regarding increasing utility taxes to help with necessary revenue and City Administrator Morrison responded regarding possible increases. Councilmember Hamilton said he would be a supporter of a utility tax/bond increase. Mayor Johnson asked about imposing a business and occupation ("B&O") tax and City Attorney Haggard said it provides a very small percent of gross receipts and she discussed the requirements of uniformity. Councilmember Hamilton

discussed future development and where future revenue will come from. Mayor Johnson said it makes sense for the City to look forward to the future budget as to how to plan accordingly for a six year model. Councilmember Watson said he would support a B&O tax, and Mayor Johnson said the cost would be passed on to the consumer. Mayor Johnson asked about doing some possible research about what legislation would be required to increase sales tax rate.

Councilmember Hamilton asked about what money is in the budget to fund the build out of the new Public Works Center and City Administrator Morrison said the money is in the budget to be appropriated, however, it would not be spent until a decision is made on building a new Public Works Center, and he briefly discussed options to fund it. Councilmember Lewis asked about the funds for crosswalks and City Administrator advised that those funds are also included in the budget. Councilmember Minton-Davis asked about the taxes due from the DM Disposal and if those funds are being received and if they are included in the budget. City Administrator Morrison and Mayor Johnson advised that they will be included in the budget and that the DM Disposal payment is received once a year as a lump sum payment.

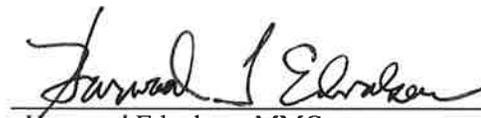
Councilmember Hamilton asked about the revenue projections for permit fees and if they are reasonable. City Administrator Morrison responded regarding permit fee projections. Councilmember Hamilton said he really wants to have potential revenue looked at closely. This item is on the Agenda for continued discussion at the November 18, 2014 Workshop.

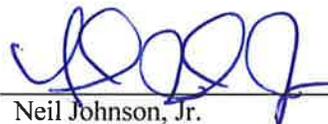
**IV. EXECUTIVE SESSION: None.**

**V. ADJOURNMENT:**

**At 7:39 p.m., Councilmember Watson moved to adjourn the Council Meeting. Councilmember Lewis seconded the motion.**

**Motion to adjourn approved 5 - 0.**

  
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Marwood Edvalson, MMC  
City Clerk

  
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Neil Johnson, Jr.  
Mayor

Items presented to Council at the November 4, 2014 Workshop: None

*Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are on file with the City Clerk. For detailed information on agenda items, please view the corresponding Agenda Packets, which are posted on the city website and on file with the City Clerk.*