

COUNCIL WORKSHOP

September 7, 2010
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 ↓

Location: City Hall Council Chambers, 19306 Bonney Lake Blvd, Bonney Lake.

I. Call to Order: Mayor Neil Johnson, Jr. called the Workshop to order at 5:32 p.m.

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 Dan Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember James Rackley.

[Staff members in attendance were Chief Financial Officer Al Juarez, Public Works Director Dan Grigsby, Police Chief Mike Mitchell, Community Development Director John Vodopich, Community Services Director Gary Leaf, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Jim Dionne and Administrative Specialist Shawn Campbell.]

III. Agenda Items:

5:33:11

A. Council Open Discussion:

Bonney Lake Days: Councilmember Rackley said he spoke to Costco representatives during Bonney Lake Days and that a concern of theirs is the Transportation Impact Fees. He asked Mayor Johnson if Costco has been made aware of the rebate program. Mayor Johnson stated that Costco is fully aware of all the incentives that the City has available and that the City is willing to negotiate further.

Resolution 2058: Councilmember McKibbin asked if Council would be voting on Resolution 2058 – Design of the Eastown Lift Station, at the September 14th Council Meeting. Mayor Johnson said that this resolution is scheduled to be voted on at the next meeting.

Citizen Comprehensive Plan Amendment Requests: Deputy Mayor Swatman asked if citizen Comprehensive Plan Amendment requests are due next year. Director Vodopich confirmed that was the case. Deputy Mayor Swatman expressed concern that if one business in an area petitions for their property to be zoned commercial, the City needs to have all the businesses in the area work together so that others do not come forward after the amendment is done and wish to be added on. He hopes that the City could get the property owners at 192nd to do a similar development agreement as was done with the WSU forest area so the right-of-way agreement, utilities available, and property exchange could be taken care of in one document, and the property owners and the City would all be on the same page. Councilmember Rackley agreed that it is a good idea but said he would like the City to purchase the

right of way needed by the city before zoning is changed. Deputy Mayor Swatman stated it is his understanding that citizens in that area are planning on bringing this Comprehensive Plan Amendment forward and wanted to make sure that they do it as a group, not one property at a time. Councilmember Carter said the property owners have attended a Planning Commission meeting on this issue. She stated that Director Grigsby has maps for the Eastown area that show everything present and planned for in the area, and that a similar map would be helpful for planning the Midtown area.

2011 – 2012 Budget: Deputy Mayor Swatman said he was quoted in the paper as saying that “it is unreasonable to close the budget gap with cuts alone”. He wanted to make it clear that he is not in favor of using the fund balance long term, and wants to have a balanced budget by end of 2012. Deputy Mayor Swatman thanked the Administration and Mayor for being willing to hear from council before the Mayor submits his budget. Councilmember Hamilton said he is encouraged that the Mayor plans to work out a budget where the Fund Balance does not go below \$3.5 million. Councilmember Lewis said he agrees with the other councilmembers in a balanced budget by 2012. He does not want to see a scenario where we are spending more than we bring in consecutively every year. Councilmember McKibbin stated that he feels the City would need to exhaust the fund balance before the Council should consider raising taxes.

Reed Property: Councilmember Carter stated that she liked using the Reed property for the Special Budget Meeting. She asked if the City could use the different properties in this manor more often and for outside groups. She said she wants to see the Council getting creative with ideas for increased revenue to the City. Mayor Johnson said the property is not ready to be rented. Staff is working on the required upgrades to make the property safe and usable, but it will take time. Mayor Johnson stated that they are looking at all the properties that the City currently has and ways to use them that is in the best interest of the City.

Councilmember Hamilton asked if the City still has regular meetings with Cascade Water Alliance. Mayor Johnson stated that Director Grigsby and himself stay in contact with CWA. Councilmember Hamilton said it is important to continue to talk about the long-term plan of the City to use the Reed Property as a trailhead for the Fennel Creek Trail. In addition, he said a few citizens have voiced concerns that CWA is discouraging recreational use of the road by putting up fences and full time security. At this time, he has not heard of anyone who has been asked to leave. He would like to see this concern brought up in a discussion with CWA to ensure that they are in line with the long-term plan of the City. Mayor Johnson stated that CWA’s concerns relate to liability, security, vandalism and garbage in the lake. He feels there will probably need to be a hold harmless agreement between CWA and the City of Bonney Lake, City of Buckley and Pierce County.

Councilmember Decker said he is happy that the City has moved forward with the purchase of the Reed Property, which was opposed by past administrations. Deputy Mayor Swatman requested a copy of the timeline for obtaining the water rights for the Reed property. Mayor Johnson said more information on this will be provided to Council.

Summer School District: Councilmember Carter reported that Lakeridge Middle School will have a ribbon cutting ceremony at 4:30p.m. on Wednesday, October 13th

and an open house afterwards with a 6:00p.m. dedication ceremony. She asked that everyone vote for Bonney Lake High School for "Game of the Week" on KING 5 News.

192nd Safe Routes to School: Councilmember Lewis commended Director Grigsby and his staff for their work on the 192nd Avenue sidewalk for the Safe Routes to School project. He said parents commented on how much more convenient and safe the new sidewalks make the area.

Eastown Tour: Councilmember McKibbin thanked Director Grigsby for taking him, Councilmember Lewis and Deputy Mayor Swatman on the windshield tour of Eastown and the Reed Property.

Police Activity: Councilmember Rackley commended the police department on the increased arrests of drunk drivers recently.

6:03:46

- B. **Review of Council Minutes:** August 17, 2010 Workshop; August 24, 2010 Adjourned Workshop; August 24, 2010 Regular Meeting; and August 31, 2010 Special Meeting.

Councilmember Carter noted that on the August 24, 2010 minutes, p.3, states "prevents" drag boats instead of "governs" drag boats, and asked that this change be made.

6:06:07

- C. **Discussion:** AB10-142 - Resolution 2067 - A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington Authorizing the Mayor to Sign the Eastown Sewer Lift Station 26 Site Utility Easement and Access Agreement with Charlotte Kontos.

Director Grigsby explained the comparable property costs in the area. He stated the short-term cost of providing the easement to the City is only for relocating the utilities and the long-term cost will be maintaining the road.

Councilmember Rackley said that if the City had to start over with this process and try to purchase the property instead of trading for it, a property appraisal would be needed. Deputy Mayor Swatman stated his concern that the value of the trade is not specifically spelled out in the agreement, and he wants to make sure that it will be a benefit to the city in the future. He expressed concern that other property owners would be able to use this agreement to force the City to give them similar concessions. He also said the City is paying too high a price for this easement. Mayor Johnson asked Director Grigsby to get an estimate of the cost for moving the utilities. Director Grigsby stated this agreement is unique and other property owners would not be able to compare it to their property for future easements. He said the City is getting two separate items from this agreement, an easement and access to the State property. He stated in negotiations like this, the homeowner can request anything they want to close the deal.

Councilmember Lewis said he is concerned about the limit of two years for work to be completed in the agreement. He said he wants to make sure the City will not be held liable if it takes longer than two years. City Attorney Dionne stated if the work is reasonably going to take more than two years then the City should add language

to the agreement such as “or such other times as is reasonable under the circumstances”. Councilmember Decker asked Staff to clarify that the County told the City it is unlikely that additional areas will be added to the CUGA in the next 16-18 years. Director Grigsby stated that was correct, however the City’s intent is to continue squaring off the city limits.

Director Grigsby said this easement is needed in order to design the lift station, since it provides access to the site. Councilmember Hamilton expressed concern that the SDC and other fees are waived indefinitely, and would like a termination date to be added. Director Grigsby stated Ms. Kontos could benefit from this agreement in a future utility latecomers agreement. He said he would add a termination date to the waived fees section of the agreement. This item was forwarded to the September 14, 2010 Council Meeting.

6:36:21

D. Discussion: AB10-137 - Finish Appearance of Downtown SR410 Retaining Wall

Director Grigsby stated that when the improvements to SR410 and Sumner-Buckley Hwy E are made, part of the hillside will be removed, requiring a retaining wall. He asked for the Council’s input on the design of the retaining wall. Councilmember Rackley expressed concern about the cost. Councilmember Carter said using the same art we already use at the City Parks would create continuity and could save the City money. Councilmember Lewis expressed his concern about graffiti and vandalism. He said he would like to see the panel with the logo on it lighted. Director Grigsby said that the “Fractured Finn” option would be the easiest to clean up in case of graffiti. He said the funding for this project is contingent on the outcome of the Cascadia bankruptcy proceedings and grant funding.

Council consensus was to use an uneven surface or “Fractured Finn” for all the panels except one, which will have the City logo.

IV. Executive Session: None.

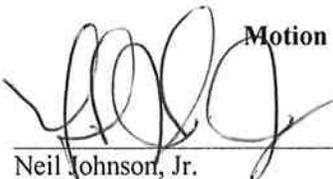
6:52:46

V. Adjournment:

At 6:52p.m. Councilmember Lewis moved to adjourn the Workshop. Councilmember Carter seconded the motion.

Motion approved 7 – 0.


Harwood T. Edvalson, CMC
City Clerk


Neil Johnson, Jr.
Mayor

Items submitted to Council at the September 7, 2010 Workshop: None