

CITY COUNCIL WORKSHOP

**February 18, 2014
5:30 p.m.**

AGENDA



“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.

Website: www.ci.bonney-lake.wa.us

*The City Council may act on items listed on this agenda, or by consensus give direction for future action.
The Council may also add and take action on other items not listed on this agenda.*

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

I. Call to Order: Mayor Neil Johnson

II. Roll Call:

Elected Officials: Mayor Neil Johnson, Jr., Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember James Rackley, and Councilmember Tom Watson.

III. Agenda Items:

- A. **Council Open Discussion.**
- p. 3 B. **Review of Council Minutes:** February 4, 2014 Workshop and February 11, 2014 Council Meeting.
- p. 13 C. **Presentation:** EDC – Development Activity Report.
- p. 27 D. **Discussion:** AB14-07 (After public hearing) – Cost Allocation for Late-comer agreement on Shepard-Morris Property.
- p. 35 E. **Discussion:** Recap of Council Retreat.
- F. **Discussion:** AB14-33 - Set Date for a Joint Meeting with Park Board to Develop a Draft Work Plan. (No advance materials)

IV. Executive Session: Pursuant to RCW 42.30.110, the City Council may hold an executive session. The topic(s) and the session duration will be announced prior to the executive session.

V. Adjournment

For citizens with disabilities requesting translators or adaptive equipment for listening or other communication purposes, the City requests notification as soon as possible of the type of service or equipment needed.

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CITY COUNCIL WORKSHOP

**February 4, 2013
5:30 P.M.**

DRAFT MINUTES



“Where Dreams Can Soar”

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Website: www.ci.bonney-lake.wa.us

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

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

II. ROLL CALL:

Administrative Services Director/City Clerk Harwood Edvalson called the roll. Elected officials attending were Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Katrina Minton-Davis, Councilmember Jim Rackley, and Councilmember Tom Watson. Councilmember Randy McKibbin was absent. Mayor Johnson arrived at the Workshop at 6:00 p.m.

Councilmember Rackley moved to excuse Councilmember McKibbin. Councilmember Lewis seconded the motion.

Motion to adjourn approved 6 - 0.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Chief Financial Officer Al Juarez, 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. Council Open Discussion:

Lions Club – Death by Chocolate: Councilmember Watson advised that the Lions Club Eighth Annual Charity Dinner Auction “Death by Chocolate” event will be held on March 22, 2014, with doors opening at 5:30 p.m., with dinner being served at 6:30. He advised that this year’s event will have some slight changes from the past years. He said it will be a murder mystery dinner and tickets are now on sale.

Beyond Urban Branding: Councilmember Watson said at the Economic Development Committee meeting Council was told about the Beyond Urban Branding Forum for 2014 urban studies to be held at the University of Washington. He said it is a 7 hour forum about how to “brand” the City.

2014 Council Retreat: Councilmember Hamilton and Councilmember Rackley thanked the Mayor and Council for having a successful retreat.

- B. Review of Council Minute:** January 21, 2014 Council Workshop, January 25, 2014 Special Council Meeting, and January 28, 2014 Council Meeting.

The minutes were reviewed and minor corrections were noted and changed. The corrected minutes were forwarded to the February 11, 2014 Meeting for action.

Councilmember Hamilton moved to move Agenda Item III.C. – Discussion: AB14-09 – Resolution 2356 – Creating an Arts Advisory Commission to the last agenda item. The motion was seconded by Councilmember Lewis.

Motion Approved 6 – 0.

- C. Discussion:** AB14-17 – Ordinance D14-17 – Water Leak Adjustment Ordinance.

Council discussed the proposed ordinance and Councilmember Rackley said he would like to see a revision where the property owner has to show proper repair after the first leak adjustment. Deputy Mayor Swatman said there appear to be hundreds of leak adjustments requested each year and City Administrator Morrison advised there are an average of 250 lead adjustments per year made by the City. There was discussion among the Council regarding the original defective lines and pipes and what the City would allow under the proposed ordinance to allow an additional leak adjustment and how often the City reads the water meters. Chief Financial Officer Juarez stated normally when a leak adjustment is requested that normally the customer provides a receipt, on the average of \$5.00, from a local store for a new toilet flapper or similar smaller purchase and that it is not usually a huge repair bill. Councilmember Lewis said making changes to the ordinance makes precedence on how the City will handle future leak adjustment issues. Councilmember Minton-Davis said she is concerned about the 5 year provision provided in the ordinance and she would like the bill to run with the current property occupant, not the subject property. City Administrator Morrison advised that Administration reviewed the water leak adjustment ordinances of a number of other cities. Councilmember Hamilton said he would like to see a cap placed on the allowed adjustment. A majority of the Council were fine with the way it read. Chief Financial Officer Juarez asked the Council about the resident who triggered this ordinance and Council advised if the ordinance passes, he will have the right to apply for a leak adjustment. This item was forwarded to the February 11, 2014 Meeting for action.

- D. Discussion:** AB14-26 – Sumner School District Capital Facilities Plan/School Impact Fees.

Mayor Johnson advised that the Council was provided a spreadsheet showing the Sumner School District's (SSD) proposed impact fees. City Administrator Morrison said the agenda bill provided the background summary of what the County has done to date regarding the SSD's impact fees. He said once Council agrees on the impact amounts to be set then an ordinance will be drafted for consideration. Councilmember Rackley said he agrees with Deputy Mayor Swatman's position to wait to see what the City of Sumner imposes. Councilmember Watson and Councilmember Minton-Davis said they would like the City to make a decision on

the impact fees, but are concerned with the increase amount for the multi-family. Councilmember Lewis said he thinks it would be fair to charge the same rate as the County and City Administrator Morrison advised Council that he doesn't believe the County will revisit their impact fees again for at least another year or two. Councilmember Hamilton said he thinks the SSD's Plan looks reasonable and he thinks the City should adopt it and support the SSD. Councilmember Watson doesn't support the multi-family amount when he feels the County and Sumner don't give the same support. Councilmember Rackley said he understands Councilmember Hamilton's theory, but doesn't think it is fair that everyone isn't paying their fair share. Deputy Mayor Swatman said he sees supporting SSD's requested fees, but he would like to see the County and the City of Sumner pay their share too.

Council consensus was to adopt the County's impact fee of \$3,250 for single family. Regarding the multi-family impact fee, Mayor Johnson said he wants to support the SSD requested fee to show leadership, but he does understand the Council's position. Council consensus regarding the multi-family impact fee was to impose \$415.05 for 2014 and \$830.10 starting in 2015. This item was forwarded to the February 11, 2014 Meeting for action.

E. **Discussion:** AB14-09 – Resolution 2356 – Creating an Arts Advisory Commission.

Mayor Johnson said an e-mail was received from Winona Jacobsen for consideration of the name Arts Advisory Commission to be the Arts and Heritage Commission based on what was passed in 2011. Councilmember Hamilton said he thinks it would make more sense to name it the Arts, Cultural and Heritage Commission, but he does not want any delays in getting it passed, due to naming issues. City Administrator Morrison said if it was named the Arts and Heritage Commission then that would become the official heritage group for the City and that would basically become more of the City's historical society, though the historical society would obviously operate independently. Councilmember Lewis said he likes the Commission naming starting with "Arts" as it represents various types of the arts. Councilmember Hamilton and City Administrator Morrison both said they would be concerned if the Commission name includes heritage then they feel then artist may be confused with who they would deal with. Mayor Johnson said is glad to see the Commission getting approved and the opportunity for the City to utilize it. City Administrator Morrison said another issue is there are many types of art, and types of artist, and they don't always agree. He wants to see the Commission leading all the artist in the same direction,. Mayor Johnson says he is looking forward to the work being done and a Commission being appointed. Councilmember Minton-Davis thanked the Mayor and Council for getting this resolution and Commission enacted and said she thinks this will give the City a strong identify of who we are and she is looking forward to the work to be done by the Arts Advisory Commission. This resolution was forwarded to the February 11, 2014 Meeting for action.

IV. EXECUTIVE SESSION:

Pursuant to RCW 42.30.110(1), the Council adjourned to an Executive Session with the City Attorney at 6:40 p.m. for 20 minutes to discuss personnel matters and labor negotiations. The Council returned to chambers at 6:49 p.m. No action was taken

V. ADJOURNMENT:

At 6:49 p.m., Councilmember Rackley 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 4, 2014 Workshop:

- Don Morrison – *Sumner School District School Impact Fees Report – City of Bonney Lake 1996-2013* – City of Bonney Lake City Administrator.

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.

CITY COUNCIL MEETING

February 11, 2014
7:00 P.M.

DRAFT 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.

Website: www.ci.bonney-lake.wa.us

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 7:01 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 Mark Hamilton, Councilmember Donn Lewis, Councilmember Katrina Minton-Davis, Councilmember Jim Rackley, and Councilmember Tom Watson. Councilmember Randy McKibbin was absent.

Councilmember Rackley moved to excuse Councilmember McKibbin’s absence. Councilmember Watson seconded the motion.

Motion approved 6 – 0.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Chief Financial Officer Al Juarez, Assistant Police Chief Kurt Alfano, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Kathleen Haggard, and Records & Information Specialist Susan Haigh.

C. Announcements, Appointments and Presentations:

- 1. Announcements: None.
- 2. Appointments:
 - a. **AB14-19** – A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Ratifying The Mayor’s Re-Appointment Of Planning Commissioners David Baus And Brad Doll, And Design Commissioners Debbie Strous-Boyd And Jamie Bendon, All With Terms Expiring April 6, 2017.

Councilmember Rackley moved to approve the re-appointments per motion AB14-19. Councilmember Lewis seconded the motion.

Mayor Johnson said these members served well. He noted that Debbie Strous-Boyd is now serving on both the Design and Planning Commissions.

Motion AB14-19 approved 6 – 0.

- 3. Presentations: None.

D. Agenda Modifications: None.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

A. Public Hearings: None.

B. Citizen Comments:

Lillian McGinnis, 11002 203rd Ave E, Julie Bown, 18403 106th St E, and Tom Watson, 6809 183rd Ave E, Bonney Lake, spoke on behalf of Beautify Bonney Lake (BBL). They presented the City with a plaque and carved wooden map of the Mid-Town Park area, in recognition of the City's premier sponsorship of BBL in 2013 and for its support since the organization was founded 10 years ago. Ms. McGinnis introduced Julie Bown, who is the 2014 BBL Chairman of the Board. Ms. McGinnis noted that Mayor Johnson serves on the advisory board, whose meetings are held on the first Wednesday each month at 8:00 a.m. in the Justice & Municipal Center.

C. Correspondence: None.

III. COUNCIL COMMITTEE REPORTS:

A. Finance Committee: Deputy Mayor Swatman said the Finance Committee met as the Committee of the Whole at 5:30 p.m. earlier in the evening. They reviewed proposed changes to the water and sewer service municipal code (with no rate increases), reviewed a proposal to write off accounts receivable debts, and discussed small item purchases.

B. Community Development Committee: Councilmember Lewis said the Committee met on February 4, 2014 and forwarded items AB14-03, AB14-24, and AB14-25 to the current agenda. He noted that staff anticipate half the cost for AB14-24 to be covered by a future Transportation Improvement Board (TIB) grant.

C. Economic Development Committee: Councilmember Minton-Davis said the Committee met earlier in the afternoon. The Committee heard a report from Associate Planner Ryan Harriman on the Park Place multifamily development; a business license report; and information from Permit Coordinator Jen Francis on options to do plan reviews electronically.

D. Public Safety Committee: Councilmember Watson said the committee met on February 3, 2014, and forwarded proposed Ordinance D14-20 to reduce speed limits on SR410; heard a report from Police Chief Dana Powers on the DUI emphasis patrols; and a review of case law from Prosecutor Maili Barber.

E. Other Reports: None.

IV. CONSENT AGENDA:

Deputy Mayor Swatman requested that Consent Agenda item D., AB14-20, be moved to Full Council Issues, Item C.

A. **Approval of Minutes**: January 21, 2014 Council Workshop, January 25, 2014 Special Council Meeting, and January 28, 2014 Council Meeting.

- B. Approval of Accounts Payable and Utility Refund Checks/Vouchers:** Accounts Payable checks/vouchers #67943-67974 (including wire transfer #'s 20140115) in the amount of \$364,305.43.
 Accounts Payable checks/vouchers #67975-68008 in the amount of \$669,732.67.
 Accounts Payable checks/vouchers #68009-68019 in the amount of \$12,392.73 for Accounts Receivable deposit refunds.
 Accounts Payable checks/vouchers #68020 in the amount of \$1,118.21 for utility refunds.
 Accounts Payable checks/vouchers #68021 in the amount of \$239.66.
 Accounts Payable checks/vouchers #68022-68039 (including wire transfer #'s 2013123101) in the amount of \$71,489.88.
 Accounts Payable checks/vouchers #68040-68065 in the amount of \$29,820.95.
 Accounts Payable checks/vouchers #68066-68070 in the amount of \$10,634.08 for Accounts Receivable deposit refunds.
 Accounts Payable checks/vouchers #68071 in the amount of \$234.30 for Accounts Receivable deposit refunds.
 Accounts Payable wire transfer #2014021701 for P-Cards in the amount of \$18,990.77.
 VOIDS: Check #68043 – replaced with check #68072.
- C. Approval of Payroll:** Payroll for January 1st-15th, 2014 for checks #31553-31573 including Direct Deposits and Electronic Transfers is \$ 449,651.85.
 Payroll for January 22nd, 2014 for checks #31574 – #31608 for uniform allowance is \$28,613.53.
 Payroll for January 16th-31st, 2014 for checks #31609-31631 including Direct Deposits and Electronic Transfers is \$ 666,683.65.
- D. ~~AB14-20 – Ordinance D14-20 – An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 10.12 Of The Bonney Lake Municipal Code And Corresponding Ordinance 918 Relating To Speed Limits, And Reducing The Speed Limit On SR 410 In The Downtown And Midtown Areas Of Bonney Lake. [Previously AB13-128] Moved to Full Council Issues, Item C.~~**
- E. AB14-03 – Resolution 2352 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign Interlocal Agreement With Pierce County Flood Control Zone District For An Opportunity Fund For Flood Control Improvements.**
- F. AB14-24 – Resolution 2358 – A Resolution Of The City Council Of The City Of Bonney Lake, Washington, Authorizing A Contract Amendment To Resolution 2286 Awarding The Professional Services Agreement For The Design SR 410 Sidewalk Improvements From Angeline Bridge To 192nd Avenue East Project To Shea, Carr, Jewell Alliance.**
- G. AB14-25 – Resolution 2359 – A Resolution Of The City Council Of The City Of Bonney Lake, Washington, Awarding The Design Contract To Parametrix For The Eastown Southern ULA Sanitary Sewer Improvement Project.**

**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:** None.

VI. **COMMUNITY DEVELOPMENT COMMITTEE ISSUES:** None.

VII. **ECONOMIC DEVELOPMENT COMMITTEE ISSUES:** None.

VIII. **PUBLIC SAFETY COMMITTEE ISSUES:** None.

IX. **FULL COUNCIL ISSUES:**

- A. **AB14-17 – Ordinance 1476 [D14-17]** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 13.04.100(G) Of The Bonney Lake Municipal Code And Ordinance No. 1465 Relating To Water Leak Adjustments.

Councilmember Watson moved to approve Ordinance 1476 [D14-17]. Councilmember Lewis seconded the motion.

Mayor Johnson noted that this item has been discussed previously in committee and the full Council at Workshop. Councilmember Rackley said he plans to vote against the proposed ordinance, as it will be too expensive. City Administrator Morrison noted that one change was made based on Council input at Workshop. Councilmember Hamilton confirmed that the Finance Department will contact the customer who previously came to the Council about his water leak appeal.

**Ordinance 1476 approved 4 – 2.
Deputy Mayor Swatman and
Councilmember Rackley voted no.**

- B. **AB14-09 – Resolution 2356** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Creating An Arts Advisory Commission.

Councilmember Watson moved to approve Resolution 2356. Councilmember Lewis seconded the motion.

Mayor Johnson said he is eager to start the commission and hopes many people will apply to serve. He said he is working with the school districts to identify students who could serve on the committee. He said the City will form an ad-hoc committee to review the applications and recommend appointments.

Councilmember Watson moved to table Resolution 2356; there was no second. He said he has received more information and feels the name of the proposed commission should include ‘cultural resources’ or ‘heritage’.

Councilmember Hamilton noted that the proposed commission has a different title than what is detailed in the Cultural and Heritage Element of the Comprehensive Plan. He said he was originally hesitant about the proposed Commission, but now feels it makes sense to have an arts-focused commission. He said an arts, heritage and culture commission

would be too broad. He said the City has an active Historical Society, but no group focusing on the arts. He said in the future, the City could form a separate commission to focus on history and heritage. Mayor Johnson said the name and nature of the commission can be changed over time if necessary.

Councilmembers discussed the proposed name and focus of the Advisory Commission. Councilmembers generally spoke in support of creating the new commission. Councilmember Lewis noted the ‘arts’ encompass a wide range of topics and art forms (music, art, movies, theater, etc.). Deputy Mayor Swatman suggested that an Arts commission will encompass culture and heritage. Councilmember Watson said he still has concerns about the title and worries it will not attract as wide a group of applicants to participate. Councilmember Minton-Davis said she does not want to muddle the group’s focus with too many elements and supported the Commission as proposed.

The Mayor noted that a member of the audience wished to address the Council, but the Council’s revised rules state that public comments must be taken during the Citizen Comments portion of the meeting.

Councilmember Hamilton moved to suspend the Council rules to allow public comment on Resolution 2356 for three minutes. Councilmember Watson seconded the motion.

Motion approved 6 – 0.

Winona Jacobsen, 9100 189th Ave Ct E, Bonney Lake, provided a history of the Comprehensive Plan Element. She said she requested a ‘historic preservation’ element in line with the Growth Management Act six years ago. Although it was delayed, staff provided and the Planning Commission eventually recommended the “Culture and Heritage Element”, which the Council approved in 2011. She said the proposed Arts Advisory Commission covers only half of the Comprehensive Plan element, and though she does not oppose the creation of an arts commission she feels the commission should include heritage and history as well.

Councilmembers continued discussion about the focus of the proposed advisory commission and the various interests of potential commissioners. Councilmember Rackley called for the vote.

**Resolution 2356 approved 5 – 1.
Councilmember Watson voted no.**

- C. **AB14-20 – Ordinance 1475 [D14-20] – An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 10.12 Of The Bonney Lake Municipal Code And Corresponding Ordinance 918 Relating To Speed Limits, And Reducing The Speed Limit On SR 410 In The Downtown And Midtown Areas Of Bonney Lake.** [Previously AB13-128]. *Moved from Consent Agenda Issues, Item D.*

**Councilmember Rackley moved to approve Ordinance 1475 [D14-20].
Councilmember Watson seconded the motion.**

Deputy Mayor Swatman said this item went through the Public Safety Committee but not the full Council, and asked for more information. Councilmember Watson explained that the City originally was concerned that it could not install lower lane divider berms with a

45 miles per hour (MPH) speed limit. Public Works Director Grigsby said the Washington State Department of Transportation (WSDOT) performed a speed study and reported that the recommended speed limit for SR410 between 214th Ave E and the western city limits is 40 MPH. He said the Police Department, State Patrol, and WSDOT have all agreed with the concept.

Deputy Mayor Swatman spoke against lowering the speed limit. He said it is not necessary, and the City can still install lower barriers with a 45 MPH speed limit. He pointed out other roads in the area that have low or no barriers for 4 to 6 lanes of traffic and a 45 MPH or higher speed limit. He said he does not want to impede traffic.

Councilmembers Watson and Lewis spoke in favor of the proposed change, which they said will prevent accidents and make the City safer for drivers, pedestrians and bicyclists. Councilmember Watson said the City can install barriers and berms that are more attractive, as well. Public Works Director said the berms can be either size in a 45 MPH zone, and the main cost at this time would be replacing the speed limit signs. He said the original purpose in reducing the speed limit was about the berms, but after the traffic study was performed, safety became a more pressing concern.

**Ordinance 1475 [D14-20] approved 5 – 1.
Deputy Mayor Swatman voted no.**

X. EXECUTIVE SESSION: None.

XI. ADJOURNMENT:

**At 7:47 p.m., Councilmember Rackley moved to adjourn the Council Meeting.
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 February 11, 2014 Meeting:

- Dan Grigsby, City of Bonney Lake – *SR410 Speed Study Map*.

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2013 Development
Activity Report Presentation

City Council Workshop February 18, 2014

Bonney Lake by the Numbers

| | 2013 | 2012 |
|--|--------------|---------------|
| Single Family Permits Issued | 142 | 104 |
| Single Family Construction Value | \$33,559,218 | \$22,843,811 |
| Commercial Permits Issued (new & remodel) | 38 | 33 |
| Commercial Construction Value | \$4,196,159 | \$13,569,986* |
| Real Estate Excise Tax (REET) | \$1,076,477 | \$913,936 |
| Sales Tax Revenue (thru November) | \$3,006,280 | \$2,683,864 |
| Business License & Home Occupation Applications | 185 | 181 |
| * Note - Franciscan Medical Center permits issued in July 2012 - construction valuation of \$7,063,827 | | |

2013 Business License and Home Occupation Applications

- Business License Applications - 92 received, 4 denied & 1 withdrawn
- Business License Applications by zoning district: Downtown Mixed - 6; Downtown Core - 6; Midtown Core - 35; Commercial C-2 - 14; Eastown - 7; Neighborhood Commercial - 4; & Outside City Limits - 20
- Home Occupation Applications - 88 received, 70 approved & 18 non-responsive
- 185 total Business License and Home Occupation Applications received and reviewed

2013 Permitting Highlights

- Issued 142 new single-family residence building permits - up 37% from 2012
- Received 222 new single-family residential applications - 117 more than in 2012
- The total number of permits issued was up 30% as compared to 2012
- Development Review Engineering reviewed 22 civil permit applications and issued 14 civil permits
- The review of right-of-way permits was up 93% and road approach permits were up 149% from 2012

Project Updates

Red Robin is coming to town!

Permits issued in October, 2013

Construction valuation of \$1,000,000

Tentative opening in March 2014



Project Updates

Park Place Multi-Family Project

Hearing Examiner approval on May 6, 2013

92 Units

Design Commission review awaiting submittal by applicant



Projects in Process

Hemminger Plat - 31 lots, infrastructure installation in process



Projects in Process

Orchard Grove II Plat - 18 lots, construction of homes on-going



Projects in Process

Church Lake/Haymond Plat - 17 lots, infrastructure installation in process



Projects in Process

Purchase of the 20.83 acre 'Compass Pointe' property in Easttown for the future development of a Public Works Center

Purchase price of \$1,000,000/\$1.16 per square foot



Business Assistance Efforts

Permit Coordinator began regularly attending the Chamber monthly membership meetings in November 2013

Chamber has a standing invitation to attend the Economic Development Committee meetings

Staff regularly attend the Master Builders Association of Pierce County monthly Development Officials Forum meeting

Water and Sewer temporary reductions ended in November 2013;
Transportation Impact Fee reductions remain in effect until August 2014

Questions?

Contact

Jen Francis, Permit Coordinator

(253) 447-4354

francisj@ci.bonney-lake.wa.us

John Vodopich, Director

(253) 447-4345 - Office

(253) 261-5234 - Cellular

vodopichj@ci.bonney-lake.wa.us

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

| | | |
|--|---|---|
| Department/Staff Contact: PW / DAN GRIGSBY Exec. / Don Morrison | Meeting/Workshop Date: 18 February 2014 | Agenda Bill Number: AB14-07 |
| Agenda Item Type: Motion | Ordinance/Resolution Number: | Councilmember Sponsor: Deputy Mayor Swatman |

Agenda Subject: Determination of the Morris-Shepard Assessment for the Eastown Southern Sewer ULA Cost Allocation for the Morris-Shepard Property.

Full Title/Motion: A Motion Of The City Council Adopting A Report And Determination Of The Morris-Shepard Assessment For The Eastown Southern Sewer Ula.

Administrative Recommendation: Recommend Approval

Background Summary: The City Council passed Resolution 2322 on 26 November 2013 that established the Eastown Southern Sewer Development Contract and Utility Latecomer Agreement (ULA). Payment by Mr. Kahne of \$346,041 was received in a timely manner. Subsequently, property owners that will be assessed a latecomer fee were notified of the preliminary amount of this fee. A request for a public hearing on this fee was received from Mr. Ed Morris challenging the fairness of this fee for the parcel owned by the Shepard-Morris families.

Attachments: City Administrator's Report of findings, conclusions, and proposed decision.

| BUDGET INFORMATION | | | |
|----------------------------|-----------------|----------------------|----------------|
| Budget Amount | Current Balance | Required Expenditure | Budget Balance |
| N/A | | | |
| Budget Explanation: | | | |

| COMMITTEE, BOARD & COMMISSION REVIEW | | | |
|---|-------------|---|---|
| Council Committee Review: | Other | <i>Approvals:</i> | Yes No |
| | Date: | Chair/Councilmember | <input type="checkbox"/> <input type="checkbox"/> |
| | | Councilmember | <input type="checkbox"/> <input type="checkbox"/> |
| | | Councilmember | <input type="checkbox"/> <input type="checkbox"/> |
| | Forward to: | Consent | |
| | | Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Commission/Board Review: | | | |
| Hearing Examiner Review: | | | |

| COUNCIL ACTION | | | |
|-----------------------|------------------------------|-------------------------|---------------------------|
| Workshop Date(s): | 20 August & 3 September 2013 | Public Hearing Date(s): | 10 SEP 2013 & 28 JAN 2014 |
| Meeting Date(s): | 26 November 2013 | Tabled to Date: | |

| APPROVALS | | |
|--|--|--|
| Director: <i>Dan Grigsby, P.E.</i> | Mayor: <i>Neil Johnson Jr.</i> | Date Reviewed by City Attorney: (if applicable): |

Memo

To: City Council
From: Don Morrison, City Administrator
Date: February 4, 2014
Re: Findings and Conclusions – Morris ULA Hearing

Background

Pursuant to BLMC 13.16.050 the City Council adopted Resolution 2322 on November 26, 2013 authorizing establishment of a sewer development financing contract and utility latecomer agreement for Eastown sewers with Kahne Properties, LLC. Said agreement included a preliminary determination of the latecomer fees to be paid by benefitting properties as a result of the sewer extension.

BLMC 13.16.050(I2) provides that if any property owner requests a hearing in writing within 20 days of the mailing of the preliminary determination, a hearing shall be held before the legislative body. Mr. Edwin W. Morris, Jr., one of the benefitting parties, filed a request for a hearing. Said hearing was held before the City Council on January 28, 2014. At said hearing, Mr. Morris spoke and submitted a letter opposing his inclusion in the ULA (see attached) and stating his belief that his assessment is unfair because:

- A. Bonney Lake would condemn a sewer easement across the Morris-Shepard property and that they would be required to pay a share of the cost of the condemnation proceeding, and
- B. That their property already has ready access to the City sewer system and does not need to be a part of the ULA.

Findings

1. Morris did not dispute the methodology upon which the preliminary determination and allocation of costs was based, nor the Morris-Shepard share of the assessment. The method of cost allocation appears correct and reasonable under BLMC 13.16.050(i).
2. The City would not condemn a sewer easement unless the parties were unable to come to terms on a fair price for the easement. Per BLMC 13.16.050(H) recoverable costs may include all costs reasonably associated with this extension. These costs include but are not limited to both direct construction costs and pre-construction costs deemed appropriate by the city to establish complete cost compilation and assessment of costs on a fair, pro rata share of the extension, subject to such rules and regulations adopted by the city. *Recoverable costs may include the cost of acquiring utility easements or rights-of-way only if said easement or ROW would not have been a required developer contribution under city development codes. If the developer would have been required to dedicate the easement or ROW as a condition to project approval, then the value of those contributions may not be included as a recoverable cost under a utility latecomer agreement. Because there are no plans to develop the Morris property in the foreseeable future, dedication of the easement could not be considered a condition of project approval, and the cost of acquiring the easement is properly included in the project costs.*

3. The Morris-Shepard property does not have immediate access to hookup to sewer as claimed. City Public Works Standards require the sewer to be extended to the boundary line of the property at the property owners expense so that adjoining property owners can continue to extend the line along their property.

Conclusion

1. An assessment reimbursement area shall be formulated by the city based upon a determination by the city of which parcels adjacent to the utility extension “would require similar utility improvements upon development.” BLMC 13.16.050(i). Because public works standards require the sewer utility to be extended to the property line, it is appropriate that the Morris-Shepard property be included in the ULA.
2. The costs of acquiring the sewer easement through purchase or condemnation is appropriately included in the project costs. The City will condemn the sewer easement only if the Morris-Shepards do not agree to sell it voluntarily.
3. The preliminary determination of assessments adopted by the City Council by Resolution No. 2322 is appropriate.

Decision

The City Council hereby affirms that the Morris-Shepard parcel should be included in the ULA, and that the preliminary determination of assessments for the ULA is fair and reasonable.

Attachments:

- Morris hearing request letter
- Eastown Southern Sewer ULA Preliminary Assessment Roll
- Eastown Southern Sewer ULA Latecomer Fee Cost Basis
- Eastown Southern Sewer ULA Project Map

received
01, 28/14

C. Morris

January 28, 2014

Dear Mayor Johnson and Bonney Lake City Council,

As I have stated in previous presentations before this council, we recognize the benefit to Bonney Lake by extending the sewer line. However, we oppose our inclusion in the ULA and we believe the amount we are assessed is unfair for the following reasons:

1. As a part of the ULA, Bonney Lake will be required to condemn an easement across the properties, including our property. Although on one hand we will be compensated for that "taking", on the other hand we are then obligated to pay for a percentage of the compensation. Consequently, the compensation we actually receive will be less than the impact to our property.
2. To the extent that Bonney Lake will pay to condemn easements across other properties, we should not be required to contribute to that cost. We derive absolutely no benefit from the sewer line as it extends beyond our property and under no circumstances would we ever be required to contribute towards the cost of condemning property beyond ours. This cost should be allocated to the property owners who benefit from it, not us.
3. We presently can connect to the sewer line at our property line, which also is the most appropriate connection point because the sewer line will be at its lowest point. Once connected, we would have no further obligation. The sewer line will require expensive upgrades to service all of the properties beyond ours because the line will become increasingly shallow. Those are costs unique to the other properties, not to ours. Based on the ULA, we are responsible for those costs, even though we do not otherwise have any obligation to meet those requirements. Those are expenses those property owners would have factored into the purchase price of their lots. Because we have a direct connection to the system, it is not something we had any reason to consider.

Sincerely

Edwin W Morris, Jr.

EASTOWN - SOUTHERN SEWER ULA - ULA & Latecomer Fee Cost Basis

| | Pipe Length | | ULA Preliminary Cost Estimate | ULA Actual Cost |
|---|--------------|-----|-------------------------------|-----------------|
| Easement Acquisition | | | | |
| | | | \$150,000 | TBD |
| Design | | | | |
| Design - Consultant TBD (15% of Engineers Estimate) | | | | |
| Gravity sewer line - Shepard/Morris Parcel | 424 | 29% | \$37,353 | TBD |
| Gravity sewer lines - Kahne Parcel | 385 | 26% | \$10,672 | TBD |
| Gravity sewer line - Chan Parcels (x4) | 675 | 45% | \$9,691 | TBD |
| Total Engineer's Estimate for Construction | 1,484 | | \$16,990 | TBD |
| Construction | | | | |
| Total ULA Project Cost | | | | |
| Gravity sewer line - Shepard/Morris Parcel | 424 | 29% | \$249,245 | TBD |
| Gravity sewer lines - Kahne Parcel | 385 | 26% | \$71,232 | TBD |
| Gravity sewer line - Chan Parcels (x4) | 675 | 45% | \$64,680 | TBD |
| | 1,484 | | \$113,333 | TBD |
| NET ULA COST = | | | | |
| Minus Kahne Parcel Design & Construction | | | \$436,598 | TBD |
| | | | \$74,371 | TBD |
| | | | \$362,227 | TBD |
| Developer/City Cost Share of NET ULA COST: | | | | |
| KAHNE Cost Sharing Contribution to ULA (75%) | | | | |
| | | | \$271,671 | |
| City Cost Sharing Contribution to ULA (25%) | | | | |
| | | | \$90,557 | |
| | | | \$362,227 | |
| Kahne Parcel Cost (No Cost Sharing) | | | | |
| | | | \$74,371 | |
| Kahne Total Contribution to ULA = | | | | |
| | | | \$346,041 | |

EASTOWN SOUTHERN SEWER UTILITY LATECOMER AGREEMENT (ULA)

Latecomer Fee - Preliminary Assessment Roll

| Number of Properties | Map ID | TAX PARCEL | Parcel Size Acres | Preliminary Latecomer Fee \$ | Preliminary Latecomer Fee (+ 5%) | Parcel Owner |
|--|--------|------------|-------------------|------------------------------|----------------------------------|---|
| Benefiting Service Area Parcels | | | | | | |
| 1 | 34 | 0519022007 | 4.73 | \$39,790 | \$41,779 | SHEPARD JAMES H & OLIVA I TTEE ET AL |
| 2 | 35 | 0519022033 | 4.02 | \$33,817 | \$35,508 | SWIFT WARREN G & PATRICIA E |
| 3 | 37 | 0519026033 | 1.58 | \$13,291 | \$13,956 | BABCOCK AARON L & ARDIS E |
| 4 | 38 | 0519026034 | 1.35 | \$11,356 | \$11,924 | BABCOCK AARON L & ARDIS E |
| 5 | 39 | 0519026036 | 2.89 | \$24,310 | \$25,526 | KAHNE & KAHNE PROPERTIES LLC (Note 4) |
| 6 | 41 | 0519022060 | 1.15 | \$9,674 | \$10,158 | CHAN BILL & SANDY |
| 7 | 42 | 0519022059 | 14.06 | \$118,275 | \$124,188 | CHAN BILL L & SANDY |
| 8 | 43 | 0519022061 | 1.86 | \$15,647 | \$16,429 | CHAN BILL & SANDY |
| 9 | 44 | 0519022062 | 0.65 | \$5,468 | \$5,741 | KAHNE & KAHNE PROPERTIES LLC (Note 4) |
| 10 | 45 | 0519022054 | 9.00 | \$75,710 | \$79,495 | KAHNE & KAHNE PROPERTIES LLC (Note 4) |
| 11 | 40 | 0519026035 | 1.77 | \$14,889 | \$15,633 | KAHNE & KAHNE PROPERTIES LLC (Note 4) |
| | | | 43.06 | \$362,227 | \$380,338 | |
| | | | | Notes 1 and 2 | Note 3 | |
| | | | | 43,560 \$/acre | | |
| | | | | Total ULA COST = | | |
| | | | | \$362,227 | | Preliminary Assessment Rate = \$/Acre |
| | | | | \$8,412 | | Preliminary Assessment Rate = \$/square foot |
| | | | | \$0.193 | | |

NOTE:

1. Preliminary costs are based on estimates and will be adjusted with actual costs. When all actual costs are determined, the Initial Latecomer Fee amount will be set. Costs depend on scope of work and actual design/construction costs... To Be Determined (TBD) !

2. Initial Latecomer Fee Assessment amount will be updated each January with a CCI adjustment = Current Latecomer Fee

3. Latecomer Fee Paid = Current Latecomer Fee + 5% City Administrative Fee (BLMC 13.16.050 F)

4. KAHNE Latecomer Fee Summary:

| | |
|--|-----------|
| Total Latecomer Fees due from all parcels = | \$362,227 |
| Total Latecomer Fee Due from KAHNE parcels = | \$114,909 |
| Net Latecomer Fee Payments due from other property owners = | \$247,318 |
| | |
| Preliminary Amount contributed by KAHNE to establish ULA (75%) = | \$271,671 |
| Preliminary Amount contributed by CITY to establish ULA (25%) = | \$90,557 |
| Total ULA Cost = | \$362,228 |

(Includes KAHNE Latecomer Fee Payments)



City of Bonney Lake

Shepard-Morris Property Proposed Utility Easement

- Proposed Sewer Manhole
- Existing Sewer Manhole
- Proposed Sewer Main
- Existing Sewer Main
- Proposed 20 Foot Permanent Utility Easement
- Tax Parcel



The map features are approximate and have not been field verified. Additional items that have not been mapped may be present. This is for an advisory purpose only and does not constitute a warranty. THE CITY ASSUMES NO LIABILITY FOR ANY DAMAGE, INCLUDING BUT NOT LIMITED TO, DAMAGES OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, THAT MAY BE CAUSED BY THE USE OF THIS INFORMATION. THE CITY MAKES NO WARRANTY OF ANY KIND FOR THE INFORMATION PROVIDED.



October 10, 2013

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CITY OF BONNEY LAKE
CITY COUNCIL GOALS / PROJECTS
(Not Necessarily in Priority Order)

2014 to 2016 (2014 + 2015-2016 Biennium)

1. Get a community center opened in Bonney Lake.
2. Develop a phased and prioritized park improvement plan (including site plans for AYP Expansion (Moriarty), Mid-Town Park, and Victor Falls Park).
3. Complete the disposition of the City's 192nd surplus land sale.
4. Improve the City's Credit rating (to AAA).
5. Complete a sidewalk section on Veterans Memorial Drive from Locust Ave. to Angeline Road.
6. Develop another segment of the Fennel Creek Trail (1.5M trail section under design grant).
7. Create an Arts Commission.
8. Develop a new public works center.
9. Complete acquisition of the remaining parcels in the Civic Center.
10. Develop a suitable location for a historical museum.
11. Increase funding sources to implement the non-motorized transportation plan, including sidewalks, trails and bike lanes.
12. Develop a closer relationship with the Chamber of Commerce for economic development purposes, including retail business attraction, expansion, and retention.
13. Update the City's emergency management plan, including extended response capability in which the City can operate essential systems for 7-10 day
14. Coordinate with Chamber and local businesses to improve streetscapes including trees, banners, flower baskets and other attractions
15. Annex the CUGA (less Tehaleh)

Long Range Goals (Post 2016 – Not in Priority Order)

1. Develop community recreation center.
2. Square up city limits along north and south sides of 410, east of 214th.
3. Preserve space for the potential development of a Bonney Lake animal shelter
4. Pursue Funding for the 192nd Avenue corridor project
5. Automate City records, to include the management of electronic records and digitizing the City's paper records.
6. Acquire remaining downtown properties and construct civic center
7. Work with Pierce County, WSDOT, and developers to build the Rhodes Lake Road corridor with improvements to the Orting Valley Highway and SR410 intersection.
8. Pursue agreements to sell excess City water during non-peak demand periods. May include selling spring water to a bottling company.
9. Acquire or annex the "thumb with appropriate land use restrictions.
10. Perfect the City's water rights.
11. Obtain a water right in the White River Basin (CWA agreement)
12. Obtain right of first refusal on Lake Tapps HOA parks (Should HOAs in the future be tempted to sell lake park property)
13. Improve interconnectivity between neighborhoods and commercial areas.
14. Develop Victor Falls Park.
15. Maximize commercial development uses/areas (may include some neighborhood commercial areas not located along SR410).

**SPECIAL CITY COUNCIL
MEETING - RETREAT**

**January 25, 2014
9:00 A.M.**

MINUTES



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.

Website: www.ci.bonney-lake.wa.us

Location: C.I. Shenanigans, 3017 Ruston Way, Tacoma, Washington – Executive Boardroom.

I. CALL TO ORDER – The City Council and staff were gathered for breakfast at 8:30 a.m., however, no city business was discussed as a group prior to the start of the special meeting. The special meeting was formally called to order by Mayor Neil Johnson, Jr. at 9:00 a.m.

A. Roll Call: Administrative Services Director/City Clerk Harwood Edvalson noted the attendance of the following elected officials: Mayor Neil Johnson, Jr., Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember Jim Rackley, and Councilmember Tom Watson.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Administrative Services Director/City Clerk Harwood Edvalson, Assistant Public Works Director Charlie Simpson, Facilities and Special Projects Manager Gary Leaf (morning session only) and Special Event Coordinator David Wells (morning session only).

In addition to the above, Park Board Chairperson Jim Bouchard attended the morning session.

II. AGENDA ITEMS: The meeting agenda was reordered and some items combined as reflected in the list of agenda items which follows below.

A. Retreat Expectations: Councilmembers were asked to briefly express their expectations for the retreat. The majority touched upon establishing direction for short-term parks development/projects. Also discussed were continued development of the Downtown, Midtown and Easttown areas, creation of a youth center and long-term funding for parks planning and development.

B. Parks Planning: City Administrator Morrison introduced the discussion by describing the need for consensus building within the community, particularly to garner support for some type of parks bond to fund park development. Councilmembers discussed the topic. A majority consensus formed around the desire to accomplish some smaller projects over the next 2 years which could be funded from existing reserves. The hope was expressed that by seeing action in the parks, the public will have firm examples of progress and wish to consider further progress by supporting parks bonds.

The Council took a fifteen minute break and resumed the meeting at 10:05 a.m.

C. Short-term Parks Projects: Mayor Johnson asked the City Council to identify their top parks-related projects for the next one to three year period. The Council went through a process of ranking the suggested projects and identified the following top four:

1. A picnic area and parking lot in Midtown Park;

2. A ropes course for the Midtown Park;
 3. Development of a Mid-town Pocket Park behind the market at Lake Tapps; and
 4. Open a leased community center in Midtown.
- D. Short-term Council Goals: The City Council was invited to identify short-term (1-3 years) goals for the City. The same process of ranking the goals was used to produce the following:
1. Open a community center;
 2. Install a sidewalk on Veterans Memorial Drive connecting Locust and Angeline;
 3. Complete the sale of the city property on 192nd Ave E. north of Junction 192; and
 4. Improve the city's credit rating to AAA.
- E. Review of Prior Council Goals: The City Council was provided a list of goals established previously by the City Council which have not yet been completed. By earlier survey, the Council gave their opinions as whether these goals should be retained, modified or deleted. The goals the Council chose to retain are as follows:
1. Develop a closer working relationship with the Chamber of Commerce;
 2. Develop a suitable location for a historical museum;
 3. Complete acquisition of remaining parcels for the Civic Center;
 4. Increase funding sources to implement the non-motorized transportation plan;
 5. Coordinate with Chamber of Commerce for local streetscape improvements;
 6. Update the emergency management plan and establish reserves for 2-3 days operations;
 7. Develop a public works center;
 8. Build a coalition for support of long-term comprehensive parks planning; and
 9. Annex the County Urban Growth Area.

The City Council took a lunch break at 12:15 p.m. and resumed retreat discussion at 1:25 p.m.

- F. Review of Council Long-term Goals: The City Council discussed prior long-term goals and added new items to the list for discussion. The following are the long-term goals reaffirmed or established by the Council at this retreat:
1. Develop a community recreation center;
 2. Square up the city limits along north and south sides of SR410, east of 214th;
 3. Preserve space for a future Bonney Lake animal shelter;
 4. Pursue funding for the 192nd Avenue corridor project;
 5. Automate/manage city records; digitize existing paper records;
 6. Acquire remaining downtown properties and construct a civic center;
 7. Work with stakeholders to build the Rhodes Lake Road corridor project;
 8. Maximize commercial development areas and land uses;
 9. Annex the Kelly Farm area with appropriate preservation restrictions;
 10. Perfect City water rights;
 11. Obtain a water right in the White River Basin;
 12. Acquire right of first refusal on purchase of Lake Tapps area HOA parks;
 13. Improve interconnectivity between neighborhoods and commercial areas; and
 14. Develop the Victor Falls Park.

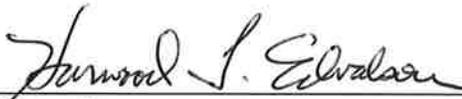
- G. Public Works Center: The City Council discussed the proposed development of the Public Works Center and expressed majority consensus support for development of the material storage site first and then the public works administrative center building on the old Compass Pointe site with no immediate access to SR410.

The City Council took a break in their discussions at 3:25 p.m. starting again at 3:45 p.m.

- H. General Council Discussion: The City Council discussed these items and provided direction to staff on the following:
1. Agenda bills will typically require a councilmember sponsor, unless submitted under the Mayor's authority;
 2. The "Other Reports" section of the regular council meeting agenda will be used for reports where councilmembers are reporting as official representatives of the Council. Items of general interest to the Council or intended for public information will either be handled under "Announcements" if submitted to the Mayor prior to the meeting or as part of the "Open Discussion" section of Council workshops; and
 3. Staff is encouraged to look for more creative ways to use social media to get the City's message out to the public.

III. ADJOURNMENT:

At approximately 4:00 p.m., the City Council adjourned the meeting by common consent.



Harwood Edvalson, MMC
City Clerk



Neil Johnson, Jr.
Mayor

Items presented to Council at the January 25, 2014 Special Meeting:

- Councilmember Randy McKibbin, City of Bonney Lake – *Mid-Town Pocket Park (MTPP)*.

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.