

**CITY COUNCIL
WORKSHOP**

July 1, 2014
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: 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. 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, and Councilmember Jim Rackley, and Councilmember Tom Watson. Councilmember Minton-Davis arrived at 5:38 p.m.

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

III. AGENDA ITEMS:

A. Presentation: State of the Library – Executive Director Neel Parikh

Pierce County Library System Executive Director Neel Parikh provided a very informative presentation regarding the “State of the Library,” and particularly at the Bonney Lake Library. There were a few questions asked by the Council and staff and Ms. Parikh responded accordingly, namely regarding their capital facilities plan update. There was no action taken, as this item was for presentation purposes only.

B. Discussion: WSU Commercial Property.

Council advised they had reviewed the answers to the questions that were provided in the agenda packet, and said the answers responded to the questions they presented to Quadrant and Visconsi Companies, Ltd. Councilmember Rackley asked what the next step was to move this forward. Wally Costello, Sr. Vice President of Quadrant Homes said the next step would be to draft an amendment to the development agreement. Councilmember Hamilton said the key to him is in the synchronization of the signals. He said he is skeptical due to the size of the proposal development and he feels that they will need to mitigate that.

Councilmember Watson asked about the light at SR410 and South Prairie and the congestion already taking place. Mr. Costello said the proposal of development is for 300,000 square feet. Mr. Reed said the number was more like 325,000, and so that was considered in their analysis including commercial and residential and regarding the range of trip generations of the site and peak p.m. trips. He spoke regarding Councilmember Watson's concerns at the light at South Prairie and said there could be a wide variety of reasons why that traffic flow is not functioning properly, but there are some portions that are controlled by Pierce County. He spoke regarding some of the issues and concerns at the 214th intersection and ways to measure the traffic and tests they used to evaluate for their analysis. Councilmember Hamilton said he wants to know if the proposed development would cause no harm to the traffic flow and is worried about it exceeding the TIA. Bradley Goldberg, Vice President of Development of Visconsi Companies, Ltd said that he is not a traffic expert but the logic is that the project has to be something that is convenient for the community, and their intention is to do what is best for the community and the success of the project. They are willing to proceed with the information the traffic consultant provided. He said, if they are wrong in their analysis, then it would be a huge loss for the developer. He understands Council's concern, but they believe in their project and said a lot of information and data put into this.

Deputy Mayor Swatman asked if additional information was provided during the pre-application meeting to include a route to access to the City's property. Deputy Mayor Swatman provided slides to demonstrate his questions and concerns regarding ingress and egress access. Mr. Costello said the development agreement would include language about the plan for the east phase of the commercial project would have lanes that would come to the property lines so that the connection could happen between the parking lots. Councilmember Hamilton and Deputy Mayor Swatman spoke regarding the stormwater detention pond and additional access and what WSDOT will and will not approve. Mr. Goldberg clarified the connectivity issue. He said they will contact all of the property owners that will be affected by the proposed project with the intention to have all property owners' benefit from the plan. Councilmember Hamilton would like to see 204th connect with 211th, which would be important for the residential property owners.

Councilmember Hamilton then asked why the proposal is not going to WSDOT first. Mr. Costello said with the history of this project it is important to show WSDOT that the City is supportive of this project. There was discussion about whether a dedicated road would be built behind the cinema and the Fred Meyers, and if so, it would have to be built to City specs to include sidewalks. Council consensus was to bring a proposed amendment to the development agreement back to the Council for their review at an upcoming Council meeting. No action was taken as this item was for discussion purposes only.

B. Council Open Discussion.

Medical Marijuana Laws and Ordinances. Deputy Mayor Swatman spoke regarding the AWC Conference Marijuana Workshop and the affects Initiative 502 has with the conflicts with the Federal Preemption Act, as well as the revenue figures for cities who permit these businesses. Councilmember Rackley spoke of some of the serious problems he saw and heard with their tour of the marijuana retailer. Councilmember Hamilton said it is just like adult entertainment; if it is a permitted business, then you have to make sure the City has some control. Councilmember Lewis said a number of cities have outright banned it and that it is scheduled to be for sale in cities that permit it early next week.

Beautify Bonney Lake. Councilmember Watson spoke regarding Beautify Bonney Lake.

Fireworks. Councilmember Watson spoke regarding a letter the Council received regarding fireworks.

Debris in Ditches. Councilmember Watson spoke regarding the illegal dumping of yard waste and debris in the City's ditches. Public Works Director said a modification to the city code may be required to enforce compliance with illegal dumping.

White River Families First Coalition (FFC). Councilmember Lewis gave an update to the White River Families First Coalition meeting. He provided a summary of a number of local recognitions by the FFC.

Victor Falls Parks Property. City Administrator Morrison spoke regarding improvements to the Victor Falls property and the needs for maintenance and upkeep. He suggested purchasing a mower to leave on the property. Council suggested using an older mower out there and, if a new one is necessary, to have the new one used City wide. The money would be paid out of the budgeted funds for the Victor Falls property improvements.

Open Government Webinar. Deputy Mayor Swatman asked who all attended the Open Government Webinar. Councilmember Watson said it was a good webinar and they discussed doing a future webinar/conference call for everyone to attend.

C. Review of Council Minutes: June 3, 2014 Workshop, June 10, 2014 Meeting, and June 24, 2014 Council Meeting.

Council noted no corrections to the draft minutes. The minutes were forwarded to the July 8, 2014 Council Meeting for action.

D. Discussion: AB14-80 – 186th Corridor Improvements 30% Probable Costs Review.

Public Works Director said four costs options were provided and there was input from several difference sources. He summarized the four options, as laid out in the agenda packet materials. Deputy Mayor Swatman asked for clarification of the post office property. Councilmember Watson asked about option 1 and the use of the property included there. Public Works Director Grigsby said no further work will be done until staff have direction from Council. Councilmember Lewis said the Community Development Committee recommended the option that allowed expansion of the current roadway and start attaining right-of-way. He said basically CDC's position would be to recommend a portion of options 1, 2 and 3. He said they would want to start with what can be done now and build from

there. Councilmember Watson and Deputy Mayor Swatman agreed, however, Deputy Mayor Swatman said he was concerned that if the big picture isn't realized that the complete improvements would not be made. Councilmember Watson asked about widening 89th to help with any congestion. Director Grigsby asked for clarification of Council's desire and intentions. City Administrator asked about the Council's intentions to acquire the property that is necessary. Councilmember Hamilton asked if there has been communication yet with the post office and Director Grigsby advised that, to date, there has not yet been communication with the post office.

Deputy Mayor Swatman asked if Council would entertain moving on Agenda Bill 14-94 which is Resolution 2400, to amend the agenda to take action on Agenda Item III.E. and Mayor Johnson advised that a motion would be necessary to suspend the rules to amend the agenda to add an action item to the Workshop agenda. Deputy Mayor Swatman said he would entertain a motion to suspend the rules for Council to take action for Council's agenda items

Councilmember Watson moved to suspend the rules and to add Agenda Bill 14-94/Resolution 2400 to the Council Workshop agenda. Councilmember Lewis seconded the motion

Motion to suspend the rules and add AB14-94/Resolution 2400 to the Agenda approved 7 - 0.

E. Discussion: AB14-94 – Resolution 2400 – Authorize Agreement with Cascade Right-of-Way Services for the 186th Ave - 88th St -188th Ave Option Project.

Having had previous Council discussion in Agenda Item III.D, Council agreed to approve Resolution 2400.

Councilmember Rackley moved to approve AB14-94 – Resolution 2400. Councilmember Watson seconded the motion

Motion to approve AB14-94/Resolution 2400 approved 7 – 0.

Director Grigsby asked for clarification of whether the Council intended to include the City moving utilities underground, and Council agreed it was. City Administrator Morrison stated for the records said he had initial concerns for this project, as this agreement was not procured competitively, but to go through that process would set the project back at least 4 months, and Director Grigsby assured him that this company has been utilized in the past and they have done good work on behalf of the City.

IV. EXECUTIVE SESSION: None.

V. ADJOURNMENT:

**At 7:26 p.m., Councilmember Watson moved to adjourn the Council Workshop.
Councilmember Lewis seconded the motion.**

Motion to adjourn approved 7 - 0.



Harwood Edvalson, MMC
City Clerk



Neil Johnson, Jr.
Mayor

Items presented to Council at the July 1, 2014 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.