

## COUNCIL WORKSHOP

September 6, 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](http://www.ci.bonney-lake.wa.us)*

---

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

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

**II. Roll Call:**

Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Neil Johnson, Jr. 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 City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Chief of Police Mike Mitchell, Facilities & Special Projects Manager Gary Leaf, City Attorney Jim Dionne, Administrative Services Director/City Clerk Harwood Edvalson, and Administrative Specialist Shawn Campbell.

**III. Agenda Items:**

**A. Council Open Discussion:**

Southern Sewer Service Area: Councilmember Hamilton gave a brief history of the southern sewer service area in the City of Bonney Lake. He asked if the City is in discussions with Pierce County or Cascadia to create a master plan for sewer service to the area. He added if a joint agreement cannot be reached, the City must move forward with alternate plans to provide sewer service to the southern service area. City Administrator Morrison said the City has sent many letters but no agreement has been reached. He said Pierce County said they will follow the wishes of Cascadia. He said the City has spoken with the Pierce County Executive's top aides, but have not yet spoken to Pat McCarthy herself. Director Grigsby said he does not believe the County has resumed planning for the membrane plant that was shelved when Cascadia filed bankruptcy. He said the area is currently served with an onsite sewer system that only has one elementary school using it at this time. He said if the County is planning on including areas outside the Cascadia planned community a bigger plant would be needed. He added the City met with the Pierce County Executive in 2007, and developed a plan that has since been put on hold.

Councilmember Hamilton asked for the administration to contact the current Pierce County Executive Pat McCarthy and start a dialogue regarding the sewer plant for the area. Councilmember Decker said he does not believe the Cascadia project will be operational for some time, and the Sumner plant will take a very long time to upgrade. He added the City of Buckley is very interested in partnering with the City of Bonney Lake for sewer service. He said he understands it would be expensive but it may be worth exploring. Councilmember Rackley said the City does not know what, if anything, the City of Sumner is willing to do and the City of Bonney Lake needs to start planning now. Mayor Johnson asked if the City heard

back from the new owners of Cascadia. Director Vodopich said they have not, but the City would be notified if anything were to move forward with the County.

Indefinite Delivery Contract: Deputy Mayor Swatman said his understanding of the budget process is that the City Council approves funds for an item in the budget, then the individual departments return to Council with a proposed agreement to spend those funds. He said with an “indefinite delivery” contract, the entire budget is allocated and the City Council does not have any further discussions for individual projects. Director Grigsby said the City has a backlog of units in need of repair. He said the contract in question allows the City to receive pricing for a larger volume of items even though only a small amount will be completed at a time. He added with this tool the City will be able to fix several units a year and decrease the backlog. City Administrator Morrison said this contract will allow the City to receive better pricing, as if the City purchased a large quantity instead of a small amount.

Urban Growth Area Letter to Pierce County Council: Councilmember Hamilton said a letter has been drafted by the City Attorney for the Deputy Mayor to sign. Mayor Johnson stated he believed the entire Council should sign the letter. Director Vodopich said the Pierce County Community Development Committee will meet Monday, September 12<sup>th</sup> and again on September 19<sup>th</sup>. He said if Council would like the County to consider the letter it would need to be provided to them as soon as possible. Deputy Mayor Swatman stated he feels it will be difficult to have the letter succeed without the support of the administration. City Attorney Dionne said the administration has provided a great deal of effort in preparing the document to present to Pierce County Council as directed by Council. He said the administration is behind the letter. He suggested the Council review the letter as a whole and vote to sign the letter. Mayor Johnson stated he would sign the letter as the representative of the Council body if the letter has Council’s full support.

**At 6:14 pm, Councilmember Rackley moved to have a 15-minute recess to review the letter. Councilmember Decker seconded the motion.**

**Motion approved 7 – 0.**

The Workshop reconvened at 6:31pm.

**Councilmember Rackley moved to amend the agenda to include an action item to authorize the Mayor to sign the letter representing the City of Bonney Lake. Councilmember Decker seconded the motion.**

**Motion Approved 7-0**

**Councilmember Hamilton moved to Authorize The Mayor To Sign A Letter To Send To Pierce County Council Regarding The City of Sumner’s Proposed Urban Growth Amendment Expansion. Councilmember Rackley seconded the motion.**

**Councilmember Lewis moved to amend the last sentence of the letter to: The Bonney Lake City Council is definitely opposed to this expansion and would ask that you not move this proposal forward for full council consideration. Councilmember Rackley Seconded the motion.**

**Motion Approved 7-0**

Councilmember Decker questioned the reasons for sending the letter. He stated it is not the place of the City to oppose another jurisdiction's expansion. He stated the City of Bonney Lake recently added a similar space in Bonney Lake. He said if the City is concerned about development cost being less expensive in the valley, the City should match the development cost of the City of Sumner. Councilmember Hamilton stated the letter spells out that the City of Bonney Lake does not feel the proposed UGA amendment is in accordance with the Washington State Growth Management Act, due to the excessive amount of commercial property the City of Sumner already has. He said the letter also states the City agrees with Pierce County staff and the County Planning Commission. He added the proposed development would destroy 125 acres of agricultural land that could not be replaced. Councilmember Rackley said if this amendment is approved it would change the dynamics on the plateau. He said businesses would build in the valley instead of on the plateau because the development fees in the valley are lower. He added the reason for fees being higher in Bonney Lake is the Council has made a commitment to development paying for itself.

Deputy Mayor Swatman stated the rules for each jurisdiction are the same. He said the proposed amendment has errors and should to be fixed before it moves forward. Mayor Johnson stated the WSU property the City recently rezoned is part of the City's UGA. He added the area is being preserved for a park and some commercial that the City is in need of. He added the proposed Orton Junction development is not currently in any jurisdiction's UGA. He said it is the responsibility of the Council to weigh in on issues that will affect Bonney Lake. Councilmember Hamilton said the Growth Management Act mandates jurisdictions to take the existing lands within their jurisdictions and utilize the lands the best they can. He added cities spend millions of dollars to prepare the lands within their jurisdiction for development. Councilmember Hamilton called for the vote.

**Motion Approved 7-0.**

Personnel Update to Budget: Councilmember Carter asked if the amendments to the budget regarding personnel would be part of the 2012 budget amendment. City Administrator Morrison said this issue will be added to the Finance Committee agenda during the September 13, 2011 meeting.

Summer Events: Councilmember Carter said the City has offered many successful events over the summer. She thanked the Relay for Life volunteers, including Debbie McDonald, David Wells, and Carol Paul.

Grand Opening of Highway 410: Mayor Johnson said the ribbon cutting ceremony for the SR 410 widening project will be Wednesday, September 7, 2011 at 10 am.

9/11/01 Remembrance: Mayor Johnson said it has been 10 years since 9/11. He encouraged everyone to remember the events of that day, those who lost their lives, and the sacrifices of their families.

- B. **Review of Council Minutes:** July 16, 2011 Special Council Meeting; July 19, 2011 Council Workshop; July 26, 2011 Council Meeting; and August 9, 2011 Council Meeting.

The minutes were forwarded to the September 13, 2011 Meeting for action with no corrections.

- C. **Discussion:** Metropolitan Park Districts (Tabled from 8/16/11).

Facilities & Special Projects Manager Gary Leaf gave Council a presentation on the creation of a Metropolitan Park District (MPD). He covered what a MPD is, how it is formed, if the Boundary Review Board would be involved, if annexations affect MPD's, how a board is established, MPD funding, how the tax levy is set, what the bonding limits are for non-voted and voted bonds, the effect of the levy lid, if the City can issue tax-exempt bonds for a YMCA facility, other tax issues related to bonds to consider, what happens to city-owned park land, a time line for election to form a MPD, election trends, examples of capital projects, and voted bond cost for a 20 year bond.

Councilmember Hamilton questioned the financing options for a MPD. He asked if the MPD board would have the authority to levy up to 75 cents per thousand dollars against property owners in Bonney Lake without a public vote. He asked about the indebtedness of the MPD. Mr. Leaf said 50 % of the board vote is needed to create the MPD itself but a 60% vote is needed to issue a voted bond. Deputy Mayor Swatman asked if the ballot measure to create a MPD could also include an amount for a tax levy in the same vote. Mr. Leaf said when the issue is on the ballot it is only to create a MPD. He added the board must decide the tax levy amount, and until the people vote to create a MPD, there is no board. Deputy Mayor Swatman said he would like to get the details confirmed before putting the issue to the people for the vote. Councilmember Decker said he would like to make sure citizens know the MPD could tax up to 75 cents per thousand dollars of property value. City Administrator Morrison said the MPD board has several options for funding: levy the maximum amount and use that to pay for all non-voted bonds, put a vote before the people and asked citizens if they would support a large park bond and keep the tax levy very low only to pay for operations and maintenance, or a combination of the two. City Attorney Dionne said the makeup of the MPD board would be part of what the citizens vote on. Councilmember Rackley said if the funding for parks came from a taxing district, the City could slowly reduce funding for parks from the general fund. Councilmember Carter said the MPD would pay the City to manage the MPD. Mr. Leaf said this is one option, or the MPD could have all their own staff. Councilmember Hamilton said the MPD could not be a department of the City. Mr. Leaf said they are separate legal entities but they can still be managed by the City staff. Mayor Johnson suggested having further discussion on this at a future workshop.

**Councilmember Decker moved to table item F. Discussion: Model Lighting Ordinance to the September 20, 2011 Workshop. Councilmember Rackley seconded the motion.**

**Motion Approved 7-0**

**D. Discussion:** Broadcast of City Council Meetings.

City Administrator Morrison explained that the cable franchise agreement has expired and the City is currently working with Rainier Cable Vision to establish a new master agreement. He said the City is currently charging a 5% utility tax and the agreement gives the City the ability to charge a 6% franchise fee. He said the Council could adjust the franchise fee down if they wanted or they can use the money to purchase the infrastructure needed to broadcast City Council Meetings. Councilmember Rackley said this would be a perfect time if the Council would like to broadcast the meetings because the funds would be available. He said the City has a mechanism to pay for the infrastructure. He added Comcast is planning on broadcasting Council meetings and this would allow more citizens to be informed about what is going on in the City. Deputy Mayor Swatman said the cost to the citizens is important, he believes it is a good idea if it can be done cost effectively. Councilmember McKibbin said this is the next

step for a growing city. He said it would encourage better attendance at the meetings. Councilmember Lewis said it is a good idea, but is concerned about adding taxes during these difficult financial times. Councilmember Hamilton said it is appropriate to record and broadcast the meetings. He would prefer they be broadcasted on the web so citizens could watch at their leisure. Councilmember Decker asked for concrete numbers and information to be brought back to a future workshop. Councilmember Carter said she would like to have as much information as possible available to the citizens.

**Councilmember Decker moved to add Broadcast of Council Meetings to the September 20, 2011 workshop for discussion. Councilmember Rackley seconded the motion.**

**Motion Approved 7-0**

**E. Discussion:** Renaming of Sumner-Buckley Highway, East.

Councilmember Hamilton said the City should do something to honor the military and their families. He said this small piece of Sumner-Buckley Hwy inside City limits could be renamed to honor those veterans. He added the street should be renamed to something other than two neighboring cities. Mayor Johnson asked the City Attorney to look into if we can rename the road without support of the City of Buckley or Pierce County. Councilmember Hamilton said the road could be renamed Veterans Memorial Hwy E to honor both the veterans and the public servants who have died in the line of duty. Deputy Mayor Swatman added the road is not called Old Sumner Buckley Highway inside the city limits of Buckley. City Administrator Morrison said the City must rename streets by ordinance. By majority consensus, Council is in favor of changing the name of Old Sumner Buckley Highway.

**IV. Executive Session:** Pursuant to RCW 42.30.110(1)(i) the Council recessed to an executive session with the City Attorney at 7:59 p.m. for 20 minutes to discuss potential litigation, and pursuant to RCW 42.30.11091(a) to discuss lease of real estate. The Council returned to chambers at 8:22 p.m.

**V. Adjournment:**

**At 8:23 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 September 6, 2011 Council Workshop:*

- City of Bonney Lake –Letter to Pierce County Council – Community Development Director Vodopich.
- City of Bonney Lake –Power Point Presentation on MPD – Facilities & Special Projects Manager Gary Leaf.