

CITY COUNCIL WORKSHOP

September 3, 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](http://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, and Councilmember Tom Watson. Councilmember James Rackley was absent from the Workshop.

**Deputy Mayor Swatman moved to excuse Councilmember Rackley's absence. Councilmember Lewis seconded the motion.**

**Motion approved 6 – 0.**

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, Facilities & Special Projects Manager Gary Leaf, City Attorney Kathleen Haggard, Administrative Services Director/City Clerk Harwood Edvalson, and Administrative Specialist II Renee Cameron.

**III. AGENDA ITEMS:**

**A. Council Open Discussion**

AWC Conference Presentation Regarding Policies: Councilmember Watson said he will e-mail a presentation regarding financial policies from the AWC Conference he and Councilmember McKibbin attended. He said the presentation discussed broad goals in the City's budget, and that the Council should know how much money is in the bank, set dollar amounts for the goals and budget priorities, and how much of the budget is influenced by the priorities. The Council discussed reserve emergency funds and the percentage of the general fund reserve.

Police Ride Along: Councilmember Watson said he went on his second ride along with Police Sergeant Boyle and was surprised at the variety of issues officers face when they are on patrol. He said they discussed publicity with the local news and the immediate response that the officers receive from the news. He suggested all Councilmembers do a ride along to be better informed as to what is happening in the City.

Fisherman Sculpture: Councilmember Watson said he repainted the fish and the fisherman statue at Locust Avenue & Veterans Memorial Drive.

Senior Center Van: Councilmember Watson asked about the status of the Senior Center bus. Mayor Johnson said there has been brief discussion about a long term plan, but that the City has replaced the front tires while the van is still being utilized, and options are

still being discussed and considered for the back-up van before it will be discussed by the Finance Committee.

Renwood Development: Councilmember Watson asked about the status of the Renwood Multi-Family Development. He said he is concerned about the roadway and what the different options are. Mayor Johnson said the plan is to take to the issue to the Community Development Committee (CDC), and to hold an open house. He said it is a long process and that \$1 million dollars are to be utilized in planning the roadways and improvements. Councilmember Watson asked about blocking the road so it is not utilized by the new development. Mayor Johnson said all the proposed options will be considered as well as the downtown plan. Deputy Mayor Swatman said he believes notification is important so that the residents and property owners are informed and involved. Councilmember Minton-Davis suggested there could be a Community Development Committee Open House to discuss the proposed project with key staff attending. Councilmember Hamilton said he thinks that would also be a good time to discuss the entire Downtown Plan at a hosted Open House. City Administrator asked if the notice would be for the next meeting, and Councilmember Minton-Davis suggested an Open House be scheduled after the CDC has had an opportunity to review the proposed project and options at their next meeting.

Post Office Property: Councilmember Watson asked about maintenance of the Post Office property and whether Beautify Bonney Lake could assist after he was advised that this is private property and it is up to the property owner to maintain the property if Beautify Bonney Lake cannot assist with the clean-up.

Angeline Road Sidewalks: Deputy Mayor Swatman provided an Engineer's Estimate for proposed Angeline Road Sidewalk Improvements. Mayor Johnson said that currently none of the sidewalks connect to the Panorama subdivision today, and this sidewalk improvement would connect all of them. His recommendation would be to go with the full sidewalk improvements to connect all of the developments in the area. Mayor Johnson said the funds could be pulled off the Radar Fund and placed in the sidewalk improvements fund. He said he spoke with the Sumner School District about changing bus stops, however that appears not to be an option. Deputy Mayor Swatman said the project will provide important public safety improvements and connectivity. Councilmember Lewis said this sidewalk improvement would also be used by the high school track program and provide more use to funnel the kids down to the trail. Councilmember McKibbin asked about a current sidewalk list and Mayor Johnson said there is a list that is ranked, but by connecting all of the subdivisions in this area ranks it as a larger project. Councilmember Minton-Davis asked if this was a budgeted project and was advised that it is unbudgeted, however, Mayor Johnson said the Radar Fund can be utilized for this project. Councilmember Hamilton asked if there is any benefit from the Angeline Road Resurfacing Project, and Public Works Director Grigsby advised that there is not. Councilmember Hamilton said his concern is that other projects are leap-frogged and not considered, and all the sidewalk projects are important. Councilmember Lewis reminded everyone that these areas were previously located in the County before they were annexed into the City, and the property annexed came with no sidewalks. He said the more areas that are annexed, the more sidewalks the City will have to consider adding. Mayor Johnson said he thinks this plan for sidewalk improvements offers more pedestrian safety than the need for radar on Sky Island. City Administrator Morrison said the funds are in the Street Fund and would not have to be transferred.

**B. Review of Council Minutes:** August 20, 2013 Workshop Minutes, August 27, 2013 Meeting Minutes.

The minutes were forwarded to the September 10, 2013 Meeting for action, with minor corrections.

**C. Discussion:** AB13-105 – Resolution 2322 – Establishing The Eastown Southern Sewer Development Contract And Utility Latecomer Agreement (Kahne).

Deputy Mayor Swatman said he wanted to know if the Council had any other questions or issues on this matter before a public hearing is held. Councilmember Watson said he is concerned about the amount of money the City is being asked to contribute. Public Works Director Grigsby said the developer owns three of the parcels and property owner Babcock owns two parcels and he is very interested in developing. He said over half of the parcels desire to develop within the next five years. Councilmember Lewis said he believes the location of this property is going to get development started in Eastown. City Administrator Morrison said per the Revised Code of Washington the public hearing will give the affected property owners the right to understand their costs, the equity and the fairness of their proposed assessments if the agreement is approved. Councilmember Minton-Davis said she understands why this agreement was put together, however, she would like to see a development agreement so the developer's plans and timeline are clear. Councilmember McKibbin suggested it be titled a Municipal Utility Latecomer Agreement. Deputy Mayor Swatman said the way he understands it is the Kahne's looked at developing the property themselves, however, there appears no way to develop their property without the City's assistance. Councilmember McKibbin asked City Attorney Haggard why the City could not enter into a developer's agreement stating that the City is going to put in the sewers and that the developer would pay them back. City Attorney Haggard said there is probably a way, however, the way this current contract and agreement are drafted the developer would pay 75% up front. City Attorney Haggard said development agreements can set timelines for development and vesting of regulations. Councilmembers discussed options for the proposed agreement.

Mayor Johnson asked Council if they wanted to wait to schedule a public hearing until a developer agreement can be worked out. Councilmember Minton-Davis asked if the property owners have been notified yet. Public Works Director Grigsby said once a public hearing is scheduled then a letter will be sent to the affected property owners. If Council consensus was that the City will work with the developer on a developer agreement and a public hearing will be set.

The item was forwarded to the September 10, 2013 Meeting to set a Public Hearing.

**D. Discussion:** AB13-100 – Proposed Use Agreement with Greater Bonney Lake Historical Society for Their Use of the Large Conference Room at the Public Works Center.

Facilities and Special Projects Manager Gary Leaf provided a brief summary and the need for a Use Agreement with the Greater Bonney Lake Historical Society. Councilmember Watson said he believes it is important that they have a location, however, he doesn't believe a City facility is necessarily a good idea. Councilmember Lewis said his concern is whether Public Works may need to utilize the proposed space. Director Grigsby advised that Public Works has a sufficient conference room and he has no concerns with the Historical Society having use of the large conference room. Deputy Mayor Swatman said he isn't aware of any other need for the space to be used. Councilmember Minton-Davis said she would like to see the City put some policies in

place about how the City assists different organizations. City Administrator Morrison said since Public Works has moved into the Public Works Center there have not been any conflicts with scheduling or the need for others to utilize the room. City Administrator Morrison said staff will talk with the Historical Society about conducting more open houses and events for the public.

The item was forwarded to the Council Meeting for action.

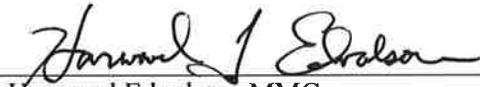
**IV. EXECUTIVE SESSION:**

Pursuant to RCW 42.30.110(1)(b), the Council adjourned to an Executive Session at 6:50 p.m. for 5 minutes to discuss potential property acquisition. At 6:55 p.m. the Executive Session was extended an additional 5 minutes. Council returned to Chambers at 6:58 p.m. No action was taken.

**V. ADJOURNMENT:**

**At 6:58 p.m., Councilmember Hamilton moved to adjourn the Council Workshop. Deputy Mayor Swatman seconded the motion.**

**Motion to adjourn approved 6 – 0.**

  
Harwood Edvalson, MMC  
City Clerk

  
Neil Johnson, Jr.  
Mayor

Items presented to Council for the September 3, 2013 City Council Workshop:

- Facilities & Special Projects Manager Gary Leaf - *Property Use Agreement with the Bonney Lake Historical Society, City of Bonney Lake.*
- Deputy Mayor Swatman – *Engineers Estimate for the Angeline Road Sidewalk Improvement Project, City of Bonney Lake.*

*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.*