

CITY COUNCIL WORKSHOP

**June 2, 2009
5:30 p.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.

"Where Dreams Can Soar"

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, Community Services Director Gary Leaf, City Attorney Jim Dionne, Administrative Services Director/City Clerk Harwood Edvalson and Records & Information Specialist Susan Duis.]

5:30:58

1. **Council Open Discussion.**

Traffic Impact Fees

Councilmember Rackley said he has spoken with people who complained about the City's TIF fees. He asked Public Works Director Grigsby to give an overview of how the fees were developed and suggested the Council discuss TIF rates carefully. He said TIF rates could be reduced in various ways, including by removing projects from the TIF project list. Councilmembers agreed that this item should be discussed.

Councilmember Hamilton said the TIF rates came out of a lengthy process and incentive programs were recently approved. He spoke against any changes that would negatively affect traffic in the City, or have the taxpayers subsidize development that comes into the City. Councilmember King noted that if a new business comes in, they may not feel it is appropriate to pay the full TIF fee if another business has left the City. Mayor Johnson suggested the topic be discussed in depth at an upcoming workshop.

Boat Launch Passes

Councilmember Decker said he has been told that residents are unable to purchase an annual boat launch pass because they cannot get to City Hall between the hours the city sells passes – 8:30 a.m. to 4:00 p.m. He suggested they sell passes until 4:30 p.m. or later. Chief Financial Officer Al Juarez said he and his staff spoke with Community Services Director Gary Leaf about the process before the start of the boating season. In previous years, staff had issues processing applications before the close of business when people came in right before 5:00 p.m. The 4:00 p.m. cut off was in line with the Court's passport processing times. He said he is open to ideas to change the process. Councilmembers discussed alternate cut-off times, staying open late on specific days, offering employees the option to flex their schedules if they have to stay late, or providing forms by mail or online to cut down on the time required to process the sale of annual passes. Mr. Juarez said his staff must verify residency inside city limits and

current boat registrations, which is why they have required in-person applications. Councilmembers referred the issue to the Executive Department staff to discuss options.

Corliss Property Tree Clearing

Councilmember Hamilton asked for an update on the tree clearing planned on private land that lies outside City limits. He asked if the Department of Natural Resources notified the City of this proposed action. Director Vodopich said from his understanding, no notification is required for this type of logging on private land outside city limits. He said since this incident he has learned about and signed up for the e-mail notifications provided by DNR. He said he spoke with the regional forester and was told that even if the City had advance warning, it is not likely that the City's comments would have changed anything. He said the City has jurisdiction for forest practices inside City limits. Mayor Johnson said he has made the City's concerns known, particularly about a low area in Myers Rd. that has the potential to flood.

Falling Waters Emergency Repairs

Councilmember Hamilton asked for an update to emergency repairs at the Falling Water septic field. Public Works Director Grigsby said work to replace tanks in the septic field is ongoing. He explained that the tanks were damaged when they were installed, and gray water is seeping through cracks in the concrete tanks into the septic field. He noted there is no public hazard, as the water is all 'gray water' but the system is not working as it was designed due to the damage. He said the city discovered the issue during inspections. He said it has been over a year since the contractors installed the tanks, and the City Attorney's office is reviewing options. He stressed that the issue did not occur due to a design problem, but errors during construction.

Tacoma Public Utilities Water Purchase

Councilmember Hamilton asked about negotiations with TPU for purchasing water. Director Grigsby said the offer was presented when Council approved the purchase, but the TPU board has put it on hold and has not taken any action on it either way. He said the City is in talks with Cascade Water Alliance for a possible water purchase currently as well.

Councilmember Hamilton noted that there was some discussion in the past about purchasing water from the Valley Water District. Director Grigsby said the City has the option to purchase water from them seven years after annexation. He said the City sent a letter to Valley letting them know the intent to purchase some time in the future, but there is no time frame or budgeted funds to purchase the distribution system. He said Valley Water System upgraded their system to meet fire flow requirements so they could serve Eastown.

Councilmember Hamilton asked about supplying water to Tapps Island. Director Grigsby explained the Tapps Island manager is currently working on options to treat their water supply so it meets Department of Health drinking water standards. He said the City agreed to provide water to the Island in emergencies, and at the city's request they have installed a water meter on the island, so if there is a future emergency the amount of water used can be measured. He said there has not been such an emergency in over two years. He added that Tapps Island residents could ask to get Bonney Lake water service, but the costs to residents could be high, with a local utilities district (LID) and applicable system development charges.

Deputy Mayor Swatman commented that as building slows down and water conservation measures are put into effect, the City should consider how much water it needs to serve customers, and maybe consider purchasing smaller blocks of water.

Madrona Park Property

Councilmember Hamilton noted there is an abandoned house adjacent to Madrona Park and asked if the City has considered purchasing the property to expand the park. Mayor Johnson said the City could look into this option.

Cottage Developments

Deputy Mayor Swatman thanked the Community Development staff and Planning Commissioners for taking part in a great tour of Cottage Developments, including Snoqualmie Ridge. He said commissioners took time from their schedules to attend and the Planning Commission would be discussing these developments in the future.

Fundraising and Special Event Permits

Councilmember Decker said he saw people standing along the road at SR 410 and Sumner-Buckley Highway asking for donations for a breast cancer foundation. He said he supports their fundraising effort but it was dangerous to have people standing in the roadway. Mayor Johnson asked if a special event permit should be required for this type of activity. Police Chief Mitchell said groups have asked the Police Department to 'okay' this kind of activity in the past and provide assistance, but they have not due to liability issues. City Clerk Edvalson said if fundraisers are using the right-of-way and impacting traffic, it could qualify as a special event and the standard permit application could be used. Mayor Johnson suggested staff let people know about the Special Event permit, or ask them to move out of the right-of-way or use a location on private property in the future.

Parks Appreciation Day

Councilmember Carter noted a full page advertisement in the newspaper about Parks Appreciation Day, which was a great event, and thanked everyone for taking part.

Sidewalk Chalk

Councilmember Bowen noted another article in the Tacoma News Tribune about an area of the City of Tacoma that is set aside for people to draw on with chalk. He said it would benefit Bonney Lake to have a designated spot for this kind of activity.

Thian Thai Water Issue

Councilmember Bowen asked for an update about resident George Brown's issue of water pooling on his business property. Director Grigsby said the City tested the water twice for chlorine to determine if it was City water, which came back negative. Assistant Public Works Director Charlie Simpson had the water main pipes tested and found a leak in the pipeline under Main Street on the city's side of the meter. The leak was fixed so water will no longer pool in the parking lot. Mayor Johnson thanked staff for their hard work, as this would have been an ongoing problem. He noted the City is working on right-of-way acquisition at the corner of Main Street and Old Sumner Buckley Hwy.

Main Street Intersection Project

Public Works Director Grigsby said all the right-of-way required to advertise for the Old Sumner Buckley Highway intersection project has now been purchased. City Engineer John Woodcock is reviewing the 95% contract design, and the City should be

able to advertise the project for bids this summer. The project includes a signal, road widening, sidewalk along part of SR 410, and connecting the stormwater system from the new Interim Justice Center to the new Downtown stormwater facility. Councilmember King said the project will be an obvious improvement for residents to see, along with the Interim Justice Center project.

Interim Justice Center

Councilmember Rackley asked for an update on the IJC. Director Vodopich said the architect has submitted revised drawings and the permits are being reviewed. The house on the building site was demolished on June 1, 2009 and is being cleaned up now. The project should be ready to go out to bid in about a month.

At 6:23 p.m., Councilmember Bowen moved for a five minute break. Councilmember Rackley seconded the motion.

Motion approved 7 – 0.

6:30:51

2. **Review of Council Minutes:** Council Workshop for April 21st and Council Meetings for April 28th, May 12th and May 26th.

Councilmember Carter noted confusing wording in the April 21, 2009 minutes, page 2, regarding a property maintenance agreement. Deputy Mayor Swatman asked that the second sentence, regarding purchase of the property, be removed. He said the Council was aware of and approved the property purchase agreement, but was not aware of the related maintenance agreement.

Councilmember King said he erred at the May 26, 2009 Meeting when he said the Public Safety Committee had not met. He said he will make his report at the next Council Meeting. The minutes were moved forward to the June 9, 2009 Meeting for approval with corrections.

6:34:20

3. **Discussion:** AB09-84 – D09-84 – Relating to Cancellation of Council Workshops.

Deputy Mayor Swatman said on the rare occasion when there are no items (or only one or two items) for discussion at a workshop, this allows for a way to cancel the workshop. He suggested revising the ordinance to state that the Mayor and Deputy Mayor must agree to cancel the workshop, not the Mayor or the Deputy Mayor. Mayor Johnson said the ‘Mayor’s designee’ listed in the ordinance would normally be the City Administrator or the City Clerk. He also suggested adding the following sentence to the end of the ordinance: “The Council shall strive to hold at least one workshop per month.”

Councilmember Rackley said though some cities do not have workshops, he is in favor of holding workshops. He said that when there is no business to discuss workshops are not necessary, and he supports the proposed ordinance. Councilmembers discussed the importance of the open discussion held during workshops, and proposed that the Open Discussion item be added to the Meeting after a cancelled Workshop. Regarding Council minutes, Mayor Johnson suggested the minutes could be moved to the following Meeting agenda after a cancelled Workshop, rather than waiting for the next Workshop for review.

Councilmember Hamilton said Workshops are in some ways more important than the actual meetings, as Councilmembers sit together and can discuss any issue, ask questions, and get a sense of where everyone stands. At meetings, items are voted on with little discussion for the most part. He said he feels it is a mistake to cancel any workshops, regardless of how much business is on the agenda. He also suggested that citizen comments could be taken during workshops instead of meetings, to allow more back-and-forth discussion.

Deputy Mayor Swatman agreed that workshops are very valuable. He said the proposed ordinance seeks to ensure effective meetings. He noted that significant resources are used at workshops, including the City Attorney and staff who could be doing other work. He said he thinks the option to cancel will not be used very often. He also said there should not be back-and-forth discussion during citizen comments, as it is important to give the Mayor and staff time to get more information on the issue, not have Councilmembers having ad hoc discussions.

Council consensus was to move the proposed ordinance forward with the suggested revisions to the June 9, 2009 Meeting.

6:51:22

4. **Discussion:** AB09-88 – Ordinance D09-88 – An Update to the SEPA Code.

Director Vodopich said the proposed ordinance consolidates all the State Environmental Policy Act (SEPA) policies into a single chapter in the Municipal Code. He said there is one substantive change, making the building of single family residential lots with critical areas subject to SEPA review. He said the Planning Commission reviewed and recommended moving the ordinance forward to the Council. He said this would add the cost of SEPA review to those applications. Councilmember King thanked Associate Planner Kathy James for her work on the proposed ordinance. The item was moved forward to the June 9, 2009 Meeting.

6:55:23

5. **Executive Session:**

Pursuant to RCW 42.30.110(1)(b) and RCW 42.30.110(1)(i) the City Council adjourned to an Executive Session with the City Attorney at 6:55 p.m. to discuss potential litigation and property negotiations for twenty minutes, with no anticipated action. The Executive Session was extended for five minutes at 7:16 p.m. and again for five minutes at 7:21 p.m. The Meeting reconvened at 7:23 p.m. No action was taken.

7:23:36

6. **Adjournment:**

At 7:23 p.m., Councilmember Rackley moved to adjourn the workshop. Councilmember Bowen seconded the motion.

Motion approved 7 – 0.


 Harwood T. Edvalson, CMC
 City Clerk


 Neil Johnson, Jr.
 Mayor

Items submitted to the Council Workshop of June 2, 2009: None.