

## CITY COUNCIL WORKSHOP

August 18, 2015  
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.*

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**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. 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, Councilmember James Rackley, and Councilmember Tom Watson.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Assistant Police Chief Kurt Alfano, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Kathleen Haggard, Records & Information Specialist Susan D. Haigh, Human Resources Manager Jenna Richardson, and Administrative Specialist II Melissa Johnson.

### III. AGENDA ITEMS:

**A. Council Open Discussion:**

Comprehensive Plan Amendments: Councilmember Hamilton asked about the status of the City's proposed Urban Growth Area (UGA) amendments with Pierce County. Community Development Director Vodopich explained that the Pierce County Council recently acted on the proposed County Comprehensive Plan amendments, but these did not include any of the City of Bonney Lake's eight proposed amendments. He said the County's Planning Commission did not recommend approval of any of Bonney Lake's UGA amendments, and apparently they were not moved forward to Committee or County Council, so they were not acted on. He said one proposed amendment would add the Tehaleh development to the City's UGA, and another would add the Southern Sewer Service area. He said a joint planning agreement is required to annex these areas, and there is an ongoing dispute between the County and City that is limiting the County's cooperation.

Tehaleh: Deputy Mayor Swatman said he spoke with residents from the Tehaleh area at Bonney Lake Days. He questioned whether Tehaleh can fulfill their promise of adding new jobs and commercial development within the development. He said it doesn't seem feasible and may create issues in moving on to future planned phases. Councilmember Hamilton noted there is no sewer system in Tehaleh which negatively affects development. He said a review of census numbers shows that the majority of development and population growth is happening in unincorporated Pierce County, which is not in line with the Growth Management Act. He said

County's dispute with the City has nothing to do with the City's UGA proposals and the City should be wary of negotiating with County Executive Pat McCarthy.

Bonney Lake Days: Deputy Mayor Swatman said Bonney Lake Days was well-attended on Saturday and he spoke with many residents from both inside and outside the City limits. Mayor Johnson thanked staff and Councilmembers who participated in and supported Bonney Lake Days on August 14-15, 2015. He said the parade gets bigger each year and the event was a lot of fun.

- B. **Review of Draft Council Minutes:** July 21, 2015 Workshop, July 28, 2015 Meeting, and August 11, 2015 Meeting.

The minutes were forwarded to the August 25, 2015 meeting for action with minor corrections.

- C. **Presentation:** Certified Safety Coordinator Award presented to Administrative Specialist II Melissa Johnson by the Association of Washington Cities.

Brian Bishop, representing the Association of Washington Cities Worker's Compensation Retro Program, thanked the Council and City for their support of workplace safety. He said Melissa Johnson completed 12 safety courses to gain the Safety Coordinator certification, which improves safety at the City. He said several City staff members are actively involved in risk management and safety issues. He presented the certificate of achievement to Melissa Johnson.

- D. **Presentation:** New Public Works Center Update – ARC Architects.

Rex Bond from ARC Architects presented an overview of the site planning history for a Public Works facility on city-owned property in Easttown. He displayed the several proposed plans and estimated costs for building and site development. A proposal to construct all facilities at the 225th St site would require 6 new acres of wetlands for mitigation, as well as a difficult and stringent permit process with the Army Corps of Engineers.

The current proposal is to split Public Works facilities between two city-owned sites – the Peaking Storage Tank site (217th Ave) and a parcel on 225th Ave. The 217th Ave site is smaller and would be used for storage of bulk materials and equipment. The 225th Ave site would be home to the main Public Works Center building with offices, parking, storage, vehicle shops, and a wetland area. He showed two site options with entrances off 96th St or from a frontage road off SR 410. The site plan would allow all Public Works staff to come to the same single site to park, work, hold meetings, and pick-up and maintain equipment and vehicles.

Councilmembers discussed the site plans and access options. Deputy Mayor Swatman said the City should make maximum infrastructure improvements during this project to provide flexible development options for Easttown. He said the proposed site plan seems to cut off access to the commercial parcels north of SR 410. Director Grigsby described the proposed access routes, which were also laid out in the City's the mobility plan. He also described options to extend and expand public roads.

Mayor Johnson said the focus for this project is to move existing staff from the old City Hall building on Bonney Lake Blvd to a new facility, and provide some space for future growth, but he does not want the facility to be too large and have empty space. City Administrator Morrison and Director Grigsby said the proposed plan provides extra space in the shop and parking areas, but only a few extra administrative staff work spaces. Mr. Bond explained the layout of the building and garage bays. He said they evaluated other Public Works buildings and yards in developing this design.

Councilmembers reviewed the estimated costs for site development and facility construction, which totaled about \$20 million. Council consensus was to move forward to complete the facility at 217th (Peaking) as soon as possible, so equipment and materials can be relocated from locations at Allan Yorke Park and the Reed property. Councilmembers discussed completing the project in two phases and potential funding sources. Councilmembers reviewed reasons for splitting facilities across two sites, and noted that the sites allow for future growth if needed.

Council consensus favored the 2015 "Option B" site plan as shown in the Agenda Packet (with the administrative building on the southeast side of the parcel). Several Councilmembers preferred the 2014 "Option B" road plan from the Agenda Packet, which connects the SR 410 frontage road to 225th Ave to 96th St.

Mayor Johnson said staff will now review funding sources. City Administrator Morrison said some funds were set aside in the current biennial budget, and rough estimates of utility bonds show the funding is probably feasible. Deputy Mayor Swatman reiterated it is important for the City to settle on the site plan for the 225th parcel, to provide the footprint for roads and utilities in this part of Eastown. City Administrator Morrison said staff will provide information on funding to the Council at a future meeting or workshop.

**IV. EXECUTIVE/CLOSED SESSION: None.**

**V. ADJOURNMENT:**

**At 6:29 p.m., Councilmember Watson moved to adjourn the Council Meeting. 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 August 18, 2015 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.*