

COUNCIL WORKSHOP

*July 19, 2011
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

Location: Bonney Lake Justice Center, 9002 Main Street East, Bonney Lake, Washington.

I. Call to Order: Deputy Mayor Swatman called the Workshop to order at 5:33 p.m.

II. Roll Call: [A1.3]

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

Staff members in attendance were City Administrator Don Morrison, Chief Financial Officer Al Juarez, Public Works Engineer John Woodcock, City Attorney Jim Dionne, Administrative Services Director/City Clerk Harwood Edvalson, and Administrative Specialist Shawn Campbell.

Councilmember Decker moved to amend the agenda to move item C. AB11-81, to Item A. Councilmember Lewis seconded the motion.

Motion approved 7 – 0.

III. Agenda Items:

A. Discussion: AB11-81 – Revised Draft of a Letter of Understanding with the YMCA of Pierce and Kitsap Counties.

City Administrator Morrison distributed a revised Letter of Understanding to Council. Councilmember Hamilton asked if the City would be required to take the full \$8 million out in a bond, or if the City could receive funds from an outside source. He asked if the City had considered forming a park district. City Administrator Morrison said if the citizens pass a bond it could be worded to state "up to \$8 million". He said one of his concerns in the letter is the section that states: "YMCA and City of Bonney Lake review all press statements related to the YMCA project before released publically. Further, both entities approve messages and talking points before verbal communications with the media or in other public settings". He said the City cannot control what other groups say or do. City Attorney Dionne said this Letter of Understanding is not binding and Council must approve any binding agreement. He suggested the City add the words "up to" before 66% and \$8 million in section "C" to give the City more flexibility in funding. He said the language of a bond would be reviewed by the City's bond attorney before a ballot measure is put before voters. Michelle LaRue, YMCA of Pierce and Kitsap Counties, said the clause Mr. Morrison is concerned about is intended to ensure everyone is on the same pages with press releases. She said in other instances the YMCA has heard news from the media before the YMCA had been informed. She said the Y's intent is not to control the City but to support the City in funding the YMCA. She added the YMCA

has a very strong communications department and will be a good resource in informing citizens about any bond measure on a ballot.

Councilmember Rackley asked about the issue of separation of church and state. Bob Ecklund, President and CEO of the YMCA of Pierce and Kitsap Counties, said the YMCA is not a church, they are a not for profit 501(c)(3) organization that is for youth development, healthy living and social responsibility. He said they are not a religious organization nor do they impose any religion on members. Councilmember Decker said the issue is not separation of church and State, he cited the U.S. Constitution. He said the issue is about religious instruction. He said when the Council attended the Gig Harbor YMCA tour he noticed scripture on the walls, and a prayer meditation room with a crucifix and a bible. He said many YMCA's have bible studies that the YMCA pays for, and employ chaplains. He said the City must ensure they are not supporting anything to do with religious activity. He said the YMCA is exercising Christian beliefs and bringing it to their members. City Attorney Dionne said the City is interested in supporting a recreational center for the citizens. He said the City has a secular purpose in establishing a YMCA. He believes the YMCA passes constitutional review. Mr. Ecklund said they have many successful relationships with government agencies in City, State and Federal jurisdictions. He added the YMCA will match the City funds at 50%. He said there is a wide variety of literature available in the YMCA. He noted that the YMCA's that employ chaplains are not affiliated with the YMCA of Pierce and Kitsap Counties. He said the YMCA does not discriminate, and there is no requirement for members to have Christian beliefs. He said they have an active sliding fee scale so any person regardless of income can be a member. He added the YMCA has a stated goal that at least 10% of the members be on financial assistance. Councilmember Hamilton said the contract would have to ensure no funds from the City went to pay for any religious instruction. City Administrator Morrison asked if the YMCA decorated publically funded YMCA's differently than privately funded ones. Mr. Ecklund said they do not decorate differently between privately and publicly funded facilities, but do ensure public funds do not pay for any religious activities.

Mr. Ecklund said that the YMCA will add over 150 jobs to the area. Councilmember Rackley said the City is looking at partnering with the YMCA because of their expertise in running, maintaining, and operating a facility. Deputy Mayor Swatman said the City could ensure the City's portion of the funding paid for the capital investment only. He said no City funds could be used for staff or programming. He added that section "E" of the Letter of Understanding, states the YMCA would like to own the land sooner than the 50 years previously discussed. Mr. Ecklund said the YMCA would like to own the land as soon as possible so they can use the land to secure additional financing.

At 6:26pm, Councilmember Hamilton moved to have a 10-minute recess. Councilmember Rackley seconded the motion.

Motion approved 7 – 0.

The Workshop reconvened at 6:39pm.

B. Council Open Discussion:

YMCA: Councilmember Decker said during the break he was provided an article from the Kitsap Sun Times referencing a letter from Bob Ecklund where he states, "our (Gig Harbor and Bremerton YMCA's) missions are the same, to put Christian principals into practice

through programs that build healthy Spirit, mind, and body for all working together". Councilmember Decker said this letter shows the YMCA's intent to share Christian teachings.

Pierce County Regional Council: Councilmember Hamilton said the next PCRC meeting is July 21st. He said the Sumner Comprehensive Plan Amendment is on the agenda for final approval or disapproval. He said Sumner has addressed the issue of displacement of agricultural lands. He said he would like Council consensus regarding opposition of the amendment. He said the City of Sumner's market analysis states there is not sufficient commercial property to service the area. He said the report does not include any of the commercial land within the City of Bonney Lake. He said the City of Sumner has an overabundance of commercial land and they need to address this issue before they acquire more. He said they have also requested the job projection numbers for the Cascadia project be cut by 50%, but the number of homes being allowed has increased to 9,200. Deputy Mayor Swatman said it is very important to point out the City of Bonney Lake is within the commercial development zone for this project.

Fennel Creek: Councilmember Carter stated she attended the recent tour of the Fennel Creek and Victor Falls area. She said a great amount of information was shared. She asked if there is a way to bring the information on how healthy the creek and surrounding area is forward to the public. She asked if the City would consider a viewing platform at the top of the falls for public viewing.

Eastown Sewers: Deputy Mayor Swatman asked if the City has received the final plans for Eastown. City Engineer Woodcock said the Public Works Department has the 100% complete plans. He said they are reviewing them now and could provide an engineer's estimate to council when Director Dan Grigsby returns from vacation.

Staff Vacation Time: Deputy Mayor Swatman asked for an update on staff taking vacation to bring their total banked hours below the 240 hour maximum before the end of the year. City Administrator Morrison said the City has sent notices to each department with a list of employees that will need to take vacation before the end of the year. He said the issue has also been discussed at management team meetings.

Interim Chief of Police: Deputy Mayor Swatman said the Mayor has announced his intent to appoint Assistant Chief Dana Powers as Interim Chief without an open recruitment for the position. He said he believes the City should have an open hire policy and this appointment is not open or competitive. City Administrator Morrison said the municipal code states any appointed position can be filled on an interim basis for up to 12 months by the Mayor. He said the Mayor would like to promote from within. He said at the end of the 12 months if Assistant Chief Powers is not appointed to Chief of Police she will continue as Assistant Chief and the City would open the position to outside candidates. Councilmember Rackley said he likes the idea of hiring from within, but suggested the City fully advertise and recruit for the position at the end of the interim appointment. Councilmember Hamilton said it is the Council's duty to ensure the citizens get the best person for the job.

Park District: Deputy Mayor Swatman asked Council if they would be willing to look at the option of creating a park district. Councilmember Carter said she is surprised the Council has not considered it before. Councilmember Hamilton said he would like to learn more about the issue. He added it may strengthen the City's position for bonding and grants. He said he would not be in favor of a Park District if it levied a new tax on the citizens.

County Redistricting: Deputy Mayor Swatman said the City of Bonney Lake's County Council district has changed due to redistricting. He said the City of Bonney Lake and Sumner are no longer in the same district. Councilmember Hamilton added the City is now in the same district as South Hill.

Sales Tax Revenue: Deputy Mayor Swatman showed the Council sales tax revenue over a period of several years for five different businesses. He shared the trends in each business, and cautioned Councilmembers to not only look at the sales tax totals, but the trends that the larger retailers show also. Councilmember Rackley said he assumes two of the five businesses are building suppliers. He said those businesses will lag behind the others in the recovery. He said business licensing is down in the City, but he thinks the remaining businesses are solid. Councilmember Hamilton said the last consumer confidence report is at an all-time low.

Economic Incentive Program: Deputy Mayor Swatman said the City has approximately 1000-plotted lots that are ready to be built on. He said he is working on an economic incentive program that would give discounts for fees of about 30% for a two quarter period. He said the value of building a new home in the City goes far beyond the fees generated from the builder. He said if the other Councilmembers are interested, he will prepare a presentation for an upcoming workshop. Councilmember Rackley said the fees are set for a reason. He said he is willing to hear the proposal but one of the reasons the City is in a good position financially during the current downturn is the fees the City has in place. He said the City has 37 homes built to date this year.

Swiss Park: Councilmember Lewis asked for an update on the status of the fire hydrant for Swiss Park. City Administrator Morrison said the last conversation he had with the park was they would take the issue to the Swiss Park board to decide if the issue needed to be voted on by the whole membership.

City Finances: Councilmember Decker asked for an update on the state of the city. Chief Financial Officer Juarez said the financial model is complete and being reviewed currently. He said it will be taken to the July 26, 2011 Finance Committee Meeting.

C. **Review of Council Minutes** July 5, 2011 Council Workshop and July 12, 2011 Council Meeting.

Councilmember Lewis asked for p.2 of the July 5, 2011 minutes to be amended to "20th 29th & 30th". Councilmember Carter asked for p. 2 to be amended to "~~park~~ community center". The corrected minutes were forwarded to the July 26, 2011 meeting for action.

IV. **Executive Session**: The Council recessed to an executive session with the City Attorney at 7:43pm for 10 minutes to discuss the acquisition of real estate per RCW 42.30.110 (b). The executive session was extended at 7:52pm for 10 minutes. The Workshop resumed at 7:59pm.

Councilmember Rackley moved to suspend the Council rules to add and approve AB11-86 – Resolution 2136 - Approval of a Purchase and Sale Agreement to Acquire the Metal Warehouse Building at 18585 Sumner Buckley Highway, Bonney Lake, to the agenda as an action item. Councilmember Decker seconded the motion.

Motion to suspend the rules and add AB11-86 approved 7 – 0.

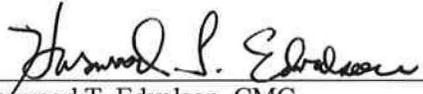
Deputy Mayor Swatman said the City has been looking at this property for some time, and the future plan is to put a road through this area. Councilmember Hamilton said he hopes the City will consider moving the Food Bank to the existing building. Councilmember Decker said the Senior Center could use the upstairs of the facility.

Resolution 2136 approved 7- 0.

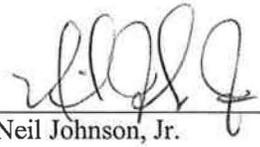
V. Adjournment:

At 8:03 p.m. Councilmember Rackley moved to adjourn the Workshop. Councilmember Lewis seconded the motion.

Motion to adjourn approved 7 - 0.



Harwood T. Edvalson, CMC
City Clerk



Neil Johnson, Jr.
Mayor

Items Submitted to the July 19, 2011 Council Workshop:

- City of Bonney Lake –*YMCA Letter of Understanding* – City Administrator Morrison.
- City of Bonney Lake –*AB11-86 – Resolution 2136* – City Administrator Morrison.
- City of Bonney Lake –*Letter to City of Sumner RE: Comprehensive Plan Updates Dated 10/8/10* – Councilmember Hamilton.
- City of Bonney Lake –*Analysis of the Commercial Land Use in the Cities of Pierce Counties* – Councilmember Hamilton.
- City of Bonney Lake –*Plateau Regional Map* – Councilmember Hamilton.