

COUNCIL WORKSHOP

**October 19, 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.

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Audio Time
Stamp ↓

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

I. Call to Order: Mayor Johnson called the Workshop to order at 5:35 p.m.

II. Roll Call: [A 1.3]

Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Neil 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 Executive Assistant Brian Hartsell, Public Works Director Dan Grigsby, Police Chief Mike Mitchell, Community Development Director John Vodopich, Community Services Director Gary Leaf, Chief Financial Officer Al Juarez, Administrative Services Director/City Clerk Harwood Edvalson, and Administrative Specialist Shawn Campbell.]

III. Agenda Items:

Council agreed by general consent to move the Pierce Transit presentation to the top of the agenda.

5:36:12

Presentation: Tina Lee, Principal Planner with Pierce Transit – “The Preservation Plan”

Tina Lee offered Council information on Pierce Transit’s efforts to meet the needs of citizens with lower revenues. They have implemented several cost savings measures. They will increase fares to all full fare riders in November 2010, and have cancelled and/or delayed capital projects, and layoffs at the managerial level, with some service reduction.

Ms. Lee said Pierce Transit is currently working on two separate plans and budgets. The first is the “Preservation Plan”, which entails preserving current service levels, provides more frequent service during commute times, and adds service to DuPont, Orting and Buckley. The preservation plan will require a proposition in the February 2011 election that calls for an increase of 0.3% in local sales tax. The second plan is the “Reduction Plan” if the proposition fails in 2011, the “Reduction Plan” would reduce service by 35% across the board.

Council thanked Ms. Lee and Pierce Transit for keeping them informed. Councilmember Rackley stated the “Preservation Plan” is an improvement for the City. Councilmember Lewis asked how long the agency must wait to add another proposition if Proposition 1 fails. Ms. Lee said as soon as the board voted, a proposition could be added to the next election. Mayor Johnson said he is very happy with the progress, and applauds Pierce Transit for their effort. Mayor Johnson said if anyone is interested in being on the “For” or the “Against” committees for Proposition 1 to contact him.

5:56:11

A. Council Open Discussion:

Class "B" Water System: Councilmember Rackley asked for clarification from Council on a policy allowing citizens to amend water service agreements that require hook up to City water when it becomes available. Deputy Mayor Swatman gave a brief recap of the amendment to the previous water service agreement. Council voted to allow one member of a three-person class "B" water system to amend his agreement in May 2010. At that time, Council did not pursue the other two members, but had decided if they came forward and wished to amend their agreements; the council would allow them to do so. Councilmember Rackley asked whether this is the City's policy for all water service agreements of this nature. Deputy Mayor Swatman stated each agreement would be evaluated on a case-by-case basis. Councilmember Hamilton said it would be difficult to deny another property owner request now that the City has approved one. Councilmember Decker asked about variances and the size of the properties. Mayor Johnson said that each water system was permitted at the time of installation. Deputy Mayor Swatman stated that a concern of property owners is the cost of tying into City Water. He would be interested in creating an incentive that helps property owners with the associated fees. It would be difficult to make a property owner hook up to City water if they have a working water system. Councilmember Rackley suggested that the City create a policy similar to the sewer hookup policy where property owners are required to hookup to City sewer, when the current sewer system fails or the property is sold.

Staff Recognition: Mayor Johnson congratulated Shawn Campbell on receiving her Certified Municipal Clerks Designation from the International Institute of Municipal Clerks.

Prairie Ridge Community Coalition: Councilmember Carter attended the meeting on October 11, 2010. The main topic was the number of suicides in the area. They plan to have counselors available and schedule meetings to speak with the community.

Senior Center Pancake Breakfast: Councilmember Carter and Councilmember Rackley attended the Aging Options Radio Show with Rajiv Nagaich during the breakfast. He was very informative. The Senior Center is going to have Mr. Nagaich return and give a seminar on finances and retirement planning called Baby-boomers and Beyond.

Shoreline Master Plan Open House: Councilmember Carter attended the Open House on October 18, 2010. Several maps and handouts were provided at the Open House. Deputy Mayor Swatman suggested having the Homeowners Associations that are directly affected by the Shoreline Master Plan be sent registered letters to ensure they are provided notice of proposed changes. Director Vodopich stated that phone calls, two newspapers articles and notices were provided to the area HOA's.

Family First Coalition: Councilmember Carter reported the next meeting would be Monday, October 25, 2010 in Buckley at Glacier Middle School.

Sumner School District: Councilmember Carter and Councilmember Lewis attended the Lakeridge Middle School Ribbon Cutting and Open House. She enjoyed seeing all the changes. Councilmember Carter stated the Eismann Elementary Ribbon Cutting and Open House is Wednesday, October 27, 2010 at 5:00pm. The school is located at 13802 Canyon Falls Boulevard. Councilmember Carter said the Community Leaders Coffee would be October 29, 2010 from 7:30am to 8:30am. If you plan to attend, RSVP's need to be sent by October 22, 2010.

Councilmember Lewis shared that when the remodel is complete on Bonney Lake Elementary the school district plans to move the students from McAlder Elementary to Eismann Elementary and rebuild McAlder. They will be able to do this due to the 20 to 40 million dollar cost savings from remodeling and using Eismann Elementary to house students while the schools are being remodeled and rebuilt.

Midtown Plan: Councilmember Carter thanked the staff for creating the new Midtown Map. She commented how complete the map was and that it will be a good planning tool in creating a Midtown Plan. She would like to have a Joint Planning Commission meeting to discuss a Midtown Plan. Deputy Mayor Swatman said he would like to have a Midtown Plan that establishes road networks. Council discussed possible dates to have a joint meeting and will present dates for November 4th and November 18th to the Planning Commission.

Viking Dog Park: Deputy Mayor Swatman congratulated all who had a hand in the dog park for its success. He suggested the City coordinate with volunteers to restock supplies after hours and on weekends. Director Leaf said he is working with Grant Sulham to provide a way for volunteers to help with the maintenance of the park. Director Leaf shared that Director Grigsby found grant funding for pet waste disposal bags.

Eastown Sewer Water Design: Deputy Mayor Swatman asked if the City had received any more easements from the Eastown homeowners. He said the City needs to have an accurate count on the number of easements before the City can move forward. Mayor Johnson stated the Council needs to know how many easements the City has by mid-November so the Council can decide whether to move forward with the project. Director Grigsby has not received any additional easements. He will contact the remaining property owners and give them a November 15, 2010 deadline for returning the easements. Councilmember Hamilton said the plan would be the City's plan whether the current property owners signed the easements or not. Deputy Mayor Swatman said if the property owners did not give the easements to the City, it significantly increases the price of the project. When the City went into the project, it was a partnership and the City needs the property owners to hold up their end of the partnership. Mayor Johnson stated there are two aspects here, the first is designing the plan and the second is financing the project. If the property owners do not provide the easements, it will be hard for the Council to move forward with the design of the plan.

Compass Point Easements: Councilmember Decker asked for a status update of the Compass Point easements. Mayor Johnson stated that we have not heard from them and there is no new information. Fortunately, the City will not require this easement to be able to move forward and will not need to condemn the property.

YMCA Piggy Bank: Councilmember Carter shared that she now has \$100 in the YMCA Piggy Bank.

River Undone – Effort to Save the Puyallup River Watershed: Councilmember Carter shared about a movie which highlights the efforts being taken to save the watershed. The movie will be shown at the University of Washington, Tacoma Campus at William Philip Hall on October 28, 2010 at 5:30pm. Contact Marian Betzer to RSVP.

6:43:21

- B. **Review of Council Minutes:** October 5, 2010 Council Workshop; and October 12, 2010 Council Meeting.

The minutes were forwarded to the October 26, 2010 Meeting for action.

6:43:43

- C. **Discussion:** AB10-166 – Resolution 2080 - A Resolution Of The City Council of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign A Development Agreement With Swiss Sportsman’s Club Of Tacoma

Mayor Johnson stated the City is trying to find solutions for property owners on an individual basis rather than rewrite the code. Deputy Mayor Swatman said the Swiss Park is zoned public facilities and he wants to make certain that the property owner is not trying to develop a commercial property. The Council has a policy to require a commercial developer to be hooked up to the City sewer. Director Vodopich confirmed that the Swiss Park is zoned public facilities and the code requires commercial developments to be tied into the City sewer system. The Swiss Park does rent out part of their facility and the proposed addition would benefit that. Councilmember Carter stated the WSU forest was also zoned public facilities and rented out areas of the forest. Councilmember Decker pointed out that the Swiss Park is a nonprofit organization and as such could not be commercial. Councilmember Lewis stated the Swiss Park mainly serves the public of the area; he looks at it as a service to the public. Councilmember Carter asked if the Swiss Park was in the Park Element of the Comprehensive Plan. Director Leaf stated that they are listed, but not as available to the public.

Councilmember McKibbin asked if this agreement allows them to have two septic systems or to expand the existing one. Director Vodopich said his understanding is that they will be expanding the existing septic system. They will have to submit all permits with the building plans. Councilmember Hamilton asked if they would be required to tie into the City Sewer if a sewer main already ran in front of the properties. He also asked if a homeowners association would be able to use this agreement as a template. Director Vodopich said if the City sewer was available Swiss Park would be required to tie into that instead of changing the current septic tank. In addition, HOA’s are not typically zoned public facilities so other property owners could not use this agreement as a template unless their property is zoned public facilities.

6:54:21

- D. **Discussion:** AB10-171- Resolution 2083 - A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, authorizing the Mayor to sign a lease agreement with Edward Jones.

Mayor Johnson stated the cost benefit analysis of this lease does not make sense. It would take seven years for the City to break even on this lease. The City could save money by cancelling the lease on the Annex modular and moving the staff to the Interim Justice Center. Councilmember Lewis asked about the City’s right to cancel the lease of a tenant in the Interim Justice Center. Executive Assistant Hartsell stated the tenant is willing to accept after five years, six months notice and \$5,000 in moving expenses as a cancellation clause. He also pointed out the leasehold excise tax is not on the spreadsheet provided, but it is included in the rent rate per square foot. He said the real-estate broker indicated part of the issue with leasing space in the Interim Justice Center is tenant parking. Councilmember Decker said the cost of doing the tenant improvements is too high for the return to the City. Mayor Johnson stated some of the improvements would have to be made either way. Councilmember Rackley supports the Mayor as long as the City can afford not to have the income from the lease. Councilmember Carter asked if the City moved the staff from the modular at the Annex, would additional space be available for lease in the Interim Justice

Center. She would like to see a coffee shop or something similar. Mayor Johnson said the City would still have space available. If the City wants a coffee shop or small restaurant, then incentives probably would need to be offered to the business. Councilmember McKibbin said the City should spend the money to show an example of what the City would like in the space, the lost revenue would be worth it. Councilmember Lewis said if the City spent the money for the improvements it would plant the seed for what could be in the building. Councilmember Rackley asked if the City could offer the Annex building to Edward Jones to lease instead of the Interim Justice Center. Deputy Mayor Swatman agreed that Edward Jones is not right for the Interim Justice Center as they are not retail. He is disappointed in not having more choices from the commercial leasing agent. If the City moved all of the staff from the Annex to the Interim Justice Center then the City would not have room to grow if the CUGA annexation is approved. Councilmember Hamilton asked if the City is obligated to pay a commission to the leasing agent if the lease agreement is not approved. He is in favor of using the space at the Interim Justice Center for staff and to prepare the annex for leasing. Deputy Mayor Swatman talked about the value of the space and the money that will need to be spent to move staff. Councilmember Lewis stated that the plan was to have a building that could house the Court and have several tenants. At the time of the original plan the economy was in a favorable position. The economy is not in the same position now and the Council needs to be flexible to the current economic climate. He wants the best possible use of the taxpayers' money, and moving forward with the annex staff moving into the Interim Justice Center seems to fit best at this time.

Council asked about size, type and placements of signage. Director Vodopich said the signage would have to conform to the downtown design standards. As the building owner, the City could dictate how much and type of signs. He shared several options that could work for the building. Council looked at several sign options that were provided. By consensus, Council decided to not lease to Edward Jones.

IV. Executive Session: None

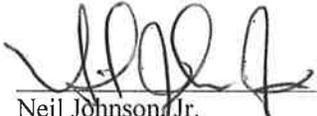
7:20:20

V. **Adjournment:**

At 7:20 p.m. Councilmember Rackley moved to adjourn the Workshop. Councilmember Hamilton seconded the motion.

Motion approved 7 – 0.


 Harwood T. Edvalson, CMC
 City Clerk


 Neil Johnson, Jr.
 Mayor

Items submitted to Council at the October 19, 2010 Workshop:

- Pierce Transit – “The Preservation Plan” - Tina Lee, Principal Planner
- City of Bonney Lake – AB10-158 – Resolution 2075 – Public Works Director Dan Grigsby
- City of Bonney Lake – South Shore Water Agreement – Public Works Director Dan Grigsby