The City Council may act on items listed on this agenda, or by consensus give direction for future action. The Council may also add and take action on other items not listed on this agenda.

**Location:** Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

I. **Call to Order:** Mayor Neil Johnson

II. **Roll Call:**
Elected Officials: 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.

III. **Agenda Items:**

A. **Council Open Discussion.**

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


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.

IV. **Executive Session:** Pursuant to RCW 42.30.110(b), the City Council may hold an executive session. The topic(s) and the session duration will be announced prior to the executive session.

V. **Adjournment**

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For citizens with disabilities requesting translators or adaptive equipment for listening or other communication purposes, the City requests notification as soon as possible of the type of service or equipment needed.
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 Jim Rackley, and Councilmember Tom Watson.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Chief Financial Officer Al Juarez, Assistant Police Chief James Keller, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Kathleen Haggard, City Engineer John Woodcock, and Records & Information Specialist Susan Duis.

III. AGENDA ITEMS:

A. Presentation: AB13-91 – Pierce County Sustainable Resources Administrator Steve Wamback – Regional Solid Waste Structure and Preparing for an RFP.

Mayor Johnson introduced Mr. Wamback, who provided a presentation on the background, history, and planning related to the Pierce County Solid Waste System, which serves most of the cities and towns in Pierce County. He said Bonney Lake has had an Interlocal Agreement with the agency since 1990. Mr. Wamback discussed future plans to reduce residential food waste going into landfills. Councilmembers asked about the policies and practices related to glass and plastic recycling, and alternative solid waste collection options. Mr. Wamback said he and his staff are available to assist the City with any solid waste collection questions. The Mayor and Council thanked him for his time.

B. Council Open Discussion:

Senior Van: Councilmember Watson asked about the status of the surplus Senior Center van. City Administrator Morrison said it is an item for discussion on the next Finance Committee agenda. Mayor Johnson said staff are working on a solution and will bring options back to the Council soon.

Renwood Multi-Family Project Update: Councilmember Watson asked for an update on the proposed Renwood apartment project. Mayor Johnson said the property sale is set to close in the coming week, and staff are currently reviewing options to upgrade area roadways. Councilmember Watson asked why the existing access road to SR410 cannot be used for the project; City Administrator Morrison said the roadway will be gated and used only for emergency access. Public Works Director Grigsby confirmed that the access road is too close to the traffic signal on Main Street to be a safe access point.
Election Costs: Councilmember Hamilton asked for clarification on the estimated and actual costs of the special election. City Administrator Morrison said staff budgeted for the $26,000 election costs by reviewing prior election invoices to estimate how much a future election might cost.

Eastown Update: Councilmember Rackley asked for an update on the Eastown sewer projects. Public Works Director Grigsby said the Phase 1 contract for sewer lines under SR410 and down 96th St E has now been awarded and work is estimated to begin on September 3, 2013. He said the Phase 2 Lift Station and utility lines project is advertised to bid currently, with bids to be opened on August 28th. He said he expects the Phase 2 project will come before Council about a month later, and that both projects should be completed around April 2014.


The minutes were forwarded to the August 27, 2013 meeting for action with several typographical corrections provided by Councilmember McKibbin. Councilmember Watson noted that per the minutes, proposed Ordinance D13-82 was slated to return to the Community Development Committee for review before coming back to the full Council. Councilmember McKibbin said it was decided that it would be better to discuss the item at the Workshop as a full Council.


City Administrator Morrison asked the Council to focus on Version 3 for the purposes of discussion. He said that because it is unlikely that the City will refinance its debt in the next couple of months, it is not likely to be a factor in the current budget. Chief Financial Officer Juarez provided a brief explanation of the amounts provided in the mid-year budget report. He noted that it is problematic to view numbers halfway through the year, as revenues and expenditures cannot simply be doubled to get an accurate picture of the status of the budget. He noted that the City expects a surplus in 2013, but a deficit in 2014, for an overall deficit of approximately $52,000 during the 2013-2014 biennium. He said the City must determine how to make up this difference by the end of the current biennium. Morrison said one-time revenues including the Renwood property sale and others will help balance the 2013 budget, but these funds will not continue into 2014 which leads to a deficit under the current budget.

Deputy Mayor Swatman noted that positions which remain vacant have not yet been factored into the biennium expenditures, which would reduce costs. City Administrator Morrison confirmed that is the case, and if positions remain unfilled this could be used to make up the difference. He said his understanding of the Council’s position is that reserves should not be used to balance the budget.

Councilmembers discussed whether reserves should be applied to ongoing expenses. City Administrator Morrison noted that the current fund reserves are not particularly large, and that the fund balance is normally kept aside for capital projects or emergency needs. Councilmember Rackley said if the City annexes the County Urban Growth Area (CUGA) there would be one-time costs for increased staffing. Councilmember Watson said the Council would need to consider potential uses in more detail, such as additional staffing, parks, trails, etc.
CFO Juarez said the City must report cash balances to the auditor, which this report provides. He stressed that 2013 shows a positive cash flow. Deputy Mayor Swatman pointed out that looking at the June 30th figures it seems the revenues are down $600,000, but these numbers do not present an estimate of the year-end revenues so the report can be misleading. CFO Juarez said he plans to insert a footnote explaining this issue for the mid-year budget report.

Councilmember Watson said the City of Redmond provides easy to use online reports on their budget status, and asked if Bonney Lake could provide something similar online. CFO Juarez said that Redmond has a robust finance department with IT support and a vendor is used for their online reports. He noted that the Bonney Lake Finance Department provides accounts payable information every two weeks to the Finance Committee, so some of this information is available online regularly.


City Engineer John Woodcock provided an overview of the projects on the six-year TIP, including several that are underway or in the planning stages currently. He noted that the 186th Avenue E corridor project has been an item of discussion, as the Renwood project development will impact these roadways. He said the Eastown public roads have been added to the proposed TIP as well, to provide a plan for the roads as the area is developed.

Mayor Johnson noted that the TIP is only a snapshot and estimate based on current projections, and that each individual project must still go through design, engineering, and right-of-way review and acquisition. He confirmed for Councilmember Lewis that cost projections are updated each year based on updated estimates.

Councilmember Hamilton noted that the outlook for federal funding is not good. City Administrator Morrison also noted that Real Estate Excise Tax (REET) funds are also important for recurring projects like chip seal, overlay, sidewalks, and street lights. As tax revenues decreased, this funding source has been negatively impacted in recent years.

Councilmember Watson asked whether the sidewalks requested by the Woodbriar Homeowner’s Association at the last Council Meeting will be added to the TIP. City Engineer Woodcock said a project like this would be covered by Section C of the TIP. City Administrator Morrison and Mayor Johnson explained that the Non-Motorized Transportation Plan is part of the Comprehensive Plan, and includes projects such as sidewalks and trails. City Engineer Woodcock added that Category E of the TIP includes multimodal projects such as the Fennel Creek Trail, which is in progress.

By Council consensus, proposed Resolution 2311 was forwarded to the August 27, 2013 Meeting for action.

F. **Discussion:** (Tabled from July 23, 2013) AB13-86 – Resolution 2312 – A Resolution Authorizing Investment of City Monies in the Local Government Investment Pool (LGIP), which is managed by the WA State Treasurer.

City Administrator Morrison explained that the LGIP is used by many cities and counties to store and transfer funds. The proposed resolution simply re-authorizes the program and designates which staff have authority to transfer funds. CFO Juarez said the LGIP is used
somewhat like a personal savings account, with the majority of funds held in the pool earning interest, and only transferred when the City needs to cut checks for accounts payable or payroll.

Councilmember Hamilton asked whether the interest earned in LGIP is redistributed out to each specific funds. City Administrator Morrison and CFO Juarez confirmed that the City tracks which funds put money into the LGIP and the earned interest is distributed back out appropriately.

Councilmember McKibbin asked whether the authorization could be for positions rather than specific people; CFO Juarez said the form requires actual names and signatures. He added that the LGIP has internal controls to ensure that any time one authorized staff person makes a transaction request, another person from the list must confirm that the transfer is authorized.


Public Works Director Grigsby explained that the proposed agreement is separate from the Eastown Northern ULA, which is already recorded. This ULA would provide a connection to the Kahne property and their proposed apartment project, and would also provide sewer access to several parcels that currently do not have access. He said the City would contribute about $90,000 for the project, or about 25% of the total cost. The costs would be repaid as other parcels hook into the new line over a 20-year period.

Councilmember Hamilton asked for confirmation that the ULA is related to a specific development project that will move forward once the ULA is in place. He said he is comfortable approving the ULA if that is the case. Community Development Director Vodopich said Mr. Kahne has proposed a 175-unit apartment project and two pre-application meetings have been held but no formal application has been submitted. Mayor Johnson said the project has stalled due to the lack of sewer availability, which this ULA would resolve.

Director Grigsby said that after the ULA is approved Mr. Kahne must submit $346,000 to the City within 30 days in order to move the project forward. He said if the ULA is approved, the City will notify all affected owners of the latecomer fee to be assessed and give them an opportunity to appeal the fee. Next, the City will record the ULA. Once the project is done and total costs confirmed, the City will record assessment forms on each parcel. Deputy Mayor Swatman noted that latecomer fees are not assessed until a property is developed or a new home built.

Councilmember McKibbin spoke against the proposed ULA, and said public funds should not be used for the sewer extension, because the developer could complete the project himself. Deputy Mayor Swatman said the project could not be completed without the City’s involvement as the developer could not get agreements to build across the properties.

Mayor Johnson asked for input from the City Attorney on binding a developer to a timeline for building permits. City Attorney Haggard said the City could require a developer’s agreement separately to establish a timeline for the development project. Deputy Mayor Swatman said the City is only putting down a small portion of the costs
and he is not concerned about the level of risk.

Mayor Johnson agreed and said it is a cheap investment for future development, and will provide access to multiple other parcels besides the Kahne property. Director Grigsby noted that the owner of two parcels on SR 410, Mr. Babcock, also wishes to develop his property and will benefit from the sewer line. He said staff looked at two other alternatives and this solution is better as it uses a gravity line rather than a lift station. He confirmed for Councilmember Rackley that any legal costs related to easement acquisition would also be included in the ULA assessments.

By Council consensus, proposed Resolution 2322 was forwarded to the August 27, 2013 meeting for action.


City Attorney Haggard reviewed the major revisions since the last review of this proposed ordinance, including a clarification that availability charges will accrue even when the service is not in use or disconnected; the circumstances under which a service may be disconnected; and several additional revisions to clean up the language.

Councilmember Watson asked why the City allows only one water leak adjustment in a two-year period, and why on-site inspection language was removed. City Attorney Haggard said this language was removed by utility billing staff. City Administrator Morrison said it has been the practice for years to allow only one adjustment in a two-year period. He said the current code states that the City would have to go out to the property to inspect and confirm the leak was fixed, and it is not clear this is a worthwhile use of staff time and funds. Councilmember Watson said the City should be flexible and help homeowners who might have multiple leaks in a shorter period.

Councilmember McKibbin pointed out that the proposed ordinance provides updated charges which are based on yearly adjustments and are not new increases. Director Grigsby confirmed this and said he provided an additional explanation in the packet based on questions from the CDC. He said the revised code includes the current rates, which are adjusted annually based on the Consumer Price Index (CPI), but no other increases are proposed in this draft ordinance.

By Council consensus, draft Ordinance D13-82 was forwarded to the August 27, 2013 Meeting for action.

I. Discussion: AB13-106 – Resolution 2323 - Approving a Lease with Landover Corporation / Coldwell Banker Bain for the City Hall Annex located on Main St. E.

City Administrator Morrison said the City has signed a letter of intent with Coldwell Banker Bain (CBB) to lease the old Annex building at 8720 Main Street East for use by the CBB information technology department. He said they are interested in a long-term lease of 10 years or more. Based on some Councilmember concerns that the property may need to be developed as part of the Downtown Plan, staff negotiated a 5-year lease with options to renew for two additional five-year terms. He said the price per square foot may be slightly lower than market rates but staff recognize that there are low tenant improvements required, and it is beneficial to have a long-term lease. He said if the City needed to find two or more new tenants over the same period it could lose money. City
Administrator Morrison confirmed that the City pays taxes on lease payments, but does not pay property taxes for this parcel.

Councilmember McKibbin said he is concerned about language for ADA accessible toilets and that it might impact requirements for the building. He asked that the word “ADA” be removed from the lease to avoid confusion. He also expressed concern that the City is not adjusting rent over a five-year period. He said usually commercial leases are adjusted annually.

City Administrator Morrison explained that staff felt it was worthwhile to have a long-term tenant at a single rate. Mayor Johnson noted that many of the CBB staff live locally so it is a good situation for all involved. Councilmember Watson said he has had experience with long-term contracts with no increases, and has no concerns about the proposed lease terms.

City Attorney Haggard confirmed that the proposed lease provides CBB with a five-year lease and a unilateral option to renew for another five-year term, at which point the lease rate can be renegotiated. She said both parties would need to agree to any renewals after that point.

Councilmember Minton-Davis said she has some concerns because the parcel is in the downtown area and does not fit with the long-term vision for this area. She said signage may be an issue as well. Mayor Johnson said the lease is a good use of a building that is available now.

By Council consensus, proposed Resolution 2323 was forwarded to the August 27, 2013 Meeting for action.

IV. EXECUTIVE SESSION: None.

V. ADJOURNMENT:

At 7:52 p.m., Councilmember Rackley moved to adjourn the Council Workshop. Councilmember Watson seconded the motion.

Motion to adjourn approved 7 – 0.

Harwood Edvalson, MMC  Neil Johnson, Jr.
City Clerk  Mayor

Items presented to Council at the August 20, 2013 Workshop:
- Chief Financial Officer Al Juarez – Water Fund 401 Revenue, Expenditure Status Report – 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.
Location: Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

I. CALL TO ORDER – Deputy Mayor Dan Swatman called the meeting to order at 7:00 p.m.

A. Flag Salute: Boy Scout Troop #510 led the audience in the Pledge of Allegiance.

B. Roll Call: Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Deputy Mayor Dan Swatman, elected officials attending were Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember Jim Rackley, and Councilmember Tom Watson. Mayor Neil Johnson, Jr. was absent.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Chief Financial Officer Al Juarez, Police Chief Dana Powers, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Jeff Ganson, and Records & Information Specialist Susan Duis.

C. Announcements, Appointments and Presentations:

1. Announcements: None.

2. Appointments:

   a. **AB13-109** – A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Supporting The Mayor's Appointment Of David King To Position #1 Of The Civil Service Commission With A Term Expiring April 6, 2014.

   Councilmember Rackley moved to approve motion AB13-109.
   Councilmember Watson seconded the motion.

   Councilmembers welcomed past-City Councilmember King and thanked him for returning to public service as a Civil Service Commissioner.

   **Motion AB13-109 approved 7 – 0.**

3. Presentations:

   a. **Certified Safety Coordinator** – Permit Technician Lauren Hines – Presented by the Association of Washington Cities.

   Deputy Mayor Swatman said this item was postponed to a later date, as the staff member was not able to attend the Meeting.

D. Agenda Modifications:
Deputy Mayor Swatman said that he would entertain a motion to remove Full Council Issues Item A., Resolution 2322, from the agenda.

Councilmember Rackley moved to pull Full Council Issues Item A., AB13-105, Resolution 2322, from the agenda. Councilmember Watson seconded the motion.

Motion to modify the agenda approved 7 – 0.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

A. Public Hearings: None.

B. Citizen Comments:

Angela Dickson, 18002 111th St E, Bonney Lake, spoke about the need for sidewalks on Angeline Road, as she had also done at the previous Council meeting. She said a neighbor asked her to relay a story about a close call between her car and high school-aged children walking along the road. Ms. Dickson said she would like to see sidewalks connecting their neighborhood with the new Fennel Creek Trail. Her daughter, Jayla, also spoke to the Council and said she fell off her bike on the gravel while riding to a friend’s house, and was nearly hit by a car.

Deputy Mayor Swatman said Mayor Johnson is working with Public Works staff on options for sidewalks or paths in the area. He said funding opportunities and grants are being considered now, and the City would notify Ms. Dickson with updates or planned Council discussions on this issue.

Victor Cissell, 10410 180th Ave Ct E, Bonney Lake, spoke about property owned by Ken Love above Victor Falls. He said Mr. Love plans to list the property for sale soon. Mr. Cissell said Washington State is not interested in purchasing the property, and he appealed to the City to consider acquiring the property. He said it is a potential water source, could be used for the trail system, and if developed properly the site would be a draw for visitors and good for local businesses. He thanked the City for allowing the public to access Victor Falls and said they should work to preserve the area.

Ed Morris, 17301 159th Ave SE, Renton, said he is a property owner in Eastown and spoke about proposed resolution 2322. He said he was not notified of the proposed latecomer agreement. Public Works Director Grigsby explained that the Council pulled this resolution from the agenda to provide for notification and a public hearing for property owners before the Council takes action. He said he will send a letter to all property owners listed in the proposed utility latecomer agreement (ULA).

Mr. Morris further said his attorney has had no communication from the City’s attorney since February 2013. He said the property is owned by a trust that includes several family members. He reiterated that neither his family nor his attorney received notification of this proposed resolution previously. Public Works Director Grigsby confirmed to the Council that all property owners and Mr. Morris’ attorney would receive notification of the upcoming public hearing once it is scheduled.

Dan Decker, 20407 70th St E, Bonney Lake, thanked the Council for appointing past Councilmember David King to the Civil Service Commission.
C. Correspondence: None.

III. COUNCIL COMMITTEE REPORTS

A. Finance Committee: Deputy Mayor Swatman said the Committee met at 5:30 p.m. earlier in the evening and forwarded a proposed agenda item to accept the chip seal project as complete to the next Council Meeting.

B. Community Development Committee / Economic Development Focus Group: Councilmember McKibbin said the Committee has not met since the last Council Meeting.

C. Public Safety Committee: Councilmember Hamilton said the Committee has not met since the last regular Council Meeting.

D. Other Reports:

White River Communities for Families: Councilmember Lewis said he attended the CFF meeting in Buckley on August 26, 2013. The group discussed public awareness outreach related to the Affordable Care Act, 2013-14 goals, the new Core Youth Leaders program available at Prairie Ridge, and use of local food banks by County residents. He noted that the White River School District offices have all been moved to the Collins School. He said the next CFF meeting is on September 23, 2013 at the Buckley Fire Station.

Greater Bonney Lake Historical Society: Councilmember Hamilton said the 2nd annual Milotte Film Festival is scheduled for October 19, 2013 at 11:00 a.m. The festival will include two Disney films created by Alfred and Elma Milotte, who resided in Bonney Lake. He said the festival aims to continue the Milotte’s legacy and educate the public.

IV. CONSENT AGENDA:


B. Approval of Accounts Payable and Utility Refund Checks/Vouchers: Accounts Payable checks/vouchers #66773-66823 in the amount of $297,782.81.
Accounts Payable checks/vouchers #66824-66827 in the amount of $3,118.00.
Accounts Payable checks/vouchers #66828 in the amount of $1,600.00.
Accounts Payable checks/vouchers #66829-66862 (including wire transfer #’s 20130802, 20130805 and 2013081602) in the amount of $674,714.13.
Accounts Payable checks/vouchers #66863-66864 for AR deposit refunds in the amount of $894.40.
Accounts Payable checks/vouchers #66865-66875 in the amount of $11,674.52.

C. Approval of Payroll: Payroll for August 1-15th 2013 for checks #31270-31296 including Direct Deposits and Electronic Transfers is $ 450,761.93.


F. **AB13-86 – Resolution 2312** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Deposit And Withdrawal Of Governmental Entity Monies In The Local Government Investment Pool (LGIP) In The Manner Prescribed By Law, Rule, And Applicable Policies And Procedures For The LGIP.


H. **AB13-104 – Resolution 2321** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Awarding The Angeline Road And Church Lake Road Resurfacing Contract To Miles Resources, LLC.

I. **AB13-106 – Resolution 2323** – A Resolution Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Enter Into An Agreement To Lease The Former City Hall Annex To Landover Corporation DBA Coldwell Banker Bain.

Councilmember Rackley moved to approve the Consent Agenda. Councilmember Lewis seconded the motion.

Consent Agenda approved 7 – 0.

V. **FINANCE COMMITTEE ISSUES:** None.

VI. **COMMUNITY DEVELOPMENT ISSUES:** None.

VII. **PUBLIC SAFETY COMMITTEE ISSUES:** None.

VIII. **FULL COUNCIL ISSUES:**


IX. **EXECUTIVE SESSION:** None.

X. **ADJOURNMENT:**

At 7:27 p.m., Councilmember Rackley moved to adjourn the Council Meeting. Councilmember Watson seconded the motion.

Motion to adjourn approved 7 – 0.
Items presented to Council at the August 27, 2013 Meeting: 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.

No advance materials provided for this item.
City of Bonney Lake, Washington

City Council Agenda Bill (AB)

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<tr>
<th>Department/Staff Contact:</th>
<th>Meeting/Workshop Date:</th>
<th>Agenda Bill Number:</th>
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<tr>
<td>Executive / Don Morrison/ Gary Leaf</td>
<td>3 September 2013</td>
<td>AB13-100</td>
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Agenda Item Type: Discussion

Ordinance/Resolution Number: Councilmember Sponsor:

Agenda Subject: Property use Agreement with GBLHS

Full Title/Motion: A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign A Property Use Agreement With The Greater Bonney Lake Historical Society.

Administrative Recommendation:

Background Summary: Since last Fall, The Greater Bonney Lake Historical Society has used City space on a temporary basis to catalog a collection of the late Alfred and Elma Millotte under a Pierce County grant. The City provided the working space needed as a contribution or match for the grant. This project will be coming to a close in the next few months. The Society approached the administration asking to continue use of this space to provide a historical information center and collect additional photographs and momentos for the viewing pleasure of the public. Specifically, the Society proposed a Scope of Work in lieu of paying rent for the space, estimated at about $900 per month. A draft agreement is attached. Also attached is Resolution 2257; Section 2 of Resolution 2257 will need to be amended to accommodate the proposed agreement. Staff is asking for Council direction on this matter.

Attachments: Draft Property Use Agreement with GBLHS

BUDGET INFORMATION

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<th>Required Expenditure</th>
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Budget Explanation: Potential Loss of Rental Income

COMMITTEE, BOARD & COMMISSION REVIEW

Council Committee Review: Other
Date: Approval:
Chair/Councilmember
Councilmember
Councilmember

Forward to: Consent Agenda:
Agenda: Yes No

Commission/Board Review:
Hearing Examiner Review:

COUNCIL ACTION

Workshop Date(s):
Public Hearing Date(s):
Meeting Date(s):
Tabled to Date:

APPROVALS

Director: Mayor: Date Reviewed by City Attorney: 
D.M. (if applicable):

Agenda Packet p. 17 of 20
Item III. C. 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

Copies of the draft property use agreement will be provided to Councilmembers at the Workshop.
RESOLUTION NO. 2257

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, IDENTIFYING COUNCIL GOALS FOR CERTAIN PUBLIC WORKS AND PARK FACILITIES.

WHEREAS, the council recognizes significant facilities upgrades are needed as identified in the adopted Capital Facilities plan of the City; and

WHEREAS, the adopted Capital Facilities Element of the Comprehensive Plan calls for the construction of a new public works center, and identifies the City’s 96th Street property as a prime candidate site; and

WHEREAS, the Council reaffirms the site as a desirable site for the construction of the facility if site development costs can be made more reasonable, and

WHEREAS, there are concerns about the site development costs due to the need for an expensive storm pond retaining wall and related site preparation costs; and

WHEREAS, it would be desirable to obtain an adjoining parcel for the project if it could reduce the site development costs of the main site; and

WHEREAS, funds have been set-aside for the construction of the PW Center with the balance of the funding to come from a utility bond; and

WHEREAS, Council desires that Allan Yorke Park, including the “Moriarty” extension, be used exclusively for park purposes;

NOW THEREFORE, the City Council of the City of Bonney Lake, Washington, does hereby resolve that the City shall proceed to implement the Capital Facilities plan of the City with respect to the public works center and Allan Yorke Park as follows:

1. The City shall attempt to obtain additional parcels adjacent to the 96th Street public works center site if it can be demonstrated that such acquisition would reduce the overall cost of the public works center project.

2. When the Finance and Administrative Services departments of the City are relocated to the Justice Center, the public works administration and engineering division shall be relocated from the Annex to the current City Hall so that all public works operations will be on the same site. The utility funds shall pay the general fund a fair market rent for use of the building. Since the utility is leasing and paying a fair market rent for the entire City Hall facility, it shall be used exclusively for utility purposes and there shall be no outside uses permitted that would compromise the constitutional prohibition against “lending the city’s credit” by non-utility use of the building unless a fair rent is paid for un-needed space.
3. Once plans are developed and funded for use of the Allen Yorke Park (including the “Moriarty” extension), existing public works use of the park for material or equipment storage shall be relocated to the public works center or other suitable utility owned property.

PASSED BY BONNEY LAKE CITY COUNCIL this 11th day of December, 2012.

[Signature]
Neil Johnson, Jr., Mayor

ATTEST:

[Signature]
Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

[Signature]
Jim Dionne, City Attorney