

CITY COUNCIL MEETING

February 14, 2012
6:00 P.M.

MINUTES

City of



"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 – Mayor Neil Johnson, Jr. called the meeting to order at 6:01 p.m.

A. Flag Salute: Mayor Johnson led the audience in the Pledge of Allegiance.

B. Roll Call: Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember Jim Rackley, and Councilmember Tom Watson.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Chief Financial Officer Al Juarez, Acting Police Lieutenant Kurt Alfano, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Jim Dionne, and Records & Information Specialist Susan Duis.

C. Announcements, Appointments and Presentations:

1. Announcements: None.

2. Appointments: None.

3. Presentations:

a. Elliot Eisenberg, Ph.D. – The Metro Area Impact of Home Building in Bonney Lake, Washington.

Shawn Hoey from the Master Builders Association of Pierce County introduced Dr. Elliot Eisenberg, who prepared a report on the impact of home building in the area. Mr. Hoey thanked City staff, Councilmembers, and particularly Deputy Mayor Swatman for helping gather information for the report. He invited Councilmembers to contact the MBA if they have any questions in the future.

Dr. Eisenberg, Senior Economist for the National Association of Home Builders, reviewed the results of his study on home building in Bonney Lake and its impact on the Pierce County area. He described local economic impacts from various phases of home building, from construction to long-term occupation. He explained the model used for the report, and the average costs and impacts for new single-family and multi-family home construction. He also reviewed the local costs agencies incur per residential unit, such as infrastructure, education, public safety, recreation, and utilities.

Dr. Eisenberg said his study shows that new home construction pays for itself. He stressed that residential homes provide revenue from much more than just property taxes, including sales and gas taxes and other fees. Overall, he said housing construction benefits the local community.

Councilmember Rackley asked Dr. Eisenberg to discuss how Bonney Lake's fees compare with other cities. Dr. Eisenberg said the City's fees are several times higher than those for the other agencies he reviewed. He said while Bonney Lake's fees may be legally justifiable, there is a big difference and it can impact new home construction. He described how extra costs for building impact new home construction today much more than before the housing market crashed, as buyers and builders are not willing to pay extra and may choose to build elsewhere. Councilmember Hamilton noted that per the Growth Management Act, new construction should be happening in urban areas, but most construction today is happening in unincorporated Pierce County. Councilmember Hamilton said he is also concerned about the type of housing people are interested in, and that a demand for smaller homes will generate less property tax revenue. Dr. Eisenberg agreed that this will be an issue but noted that other cities in the area will face the same problems. He said the bigger factor is how the City chooses to deal with these issues going forward. Councilmembers Hamilton and Rackley discussed how the annexation of developed and undeveloped areas can impact city revenues. Councilmember Rackley noted that areas that are already developed do not pay for themselves upon annexation, whereas undeveloped land has much more potential to boost the local economy.

Mayor Johnson thanked Dr. Eisenberg for his informative presentation and invited attendees to visit with him during a short break.

At 7:40 p.m. Mayor Johnson recessed the meeting for a 10-minute break. The meeting reconvened at 7:50 p.m.

D. Agenda Modifications:

1. **AB12-21** – A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Setting A Public Hearing During The Regular City Council Meeting At The Justice Center On Tuesday, February 28, 2012, at 7:00 p.m. Or As Soon Thereafter As Possible, To Accept Testimony Regarding The Possible Extension Of The Moratorium On The Establishment, Maintenance, Or Continuation Of Medical Marijuana Collective Gardens.

Councilmember Lewis moved to amend the agenda to add AB12-21 as Public Safety Committee Issues, Item A. Councilmember Hamilton seconded the motion.

Motion to amend the agenda approved 7 – 0.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

- A. Public Hearings: None.
- B. Citizen Comments:

Kent Wong, Bonney Lake, spoke as a developer and resident of Bonney Lake and offered his perspective on how the City can encourage development in Bonney Lake. He said he has built 35 homes in the city since 2000. He said the City has 700 vacant lots that are not generating any revenue. He said he believes there are two main obstacles to building in Bonney Lake: high fees and difficulties in working with the City's building permit department, which he said he has complained about in the past. He said it costs about \$75,000 to construct a 2,200 square foot home, not including the land. He said permits and fees for this size house in Bonney Lake are \$30,000, with an additional \$5,000 to install the sprinkler system the City now requires. He said Bonney Lake's fees make up 20% of the total construction costs, while in Pierce County fees are about 12% or \$20,000 less. He said builders will choose to build elsewhere due to the high fees in Bonney Lake. He noted that when larger and more expensive homes were being built in the past, higher fees were not as big of an impact on the total cost. Due to the high number of bank-owned homes, he said higher cost to build in Bonney Lake is very significant. He asked the Council to think carefully about how to go forward, and said that if Bonney Lake is not competitive it will lose out. He said he thinks the City needs to evaluate its projected public works projects and lower impact fees.

Deputy Mayor Swatman said the City has worked with a couple of developers in the past to discuss the fee structure, but he is still trying to figure out what will work for both developers and the City. He encouraged Mr. Wong and others to work with the City to find a solution that will encourage development and still support needed infrastructure. Mr. Wong thanked the Council and Mayor for giving him extra time to speak.

Bruce Emig, 24112 122nd St E, Bonney Lake, is President of the Bonney Lake Lions Club. He said the club is planning a "Lion Heart Walk for the Blind", with a member walking from North Dakota to Lake Tapps starting in June this year. He said safety permitting, the walker will be blindfolded and accompanied by other Lions members along the route. The walk is in honor of a member whose son was born blind, and will raise money for the blind. He said donations will be accepted at Wells Fargo banks. Councilmember Watson said he is a member of Lions Club and noted that they are working with a lot of other clubs in the country on this event. Mr. Emig said a website is under development that will let people track his progress. He said he wanted the Council to be aware of the club's activity in the community.

Julia Bowen, 8406 183rd Ave E, Bonney Lake, provided the Councilmembers with a copy of the 2011 Bonney Lake Community Garden Annual Report. She said they had an incredible year last year and a great growing season. She said now the herb gardens are almost completed, and volunteers planted 5 fruit trees with plans to plant more. She said she is working on grant applications now to get funds to finish the rest of the garden projects this year. Mayor Johnson said they are doing a great job and the garden is exactly what people envisioned. Councilmember Lewis congratulated Ms. Bowen on the great community participation and high demand for garden plots again this year.

Dan Decker, 20401 70th Street E, Bonney Lake, said while shopping recently he found an item for much cheaper in Sumner, and he attributes the difference to high Traffic Impact Fees in Bonney Lake. He then spoke about a family that came before the Public Safety Committee in 2011, when he was on the Council, and asked for 'deaf child' signs and enforcement to improve safety for their deaf child. He said signs were not installed, and the Police Department provided traffic enforcement for only a brief time. He said he has

seen signs in other neighborhoods, and if the City placed signs in some areas and not others it could cause liability to the City if a child were injured or killed.

Councilmember Hamilton said from his recollection, City staff found there was an issue with regulations on spacing between public signs, and another sign could not be added on that section of the road. Mr. Decker said the requested location is on Church Lake Drive and 70th Street East. Director Grigsby said the Police Department placed speed monitoring equipment in the area after the request, but did not record high speeds. Mr. Decker said people heard about the speed monitoring and slowed down. Mayor Johnson asked Director Grigsby to check into where other deaf child signs are posted and how the City decided whether to post them.

- C. Correspondence: None.

III. COUNCIL COMMITTEE REPORTS

- A. Finance Committee: Deputy Mayor Swatman said the committee met at 5:30 p.m. earlier in the evening and discussed an agreement with Brookside HOA, a proposed grant from Bikes Belong for a BMX track, reviewed their minutes, and discussed issues related to City performance measures.
- B. Community Development Committee: Councilmember McKibbin said the committee met on February 7th and forwarded two items to the Consent Agenda.
- C. Public Safety Committee: Councilmember Hamilton said the committee met on February 6th. They discussed the DUI Task Force agreement, reviewed the City Prosecutor's municipal code update ordinance, and a suggestion to set up a Traffic School for Bonney Lake, which offenders can attend to defer traffic fines. He said Interim Police Chief Dana Powers supports the idea, but Judge Ron Heslop felt the City does not generate enough tickets to justify having a traffic school. Councilmember Hamilton said the Committee plans to review the issue and whether other jurisdictions would be interested in partnering with the City. He said Lynn Drake from the Washington Traffic Safety Commission also attended the meeting and provided information on funding opportunities.

Councilmember Hamilton reported that Councilmember Watson asked for information on removal of storm debris from the right-of-way. The committee also discussed safety concerns related to Pierce Transit bus stop poles which were not removed and do not have reflectors. Director Grigsby said he has already handled this issue.

Councilmember Hamilton said Interim Chief Powers is looking into options to set an administrative fee for impounding vehicles, as this is paid by the City currently. The committee also discussed fireworks and their consensus was to continue with the status quo. He said East Pierce Fire Chief Jerry Thorsen answered questions about the damage to the garage door at the Public Safety Building, noting the engineer review is complete and repairs will begin soon. Director Vodopich said the building permit for the repairs was issued earlier in the week.

- D. Other Reports:

Pierce County Regional Council: Councilmember Hamilton said the PCRC met on January 26th and appointed officers for committees. They heard a presentation from

Charlie Howard, Puget Sound Regional Council Transportation Planning Director, on the 2013-2014 federal funding cycle. Councilmember Hamilton said he also attended the PCRC Annual General Assembly on February 9th, which was very well attended and included speakers who addressed major economic and social trends.

Families First Coalition: Councilmember Lewis attended the White River Families First Coalition meeting on January 31st. He said Interim Chief Powers, School Resource Officer Todd Green, and Child Passenger Safety Program Manager Cesi Velez attended, and gave the group an outstanding presentation and provided answers to their questions.

Communities for Families: Councilmember Lewis said he and Special Events Coordinator David Wells attended the CFF meeting on February 2nd at the Sumner School District. He said the group was told December 2011 that they received an \$80,000 drug prevention grant, but Pierce County decided to change its criteria and recently notified the group that they were no longer going to receive grant funds. He said the CFF is appealing the decision. Councilmember Lewis said the annual Community Summit is scheduled for March 15th, and he recommended that Councilmembers and others attend to find out what is happening in the community.

Public Transportation Improvement Conference Public Hearing: Mayor Johnson said the Pierce Transit PTIC is holding a public hearing on proposed changes to the Pierce Transit benefit area boundaries on March 8, 2012 at 6:00 p.m. at the Pierce Transit Training Center in Lakewood. Mayor Johnson encouraged Councilmembers and the public to attend. He suggested the Council may want to hold an informal hearing for Bonney Lake residents before the PTIC hearing. Councilmember Hamilton said the majority of federal transportation funding goes to transit agencies, and he wondered whether the City would be eligible to receive federal funds if it developed its own transit area. Mayor Johnson said the City can create a transit service in its own jurisdiction, and possibly contract with other jurisdictions, but funding is an issue.

Mayor Johnson said he met with Senator Pam Roach and discussed transit issues. He asked her to consider revising the Revised Code of Washington (RCW) to allow two transit benefit districts within the same county. He said Senator Roach supports the cities, and recently brought forward a senate bill to allow fire districts to increase or decrease the number of fire commissioners. Senator Roach sent her greetings the Council and plans to visit in the next year or two to find out about the City's needs and goals.

Neighborhood Traffic Calming: Mayor Johnson said he is reviewing the 2003 Traffic Calming program to make updates and revisions. He said he wants the City to have a consistent approach. He said he will send an updated draft to the Public Safety Committee for review within the next few weeks.

League of Women Voters: Councilmember Rackley said Councilmembers received an invitation from the King County League of Women Voters for a reception on February 18th from 3:00 p.m. to 5:00 p.m.

IV. CONSENT AGENDA:

- A. **Approval of Corrected Minutes:** January 17, 2012 Council Workshop and January 24, 2012 Council Meeting.

- B. **Approval of Accounts Payable and Utility Refund Checks/Vouchers:** Accounts Payable checks/vouchers #62870 thru 62884 in the amount of \$69,068.74 out of the 2011 budget; Accounts Payable checks/vouchers #62885 thru 62896 in the amount of \$3,659.01 out of the 2012 budget; Accounts Payable wire transfer #20120117 in the amount of \$29,796.54 out of the 2011 budget; Accounts Payable checks/vouchers #62898 thru 62920 in the amount of \$107,200.66 out of the 2011 budget; Accounts Payable checks/vouchers #62897 and 62921 thru 62971 (including wire transfer #1132012) in the amount of \$415,126.13 out of the 2012 budget; Accounts Payable checks/vouchers #62972 thru 62974 for Utility refunds out of the 2012 budget in the amount of \$2,747.01 for a grand total of \$627,598.09.
VOIDED CHECKS:
62674 – Written for wrong amount. Replace with check number 62780;
62627 – Written for wrong amount, replace with check number 62785.
- C. **Approval of Payroll:** Payroll for January 16– 31st, 2012 for checks 30241-30300 including Direct Deposits and Electronic Transfers in the amount of \$672,473.27.
- D. **AB12-09 – Resolution 2178** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign An Agreement With Bonney Lake Community Resources For Operation Of The Concession Stand At Allan Yorke Park.
- E. **AB12-10 – Resolution 2179** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign An Agreement With Bonney Lake Community Resources For Operation Of The Bonney Lake Community Garden.
- F. **AB12-15 – Resolution 2182** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Approving The Acquisition Of Right Of Way On 103rd Street East.
- G. **AB12-16 – Resolution 2183** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Approving The Professional Services Agreement To Cascade Right Of Way Services, LLC For Right Of Way Acquisition Within The Main Street Intersection Improvements Project Limits.
- H. **AB12-20 – Resolution 2186** – A Resolution Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign The DUI (Driving Under The Influence) & Traffic Safety Interlocal And Mutual Aid Agreement.

Councilmember Rackley moved to approve the Consent Agenda. Councilmember Lewis seconded the motion.

Consent Agenda approved 7 – 0.

- V. **FINANCE COMMITTEE ISSUES:** *None.*
- VI. **COMMUNITY DEVELOPMENT ISSUES:** *None.*
- VII. **PUBLIC SAFETY COMMITTEE ISSUES:**

- A. AB12-21 – A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Setting A Public Hearing During The Regular City Council Meeting At The Justice Center On Tuesday, February 28, 2012, at 7:00 p.m. Or As Soon Thereafter As Possible, To Accept Testimony Regarding The Possible Extension Of The Moratorium On The Establishment, Maintenance, Or Continuation Of Medical Marijuana Collective Gardens. Added to the agenda during Agenda Modifications.

Councilmember Hamilton moved to approve motion AB12-21. Councilmember Lewis seconded the motion.

Motion AB12-21 approved 7 – 0.

VIII. FULL COUNCIL ISSUES:

- A. **AB12-03 – Resolution 2174** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Extend The Term Of The Employment Agreement Of The City Administrator.

Councilmember Lewis moved to approve Resolution 2174. Councilmember Watson seconded the motion.

Resolution 2174 approved 7 – 0.

IX. EXECUTIVE SESSION: None.

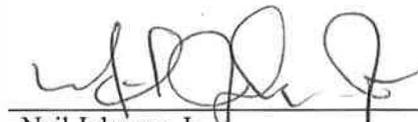
X. ADJOURNMENT:

At 8:54 p.m., Councilmember Rackley moved to adjourn the Council Meeting. Councilmember Watson seconded the motion.

Motion to adjourn approved 7 – 0.



 Harwood Edvalson, CMC
 City Clerk



 Neil Johnson, Jr.
 Mayor

Items presented to Council at the February 14, 2012 Meeting:

- Elliot Eisenberg, PhD – *Metro Area Impact of Home Building in the City of Bonney Lake, Washington* – National Association of Home Builders.
- Elliot Eisenberg, PhD – *Metro Area Impact of Home Building in the City of Bonney Lake, Washington: Comparing Costs to Revenue for Local Governments* – National Association of Home Builders.
- Elliot Eisenberg, PhD – *Metro Area Impact of Home Building in the City of Bonney Lake, Washington: Income, Jobs, and Taxes Generated* – National Association of Home Builders.
- Julie Bowen – *Bonney Lake Community Garden 2011 Annual Report* – Bonney Lake Community Resources.