

COUNCIL WORKSHOP

July 1, 2003

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.

"Where Dreams Can Soar"

Roll Call

Mayor Young called the workshop to order at 5:35 p.m.

Also in attendance were Deputy Mayor Dan Swatman, Councilmember Phil DeLeo, Councilmember Neil Johnson, Councilmember Cheryle Noble and Councilmember Jim Rackley. Councilmember Stephen Bricker joined the meeting at 6:00 p.m.

Deputy Mayor Swatman moved to excuse Councilmember Dave King from the meeting. Councilmember Rackley seconded the motion.

Motion approved 5 – 0.

Staff members attending were Administrative Services Coordinator Tom Reber, Finance Director John Weidenfeller, Planning & Community Development Director Bob Leedy, Public Works Director Seth Boettcher, City Attorney Jim Dionne, Pro Tem City Clerk Harwood Edvalson, and Special Projects Planner Stephen Ladd. Judge Jim Helbling and Court Administrator Kathy Seymour joined the meeting in progress.

Executive Session

At 5:38 p.m., pursuant to RCW 42.30.110(c) and RCW 42.30.140.(4)(a), the City Council met in executive session for the purpose of discussing the sale of real estate and collective bargaining. Mayor Young announced the duration of the session to be 20 minutes. At 6:03 p.m., Mayor Young announced a 10 minute extension. The Council session met again in regular session again at 6:13 p.m.

Agenda Items

1. Pierce County Affordable Housing Program – Gary Aden, Pierce County Department of Community Services.

Mr. Aden described an affordable housing program developed pursuant to SHB 2060, adopted in April 2002 by the Washington State Legislature. He said that ten dollars per document is received on most documents recorded with the County, and that six dollars remains with the County for use in affordable housing programs. He said that some of the funds are used for emergency shelters. The remainder is used by entities willing to develop affordable housing projects. He said there was a need for senior housing in the County. He indicated that Bonney Lake was the last city to consider joining the program through the proposed interlocal agreement.

Councilmember Noble asked about the types of services offered under the program.

Councilmember Bricker asked what guarantees that the affordable housing will stay affordable and doesn't get run down. Mr. Aden responded that deeds of trust and restrictive covenants protect the properties. With Council consensus, Mayor Young said this item would be moved on to the next Council meeting agenda.

The City Council took a five minute recess.

2. Open Discussion

Time limitation for Open Discussion Items. Mayor Young requested that items taking more than 3 or 4 minutes in open discussion be scheduled for further discussion at a subsequent workshop. He said he hoped this would give Council time to consider scheduled items on the agenda.

Request for Budget Input. Noting that the budget preparation cycle was underway for the next fiscal year, Mayor Young asked Council to provide any further input on budget priorities. He acknowledged the priorities set in the Council retreat earlier in the year.

Ludwig Building Lease. Mayor Young reported that the City continued to lose money on the vacant Ludwig Building. He said that potential buyers had contacted the City. He noted that the Chamber of Commerce did not feel in a position to be able to use the building at this time. Councilmember DeLeo said he felt the City should retain ownership until the Design Commission had concluded its visioning work for the City. Mayor Young said that staff would seek to lease the building. Councilmembers acknowledged that this might be for a period of 3 - 4 years.

Pittis Public Works Report. Mayor Young noted that he had given a worksheet to Council outlining the elements of the Jack Pittis Public Works Report that he and Public Works Director Boettcher were pursuing. He suggested July 15 as the date for Mr. Pittis to participate in the Council workshop to discuss his recommendations for the Public Works Department.

Elder Goals Forum. Councilmember Rackley mentioned that the Elder Goals Forum would take place at the Senior Center on July 2 from 10:00 a.m. to 12:00 noon. A few Councilmembers said they had plans to attend.

Traffic Calming Measures. Councilmember Bricker asked about the traffic calming projects. He said he had been unsuccessful at obtaining a timeline from Public Works for completion of the projects. He noted that some street signage, painting and rumble strips had not yet been installed. Director Boettcher said a timeline would be provided. He added that Chief Jeter would be monitoring the speeds with the use of the radar trailer. Deputy Mayor Swatman and Councilmember Noble agreed that the speed bumps on Locust should be smoothed. Councilmember Bricker responded that the Safety Committee had envisioned broader speed humps rather than sharp bumps. Councilmember DeLeo said that he was concerned the bumps did not meet Pierce County Transit and Fire Department standards. Chief Dan Packer, in the audience, was asked if the bumps impacted their equipment. He responded that there was concern for the near stops required at the bumps, particularly for the aid cars. Deputy Mayor Swatman said that requests for speed mitigation measures from other neighborhoods were starting to come in. He asked if a program had been established to consider and rate the validity of requests and prioritize implementation.

Number of Police Officers. Councilmember Rackley asked about the number of police officers per thousand employed by the City of Bonney Lake. Chief Jeter said that there were 21 positions budgeted and 19 currently employed. Councilmember Rackley said his calculations, based on 1.74 officers per 1,000 population, showed the City should have 22 sworn officers on staff. He asked if the budget would include a request for more officers. Mayor Young responded that he did not know of an annual budget that did not include a request for more police officers.

Security at Skate Park. Councilmember DeLeo asked when the fencing and gates would be completed to control the graffiti at the skate park. Director Boettcher said some signs just recently arrived that will be installed and a missing gate will soon be replaced. Deputy Mayor Swatman suggested that chaining the hinged side of the gate would reduce the potential for repeated theft of the gate.

Angeline Heights Landscaping. Councilmember DeLeo asked about the status of landscaping in the Angeline Heights PUD. Planning and Community Development Director Leedy said that the contactor had given a new completion date of July 11. He said that with the continued delays, staff had asked Deputy City Attorney Ganson to begin the paperwork required to legally pursue the issue.

House on Inlet Island. Councilmember DeLeo also asked about the house on Inlet Island that had been the subject of recent complaint. Director Leedy asked if Council had received his recent correspondence on the topic. He said he would provide another copy. Deputy Mayor Swatman said he had spoken with code enforcement and the fire marshal. As a result of due process issues little more could be done without the owner's consent beyond the cleanup currently required by Denney Bryan, the Code Enforcement Officer.

Bonney Lake Days. Councilmember Johnson asked for the report that was listed on the agenda regarding Bonney Lake Days. Administrative Services Coordinator Tom Reber mentioned that Allen Yorke Park would be used for Bonney Lake days. He added that the boat ramp would be closed for those days, and that the Council should prepare for potential complaints from those who depend on the boat launch. Councilmember Johnson said that a local establishment proposed to do a wine-tasting and beer-garden during the celebration. Several Councilmembers spoke in favor of this activity. Finance Director Weidenfeller said that he would consult the Washington Cities Insurance Authority for their recommendations. Police Chief Jeter said that he was concerned that the venue would require more police work. He asked if the vendor would provide their own security, etc. Councilmember Johnson said more details would be forthcoming.

3. Minutes

The City Council reviewed the minutes from the Council Workshops and Meetings of June 3rd, 10th and 24th. Councilmember Noble asked that the spelling of the abbreviation for the Real Estate Excise Tax noted in the June 3rd minutes be corrected from "REIT" to "REET." Councilmember Rackley asked that the June 10th minutes reflect that he was on vacation with his family, not at a family wedding.

4. Ordinance 988 – Unified Development Code. The City Council discussed the issue of accessory dwelling units (ADU) within the R-1 zones. Deputy Mayor Swatman and Councilmembers Johnson and Rackley spoke in favor of allowing ADUs in these zones. They said that options were needed for residents to retain their properties while using ADUs

for additional income. They also noted that ADUs were a potential source of affordable housing, and that many of the larger homes had been built with readily convertible spaces for that use. Councilmembers Bricker, DeLeo and Noble spoke against ADUs in R-1 zones. They were concerned about additional densities and potential property value loss to residents in those zones with ADUs located on adjacent properties. Councilmember DeLeo noted that in hearings several years ago about ADUs only those objecting to their incorporation in R-1 zones had appeared before the Council. Councilmember Noble reminded Council that Councilmember King was not in favor of allowing ADUs in R-1 zones.

Mayor Young noted that the Council had asked for revised copies of the ordinance and that further discussion was anticipated on definitions for area-wide vs. site specific. Councilmember Bricker asked that the item be tabled to the first meeting in August when Councilmember King could participate in further consideration of the ordinance. There was general consensus to support this action.

5. AB03- Resolution 1089 – Latecomer Agreement for Spring Haven Sewer Lift Station.

Director Boettcher introduced the topic saying that the City Council held a public hearing, and some had indicated an interest to discuss the issue further. Deputy Mayor Swatman said he had concern about the area of coverage for this agreement. He was concerned that the developers would not be able to recoup their money and that other latecomers in the area benefiting from this improvement would not be contributing to the expense. There was brief discussion about the proposed service and general sewer service in this area. It was concluded that the developer must see some economic benefit to the agreement or he would not pursue the agreement. There was consensus to move the item forward to the next Council meeting.

The City Council held a five minute recess.

6. City Hall Options.

Mayor Young reported that in late June, Director Leedy sent a memo summarizing the discussion that the Council Ad-hoc Committee had on the location of a new city hall. He said he did not believe anyone disagrees with the need for a new city hall, just the where, when and how. The Committee looked at the costs under the scenarios presented by the three RFPs recently received. After consideration, the Committee consensus was to reject the RFPs and look at using the Public Safety Building that is being leased to the Fire District.

Director Leedy said that a decision support information sheet spelled out the basic facts and figures. He added that the architect provided further clarifying information indicating that the building could be converted to provide 46,000 sq. ft. of usable area.

Councilmember Rackley said that the report did not address the topic of where the fire district would relocate. He asked Fire Chief Packer if East Pierce County Fire and Rescue had plans to build a new station. Chief Packer responded that his Board was under-impressed with the idea of moving out of the building, and would not be in favor of it in any means. He added that the location was a good place for a fire station and that the community made a decision supporting a public safety building in 1991. He imagines that the public still likes the idea today.

Finance Director Weidenfeller said that the City has been out for RFPs at least two times.

The facts indicate that its not financially feasible based on the RFPs to pursue a new city hall. He said that the Public Safety Building is a City-owned building, a portion of which is being rented out to the consolidated Fire District for one dollar per year. He noted that at the time of consolidation, the City lost in perpetuity \$1.50 of its property taxing authority. He said that at the time of separation, the City paid \$90,000/mo. during the first year. He added that a lease was signed for a period of five years at the rate of one dollar per year and that all the equipment was released to the district for their use. Director Weidenfeller said there are still \$3.5 Million outstanding in bonds on the building that the citizens of Bonney Lake are paying for, not the residents of Fire District 22 or 24. He said that the State Initiatives have cost the City approximately \$700,000 per year beginning in 2003, that growth continues in the City and the fire district's property tax capability continues to grow as the City grows. He said he felt the City was making a gift of public funds in not charging fair market rents. He estimated the fair market rental rate for the building at \$240,000 - \$324,000 per year.

Councilmember DeLeo pointed out that the City was getting the same fire protection that it had previously received without the expense of paying the fire department salaries. He felt the consolidation and lease arrangements were a benefit to the City. He said that people voted for the bond issue to build the public safety building because of its location and benefits to the citizens. He did not feel the taxpayers would support building a new fire station while also paying for the conversion of the Public Safety Building to a city hall.

Deputy Mayor Swatman said that he did not disagree with any of the comments of the Director Weidenfeller, and had not originally agreed with the deal made with the Fire District. He added that despite his original feelings, the City had set upon a course with the Fire District that should continue, unless the Fire District wanted to relocate. He said he did not feel the taxpayers would generally support the need to build a new fire station when one was already centrally located.

Chief Packer was invited to join the Council discussion table. Councilmember Bricker asked how many residents were served by the District. The response was 46,000. He asked why only 11,000 Bonney Lake citizens were funding a building that provided service to 46,000. Councilmember DeLeo responded that the other residents of the service area were paying or had paid for buildings in their immediate areas. Chief Packer said that the District considered the Bonney Lake station to be largely a response station for the immediate area. He acknowledged that his office and those of his senior staff for the District maintain offices in the Public Safety Building. He provided a historical perspective that emphasized public support for the construction of the Public Safety Building and the consolidation of the City's fire department with the District. He felt the public would ask some hard questions if a change was made. Chief Packer added that the \$1.50 per thousand that the City gave up in its property taxes actually resulted in a net gain of \$.28 per thousand in its general fund budget because of the reduced expenditures of the City. He noted that the lease term was five years with a 24 month notice clause effectively resulting in a 7 yr. lease. He expressed appreciation for the opportunity to react to the proposals and pass on the feelings of the District Board.

Councilmember Rackley said that because as a taxpayer he would pay for a new building either through the Fire District or through the City, he would prefer to maintain the fire station built for that purpose rather than converting it for use as a city hall. He said that if the City needed additional money for a new city hall, it should be presented to the voter's. Councilmember Noble said she had spoken to no one that felt the Public Safety Building conversion was a great idea. Councilmember Bricker said that the Fire District was a separate taxing entity like the school district or Pierce County Transit. He said he was elected

to watch out for the best interests of the Bonney Lake residents not the 46,000 residents that live in Fire District 22. He added that he felt the City should not be required to shepherd or house the District, that there were better uses for the Public Safety Building. He said he wanted to be on record as stating that the original intent of the lease for the Public Safety Building was a three-year lease with the possibility of a two-year renewal. He expressed regret that the final document did not reflect that intent.

Chief Packer introduced the new Assistant Chief, Russ McCallion. He said that one of his responsibilities was medical services. He said that location was critical to the effective provision of life-saving medical services. He cited a medical journal that said seconds were critical to the survival rate of those suffering cardiac arrest. He concluded by saying that real estate did not appear readily available that would match the accessibility of the current station location.

Mayor Young asked how interested the District would be in purchasing the Public Safety Building. Chief Packer responded that interest was nominal, that they could use more space, but that the issue of the outstanding bond would have to be resolved. Chief Packer asked concerning the staff intent of requesting District budget information under the public disclosure law. He suggested the District would have responded to a simple phone call.

Responding to Deputy Mayor Swatman's inquiry, Director Weidenfeller reported that the City had \$2.1 Million currently in its city hall fund. Mayor Young said that the item would be continued for further discussion.

7. Tabled Items.

Deputy Mayor Swatman moved to table the discussions on AB03-155 – Possible Change of Council Ward to At-Large Positions and the Inspector Qualifications for Contract Inspection Services. Councilmember Rackley seconded the motion.

Motion approved 6 – 0.

Adjournment

Mayor Young adjourned the Council Workshop by common consent at 8:20 p.m.

Harwood T. Edvalson, Pro Tem City Clerk

Robert Young, Mayor