

**CITY COUNCIL WORKSHOP**

**October 1, 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.

**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, Assistant Public Works Director Charlie Simpson, 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.

**II. AGENDA ITEMS:**

**A. Council Open Discussion**

Posting Board at Allan Yorke Park: Councilmember Watson said Council received a letter last week which requested that the City provide a community posting board for lost animals/items at the park. Councilmember McKibbin said there is already a community board at the park and suggested the City could also place a small posting board at the Viking Dog Park.

Fennel Creek Trail Parking: Councilmember Watson asked about a letter Council received regarding parking at the new Fennel Creek Trail head. Mayor Johnson said he is getting information from staff and though there were no plans for parking, should the City choose to put asphalt there for parking then it can become part of the project. Mayor Johnson said he will get more information for the Council and for the individual seeking the information.

Chip Seal Issue: Councilmember Watson asked if the Mayor heard back from Public Works regarding the chip seal project and the concerns presented by a citizen at the September 24<sup>th</sup> Council meeting. Mayor Johnson said he is awaiting results from the Public Works Director as to whether further work needs to be considered.

Senator Pam Roach meeting: Councilmember Watson said councilmembers attended the meeting with Senator Pam Roach on September 25<sup>th</sup> regarding fishing on Lake Tapps.

Development on 186<sup>th</sup> St E: Councilmember Watson asked about whether the Community Development Committee (CDC) will be discussing the development of 186<sup>th</sup> St E. Councilmember McKibbin said it is scheduled to go through the CDC process and Council will be kept up to date through the CDC.

Angeline Road: Mayor Johnson said he sent Council the results from the Public Safety Committee regarding the improvements along Angeline Road.

**B. Review of Council Minutes:** September 17, 2013 Workshop Minutes, and September 24, 2013 Meeting Minutes.

The minutes were forwarded to the October 8, 2013 Meeting for action, with no corrections.

**C. Discussion:** AB13-111 – Public Hearing regarding proposed Resolution 2322 – Sewer Development Financing Contract and Utility Latecomer Agreement with Kahne Properties, LLC Re: Eastown Southern Sewer Development.

Councilmember Watson said he would have liked to have received more information on the elevation issue for the proposed Utility Latecomer Agreement (ULA) for sewer development in Eastown. He asked about concerns he had with the Morris property and a possible alignment on their property. Councilmember Rackley asked for clarification of the property owners who claimed they already paid a sewer fee to the County. Deputy Mayor Swatman asked for an update to the proposed development agreement. Mayor Johnson said two options are being considered; a straight forward development agreement, or combining the development agreement with the ULA. Deputy Mayor Swatman said City staff needs to talk with the owners of the Swift property to determine if they want to be a part of the ULA, or if they choose to be left out. City Attorney Haggard said the City cannot allow a property to connect to the sewer without it paying into the ULA, unless they wanted to build their own system. Councilmember Hamilton said if a property owner has already paid a sewer assessment, he feels the City should give that property owner options to connect to the City's system. Mayor Johnson said Public Works Director Grigsby is working on gathering all of the information for all the affected properties and will provide an update to Council once the information is complete. Councilmember Watson asked how many affected property owners spoke for or against the connection. He said he is concerned with the City investing money and believes it should be the developer's investment. Mayor Johnson said this project is for the City's infrastructure and it has to be fair, and that Council needs to think of the big picture of the City's needs. Councilmember Minton-Davis said she thinks a resolution needs to be made with the Swift property owners before the City takes further action. Deputy Mayor Swatman said the ULA provides the best benefit for the City. He agreed with Councilmember Minton-Davis that the Swift property owner's intentions should be documented. Councilmember Hamilton asked if there would be an established timeframe from the developer. Community Development Director Vodopich said the developer has had two pre-application meetings with the City. Developer Kelly Kahne was invited to speak. He said their timeframe is dependent on the City obtaining the easement and that the Landmark Apartment group would be ready to move forward with the permit process at the beginning of the year.

City Attorney Haggard advised that the Swifts paid over \$50,000 in 1992 for County assessments and a determination needs to be made as to whether those assessments can be rolled into the City's fees. However, she noted, the Swifts have not paid any sewer connection fees to the City. Councilmember Watson asked whether City staff have spoken with the Chan family about their property. Mayor Johnson said staff must talk with the Chans, and get an answer from the Swifts if they wish to be included in the ULA. Deputy Mayor Swatman said the Morris' concern is how the sewer development will affect their property. Councilmember Lewis said it is important to know exactly what the City is considering, especially regarding elevation of the sewer lines on the property. Councilmember Watson asked about the possibility of the development agreement seeking reimbursement should the developer not proceed. Mayor Johnson said staff will get answers to all of the questions and bring this issue back to Council for further discussion.

**D. Discussion: AB13-123 – MOU and Use Agreement for Old Senior Center Van.**

Administrative Services Director/City Clerk Edvalson advised the Council that the Old Senior Center Van was originally scheduled for surplus disposal to offset costs for its early replacement. He said a private citizen has offered to donate the estimated surplus value of the van to the City to allow for its continued use in support of the Senior Center and the Bonney Lake/Lake Tapps Senior Citizens have offered to fund the operational and maintenance costs of the Old Senior Center Van. He advised that to clarify expectations, a proposed Memorandum of Understanding (MOU) has been developed and is being presented to the Council to determine their support. He said that the Senior Advisory Board has previously reviewed the MOU and has indicated preliminary support for the terms as currently proposed. Director Edvalson stated that no additional expense for retaining the Old Senior Center Van is anticipated for its use as a back up to the New Senior Van. Any additional uses by the City will incur additional operating costs which are currently not budgeted.

Councilmember Watson asked if the seniors would be able to afford any necessary maintenance. Director Edvalson advised that the MOU obligates the City to abide by the MOU for a period of three years, unless the seniors choose not to continue maintenance on the van then the Use Agreement would cease. He added the City can cover the van's liability insurance at \$100 per year, which is not a feasible option for the seniors to be able to insure. Councilmembers McKibbin and Watson stated concerns about why the City needs to keep an additional van in its fleet. Councilmember Lewis said he believes with the lack of the transportation within the City that the van will provide the seniors more flexibility and options. Councilmember Minton-Davis said that she was hesitant to agree to the City keeping the van, however, with the MOU stating that it will be utilized only within certain zip codes that she will support it. This item was forwarded to the October 8, 2013 Council meeting for action.

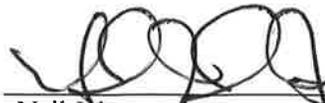
**III. EXECUTIVE SESSION: None.**

**IV. ADJOURNMENT:**

**At 6:27 p.m., Councilmember Rackley moved to adjourn the Council Workshop.  
Councilmember Lewis seconded the motion.**

**Motion to adjourn approved 7 – 0.**

  
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Harwood Edvalson, MMC  
City Clerk

  
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Neil Johnson, Jr.  
Mayor

Items presented to Council for the October 1, 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.*