

**CITY COUNCIL  
SPECIAL MEETING**

**June 30, 2015  
4:00 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 4:00 p.m.

**Roll Call:** Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Deputy Mayor Swatman, elected officials attending were Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember James Rackley, and Councilmember Tom Watson. Mayor Neil Johnson, Jr. and Councilmembers Donn Lewis and Mark Hamilton were absent. [Councilmember Hamilton arrived at 4:14 p.m.]

**Councilmember Rackley moved to excuse Councilmember Hamilton and Councilmember Lewis. Councilmember Watson seconded the motion.**

**Motion to excuse Councilmember Hamilton and Councilmember Lewis' absence approved 5 – 0.**

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, 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.

**A. Presentation:** Tacoma-Pierce County Health Department – Bonney Lake 2015 Comprehensive Plan Periodic Update.

Mr. Frank Dibiasi, Division Director of the Environmental Health Division of the Tacoma-Pierce County Health Department spoke about the partnership between TPCHD and the City of Bonney Lake in developing the city's Comprehensive Plan. He described the focus of the Health Department on community health. He said Amy Pao was hired to work with public agency planning staff to connect public health with planning and Comprehensive Plans. He said they partnered closely with Bonney Lake and particularly Senior Planner Jason Sullivan. Mr. Sullivan was first recipient of TPCHD's scholarship for training at a planning conference in Chicago. He said they look forward to continuing the partnership with the City in the future.

**II. CONSENT AGENDA:**

- A. Approval of Reviewed Minutes:** June 2, 2015 Council Workshop; June 9, 2015 Special Council Meeting (Committee of the Whole); June 9, 2015 Regular Council Meeting.
- B. Approval of Accounts Payable and Utility Refund Checks/Vouchers:** Accounts Payable checks/vouchers #71337-71371 (including wire transfer #'s 06022015, and 2015061201) in the amount of \$277,575.50.

Accounts Payable checks/vouchers #71372-71412 (including wire transfer #'s 20150601, and 20150602) in the amount of \$555,081.21.

VOIDS: 70230 – replaced with check #71261; 70257 – replaced with check #71298; 70273 – replaced with check #71273; 70284 – replaced with check #71294; 70313 – replaced with check #71293; 70328 – replaced with check #71292; 70359 – replaced with check #71330; 70445 – replaced with check #71323; 70460 – replaced with check #71291; 70534 – replaced with check #71321; 70535 – replaced with check #71322; 70536 – replaced with check #71325; 70729 – replaced with check #71324; 70733 – replaced with check #71331; 70742 – replaced with check #71312; 70754 – replaced with check #71289; 70768 – replaced with check #71311; 70769 – replaced with check #71277; 70775 – replaced with check #71336; 70776 – replaced with check #71315; 70777 – replaced with check #71284; 70780 – replaced with check #71329; 70792 – replaced with check #71326; and 70793 – replaced with check #71309.

- C. **Approval of Payroll:** Payroll for June 1-15th, 2015 for checks #32445-32471 including Direct Deposits and Electronic Transfers is \$ 501,594.60.

**Councilmember Watson moved to approve the Consent Agenda. Councilmember Rackley seconded the motion.**

**Consent Agenda approved 5 – 0.**

### III. FULL COUNCIL ISSUES:

- A. **AB15-51 – Ordinance 1522 [D15-51]** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting Bonney Lake 2035 As The Comprehensive Plan For The City Of Bonney Lake.

**Councilmember Rackley moved to approve Ordinance 1522. Councilmember Watson seconded the motion.**

Deputy Mayor Swatman asked if anyone in the audience wished to speak about the ordinance; there were no speakers. Councilmember Watson said he is pleased with the detailed work done by Senior Planner Jason Sullivan and other staff to put together the final Comprehensive Plan update.

**Ordinance 1522 approved 5 – 0.**

- B. **AB15-78 – Resolution 2468** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Professional Services Agreement With Coldwell Banker Commercial Offenbecher To Provide Real Estate Listing Services For The City Of Bonney Lake.

**Councilmember Watson moved to approve Resolution 2468. Councilmember Rackley seconded the motion.**

Deputy Mayor Swatman said the Mayor is considering whether to use the old City Hall Annex Building (8720 Main St E) for short-term office rental space. Councilmember McKibbin asked about the length of the proposed contract. City Administrator Morrison said it is a 6-month contract focusing primarily on the surplus City property at 192nd Ave E and Sumner-Buckley Hwy (near Junction 192).

He said the commission could also apply to the Annex building if needed. He said any proposed lease for the Annex would come to the Council for consideration.

Councilmember Hamilton arrived at the Special Meeting at 4:14 p.m.

Councilmembers discussed whether the contract should include both properties. Councilmember Watson moved to amend the resolution to list “this property” (192nd). Councilmember Minton-Davis made a friendly amendment to strike the words “to lease the old City Hall Annex, and”, to which Watson agreed. City Attorney Kathleen Haggard suggested the Council instead make a motion to amend the Resolution to reflect the sale of the surplus property on 192nd, and staff can make any needed amendments. Councilmember Watson withdrew his motion.

**Councilmember Watson moved to amend Resolution 2468 to refer only to the surplus property on 192nd Ave E. Councilmember Rackley seconded the motion.**

**Motion to amend Resolution 2468 approved 6 – 0.**

Councilmember Minton-Davis noted the date, duration, and price were blank on the agreement provided in the packet. City Administrator Morrison confirmed that the agreement commences when fully signed and the term is 6 months. The cost is a percentage of the sale price; the property was appraised for commercial purposes at \$1,250,000 and for multi-family development at about \$848,000. He said the City published a request for bids starting at \$1 million but received no bids.

Councilmembers discussed the property zoning and potential commercial or multifamily development. City Administrator Morrison said commercial development would have a higher value, but the City has only received inquiries for multifamily development to date. Council consensus was to insert a date range on the contract to begin July 1st and end December 31st, with a listing price of \$1,250,000.

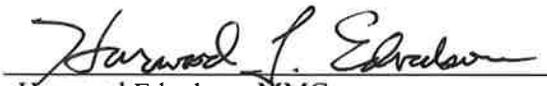
**Resolution 2468 approved as amended 6 – 0.**

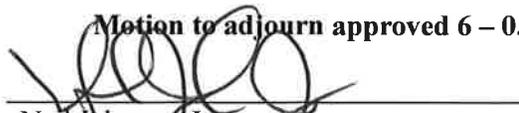
**IV. EXECUTIVE/CLOSED SESSION: None.**

**V. ADJOURNMENT**

**At 4:25 p.m., Councilmember Watson moved to adjourn the Council Meeting. Councilmember Minton-Davis seconded the motion.**

**Motion to adjourn approved 6 – 0.**

  
Harwood Edvalson, MMC  
City Clerk

  
Neil Johnson, Jr.  
Mayor

Items presented to Council at the June 30, 2015 Special 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.*