

CITY COUNCIL WORKSHOP

**August 16, 2016
6:00 P.M.**

MINUTES



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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"Where Dreams Can Soar"

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 6:00 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 Randy McKibbin, Councilmember Justin Evans, Councilmember Donn Lewis, Councilmember Katrina Minton-Davis, Councilmember James Rackley, Councilmember Dan Swatman, and Councilmember Tom Watson.

Staff members in attendance were Administrative Services Director/City Clerk Harwood Edvalson, Police Chief Dana Powers, Community Development Director John Vodopich, City Attorney Kathleen Haggard, and Deputy City Clerk Susan Haigh.

III. AGENDA ITEMS:

A. Discussion/Action: AB16-96 – Ordinance D16-96 – An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 13.16 Of The Bonney Lake Municipal Code And The Corresponding Portions Of Ordinance No. 1528 Related To Latecomer Agreements And Assessment Reimbursement Areas.

**Councilmember Watson moved to approve Ordinance D16-96.
Councilmember Lewis seconded the motion.**

City Attorney Haggard explained that the proposed ordinance is intended to streamline and simplify the City's code, which had been amended several times in the past to keep in line with State law.

Councilmember Swatman pointed out that this item is a stand-alone ordinance to amend the City's code, and does not take action on the proposed Fennel Creek Lift Station Assessment Reimbursement Area (ARA). City Attorney Haggard confirmed that this proposed ordinance addresses the City's code related to utility latecomer agreements, developer's latecomer agreements, and ARAs generally, and is not specific to the Fennel Creek Lift Station ARA.

Ordinance 1553 approved 7 – 0.

B. Council Open Discussion.

Open Life Church: Councilmember Watson highlighted a positive community project completed by Open Life Church for teachers at Liberty Ridge Elementary in the Sumner School District. He displayed photos of the remodeled teacher's

lounge at the school. He said the Church provides services to students, and this summer decided to support teachers with a refurbished lounge including furniture, appliances, and a coffee station.

Bonney Lake Days: Councilmember Minton-Davis asked whether the Council will participate in this year's Bonney Lake Days parade. Councilmembers Watson and Evans said they cannot attend. Deputy Mayor McKibbin said the Council will participate though they will likely not rent a trailer for the parade. Councilmember Minton-Davis invited all to the annual Kiwanis pancake breakfast at 8:00 a.m. at the Senior Center on August 20 before Bonney Lake Days.

Park Plans: Councilmember Minton-Davis complimented Bruce Dees' presentation on the proposed Allan Yorke Park Plan. She said she plans to push to move this item forward and keep it in the Council's discussions. Mayor Johnson said staff plan to bring an item forward for Council action at a future meeting.

Councilmember Rackley asked about plans for Midtown Park; Mayor Johnson said he has a meeting with representatives from Sumner School District soon. He said they will have more information soon, and he plans to report to the Parks Ad Hoc Committee and Council as well.

Proposed Fennel Creek Lift Station ARA: Councilmember Minton-Davis discussed the proposed Assessment Reimbursement Area (ARA), Resolution 2532. She said she did research to confirm fees required of homeowners to connect to sewer if/when it becomes available to their property. She said the City's System Development Charge (SDC) analysis of 2009 explains that the fee calculation factored in the costs of the existing system, future system, and the treatment plant. She noted the Fennel Creek Lift Station was part of the 6-year Capital Improvement Projects (CIP) when SDC fees were last calculated, and questioned whether residents would be double-charged for the cost of a lift station if they are required to pay both SDC fees and the proposed ARA fees. She said based on her understanding at this time, she does not support the proposed ARA.

Councilmembers and staff discussed the funding source and background of SDC charge calculations. Public Services Director Vodopich said the Comprehensive Plan states that new development is responsible for maintaining the level of service for utilities. He said the SDC calculations are based on estimates for future system expansions, and he needs more information on how the costs for projects on the CIP list were factored into the SDC charge.

Councilmember Watson asked how the Fennel Creek Lift Station compares with the Eastown sewer latecomer agreement. Director Vodopich said there is a similar process for Eastown residents; if they sell or develop their property and sewer is available, they would be required to pay the appropriate SDC fee as well as the latecomer fee that had been assessed for their parcel. He noted that the proposed ARA fee is different than the latecomer fee assessed to Eastown properties.

Mayor Johnson agreed that additional research and discussion is needed, and this will be a topic for the September 6, 2016 Workshop.

- C. **Review of Draft Council Minutes:** July 14, 2016 Special Meeting, July 19, 2016 Council Workshop and July 26, 2016 Council Meeting.

The minutes were forwarded to the August 23, 2016 Meeting for approval with minor corrections.

- D. **Presentation and Discussion:** AB16-92 – Senior Services.

Administrative Services Director/City Clerk Woody Edvalson and Senior Services Manager Sue Hilberg provided a presentation about the past, present, and future of the Bonney Lake Senior Center. Several members of the staff, Senior Center Advisory Board, and visitors to the Center were in attendance at the Workshop. Staff explained that about 1,400 seniors are registered Senior Center members, and about 100 new members join each year for about 10% year-over-year growth since 2012 (which is similar to County projections for future growth). Ms. Hilberg said the Center depends on a limited staff and a large number of volunteers. She noted these numbers do not show all those served, since not all who use the Center are registered. She explained that about half of registered participants live inside city limits, and about half of trips on the Senior Center bus are for residents inside the city limits.

Councilmembers asked questions about the role of the Advisory Board, fundraising, partnerships with other area Senior Centers, and transportation services. Councilmember Watson asked about how non-resident transportation services work and suggested that the Center work with Beyond the Borders to provide transportation for some. Councilmembers and staff discussed opportunities for federal, local, and private grants and other funding resources.

Councilmembers discussed the Senior Center's role in the community and interest from county residents to access services and activities. They discussed programs available and funding cuts seen at senior programs in nearby cities.

Councilmembers asked about opportunities for grant funds and partnerships with other agencies to provide shared services. The Council discussed future needs and the costs of repairs and upgrades to the existing Center, and the importance of the services it provides. Several councilmembers questioned whether the City's funds should focus on those in the city limits rather than providing services outside the City limits. Many seniors in attendance at the Meeting, including Advisory Board members, noted they live outside the city limits. Mayor Johnson said as the Council looks to the future, the idea of a community campus could include regional senior services in partnership with other agencies. The Council thanked staff and volunteers for their work to make the Senior Center successful.

- E. **Discussion:** Council Attendance at Council Committee Meetings.

Councilmember Watson asked for a discussion about Council policies for excused absences from Council Committee meetings. He noted Councilmember Rackley

has been out for medical reasons and there have been issues of Councilmembers missing Committee meetings, and keeping informed about agenda items. Director Edvalson said the City Clerk's office does not keep a separate attendance log, but can check the minutes for absences.

Councilmember Rackley said he has not been able to attend several meetings due to medical issues; Deputy Mayor McKibbin said he and Councilmember Rackley already spoke, and they plan to touch base weekly to confirm whether he can attend.

City Attorney Haggard explained that if the Council wishes to make a deliberate statement that an absence was not approved, they would need to make a motion to not excuse the absence. She said the Municipal Code allows action after three consecutive unexcused workshops or meetings, and calls for 24-hour advance notice for committee meetings, but missing committee meetings is not grounds to require someone to give up their seat. She confirmed that a committee meeting can take place with only two councilmembers present.

Councilmembers and the Mayor discussed attendance and involvement and the importance of notifying the Committee chair if they cannot attend a meeting. Councilmember Lewis noted that he will miss next week's Council meeting.

F. **Discussion:** AB16-28 – Ordinance D16-28 – Impact Fee Deferral Program.

Planning Commission Chair Grant Sulham provided an overview of the proposed ordinance. He said cities must pass an ordinance by September 1, 2016 to stay in compliance with State law. He said impact fees for single-family homes must provide an option for developers to request a fee deferral of up to 18 months. Staff recommended a \$360 fee for the fee deferral process; the Planning Commission recommended a fee of \$200.

Councilmembers discussed the length of time to complete building compared to the 18-month period. Councilmember Swatman said he does not agree with the State legislation requiring a deferral option. He also questioned the difference between the Commission and staff recommendation for the fee amount. Councilmember Rackley said the City has pushed other fees to earlier in the process so they will be included in the builder's financing, not delayed until after final inspection when they come as a surprise to the homebuyer.

City Attorney Haggard said State statute clarifies that payment of closing fees must be made by the seller, and the sales price could be subjectively raised to cover the costs of fees. Councilmember Swatman said he would prefer a mechanism to force builders to pay fees prior to selling the home, and/or disclosing fees to the homeowner. Councilmember Minton-Davis asked about protocol in items that come forward from the Planning Commission, and whether the staff or Commission recommendation should have come forward to the Council.

Deputy Mayor McKibbin said the fee deferral is not automatic; it must be requested. Council consensus was to move the proposed ordinance forward with a fee of \$200 to the August 23, 2016 Meeting for Action.

G. Discussion: AB16-95 – Ordinance D16-95 – Increased Utility Tax on Cable TV.

Public Services Director Vodopich provided information as Chief Financial Officer (CFO) Cherie Gibson was not in attendance. He said the City last adopted a Cable TV utility tax of 1.5% in 2011. He said all other utilities are taxed at 6% and the CFO drafted this ordinance bringing cable taxes to the same rate. The proposed ordinance would provide an estimated \$275,000 of additional revenue to the City. The Finance Committee reviewed the proposed ordinance on August 9, 2016.

Councilmember Swatman said this is a significant tax increase, although it will not be a large amount of money on individual cable customers' bills. He suggested the revenues be dedicated to something specific. Councilmembers discussed the time frame for enacting the increase and when it would appear on customers' bills.

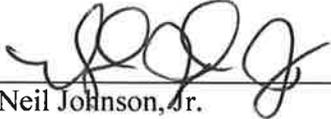
Council consensus was to table the proposed ordinance to a Workshop for further discussion.

IV. EXECUTIVE/CLOSED SESSION: None.

V. ADJOURNMENT:

At 7:23 p.m. the Workshop was adjourned by common consent of the Council.


Harwood Edvalson, MMC
City Clerk


Neil Johnson, Jr.
Mayor

Items presented to Council at the August 16, 2016 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.