

CITY COUNCIL WORKSHOP

**May 17, 2016
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: 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 5:30 p.m.
- II. Roll Call:** Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Neil Johnson, Jr., elected officials attending were Deputy Mayor Randy McKibbin, Councilmember Justin Evans, Councilmember Donn Lewis, Councilmember Katrina Minton-Davis, Councilmember Dan Swatman, and Councilmember Tom Watson. Councilmember James Rackley was absent.

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

Motion approved 6 - 0.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Chief Financial Officer Cherie Gibson, Community Development Director John Vodopich, Chief of Police Dana Powers, City Attorney Kathleen Haggard, Administrative Services Director/City Clerk Harwood Edvalson, and Deputy City Clerk Susan Haigh.

III. Agenda Items:

- A. Proclamation:** Public Works Week – May 15-21, 2016.

Mayor Johnson read the proclamation aloud and thanked the Public Works Department for all they do.

- B. Council Open Discussion.**

Communities for Families: Councilmember Watson said he attended the Communities for Families (CFF) meeting on May 5, 2016 at the Sumner YMCA. The spotlight speaker was Marcie Kulland from the Tacoma-Pierce County Health Department who discussed lead in water supplies; Councilmember Watson noted the City of Bonney Lake's water supply has no issues. He said the CFF group discussed homelessness with a 37% increase in the past year; he said the homeless census showed 195 homeless in the area, with 137 people 'doubled up' and sharing living space with others. He suggested the Council invite Puyallup Police Officer Jeff Bennett to present to the full Council on homelessness issues.

Deputy Mayor McKibbin said he will work to find a time for this on a future agenda.

Community Events: Councilmember Watson said the League of Women Voters of Tacoma Pierce County is holding a public forum on May 19, 2016 in Tacoma.

Councilmember Watson said a Marijuana Prevention Conference is being held in Tacoma on June 10, 2016 and he plans to attend. He described resources available to youth, including www.listen2yourselfie.org and a toll free 1-866-TEENLINK hotline for support.

Councilmember Lewis said the Mom and Me Medical Van will be at the Prairie Ridge Community Center on Saturday, May 21st from 10:00 a.m. to 2:00 p.m. Councilmember Watson said the group is at a different location each week and provides medical care to everyone and does not require identification or insurance. Councilmember Evans said the M&M Thrift store in Enumclaw directly benefits the Mom and Me mobile health care facility.

Downtown Parking Standards / Transit: Councilmember Minton-Davis said the Economic Development Committee discussed parking issues at the Renwood multifamily development. She said when downtown parking standards allowing up to a 50% reduction in parking were enacted, Bonney Lake had transit services. She suggested the Council add an item on the Planning Commission Work Plan to review these standards since transit is no longer available.

Councilmember Watson and Mayor Johnson said it may be a good time for the Council to discuss transit services in general, including whether or not to rejoin Pierce Transit, and what the City's long-term goals and needs are now. Councilmembers discussed the community's past and future transit needs, and Pierce Transit's current push to gather citizen input on future transit routes and possible expansions. Councilmember Lewis noted that routes have not served students and others who do not ride the Sounder trains.

Councilmember Swatman asked for more information on the Renwood parking issues. Community Development Director Vodopich said the City enacted a "Transit Overlay District" (TOD) within walking distance of the Park & Ride lot and allows up to 50% reduction in parking spaces for developments in the TOD. He said the Economic Development Committee suggested the ordinance be revisited since the City left the Pierce Transit service area. He said Renwood provided 1.4 parking spaces per unit; the standard is 2 spaces per multi-family unit, and the TOD allows a reduction down to 1 space per unit. He said as this is a land use issue it must be reviewed by the Planning Commission. He noted that the Justice & Municipal Center also utilized the TOD ordinance to allow reduced parking.

Council consensus was to add an item to the Planning Commission Work Plan to review the TOD ordinance.

Fennel Creek Lift Station Public Meeting: Councilmember Swatman said he attended the May 12, 2016 public information meeting on the proposed Fennel Creek Lift Station Assessment Reimbursement Area (ARA). He said attendees seemed happy with the information provided and he expects some to address the Council at a future meeting regarding sewer service. He said opportunities are available to extend sewer service in the future, and one of the City's goals should be to make sewer service available to every lot in the City. He asked his fellow Councilmembers to learn more about the issue and be open in conversations with residents. Deputy Mayor McKibbin agreed and said there will be a lot more coming up on this issue including workshop discussions and a public hearing.

C. Review of Draft Minutes: May 3, 2016 Workshop and May 10, 2016 Meeting.

The minutes were forwarded to the May 24, 2016 Meeting for action with minor corrections.

D. Discussion: AB16-68 – Ordinance D16-68 – Amending BLMC 2.04.080 and Ordinance 1474, Changing the Time of Regular Council Meetings (6:00 p.m.).

E. Discussion: AB16-69 – Resolution 2531 – Amending Resolution 2523 for Regular Meeting Dates and Times for Council Standing Committees (Finance to 5:00 p.m.).

City Administrator Don Morrison summarized the proposed ordinance and resolution regarding changing the time of regular Council Meetings to 6:00 p.m. from 7:00 p.m. and changing the time for Finance Committee Meetings to 5:00 p.m. (to provide sufficient time before the regular Council Meeting). He said the proposed changes were discussed by the Council during the May 3, 2016 Workshop.

Councilmember Swatman suggested both Council Workshops and Meetings be shifted to 6:00 p.m. to provide continuity. In response to a question from Councilmember Swatman, City Attorney Haggard said Council Workshops were scheduled for an earlier time in the past because they used to take several hours. She confirmed that the Council can amend the proposed ordinance during this reading without delaying action at next week's Meeting.

Councilmember Swatman suggested the effective date of the proposed changes be delayed to July 2016, as the City has already sent notifications of public hearings in June for the 7:00 p.m. time. Councilmember Minton-Davis said delaying the effective date will also provide more time to notify the public of the changes.

City Administrator Morrison asked if shifting Workshops to 6:00 p.m. would impact other Council standing committee meeting times. Councilmembers discussed scheduling options and shifting the regular time for Community Development meetings to 4:30 p.m.

Council consensus was to modify proposed Ordinance D16-68 to change the effective date to July 1, 2016 and to add a sentence revising the regular time for Council Workshops to 6:00 p.m.; and to revise proposed Resolution 2531 to change the regular time for Community Development Committee meetings to 4:30 p.m.

These items were forwarded to the May 24, 2016 Meeting for action as amended.

F. Discussion: AB16-73 – Resolution 2535 – Lease Agreement for former City Annex Building to Bennett Music Studio, LLC.

City Administrator Morrison summarized the agenda bill and proposed resolution regarding a lease agreement between the City and Bennett Music Studio, LLC for the former City Annex Building located at 8720 Main Street E. The City has been trying to secure a tenant for several months and has received a good offer.

He said the agenda bill has an error, as the Music Studio requested an exclusive option (rather than a mutual option) to extend the lease for 5 years after the initial 5-year lease. Deputy Mayor McKibbin said this may be an issue.

Councilmembers discussed the option and asked the City Administrator to ask them to amend the proposed lease to provide a mutual option to extend the lease.

Councilmember Watson asked why the proposed tenant improvements are so costly. City Administrator Morrison said the higher lease rate offsets the tenant improvement costs, and even with the tenant improvement allowance removed, the rent is reasonable and is higher than the previous tenant paid.

Councilmember Swatman asked if a long-term rental would impact the Mayor's plan for a community campus. Mayor Johnson said it makes sense to lease this space and it would be a good use. City Administrator Morrison said he did not think the civic center plan would have an impact on this property within the next 10 years, but concurred that the City would have to renegotiate if it wants to do anything with the property during the lease term. Deputy Mayor McKibbin noted that things could change over the course of 5 years.

Councilmembers discussed the requested designated parking for the tenants, access, and traffic flow around the Food Bank. Councilmembers asked for details on the proposed tenant improvements. City Administrator Morrison said the tenant will receive an allowance of about \$40,000 to make improvements, and must submit receipts for approved reimbursements from the City. The City agreed to fix specific issues prior to renting the space (removing rust and replacing doors, etc.). Director Vodopich confirmed that any required permits and costs are included in the alterations or improvements section of the proposed agreement. City Administrator Morrison said the tenants plan to redesign the interior based on their previous space.

Council consensus was to forward this item to the May 24, 2016 Meeting for action with the proposed contract amendment to change from a “unilateral” option to renew to a “mutual” option to renew for one five-year period.

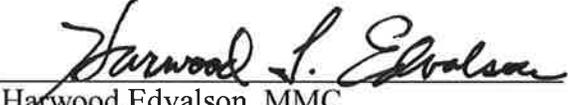
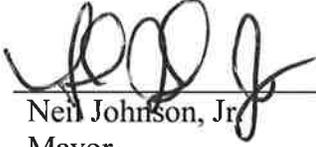
G. Discussion: AB16-75 – Motion to Appoint Up to Three Voting Delegates for the AWC Annual Conference.

Mayor Johnson said Councilmember Rackley has served as a delegate in the past. Councilmembers discussed who is attending the Annual Conference and the conference schedule. City Administrator Morrison said the Council can designate staff members, if councilmembers cannot participate as voting delegates. Director Edvalson noted that the Council can select anywhere from one to three delegates; they are not required to select three delegates. Councilmembers said they will review the conference schedule and select delegates and take action at the May 24, 2016 Council Meeting.

IV. EXECUTIVE SESSION: None.

V. ADJOURNMENT:

Mayor Johnson adjourned the Workshop at 6:11 p.m.

 _____ Harwood Edvalson, MMC City Clerk	 _____ Neil Johnson, Jr. Mayor
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Items presented to Council for the May 17, 2016 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.