

**SPECIAL CITY COUNCIL
MEETING (RETREAT)**

**February 25, 2012
9:00 A.M.**

MINUTES



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: Midtown Grill - 20609 State Route 410 E, Bonney Lake, Washington.

I. CALL TO ORDER – Mayor Neil Johnson, Jr. called the meeting to order at 9:01 a.m.

- A. Roll Call: Administrative Services Director/City Clerk Harwood Edvalson noted the following elected officials in attendance at the meeting: Mayor Neil Johnson, Jr., Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember Jim Rackley, and Councilmember Tom Watson.

Also in attendance were Planning Commission Chairman Grant Sulham and Commissioner Winona Jacobsen; and Park Board Commissioner Jaime Trejo.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Chief Financial Officer Al Juarez, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Jim Dionne, Facilities and Special Project Manager Gary Leaf, and Executive Assistant Brian Hartsell.

Councilmember Watson motioned to suspend the Council's meeting rules and not require recording of the special council meeting. Councilmember Hamilton seconded the motion.

Motion approved 7 - 0.

II. AGENDA ITEMS

- A. Why I ran for Council and what I hope to accomplish.

Councilmembers each addressed the topic for a few minutes.

Councilmember McKibbin spoke of his interest in parks and the development of special events to attract people to Bonney Lake, and his overall desire to make Bonney Lake an even better place to live.

Councilmember Minton-Davis said she ran for city council to be a part of the vision for the future of Bonney Lake. She said parks are important as well as a sense of community pride. She said the council should 'dream big.' She hoped the council would set goals for the next two years to address the Easttown and Downtown areas of the City.

Councilmember Watson addressed the need for Bonney Lake to be business-friendly. He hopes an open dialogue with businesses can be established, perhaps in the form of a business forum. He mentioned the need to work on commercial signage, perhaps create a farmer's market, and develop a community/senior center. He also spoke of further development of parks, and said his other interests include controlling the city's expenditures and encouraging frugality.

Councilmember Hamilton noted his long tenure on the City Council. He, too, spoke of

the desire to support parks and to maintain a good city management. He praised the administration of Mayor Johnson and the management team he has assembled. Councilmember Hamilton also spoke of his hope to see the Fennel Creek Trail established.

Councilmember Lewis spoke of his hope to create a vision for the future and a plan to achieve it. He also addressed the need for further development of parks, the construction of a community center and facilities, the annexation of the Comprehensive Urban Growth Area (CUGA) and the development of the Fennel Creek Trail. He said his immediate focus is on the transit needs of Bonney Lake citizens.

Deputy Mayor Swatman said he got involved with the City Council to, quoting Andrew Carnegie, "...do real and permanent good." He spoke of his hope for the development of the Fennel Creek Trail and the WSU property, the need to address a new Public Works facility, and the development of sewer in Eastown to drive the City's economic development. He said he wants to enhance the customer-facing aspect of the city and to make Bonney Lake a premiere destination.

Councilmember Rackley said he supports the CUGA annexation and the need for sewer in Eastown. He said he also supports the need for increased customer service among city staff and an improvement in the quality of services provided. He spoke in favor of further development of parks and sidewalks.

Mayor Johnson took the opportunity to express that when he ran for Council, he had the same types of goals expressed by a majority of the Council. He said he has worked to make Bonney Lake a better place to live and believes customer service is very important. He said he is working with his staff for greater positive consistency and encouraged the Council to make him aware of specific customer service or personnel issues impacting the public. He said he appreciates the Council's candor and noted that a good mayor needs a good council. He said the working relationship between legislature and executive portions of the city government has been good and expressed optimism for even more improvement going forward.

B. Sewers: Should it all flow downhill?

This portion of the meeting started with an executive session which had been advertized in the meeting agenda. Pursuant to RCW 42.30.110(i) the City Council met with the City Attorney to discuss current litigation for 30 minutes. The session started at 9:36 a.m. and concluded at 10:06 a.m.

At the conclusion of the executive session, City Attorney Dionne provided an overview to the Council and audience of the development history of the sewer service areas and the Sumner Wastewater Treatment Facility (WWTF). He said the "Whereas" portions of a new agreement for expansion of the WWTF would include the described historical details. He responded to brief questions regarding the treatment capacity of past expansions and the percent of use split between the City of Bonney Lake and the City of Sumner.

C. The Sore Thumb.

City Administrator Morrison summarized the Mayor's efforts to assist the City with the acquisition of the Fennel Creek areas defined by the ACI, Perfield and Kelly Farm properties (the "Thumb"). He described the efforts to negotiate a purchase of the ACI portion through the County's Conservation Futures program. He said the property

owners have indicated their reluctance to sell the ACI parcel separate from the Perfield piece. City Administrator Morrison said the City was working to add to the Conservation Futures grant funds to acquire both pieces. There was general Council consensus to acquire what can be obtained whether combined or individually. The opinion was also expressed that the City could wait for a future opportunity if the owners place too many stipulations on the acquisitions.

The City Council took a fifteen minute break starting at 10:55 a.m. and ending at 11:10 a.m.

D. Costs of Development: If you lower, will they come?

City Administrator Morrison presented some PowerPoint slides comparing the City's development fees with those of cities and areas near Bonney Lake. He expressed that he believes there is no positive correlation between the amount of development fees and the number of homes built over time. Councilmembers discussed the development fees and whether lowering them would induce residential and/or commercial development. While some Councilmembers supported a reduction of residential fees to try and stimulate development, a clear majority also supported a reduction of commercial development fees to stimulate economic growth. The administration received general direction to develop a program of reduced commercial development fees as a starting point to encourage economic development in Bonney Lake. Mayor Johnson noted that with the pending resumption of residential construction on the former Cascadia property, now known as Tehaleh, there may be greater interest in commercial development in Bonney Lake.

The City Council broke for lunch at 12:20 p.m. and resumed the retreat topics at 1:15 p.m.

E. To Grow or Not to Grow: That is the CUGA.

The City Council discussed the stalled effort to annex the southern CUGA area designated as Sub-Areas 1, 2, and 3. There was general consensus that the City Administration should investigate alternative ways to designate the areas in the southern CUGA and phase the annexation.

F. Reed Property: More than a well site?

The Executive Assistant to the Mayor and City Administrator, Brian Hartsell, used a PowerPoint presentation to describe the current uses on the City's Reed property, as well as projected renovation costs of the house if the City does choose to lease the house and/or portions of the property. He then discussed the offers the City has received for use of the property, buildings and house. There was general Council consensus to move forward with use proposals from Anderson Dairy, the Greater Bonney Lake Historical Society and the Police Department, while deferring any repairs to the house until a more clear idea of its importance to the resale of the property after the water rights are developed. Deputy Mayor Swatman emphasized the importance of moving forward with development of the water rights on the property. City Administrator Morrison agreed that it will be a staff priority to pursue these water rights.

G. Council Committees and other ways of making sausage.

The City Council discussed Councilmember Watson's and Councilmember Rackley's concerns about the limited participation with the Finance Committee that the current Council Standing Committee structure allows. The general discussion concluded that the issue was limited to the Finance Committee and the other two committees would definitely be retained. There was general consensus to conduct a trial change by holding the Finance Committee discussion/business items from the March 13, 2012 Finance Committee meeting over to the March 20th Council workshop for discussion as a committee-of-the-whole. The Finance Committee would still meet on March 13th to review and approve accounts payable checks and payroll.

H. Transit: The bus doesn't stop here anymore.

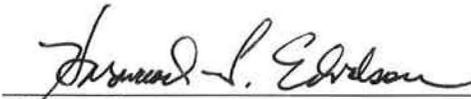
Mayor Johnson summarized the history of the Transit Boundary Conference held recently to discuss the change in boundaries for Pierce Transit. He noted that the only bus route still serving Bonney Lake is from the park-and-ride to the Sumner Sounder station, and that route has only temporary funding for a few more months. The City Council discussed possible options available to the City, including the possibility of asking the legislature to approve the ability to form more than one transit district per county. There was general agreement to hold off official pursuit of alternatives to Pierce Transit until after the boundary vote.

Park Funding: The race to the Y.

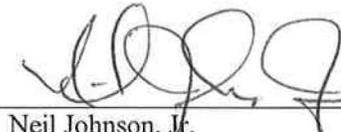
City Administrator Morrison explained the administrative recommendation that the City Council approve a ballot question for the February 2013 ballot to form a metropolitan park district. He suggested the revenues from the district would be used to fund the debt service on a single councilmanic park bond to construct a recreation center and improve a variety of parks and facilities. The City Council discussed the timing of the formation of the park district and the possible funding scenarios for needed improvements. There was general agreement that the administration would contact potentially interested participating parties for an exploratory meeting on district formation.

III. ADJOURNMENT

At 4:12 p.m., the Council adjourned the special Council meeting by common consent.



Harwood Edvalson, CMC
City Clerk



Neil Johnson, Jr.
Mayor