

CITY COUNCIL WORKSHOP

**July 16, 2013
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 & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

I. CALL TO ORDER – Mayor Neil Johnson, Jr. called the workshop to order at 5:30 p.m.

II. ROLL CALL:

Administrative Services Director/City Clerk Harwood Edvalson called the roll. Elected officials attending were Mayor Neil Johnson, Jr., Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember James Rackley, and Councilmember Tom Watson.

Staff members in attendance were City Administrator Don Morrison, Chief Financial Officer Al Juarez, Public Works Director Daniel Grigsby, Community Development Director John Vodopich, Chief of Police Dana Powers, City Attorney Kathleen Haggard, Administrative Services Director/City Clerk Harwood Edvalson, and Administrative Specialist II Renee Cameron.

City Attorney Haggard made a statement to Council regarding State Law that ethics and public service prohibits elected members of Council from sharing confidential information gained by virtue of their office, including information discussed at executive session. She cited statutory authority RCW 42.52.050. She advised that should any Councilmembers have questions to please direct them to her.

III. AGENDA ITEMS:

A. Council Open Discussion

Comcast Tax Increase: Councilmember Watson said he receives a call from a resident anytime her taxes may have gone up and she contacted him regarding the taxes on her Comcast bill. Mayor Johnson advised that the City has not increased taxes and any questions regarding increases utility customers see on their bills should be addressed directly to Comcast.

Mid-Budget Report: Councilmember Watson asked for a Mid-Year Budget update. Mayor Johnson said he is reviewing it right now and City Administrator Morrison will provide an update to Council at the next Council Meeting.

Municipal Budget and Financial Management Workshop: Councilmember Watson said he will be going to the AWC Municipal Budget and Financial Management Workshop to help him fully understand the budget in more detail.

Police Department Appreciation: Councilmember Watson thanked the Bonney Lake Police Department for the excellent job they did on the felony arrest they made on Sunday night.

Tunes at Tapps: Councilmember Watson noted that last week's concert in the park was well attended and staff did a great job. Councilmember Minton-Davis said David Wells

and the Police Department did an awesome job and it was nice to see the Farmers Market did so well.

Trucks Hauling Dirt: Councilmember Hamilton inquired about numerous dump trucks traveling throughout the City last weekend hauling large amounts of dirt and wanted to know the purpose. Police Chief Powers provided information regarding some truck hauling activities they were aware of.

Gnomes in the Park: Councilmember Minton-Davis said she and Councilmember Watson spoke at the Community Development Committee Meeting about making the “Gnomes in the Park” a seasonal event. Mayor Johnson said one of the keys is figuring out if the event would be a funded project, or if there should be a different pace for the program. Councilmember Minton-Davis said she would like a decision made on how to plan and proceed with this event. Councilmember Watson said he believes a plan needs to be made and he would like to see a small carved gnome in the parks to keep a reminder of the event throughout the year. Mayor Johnson said he thinks the Park Board should take the issue into consideration and make a recommendation to Council.

AWC Presentation by the Tacoma Arts Commission: Councilmember Minton-Davis said she attended a presentation by the Tacoma Arts Commission and they shared a number of projects they worked on when they were rejuvenating downtown Tacoma. She said they have done some amazing work, especially with their mural projects. She said it was stimulating not only for economic development but also for getting the local artists and the community involved and creating excitement throughout the different parks in the city. She realizes the City does not have an Arts Commission, but would like to see steps taken to start some art projects throughout the parks in the City. She proposed the Park Board consider some of the ideas of the Tacoma Arts Commission. Councilmember Watson agreed this was a fun idea and believes it would bring excitement to the different areas. Councilmember Minton-Davis said Tacoma used vacant space that had been available, and by having something visual in the unused space, they found they brought attention to the properties and the City was able to get those vacant spaces rented. Mayor Johnson said he thinks this is an idea that the Economic Development Focus Group can review and consider also.

- B. Review of Council Minutes:** June 4, 2013 Workshop, June 11, 2013 Meeting, and July 9, 2013 Meeting.

The minutes were forwarded to the July 23, 2013 Meeting for action with no corrections.

- C. Discussion/Action:** AB13-94 – D13-94 – Ordinance Authorizing Bond Refinancing.

City Administrator Morrison said this item has been discussed the past several months and a presentation was made to the Finance Committee. He said this ordinance would refinance the 800 MHz system loan and the Justice Center bond. He said there are certain triggers that need to occur to make it worthwhile with the net savings being between the 3-4% range. He said the City’s financial advisor has advised the City to pass the ordinance, monitor the bond market, and sell when the market is at the targeted rate. He stated that Chief Financial Officer Juarez was available for any questions Council may have.

Councilmember Rackley said he thinks the City may have already missed the window as the interest rates are now increasing. City Administrator Morrison said if the trigger rate is never reached then the ordinance would just expire. Councilmember Lewis said he likes the ordinance and he likes the idea of the triggers. Councilmembers discussed the percent of net savings trigger points and the \$300,000+ impact to the current budget if the bonds are not sold. Mayor Johnson said there is still \$1 million in the general fund for the YMCA which is not going to happen, so those funds are there to help balance the budget if necessary. Deputy Mayor Swatman said he would like to have the ordinance clarified as to who is authorized to approve. This item will be forwarded to the July 23, 2013 Council meeting.

D. Discussion: AB13-82 – Ordinance D13-82 – Ordinance Amending BLMC 13 Related to Water and Sewer Utility Charges, Billing, and Collection Updates.

Public Works Director Grigsby said this item was thoroughly discussed at the Community Development Committee. He said there are seven sections that needed to be clarified and discussed, which address different parts of the water and sewer utility billing systems which have been completed. He said the other issue discussed in the City Administrator's memorandum relates to how the City would grant relief to "snowbirds." He said a further issue is what the City should do with houses that have been burned down or the house is no longer there, yet the property owners still incur bills. City Administrator Morrison said the City's water availability charge is fairly low, however, the sewer utility charge is a bit more onerous. The City Council had several questions and concern regarding the proposed ordinance.

Mayor Johnson asked Council if they would like to send the entire ordinance back to the Community Development Committee (CDC) to clean up the issues and concerns that have been discussed, and provide the City Attorney sufficient time to make the corrections. Council agreed that it go back to the CDC. Councilmember Minton-Davis advised that the CDC will not be available to review it until their next meeting on August 20, 2013.

E. Discussion: Potential Boundary Line Adjustment (BLA) and sale of former Reed home.

City Administrator Morrison summarized the memorandum contained in the agenda packet regarding the potential boundary line adjustment and sale of the former Reed home, located at 7109 Barkubein Road. Mayor Johnson said it is critical for the Council to make a decision on what the Council wants to do with the property. City Administrator Morrison said the previous plan for the Public Works Center on the Reed property did not include use of the house. Mayor Johnson asked if any of the Council would agree on spending money to rehabilitate the house. The City Council discussed the proposal and possible uses for the property if the parcel was short platted and the house sold separately. There was a Council majority consensus to sell the house as-is with the boundary/lot line adjustment.

F. Discussion: Retention of Old Senior Center Van as Backup.

Mayor Johnson said this issue is back before Council because there are people who are concerned that the Senior Center needs a back-up van. City Administrator Morrison said he spoke with the City's mechanic who looked at the van and said it would cost approximately \$7,194 to get it up and running. He summarized his memo in the agenda packet and said if the Council agreed to this proposal that there would need to be a formal

agreement with the Senior Board non-profit corporation to reimburse the City for the costs to get it back up and running.

Councilmembers discussed how the old senior van was being used currently and the possible options for retaining the van or selling it as originally planned. Mayor Johnson said staff with talk with the Bonney Lake-Lake Tapps Senior Citizens about their interest in purchasing the old van.

IV. EXECUTIVE SESSION: Pursuant to RCW 42.30.110(1)(i), the Council adjourned to an Executive Session with the City Attorney at 7:10 p.m. for 15 minutes to discuss potential litigation. The Executive Session was continued for two additional 5 minute increments. Council returned to Chambers at 7:35 p.m. No action was taken.

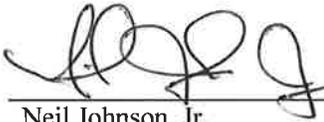
V. ADJOURNMENT:

At 7:36 p.m., Councilmember Rackley moved to adjourn the Council Workshop. Councilmember Watson seconded the motion.

Motion to adjourn approved 7 – 0.



Harwood Edvalson, MMC
City Clerk



Neil Johnson, Jr.
Mayor

Items presented to Council for the July 16, 2013 City Council Workshop: None

Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are on file with the City Clerk. For detailed information on agenda items, please view the corresponding Agenda Packets, which are posted on the city website and on file with the City Clerk.