

CITY COUNCIL MEETING

**February 24, 2015
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 – Mayor Neil Johnson, Jr. called the meeting to order at 7:00 p.m.

- A. Flag Salute: Mayor Johnson led the audience in the Pledge of Allegiance.
- B. 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 Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember James Rackley, and Councilmember Tom Watson. Councilmember Mark Hamilton was absent.

Deputy Mayor Swatman moved to approve Councilmember Hamilton's absence. Councilmember Rackley seconded the motion.

Motion approved 6 – 0.

Staff members in attendance were City Administrator Don Morrison, Assistant Public Works Director Charles Simpson, Community Development Director John Vodopich, Chief Financial Officer Cherie Gibson, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Kathleen Haggard, Records & Information Specialist Susan Haigh, and Senior Planner Jason Sullivan.

C. Announcements, Appointments and Presentations:

- 1. Announcements: None.
- 2. Appointments: None.
- 3. Presentations: None.

D. Agenda Modifications: None.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

- A. Public Hearings: None.
- B. Citizen Comments:

Craig Spencer, Sumner School District Assistant Superintendent, thanked the Council for taking action on the School Impact Fee ordinance, which he said is important to the District. He noted that he is retiring in June 2015 and introduced Steve Sjolund, who has worked as a teacher and principal in the District and will move into the Assistant Superintendent position in June 2015. Mr. Sjolund said he had information about where students in the school district live, based on previous questions from the Council. He said of about 8,000 total students, about 2,200 live in the valley, about 2,000 of whom live

inside the Sumner city limits. He said about 5,550 students come from the area around the plateau, 3,300 of whom live inside the Bonney Lake city limits.

- C. Correspondence: None.

III. COUNCIL COMMITTEE REPORTS:

- A. Finance Committee: Deputy Mayor Swatman said the Committee did not meet on February 24, 2015. He said the Committee forwarded three items to the current agenda at their previous meeting on February 10, 2015.
- B. Community Development Committee: Councilmember Lewis said the Committee met on February 17, 2015 and forwarded four items to the current Consent Agenda for action.
- C. Economic Development Committee: Councilmember Minton-Davis said the Committee met earlier in the afternoon and had guests from the Chamber of Commerce. The group discussed partnering on future projects.
- D. Public Safety Committee: Councilmember Watson said the committee has not met since the last Council Meeting.
- E. Other Reports:

Council Retreat: Councilmember Watson thanked the Mayor and Council for a good Council Retreat on February 21, 2015.

Community Events: Mayor Johnson reminded the Council of the Communities for Families Summit on March 19th. He said the City is sponsoring again this year, and representatives from the City will participate in various breakout sessions.

IV. CONSENT AGENDA:

- A. **Approval of Minutes**: February 3, 2015 Council Workshop, February 6, 2015 Special Council Meeting, and February 10, 2015 Council Meeting.
- B. **Approval of Accounts Payable and Utility Refund Checks/Vouchers**: Accounts Payable checks/vouchers #70508-70526 (including wire transfer #'s 20150201, 20150202, 20150203, and 20150204) in the amount of \$118,851.87.
Accounts Payable checks/vouchers #70527-70586 (including wire transfer # 2015021101) in the amount of \$278,690.95.
- C. **Approval of Payroll**: Payroll for February 1st – 15th, 2015 for checks #32255-32271 including Direct Deposits and Electronic Transfers is \$ 448,972.49.
- D. **AB15-04 – Ordinance 1508 [D15-04]** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Portions Of Chapter 10.16 And Section 15.08.040 Of The Bonney Lake Municipal Code Related To The Regulation Of Recreational Vehicles.
- E. ~~**AB15-16 – Ordinance 1509 [D15-16]** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Section 18.39.070 Of The~~

~~Bonney Lake Municipal Code Related To Building Design Standards In Midtown. Moved to Full Council Issues, Item A.~~

- F. **AB15-19 – Ordinance 1510 [D15-19]** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Sections 13.12.010 And 13.12.320 Of The Bonney Lake Municipal Code And The Corresponding Portions Of Ordinance Nos. 1266 And 1333 Relating To Fat, Oil, And Grease Deposits.
- G. **AB15-23 – Resolution 2435** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign An Agreement With Bonney Lake Community Resources For Operation Of The Bonney Lake Community Garden.
- H. **AB15-24 – Resolution 2436** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Awarding A Professional Services Agreement To GG Systems, Inc. For The 2015 Cla-Valve Rebuilds.

Deputy Mayor Swatman requested that item E. be moved to Full Council Issues, Item A.

Councilmember Watson moved to approve the Consent Agenda as amended.

Councilmember Lewis seconded the motion.

Consent Agenda approved as amended 6 – 0.

V. FINANCE COMMITTEE ISSUES:

- A. **AB15-26 – Ordinance 1511 [D15-26]** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 19.08 Of The Bonney Lake Municipal Code And Ordinance No. 1478 Relating To School Impact Fees.

Councilmember Rackley moved to approve Ordinance 1511 [D15-26].

Councilmember Watson seconded the motion.

Deputy Mayor Swatman said he supports the School District and the proposed ordinance. Mayor Johnson said impact fees are important to help school districts to keep up with changes and new students. He said all jurisdictions in the School District, including Sumner, must pass the appropriate fees; otherwise there would be an imbalance with some areas paying more than others to support students.

Ordinance 1511 approved 6 – 0.

- B. **AB15-30 – Resolution 2440** – A Resolution Of The City Council Of The City of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign A Lease Termination For the Former City Hall Annex Building.

Councilmember Watson moved to approve Resolution 2440. Councilmember Lewis seconded the motion.

City Administrator Morrison said he is waiting to receive the confirmed and signed agreement from Coldwell Banker Bain; he recommended the Council approve the resolution, but that the Mayor not sign it until the City receives confirmation. Deputy

Mayor Swatman said this opens up a vacant building in the Downtown area, and he hopes it will be filled by a new business as soon as possible.

Resolution 2440 approved 6 – 0.

VI. COMMUNITY DEVELOPMENT COMMITTEE ISSUES: None.

VII. ECONOMIC DEVELOPMENT COMMITTEE ISSUES: None.

VIII. PUBLIC SAFETY COMMITTEE ISSUES: None.

IX. FULL COUNCIL ISSUES:

- A. **AB15-16 – Ordinance 1509 [D15-16] – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Section 18.39.070 Of The Bonney Lake Municipal Code Related To Building Design Standards In Midtown.** *Moved from Consent Agenda Issues, Item E.*

Councilmember Watson moved to approve Ordinance 1509. Councilmember Rackley seconded the motion.

Deputy Mayor Swatman expressed concern that the proposed ordinance removes language that does not allow parking lots along the frontage of 204th Ave E in Midtown. He suggested the requirement be amended rather than stricken. He said this amendment was not on the Planning Commission's Work Plan and he is unsure how it came forward for Council action.

Councilmember Lewis said the Community Development Committee discussed the proposed ordinance in depth and had many questions for staff. He said the Planning Commission reviewed the proposed ordinance after the CDC due to scheduling issues, but the CDC members had a chance to review the change proposed by the Planning Commission and there were no concerns.

Senior Planner Sullivan explained that the existing Midtown standards state there can be no parking between a building and the frontage of 204th Ave E. He said it was not clear why this decision was made previously or that it is needed. He said the primary purpose of 204th is to provide access to parking for businesses when the area is developed. He said it is difficult to design development in this location with parking and loading docks behind buildings that front the street. He described tree screening and other requirements to mitigate parking around these developments. He said developments with buildings along the sidewalk are intended for pedestrian friendly or a 'downtown' feel. Community Director Vodopich noted that other City regulations allow a maximum of two rows of parking between a building and SR 410 frontage, so there will not be large parking areas along SR 410 in Midtown.

Deputy Mayor Swatman described other developments in the region such as Lakeland and Junction 192 which do not have parking lots fronting the roads, with all parking

behind the buildings. He said he does not want to have a 'sea' of parking in Midtown and questioned whether this requirement should be eliminated from the Midtown Plan.

Senior Planner Sullivan noted that this proposed change was staff initiated and came up during the course of the year, which is allowed outside the Work Plan. He said the amendment went through the regular process to the Planning Commission, public hearing, and Council Committee review. Councilmember Minton-Davis said design standards should apply to the entire area, rather than calling out one particular road. Deputy Mayor Swatman noted this is the only undeveloped street left in the Midtown area. Councilmembers continued discussion about design options and anticipated types of development in the Midtown area.

Councilmember Minton-Davis called for the question. Councilmembers and the City Attorney discussed rules of procedure and whether Deputy Mayor Swatman could make a new motion to table the item to Workshop, after the question had been called. The City Attorney confirmed that when a member calls for the question it stops the debate and the Council should vote on the main motion on the floor, which in this case was the ordinance itself.

**Ordinance 1509 approved 4 – 2.
Deputy Mayor Swatman and
Councilmember Watson voted no.**

X. EXECUTIVE SESSION: None.

XI. ADJOURNMENT:

**At 7:32 p.m., Councilmember Watson moved to adjourn the Council Meeting.
Councilmember Lewis seconded the motion.**

Motion to adjourn approved 6 – 0.



Harwood Edvalson, MMC
City Clerk



Neil Johnson, Jr.
Mayor

Items presented to Council at the February 24, 2015 Meeting: 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.