

**CITY COUNCIL WORKSHOP**

**November 17, 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](http://www.ci.bonney-lake.wa.us)*

**I. Call to Order:**

Mayor Neil Johnson, Jr. called the workshop to order at 5:35 p.m.

**II. 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 and Councilmember James Rackley. Councilmember Dave King was absent.

[Staff Members in attendance were City Administrator Don Morrison, Community Development Director John Vodopich, Assistant Police Chief Dana Powers, Chief Financial Officer Al Juarez, Public Works Director Dan Grigsby, Community Services Director Gary Leaf, City Attorney James Dionne, Assistant Public Works Director Charlie Simpson, Human Resources Officer Jenna Young, Administrative Services Director/City Clerk Harwood Edvalson and Records & Information Specialist Susan Duis.]

**Councilmember Rackley moved to excuse Councilmember King. Councilmember Carter seconded the motion.**

**Motion approved 6 – 0.**

**III. Agenda Items:**

5:35:45

**A. Discussion:** AB09-155 Eastown Utility Latecomer Agreement (ULA).

Public Works Director Grigsby said he provided two new documents for Council's review, including a question and answer sheet and an updated future road network map. The map updates the previous version from 2005 and shows proposed signals, public and private roads. He said the road placement is still not definite, and additional research and agreements must be in place first. Councilmember Rackley said the Council received copies of letters from David Komsmo representing the 'group of 8' property owners in Eastown. Director Grigsby said the letters indicate the property owners have come to agreement on easements for the street and sewer lines. He said developers need to determine legal descriptions and prepare formal agreements for those easements.

Councilmembers discussed how much of the sewer system the city should take responsibility for designing and constructing. Councilmembers expressed concern with getting the project started as soon as possible, ensuring fairness for property owners, and getting a good return on investment for building out the sewer system in Eastown. Councilmember Bowen noted that people who own property South of 410 in Eastown were in attendance and had come forward to work with the city for sewer service in their area as well. Councilmembers said they would like the

entire system to be designed and constructed. They asked staff to prepare information on separating the project into three parts, so work could begin immediately on the first portion while the city designs subsequent portions. They asked for estimates for setting up three separate latecomer's agreements and utility bonds versus financing the entire project at once.

Councilmember Hamilton said the city would take a big risk in financing the entire sewer system and utility customers could face rate increases if the city did not make its money back in latecomer's fees. He questioned whether the city can afford to build the entire Eastown system along with the necessary expansion of the Sumner Sewer Treatment Plant and other projects in the future. He asked for reassurance that the existing system can handle extra sewer capacity for Eastown and that the city will have a good return on its investment.

Director Grigsby said another item in the agenda packet is a map for property owner Roger Watts' parcel. Mr. Watts had asked that the frontage road not cut through the corner of his property. Director Grigsby said it would not be practical to have the road curve in the small area and that Mr. Watt could use the corner of the property for a stormwater pond or other use.

Mayor Johnson asked staff to prepare information on completing the Eastown sewer system in three portions, including the process to create separate utility latecomer's agreements and bonds for each. He said these discussions will continue at a future workshop.

6:09:05

**B. Council Open Discussion:**

Senior Trips: Deputy Mayor Swatman asked if the administration had completed its new Senior Center policy, and what it says about out-of-state travel. City Administrator Morrison said the policy has been adopted and requires the Center to use a charter bus for any out-of-state travel.

Lacey Sewer Treatment Tour: Councilmember Carter noted that several councilmembers plan to attend a tour of the Lacey Wastewater Treatment Facility on December 5, 2009. Mayor Johnson said the tour will be advertised as a special meeting since he and several Councilmembers are planning to attend. He said he was unsure how many people the tour could facilitate but invited interested citizens to attend if possible.

State Representatives: Councilmember Carter suggested the Mayor invite State Representative Dan Roach and State Senator Pam Roach to come and speak to the Council, noting that Representative Chris Hurst recently attended a meeting.

Historical Society: Councilmember Carter said the Historical Society is working on a book about the history of Bonney Lake and is seeking historical photos. She asked any citizens with historical photos of the city to contact the Society.

Human Services: Councilmember Carter said she received an email that the Bonney Lake Food Bank is in need of food and funds to help feed 750 families this Thanksgiving. She said she has collected \$820 and several bags of food that day and encouraged others to give at the food bank or at City Hall. She said

community resources are available, including the Plateau Community Resource Guide, 2-1-1 phone services and the Sumner Family Center.

Citizen Notifications: Councilmember Carter said she attended a homeowner's association meeting recently and residents offered suggestions to improve notification of proposed land use actions. The suggestions included larger signs, e-mail notifications, posting information on the web site, and providing a guide for citizens online so they know how to get on notification lists and stay informed.

Councilmember Rackley said citizens are often not aware of small projects completed by the Public Works crew, like fixing potholes or repairing signs. He suggested the city put up signs or door hangers to increase awareness of this important work. Councilmember Bowen suggested the city make some a-board signs to place in neighborhoods to highlight the crews' work.

Property Taxes: Deputy Mayor Swatman said a proposed ordinance is on the November 24, 2009 agenda to allow the city to bank a portion of future property taxes. He said he read that Sumner's tax rate is at 0.44% since they de-annexed from the fire district.

Comprehensive Urban Growth Area: Deputy Mayor Swatman said he has spoken with residents living in the CUGA about whether they are interested in being annexed into Bonney Lake. Councilmember Carter asked how annexing the CUGA might affect the city's sewer treatment capacity concerns. She said both possible annexations and the 2010 Census could affect Council Ward boundaries in the future.

Town Hall Meetings: Deputy Mayor Swatman noted that the Council hosted Town Hall meetings last year after the election. He said the events gave citizens a chance to meet Councilmembers and the Mayor and talk about issues that are important to them. He suggested the Council schedule one or two weekend events early next year. Mayor Johnson agreed.

Budget: Deputy Mayor Swatman said he is interested in whether the city could have a 'zero-based' budget and what it would require. Chief Financial Officer said he and his staff have discussed zero-based budgeting and it would be possible to develop. He suggested they continue discussions and look at the 2011-2012 budget as a possible starting point. Councilmember Decker noted that Pierce County plans to lay off 300 more employees in 2010, and asked how the city's finances compare to the County's. Deputy Mayor Swatman said the city should consider 2010 events such as Bonney Lake Days, which may be reduced to Friday night and Saturday, with no events on Sunday.

Holiday Decorations: Councilmember Rackley encouraged the city to put up holiday decorations around the city as soon as possible after Thanksgiving to help kick off the season for residents and local businesses.

**Councilmember Bowen moved for a 5-minute break. Councilmember Rackley seconded the motion.**

**Motion approved 6 – 0.**

Mayor Johnson brought the workshop back to order at 6:39 p.m.

6:40:07

- C. **Review of Council Minutes:** October 20, 2009 Workshop, October 27, 2009 Meeting, and November 10, 2009 Meeting.

Councilmember Carter said the October 20, 2009 had typographical errors on pages 1 and 2. On the November 10, 2009 Minutes, the minutes should reflect that Administrator Don Morrison also attended the Community Leaders' Coffee. The minutes were forwarded to the November 24, 2009 Meeting for approval with these corrections.

6:41:53

- D. **Discussion:** AB09-168 - Ordinance D09-168 - An Ordinance of the City Council of the City of Bonney Lake Amending the Comprehensive Plan Land Use Designation and Zoning for Tax Parcel Nos. 0519032005, 0519031000, 0519034002, Also Known as the WSU Forest.

Community Services Director said the proposed amendment includes three parcels known as the 'WSU Forest.' The amendment would change the land use and zoning for portions of the property to commercial, public facilities and high density residential, respectively. A public hearing on the proposed amendment is scheduled for the November 24, 2009 Council Meeting. Mayor Johnson said the city is working with the property owner on an agreement to transfer a portion of the property to the city for a public park. He said the final Environmental Impact Statement is in progress and should be available shortly. The Planning Commission recommended approving the proposed ordinance, with two commissioners voting 'no' due to concerns about traffic and sewer capacity. He said the developer has proposed connecting 211<sup>th</sup> St E, noting that any agreements needed to extend the road would need to be worked out between the developer and property owners directly.

Councilmembers discussed the value of the property and noted its proximity to other commercial areas. Councilmember Carter said it would benefit the city to have additional trails on the property, but a soft surface trail would be problematic for seniors and the disabled. She also said she does not want to see construction of mini-storage facilities on the site. Community Services Director Leaf said the acquisition of public land on the site would double the city's parks acreage, and would also require more funds to open and maintain the area for public access. Deputy Mayor Swatman said he hopes the public land agreement will offer the city flexibility to use the land for other purposes in the far future. The proposed ordinance was forwarded to the November 24, 2009 Meeting for a public hearing.

7:09:26

- E. **Discussion:** AB09-170 - Ordinance D09-170 - An Ordinance of the City Council of the City of Bonney Lake, Pierce County, Washington, Amending the Comprehensive Plan Land Use Designation of the Woodyard Property, Parcel No. 4910000330.

Community Development Director Vodopich said the Planning Commission unanimously recommended approving this proposed ordinance. He said this is a site-specific rezone to commercial zoning and land use. Deputy Mayor Swatman said he opposes the proposed change. He said the commercial frontage creeps along the roadway and the Council needs to evaluate how the change fits with the Comprehensive Plan overall. Councilmembers discussed commercial access

issues in the area near the parcel for the Wal-Mart shopping center and other businesses. The proposed ordinance was forwarded to the November 24, 2009 Meeting for a public hearing.

7:15:41

- F. **Discussion:** AB09-171 - Ordinance D09-171 - An Ordinance of the City Council of the City of Bonney Lake, Pierce County, Washington, Adopting the 2009 Comprehensive Sewer Plan, the 2008 Comprehensive Water Plan, and Amending the Utilities Element of the Comprehensive Plan Referencing these Plans.

Director Grigsby explained that the Council has received copies of the draft utilities plans during discussions earlier in the year. Once approved, they will be re-titled as 'final' and inserted into the Comprehensive Plan. Deputy Mayor Swatman expressed concern that the plans are based on old growth projections, which have been affected by the current economic crisis. Director Grigsby said the plans are based on 2007 and 2008 projections, and the city reviews these plans every 5-6 years specifically to address changes in projections and needs. He said all the projects listed in the plans must still be approved by the Council before they go forward. Deputy Mayor Swatman noted the city's water conservation plan has been quite successful, noting strong use of the city's toilet and washer rebate programs. Director Grigsby said the leaky mains project has helped reduce water use considerably. He said the city's water loss is estimated at 6%, which is far below the State's goals for 10% or less water loss rates. The proposed ordinance was forwarded to the November 24, 2009 Meeting for a public hearing.

7:21:51

- G. **Discussion:** AB09-174 - Ordinance D09-174 - An Ordinance of the City Council of the City of Bonney Lake, Pierce County, Washington, Adopting the Mid-biennial Budget Amendment for Budget Years 2009 and 2010.

City Administrator Morrison explained the exhibits provided for review, including adjustments to individual funds, adjusted revenue and expenditure projections, and a revised budget model. He said most discretionary items were put on hold. He said department heads will receive revised departmental budget balances and will have discretion on how to use their remaining budgets in 2010. He said the budget model has improved slightly, but the city will still need to draw down the fund balance over the next couple of years. Chief Financial Officer Juarez highlighted specific expenditure and revenue reductions, and said staff are working hard to be good stewards of the city's revenues. City Administrator Morrison said he is trying not to reduce services to the public like public safety, street repair, and parks. He said the public will probably not notice reductions at this time, though several years of reductions will begin to impact services on a larger scale.

Councilmembers asked department heads to give input on how budget cuts affect their departments. Department heads said they have cut discretionary items such as equipment, training and consulting services. They said employee furloughs may cause scheduling issues and some reduced service over the coming year. Public Works Director Grigsby said the city plans to hire a development engineer instead of paying consultants for development review, which will result in a cost savings to the city. Several vacant positions will not be filled and other staff have been re-assigned to other departments. In addition, non-represented employees will not receive cost of living increases, and additional cost savings may be

available through changes to health plans. The city is currently in negotiations with the AFSCME union on their new contract. Councilmembers thanked staff for their hard work to reduce expenditures and stressed the importance of maintaining the city's 'human capital' by retaining employees in the future. The proposed ordinance was forwarded to the November 24, 2009 Meeting for a public hearing.

7:50:36

- H. **Discussion:** AB09-79 - Ordinance D09-79 - An Ordinance of the City of Bonney Lake, Pierce County, Washington, Amending Chapter 12.12 of the Bonney Lake Municipal Code and the Corresponding Portions of Ordinance Nos. 1232, 1150, 1037, 1015, 826, 669, 661, and 454 Relating to Park Regulations.

Community Services Director Leaf said the proposed ordinance has come before the Park Board, Public Safety committee and Finance Committee. He said there are several minor amendments, including those that address trespassing in public parks. Councilmember Carter noted possible State legislation regarding banning alcohol sales in public parks, which may come forward next year. Mayor Johnson suggested the discussions continue at a future workshop so Councilmember King, who has invested a lot of time in the ordinance, can take part. The item was continued to the December 1, 2009 Workshop for discussion.

7:54:44

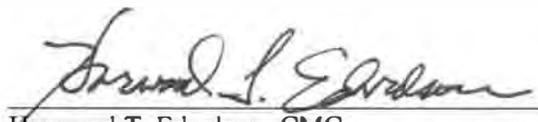
IV. **Closed Session:**

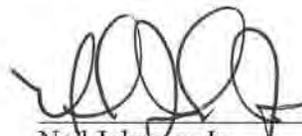
Pursuant to RCW 42.30.140(4)(a) the City Council met in a closed session with the City Attorney to discuss labor negotiations at 7:57 p.m. for 15 minutes. The closed session was extended for 5 minutes at 8:20 p.m. The workshop returned to order at 8:26 p.m. No action was taken.

V. **Adjournment:**

**At 8:26 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 November 17, 2009:

- City of Bonney Lake – Letter from David Konsmo re: "Inclusion of Septic Variance for Limited Eastown Property Owners" – Public Works Director Dan Grigsby.
- City of Bonney Lake – Letter from David Konsmo re: "Follow Up on Eastown "A" & "B" Sewer Infrastructure Matters" – Public Works Director Dan Grigsby.
- City of Bonney Lake – Future Eastown Road Network Map – Public Works Director Dan Grigsby.