

CITY COUNCIL WORKSHOP

*April 7, 2009
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.

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

Audio Time Stamp ↓

Call to Order:

Mayor Neil Johnson, Jr. called the Workshop to order at 5:30 p.m.

Roll Call: [A1.3]

Administrative Services Director/City Clerk Edvalson called the roll. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember David King and Councilmember James Rackley.

[Staff Members in attendance were City Administrator Don Morrison, Chief Financial Officer Al Juarez, Community Development Director John Vodopich, Police Chief Mike Mitchell, Public Works Director Dan Grigsby, Building Official Jerry Hight, Community Services Director Gary Leaf, Assistant City Attorney Kathleen Haggard and Administrative Services Director/City Clerk Harwood Edvalson.]

5:30:42

1. Introduction of East Pierce Fire and Rescue Chief Jerry Thorson.

Mayor Johnson introduced Jerry Thorson as the new Fire Chief for East Pierce Fire and Rescue. Chief Thorson thanked the Council for the opportunity to introduce himself this evening. He assured the Council of his interest in ensuring a good working relationship with the Cities in the district. He added he is aware of some facilities issues and needs and hopes the City and District can work together to meet those needs. Chief Thorson announced his intention to either personally attend Council meetings on a regular basis, or have a staff member attend to represent the District. On behalf of the Council, Councilmember Bowen added his welcome and extended an invitation to attend any of the City’s meetings and communicate freely with the Council.

5:33:26

2. Council Open Discussion.

Audit Exit Interview

Councilmember Rackley asked if a time had yet been established for an exit interview with the State Auditors for the 2007 audit. Finance Director Juarez described the current process to conclude the audit, and said he anticipated the exit interview will be scheduled before the 2008 audit starts at the end of May.

Logging Hillside Above Sumner

Councilmember Rackley noted the report in the Courier-Herald that logging would be taking place above the Corliss plant located at the foot of Elhi Hill and SR410 and a smaller portion west of Myers Road. Both Mayor Johnson and City Administrator Morrison noted the City had not been given notice of the proposed Department of Natural Resources permits applications. Councilmember Bowen said some of the trees

may have root-rot like trees in the WSU forest. He said there may be an advantage to clearing out any diseased trees. Councilmember Carter noted that the City has steep slope ordinances that help protect the slopes from erosion when forest cutting takes place within the City.

Eastown Point Person

Mayor Johnson announced that Public Works Director Grigsby would be the Eastown 'czar' or point person for the City on Eastown development issues. Mayor Johnson expressed hope the State would soon adopt legislation authorizing cities to participate in latecomers agreements. He hoped this would be a tool to facilitate the installation of needed infrastructure in Eastown if current landowners/developers were unsuccessful with their utility plans.

Upcoming Events

Councilmember Carter commented on upcoming events in the City, including the first adult Easter egg hunt on Friday, April 10th and the youth Easter egg hunt on April 11th. She also noted the City-wide Spring Cleanup scheduled for April 13th – 17th and Parks Appreciation Day on April 18th at Cedarview Park.

Playful Cities Campaign

Councilmember Carter noted the City's continued awards for being a Well-City and other activities at the Senior Center and in the local area. She asked if the Playful Cities Campaign through the National League of Cities is something in which the City might want to participate. Mayor Johnson said he would review the information in the recent NLC newsletter.

Flood Control for White River

Councilmember Carter asked if the article in the Courier-Herald on Sumner's efforts to address flooding of the White River would have an impact on the City. Director Grigsby said the sediment buildup in the river has recently threatened the wastewater treatment plant in Sumner. He expected an uphill battle to obtain dredging rights to deepen the river's channel.

Alcohol Awareness Month

Councilmember Carter reported the Public Safety Committee had a presentation on domestic violence at their last meeting. She also drew attention to April being Alcoholism Awareness Month. She distributed literature on this family disease for review. She asked that particular attention be paid to the 'Open Letter to Police' in the literature. She also mentioned the availability of the Community Resource pamphlet in the City Hall lobby which provides a listing of resources available on the plateau for assistance.

Eastown Widening of SR410

Councilmember Bowen commented on his understanding that funding for the widening of SR410 in Eastown is still available and planned for release of construction bids in August. Mayor Johnson noted the sidewalk project on SR410 may be in jeopardy. Director Grigsby said the City is waiting to see what the State Transportation Improvement Board will do in the face of the State's current deficits.

5:44:24

3. **Review of Council Minutes:** March 17, 2009 Council Workshop, March 24, 2009 Council Meeting, and March 28, 2009 Special Council Meeting.

Deputy Mayor Swatman said the March 17th minutes mention discussions between the City Attorney's Office and the Building Department. He asked if intent of the ordinance language about all permits or future permits had been resolved. Director Vodopich responded the Attorney's Office had determined the language means all existing permits would get a two year extension from the date of the ordinance.

Councilmember Carter offered corrections to the minutes of the Council Retreat on March 28th. She said where the phrase 'departmental concession strategies' is recorded on Page 2, it should read 'departmental succession strategies.' She said on Page 4 where it mentions AHBL giving a presentation to the Council on the annexation study at a future workshop, the Planning Commission should be included. She also asked that it be reflected in the minutes that she did not agree with the suggestion to cut the Stream Team contract. Mayor Johnson noted that the list was for expenditure items that are currently being frozen. He added that Director Leaf is still working on the Stream Team issue.

5:47:04

4. **Discussion:** AB09-60 – Ordinance D09-60 – Transportation Impact Fee Definitions Amendment.

Mayor Johnson said the following ordinances are presented to Council to begin discussion on possible business incentives for Bonney Lake. He said one of proposals came about as the result of his "Coffee and Conversation with the Mayor" which Councilmember Rackley attended.

City Administrator Morrison said basically this ordinance will limit the application of transportation impact fees to new construction or substantial remodels and grant a limited exemption from transportation impact fees for health care providers who enlarge and relocate their practices if remaining in the City. He said the ordinance would also waive a new TIF for businesses which relocate unless the new building expands substantially over the previous location. Finally, the ordinance clarifies how TIF credits may be earned and applied.

At the conclusion of discussion, the Council majority consensus was to split this proposed ordinance into two ordinances. The Council favored moving forward with an ordinance to grant TIF relief to medical providers who accept Medicare for a majority of their patients. Councilmember Hamilton expressed concern that the ordinance appeared to address only one known provider in the City. Assistant City Attorney Haggard referenced the Revised Code of Washington to assure Council that the ordinance was legal for a broad public purpose. The Council asked that a second ordinance be brought back to workshop which addresses issues such as TIF transfers and SEPA versus TIF projects.

Councilmember Decker moved to take a ten minute recess. Councilmember King seconded the motion.

Motion approved 7 – 0.

5. **Discussion:** AB09-61 – Ordinance D09-61 – Transportation Impact Fee Rebate Amendment.

City Administrator Morrison explained that this proposed ordinance amends the existing TIF rebate ordinance to include all commercial areas of the City, including Midtown, and establishes special criteria for sit-down restaurants. Mayor Johnson noted the ordinance sunsets its incentives in 2011. He encouraged adoption of the ordinance to demonstrate that Bonney Lake is willing to invest in businesses wanting to locate in the City. Councilmember Hamilton commented that the ordinance won't impact the overall funding of the TIF program. He said the TIF would be paid up front and the rebate given from increased sales tax received on the business.

The Council discussed the anticipated sales tax threshold that would trigger the rebate. The ordinance proposes a rebate for Eastown businesses generating at least \$25,000 per year in sales tax to the City of Bonney Lake. The Council discussed this threshold. Some expressed desire for a lower threshold similar to that proposed for Midtown. Others felt the amount as originally proposed was appropriate. Councilmember Decker asked what size of bond issue would be required if the City were to front the cost of necessary sewer and water infrastructure to Eastown. From the audience, Ray Frey said the current projected cost for sewer to the area is 2 to 2.5 million dollars. Director Grigsby said the bond would be larger to include the cost of running adequate water service to the area as well.

Mayor Johnson proposed bringing the ordinance forward with a proposed Eastown rebate threshold of \$15,000 of sales tax to the City of Bonney Lake. He said the Council could amend the provision on the floor, but felt an ordinance is necessary to again demonstrate the City's commitment to appropriate development of its commercial areas.

6:57:37

6. **Discussion:** AB09-62 – Ordinance D09-62 – Commercial Building Incentives.

City Administrator Morrison explained this proposed ordinance would waive 50% of certain land use fees, waive 50% of building and plan review fees; and grant a rebate of 75% of construction sales tax up to \$100,000. Council discussed this proposed ordinance. Councilmember King concluded that this type of incentive is being used in other jurisdictions. He said he saw no problem as long as the ordinance sunsets as indicated in 2011. Council majority consensus was to bring the ordinance forward for action.

7. **Executive Session:**

Pursuant to RCW 42.30.110(1)(b) the City Council adjourned to an Executive Session with the City Attorney at 7:46 p.m. to discuss real estate acquisition by purchase. The Meeting reconvened at 7:52 p.m. After inviting any remaining members of the public back into the open session, the Council took the following actions:

7:52:40

Deputy Mayor Swatman moved to suspend the Council Rules of Procedure and add an item for property acquisition to the meeting agenda. Councilmember Rackley seconded the motion.

Motion approved 7 – 0.

Councilmember Rackley moved to authorize the Mayor to sign a purchase and sale agreement for the Norma Hyland Property located on 195th Avenue Ct. E. south of Allan Yorke Park. Deputy Mayor Swatman seconded the motion.

City Administrator Morrison explained that the property purchase price is \$105,000 with \$10,000 deposited in escrow as earnest money and also includes some closing costs.

Motion approved 7 – 0.

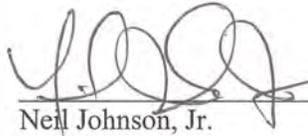
8. **Adjournment:**

At 7:55 p.m., Councilmember Rackley moved to adjourn the workshop. Councilmember King seconded the motion.

Motion approved 7 – 0.



Harwood T. Edvalson, CMC
City Clerk



Neil Johnson, Jr.
Mayor

Items submitted to the Council Workshop of April 7, 2009:

- City of Bonney Lake – *Open Letter to the Police, List of ALATEEN meetings, and information on Alcoholics Anonymous* – Councilmember Laurie Carter.