

**COUNCIL WORKSHOP**

**March 19, 2002  
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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**Call to Order**

Deputy Mayor Swatman called the workshop to order at 5:30 p.m. In attendance with Deputy Mayor Swatman were Councilmember Stephen Bricker, Councilmember Phil DeLeo, Councilmember Neil Johnson, Councilmember Dave King, and Councilmember Jim Rackley, and Deputy Mayor Dan Swatman. Mayor Young arrived at 6:00 p.m. Councilmember Maureen Palecek was absent. Staff attending were Finance Director John Weidenfeller, Public Works Director Seth Boettcher, Assistant Public Works Director Gary Leaf (arrived after roll call), Interim Planning & Community Development Director Bob Leedy, Planning Associate Shannon Mayfield, Chief of Police Bryan Jeter, Deputy City Attorney Jeff Ganson, and City Clerk Gayle Butcher.

**Agenda Items**

Deputy Mayor Swatman noted that the Executive Session would be conducted upon the arrival of Labor Negotiations Attorney Bruce Disend, and that Open Discussion would also be conducted later in the agenda.

1. Draft Minutes: February 5, 2002, February 7, 2002, February 19, 2002, March 5, 2002, March 12, 2002

It was noted on the March 12, 2002 minutes, page 2 that Councilmember Palecek also cast a dissenting vote on confirming the Park Board appointment; to add the verbiage "for construction of duplexes." at the end of the Jim Ellis' comments; and to change AFSME Local #120 to AFSCME Local 120; and on page 7, to change Finance Director Weidenfeller to Mayor Young responding to the discussion question on Resolution No. 970. There were no further changes to the minutes.

**Old Business**

1. Discuss public testimony Latecomer Agreement, Willowbrook & Barghausen Letter dated March 1, 2002

Public Works Director Seth Boettcher led the discussion related to density issues raised at the public hearing. He noted that density figures also account for steep slopes and wetlands issues and that is why density issues are slightly different.

In discussing Mr. Cyr's letter and comments, Deputy City Attorney Ganson confirmed for Council that City Attorney Jim Dionne does not believe that a 3<sup>rd</sup>

party benefit exists. Deputy City Ganson asked Public Works Director Boettcher whether any change in methodology in calculating latecomer fees (per dwelling unit versus per lot basis). It was suggested further research needed to be done.

Councilmember DeLeo stated his concern related to the Victor Falls water quality as a result of the development. Public Works Director Boettcher noted the City had succeeded in an appeal to the County that wells would be monitored and the drain fields were re-designed to keep flows out of the Victor Falls recharge area.

A brief discussion was held related to the 15-year reimbursement to the developer as well as local improvement district options and how the City tracks latecomer payments. Councilmember King questioned why the Falling Water area was tied to the latecomer agreement since it is not in the Urban Growth Area. Public Works Director Boettcher noted the speculative nature of developments and the responsibility of the collections by the City.

Council consensus was not to delay the agreement any further, but they did request clarification on the calculations.

2. Pierce County Countywide Policies: Res 947 Joint Planning Policies; Res 948 Buildable Lands Policies; Res 949 ESA Policies; Res 950 Elimination of Tiering; and Res 951 General Cleanup

Associate Planner Shannon Mayfield explained the how the countywide policies address the implementation of the Growth Management Act of 1991, in particular, that city and county need to agree. She explained how the 60% voting power of the Pierce County cities compute (based upon the 1991 population figures on file at the Office of Financial Management). Ms. Mayfield noted the majority of the recommended changes are housekeeping types of issues. The reason why these policies were not ratified in the past is because the largest voting block, the City of Tacoma, was opposed to the piecemeal review and adoption approach, not the content of the policies.

Majority consensus of the Council was to move forward with the resolutions and Councilmember DeLeo was opposed.

3. Open Discussion

Deputy Mayor Swatman expressed concern with the 5-7 week turnaround time for building permits. Mayor Young stated he was aware of the situation and he, too, found the timeframe unacceptable. Public Works Director Boettcher explained the workload and that the division needed additional overtime or additional part-time assistance. He also noted some cities have expedited fees. (Later in the evening Mayor Young noted that the Building Department was experiencing permit activity close to the percentage levels of the City of Tacoma.)

Council concurred that additional funding for part-time help needed to be done and Public Works Director Boettcher will also do another column in the building report to compare last year's building activity to this year's.

Council briefly discussed the 214<sup>th</sup> sewer extension issue related to Mr. Paul Qualey's development. Staff noted that the permits did not get grandfathered under Pierce County regulations, and that the application came in under the City code, therefore, the sewer connection regulations apply.

Council noted concern with apparent dumping activity along SR-410, property that is owned by Puget Sound Energy. Code Enforcement Officer Denny Bryan would be asked to look into the matter.

Council briefly discussed citizen concerns with survey markers possibly being encased during chip seal. Council noted the City needed to raise the markers when they knew a projected covered them.

Deputy Mayor Swatman asked that future quarterly training breakfast not impact the opening of city hall or to prevent the phones being answered by a person rather than voice mail. Mayor Young noted the sessions are not mandatory and would not happen again.

Deputy Mayor Swatman noted he was awaiting staff's reply related to the glare issues from the Midas shop on SR-410.

Councilmember Bricker asked for an update on the Skateboard Park, and Mayor Young responded the schedule would be published in the upcoming city newsletter and that donations are tax deductible.

Councilmember Rackley asked about an update on the Wal Mart project, and Mayor Young noted at this time there would be no grocery or distribution center and that the lube operation would not open because the firm wants to be a good neighbor.

Mayor Young called for a recess at 6:52 p.m., and he reconvened the meeting at 7:05 p.m.

4. Discuss Draft Interlocal Agreement for Sumner Wastewater Treatment Design, Construction and Operations Facility Agreement

Council's discussion centered on concerns related to utility tax and impact fees. Noting that the City of Bonney Lake has been charged and has paid the utility tax for a number of years, Council discussed removal of Section No. 10 from the proposed agreement. Council also discussed the grant funds Bonney Lake

contributed to the construction of the treatment plant back in 1980's. Council discussed the City being referenced as a benefactor with regard to real property.

The next ad hoc joint advisory meeting would be conducted on Thursday.

### **New Business**

#### 1. Ordinance No. 948 – Budget Amendment Year 2002

Finance Director Weidenfeller briefed the Council on the amendment and noted all figures matched to the budget discussions on March 2, 2002.

Councilmember DeLeo asked whether the Senior Center Director's salary could be increased and Finance Director Weidenfeller stated he is doing a salary comparison and analysis for the position.

#### 2. Request for City Administrator or Other Help

Mayor Young presented comments from Police Chief Jeter.

Councilmember Bricker expressed his opinion that the discussion should occur during the next budget cycle, and Deputy Mayor Swatman concurred.

Councilmember Rackley stated he believes additional administrative help is needed now and asked for consideration for an administrative assistant. Noting the sewer treatment upgrade discussions, Councilmember Bricker expressed support for Mayor Young's administrative abilities.

Councilmember Johnson questioned whether staffing levels are being utilized properly and noted support that there should be one person providing coordination among departments and the Executive.

Councilmember King stated that a realistic recruitment and hiring timeframe for an administrator position would be approximately 6 months.

Some Council members expressed concern that if Mayor Young was elected to the Pierce County Council this fall, the incoming Mayor might want a different administrator. Councilmember DeLeo reiterated that Mayor Young had agreed to a certain hiring criteria in order to find a good candidate. Mayor Young noted there did not appear to be a consensus and that he appreciated the healthy and decent discussion this evening.

#### 3. Ordinance No. 907 – Utility Rates

Finance Director Weidenfeller noted the proposed rates would be included in the upcoming newsletter; 10% increase to sewer, and 5% increase to water over a 2-year period. He urged Council to look at a 5-year incremental rate increase period.

Councilmember Bricker stated his belief that Council had adopted an ordinance in December 2001 dealing with developer fees to handle growth issues and that the proposed ordinances are the same as presented to Council in December.

Public Works Director Boettcher noted a new financial model had been developed to take into account maintenance, debt, growth and Capital Improvement Program. He noted System Development Charges, as adopted in December, was a separate issue from water and sewer rates.

Councilmember Bricker requested that basic water charges should change from 1,000 cubic feet to 1,500 cubic feet. Director Boettcher noted the financial model would have to be re-visited for that type of change to determine impact to revenues.

The rate issues would be re-visited at the next workshop and the delay in consideration would impact the newsletter release.

Council consensus was not to do a 5-year financial model.

#### 4. Executive Session to Discuss Labor Negotiations

Mayor Young called for an executive session at 8:40 p.m. for approximately 15 minutes to discuss labor negotiations. Mayor Young resumed the meeting to adjourn at 8:55 p.m. with no Council action taken after the executive session.

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Bob Young, Mayor

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Gayle Butcher, City Clerk