

CITY COUNCIL WORKSHOP

**July 20, 2010
5:00 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 ↓

Location: 5:00 p.m. – Reed Property, 7109 Barkubein Rd, Buckley.

The City Council met at 5:00 p.m. for a tour of the City-owned property known as the Reed Property. In attendance were Deputy Mayor Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, and Councilmember Randy McKibbin. Upon completion of the tour, Councilmembers and staff returned to City Hall to continue the Workshop.

Location: 6:00 p.m. – City Hall Council Chambers, 19306 Bonney Lake Blvd, Bonney Lake.

I. Call to Order: Mayor Neil Johnson, Jr. reconvened the Workshop to at 6:03 p.m. at the City Hall Council Chambers and asked the Clerk to call the roll.

II. Roll Call: [A1,3]

Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, and Councilmember Randy McKibbin. Councilmembers Donn Lewis and James Rackley were absent.

Councilmember Decker moved to excuse Councilmembers Lewis and Rackley. Councilmember Carter seconded the motion.

Motion approved 5 – 0.

[Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Police Chief Mike Mitchell, Community Services Director Gary Leaf, City Attorney Jim Dionne, Administrative Services Director/City Clerk Harwood Edvalson, and Records & Information Specialist Susan Duis.]

III. Agenda Items:

6:03:33

A. Discussion pursuant to public hearing held 7/13/10: AB10-112 – Resolution 2050 – A Resolution Of The City Of Bonney Lake, Pierce County, Washington, Declaring A Proposed Annexation To Be In The Best Interest And General Welfare Of The City And Calling For An Election In The Territory Proposed For Annexation.

City Administrator Morrison noted that the version of the resolution included in the agenda packet is old and should not include language related to SEPA review, which is no longer required for annexations. He said this sentence will be removed from the item when it is brought forward for Council action.

City Administrator Morrison said the annexation issue could be placed on the ballot in February, April or May 2011. He said it is better to use the February or April

elections, because the May election date is too late to allow the County to finalize annexation in time for the area to qualify for taxes in the following year. Mayor Johnson said Pierce Transit is planning to place a transit tax on the February 2011 ballot, and the Council may want to wait to determine which date makes the most sense.

Mayor Johnson said there are no plans to hold an additional public hearing before adoption of the resolution, but citizens can speak to the Council in citizen comments and when the Council considers the resolution at a regular meeting. He said when the resolution is approved, the City can arrange for additional public meetings and informational resources for residents in proposed annexation areas. Councilmember Hamilton said it is important for the City to provide options for residents to get information first hand about the pros and cons of annexation. Council consensus was to move Resolution 2050 forward to the July 27, 2010 Meeting for action.

City Administrator Morrison noted that Resolution 2051, which the Council previously discussed, was written as a companion to Resolution 2050. Council consensus was to forward Resolution 2051 to the July 27, 2010 Meeting for action.

6:14:20

B. Council Open Discussion:

Police Boat: Mayor Johnson said Police officers took him on a tour of Lake Tapps on the new Police boat over the weekend. He said it is a great investment and local boaters enjoy seeing the Police presence on the lake. He said Officer Sainati plans to attend the next Public Safety Committee meeting to provide more information.

Fire Code Ordinance: City Administrator Morrison said the recently approved fire code ordinance, Ordinance 1357, lacked appendices that were supposed to have been incorporated as references but were left out in error. He said a corrective ordinance might be needed to correct the ordinance. There was general consensus that this item could be placed on the next Council meeting agenda.

WSU Medical Building Storm Pond: Councilmember Hamilton asked about trees being cut at the WSU Medical Building site and whether the stormwater pond being built currently is permanent. Councilmember Carter said the pond is part of the first phase for the project and the final stormwater pond will be located in the same place.

Events & Organizations: Councilmember Carter said the Relay for Life and YMCA fundraising efforts are seeking donations. She reminded attendees about upcoming special events including Tunes at Tapps on July 21st and the Healthy Living Fair on July 24th.

Code Enforcement: Councilmember Carter said the Public Safety Committee is reviewing the municipal code related to code enforcement and asked if the Council supports their consideration of possible changes to the code. She said they would like to streamline the ordinance, seek input from other cities, and consider options to write infractions or tickets for code enforcement violations. Councilmember Hamilton said the committee has also discussed whether the code enforcement position should be moved from Community Development into the Police Department. He said the City might get a better response if the code enforcement officer is uniformed. He added that a local resident reported she sent a request for code enforcement via email more than once, but had not received a response.

Councilmember Carter said the committee also discussed an opportunity to coordinate code enforcement with the Court. She said offenders who are sentenced with community service could fulfill their hours with property clean-up projects. City Administrator Morrison said staff have considered setting up a volunteer coordinator who would coordinate community service hours with cleanup projects. He said if the program is successful over time the City could consider creating a regular staff position to coordinate this type of work.

Fireworks: Councilmember Hamilton said he received multiple calls from residents again this year complaining about fireworks in the City, and several asked that fireworks be banned entirely. He said a potential ban on fireworks should come before the voters on the ballot, rather than being implemented by the Council. Police Chief Mitchell said officers responded to multiple calls, and are working to ensure that dispatchers do not preempt police action related to fireworks calls.

6:33:54

C. **Review of Council Minutes:** July 6, 2010 Workshop and July 13, 2010 Meeting Draft Minutes.

Councilmember Carter said the July 6th minutes, p. 1, should be revised to reflect that National Night out will include root beer floats at Ken Simmons Park and a barbecue at Cedarview Park. On the same page, she noted the following correction: "Lake Bonney Conservation ~~Society~~ Association." The amended minutes were forwarded to the July 27, 2010 Meeting for action.

6:35:18

D. **Discussion:** AB10-129 - Transportation Impact Fee - A Disincentive to Economic Recovery?

Mayor Johnson said this discussion item relates not only to TIF fees specifically, but also to incentive programs and development costs in general. He said he believes the Council should discuss incentive program options regularly.

Councilmember Carter noted an article about plans for downtown Bonney Lake in the July 20th Tacoma News Tribune. She suggested that incentives be targeted to specific parts of town and/or specific types of businesses. She highlighted recent projects in the downtown area, and plans for a future civic campus, library, etc. Mayor Johnson said the City has spoken with businesses like Big 5, Red Robin, Olive Garden and Costco in the recent past. He asked for Council ideas and input on rebates, permit fee waivers, or other incentive options. Deputy Mayor Swatman agreed that incentives should be targeted, and that he does not support an across the board cut to TIF fees.

Councilmember McKibbin said he attended a discussion during the AWC Conference about development in other cities. Speakers stressed the importance of agreements and partnerships to complete projects that are mutually beneficial to both cities and developers. Mayor Johnson said the Greenwood development is one example of how the City and a developer can work together.

Councilmembers discussed various incentives and options to work with businesses that are considering relocating in Bonney Lake. Mayor Johnson said Executive Assistant Brian Hartsell is working on a video marketing tool for distribution. Deputy Mayor Swatman said the Council should keep in mind the City's mission

when considering future development, and that residents value the natural beauty of the City.

City Administrator Morrison asked whether the Council supports reducing or temporarily waiving Traffic Impact Fees or other development costs. City Attorney Dionne said that if the City waives impact fees, it must make up for those fees with other revenues. He said there may be other incentive options that are not related to TIF fees, however.

Discussions continued regarding incentives geared to help small businesses. Mayor Johnson said the City could target businesses that are sales tax driven for incentives. Councilmember Hamilton spoke in favor of delaying collection of fees to help incentivize development. City Administrator Morrison suggested that existing City businesses could be given credits for fees when they relocate to an existing building. He said the City could offer alternative fee payment options to developers who set up developer's agreements with the City. Mayor Johnson said Raymond Frey, an area developer who was in the audience, had suggested that the City extend the deadline for TIF fee payment to the date when certificates of occupancy are released. Councilmember Hamilton said incentives should be set up with definite start and end dates.

Mayor Johnson directed the Chief Financial Officer and City Administrator to review staffing and financial impacts related to the various incentive options discussed. Council consensus was to continue discussion to a future workshop.

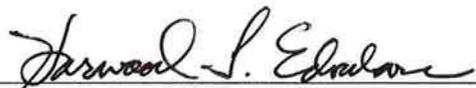
IV. Executive Session: None.

7:24:21

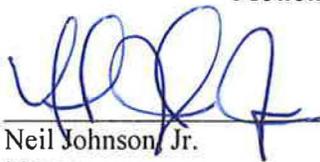
V. Adjournment:

At 7:24 p.m. Councilmember Decker moved to adjourn the workshop. Deputy Mayor Swatman seconded the motion.

Motion approved 5 – 0.



Harwood T. Edvalson, CMC
City Clerk



Neil Johnson, Jr.
Mayor

Items presented to the Council at the July 20, 2010 Council Workshop:

- City of Bonney Lake – *CIP Projects Directly Benefitting Greenwood Development* – Public Works Director Dan Grigsby.
- City of Bonney Lake – *Transportation Improvement Projects (2005-2025)* – Public Works Director Dan Grigsby.