

COUNCIL WORKSHOP

August 5, 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 5:34 p.m.

Also in attendance were Deputy Mayor Dan Swatman, Councilmember Phil DeLeo, Councilmember Neil Johnson, Councilmember Cheryle Noble and Councilmember Jim Rackley.

Deputy Mayor Swatman moved to excuse Councilmember Dave King from the meeting, who was home under doctor's orders. 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, Police Chief Bryan Jeter, Judge Jim Helbling, Deputy City Attorney Jeff Ganson, Senior Center Director JoAnneBarkley and Pro Tem City Clerk Harwood Edvalson.

Mayor Young also introduced two new employees—Jerry Hight, Building Official, and Elizabeth Chamberlain, Assistant Planner.

Deputy Mayor Swatman asked if there were audience members who were there for the Ball Park Well water quality issue. He moved that this topic be addressed first on the agenda. Mayor Young asked Public Works Director Seth Boettcher to address the topic.

Agenda Items

1. Ballpark Well Water Quality.

Director Boettcher said that the well is approximately 1 mile north of Allan Yorke Park and is high in iron and manganese. He said there is no health concern, but the minerals cause aesthetic problems. He added that a Capital Improvement Project to enhance the capacity of the well along with a filtration plant was recently moved up as a higher priority on the improvement list. He said that design of the project has started, property acquired, loans applied for, and that they have received tentative approval of funding. Director Boettcher said the project was a large one totaling in excess of \$2.6 Million. He said that the circumstances of the past summer have caused the City to draw more heavily on this resource running it longer than in past years. The City Council discussed some of the impacts of these concentrated minerals in the water. Deputy Mayor Swatman asked how long the well was being run. Director Boettcher responded between 15 – 20 hours per day. Deputy Mayor Swatman commented that the issue had been discussed at the Community Development Committee the day before. He said the Public Works department reported the use of polyphosphates to help sequester the minerals making the taste of the water better than it otherwise would be. Councilmember Johnson asked if

there was a way to tell who in the water service area was directly receiving water from the Ball Park Well. Director Boettcher responded that drawing such a map was possible, but that distribution depended on which way the water was flowing in the system. Mr. DeLeo asked the audience if there was anyone who had questions that had not yet been addressed.

Don Sangesand, 5616 195th PL E., expressed disgust at the quality of water he and his wife were forced to endure. He said it was a result of the lack of planning on the City's part. He was concerned the City was giving water to others outside the City limits, while residents of the City were forced to suffer. He said the water had stained his dishwasher and clothes; that his invalid wife couldn't even use her Jacuzzi bathtub. He reported that he and his neighbors have been forced to replace their hot water tanks. He asked for immediate relief from the City.

Director Boettcher provided a brief synopsis of events and water system planning over the last few years. He said the City reacted well to the policy shifts, and that planning was started for new facilities right away. Deputy Mayor Swatman asked if staff could study ways to minimize the use of the Ball Park Well by using a pre-packaged system. Director Boettcher said this source would come off line toward the end of September. He said that if the City spent its own cash, along with a probable rate impact, the filtration plant could be put on line a bit earlier, perhaps a few weeks. He said the loan was anticipated for receipt in the spring, with construction probably not completed before the end next summer. Councilmember Johnson asked what impact the discontinuance of service to Tapps Island would have on the system. Director Boettcher responded that the amount supplied to Tapps Island was very minor compared to the amount of water being drawn daily from the Ball Park Well. Responding to additional questions, he said that the springs facilities were running round-the-clock, and that Tacoma Point was shut down for approximately 5 hours per day. He said that Tacoma Point aquifer was very low and that consulting engineers had recommended reduced use. Deputy Mayor Swatman asked if the true capacity of the aquifer had been established. Director Boettcher said it was very risky to try and find out through the overuse of the well system. He described technical problems with the potential exhaustion of the supply at Tacoma Point. Mayor Young said that one way to turn off the Ball Park Well would be to replace the water with water from the Tacoma Water System. He said that would require a Council policy change. Deputy Mayor Swatman asked to see the data substantiating the capacity of the aquifer. At the conclusion of discussion, Mayor Young suggested that the Council move on to the next item.

Mayor Young asked if the Council would consider moving Item #8 – the Cingular Wireless Lease – up as the next item for discussion on the agenda. There was general consensus.

Councilmember Rackley asked for a five-minute recess.

Deputy Mayor Swatman moved a five-minute recess. Councilmember Rackley seconded the motion.

Mayor Young declared a five minute recess.

2. AB03-199 – Resolution 1151 – Cingular Wireless Lease – Allan Yorke Park.

Pro Tem City Clerk Edvalson noted that an updated copy of the lease had been placed at the Mayor and Council's seats before the meeting. Deputy Mayor Swatman said that the item had been addressed in the Finance Committee. He said he had no problem with the agreement, but asked if the revenue generated could be put specifically toward park improvements. Finance Director Weidenfeller recommended that a new fund not be established for that purpose. He said the Council could earmark revenues for use in a particular area through the regular budget process.

Deputy Public Works Director Gary Leaf joined the meeting to assist with the discussion on the proposed lease. He said that one of the things the Park Board insisted on was that the tower be a multi-use facility to allow additional users and revenue to the City. Another advantage of the agreement was that the pole would be available for a potential surveillance camera to cover the skate park.

Councilmember DeLeo asked if this placement violated the City's cell tower location ordinance. Planning and Community Development Director Leedy said that the code provides for Council to be able to make exceptions to the spacing requirements. Mayor Young said the item would be moved on for Council action at the next Council meeting.

3. AB03-210 – Council Retreat Priorities and 2004 Council Budget Priorities

Mayor Young introduced the topic to provide clarification on the Council's budget priorities. He invited Finance Director Weidenfeller to make his presentation. Director Weidenfeller walked the Council through a PowerPoint presentation summarizing the Council's collective and individual budget interests. The City Council discussed their goals from the retreat and provided clarification on their individual interests for the upcoming budget. Mayor Young said that economic development is one of the areas on which the City should focus-- attracting quality restaurants. Councilmember Noble added that the City should plan for potential water shortages, that she doesn't see where rate increases would be needed if conservation was pushed and the public made aware of the need.

4. Open Discussion

Park Maintenance Issues. Deputy Mayor Swatman asked if the Council would support asking the Park Board to look at Ascent Park and make recommendations for improvements back to the Council. Mayor Young agreed to pass that issue on to the Board. Deputy Mayor Swatman also asked about the problem in the treed area of Allan Yorke Park. Director Boettcher said that the staff was getting back there more frequently to pick up garbage, etc.

Public Safety Committee Issues. Councilmember DeLeo said that the Public Safety Committee would really like to see a program to clear the underbrush in the area, making it more visible for enforcement. He also suggested the Park Board might organize a cleanup day for that area. He said the Committee also expressed concern for traffic congestion at the boat ramp. He added that a study had been done to relieve the congestion and should be implemented. He said the Committee felt that on hot/busy days, events should pay for an officer to mitigate the traffic. Mayor Young said that a process is evolving to help regulate the use of facilities and make sure that charges are appropriate. Councilmember DeLeo added that the City employees at the ramp should be trained to contact the police to help close down the ramp when closures become volatile.

He also said that the City was at a high risk state with more and more hours of the day with only one officer on duty. He noted that additional reserves would soon be available, but were not a substitute for regular officers. Police Chief Jeter responded that the City was currently recruiting to replace existing vacancies, that training and vacations had taken a back seat to providing adequate staffing. He said that the department was budgeted for 21 officers and currently had 19 on staff. Councilmember DeLeo said that Judge Helbling had reported the need to replace signage at the Senior Center for traffic safety in the parking lot. He also mentioned that Chief McDonald of the Fire District had asked about some maintenance issues at the Public Safety Building. He said that the next Public Safety Committee meeting would be held on September 3 due to the Labor Day Holiday. He mentioned one final item—that the Falling Waters Development had a County sign for public comment. He said the City should express concern about this development being built in its water recharge area.

Responding to Water Quality Complaints, Etc. Councilmember Johnson asked how the City would respond to the water complaints. Mayor Young said that because of the extreme water conditions this year, the City is using that well more this year, but is also pursuing a \$2.6 Million project to improve the water quality sometime next summer. Director Boettcher said that the Ball Park Well improvements are a proactive approach to the water problems. He said that improvements could be delayed if the Council chose, but that the Council has pushed staff to move forward with a solution as soon as possible.

Councilmember Johnson also asked about the City's street striping program. He said fading lines are a public safety issue. He feels the City's striping program needs to be more aggressive. He also asked about potential retailers in this market. Mayor Young responded that Target is on its way across from Wal-Mart, and that Home Depot is coming, planned to wrap around Rite Aid. Director Leedy said that Target is to open spring of 2005. Deputy Mayor Swatman said that he feels the City Staff has Council's support to make Target conform to the City's development standards.

Cell Tower at Public Safety Building. Deputy Mayor Swatman asked the Mayor to have someone review the cell tower agreement at the Public Safety Building for possible co-location. Mayor Young said that the Hearing Examiner had extended the public comment period on the proposed cell tower over by the Park-N-Ride until August 15. Director Leedy reported that the two wireless companies have been invited to speak together about the possibility of co-location.

November Ballot Proposition. Deputy Mayor Swatman asked about the required process with respect to the certified petition to change the form of government. Mayor Young responded that the City Attorney had written the ballot title and explanation. He said the City would now have to appoint the "for" and "against" committees. Deputy City Attorney Ganson said the forms were available on the County website.

5. AB03-209 – Motion to Approve Payment of Requisition No. 000094 to Department of Licensing in the amount of \$2,338.70.

Mayor Young explained this action item is to license vehicles for the City. He asked for a motion and second to open the item for discussion.

Councilmember Rackley moved to approve the payment of Requisition No. 000094. Deputy Mayor Swatman seconded the motion.

Councilmember DeLeo asked why it was imperative to take action at a Workshop and not wait another week until a regular Council meeting. Finance Director Weidenfeller said that the Staff got caught by a fifth-week Council meeting cycle, that they had tried to bring it to the last special meeting for action, but did not get it on the agenda for action. Both he and Director Leedy said that getting the vehicles into service would improve staff efficiency.

**Motion approved 4 -1.
Councilmember DeLeo voted
no.**

6. Review of the Draft Minutes from February 4, 2003 Council Workshop.

Mayor Young explained that these minutes had been missing as the result of the change in temporary City Clerks. Councilmember Noble asked if she should vote on the approval since she was not on the Council at that time. Deputy Mayor Swatman responded that it was perfectly legal for her to vote on this issue. There were no proposed corrections to the minutes.

7. AB03-176 – Ordinance 1000 – Modifying the Non-Union Salary Scale for 2003 – City Clerk/HR Organization.

Administrative Services Coordinator Reber said that he had conducted some research on the human resources generalist position job description and provided the Council with some alternatives for review in the agenda packet. He said that the City would look to hire the most qualified person in the position. Councilmember Noble said that she was doing more research on the issue of requiring a degree for this position. She said there are a lot of qualified people in this job market looking for a job like this. She said she is concerned for the ability of appointees without a degree to be able to properly recruit positions that may have PhD candidates applying for them. Administrative Services Coordinator Reber offered Councilmember Noble the opportunity to review his research. He said that he concurred that in this job market there may be candidates for this position that have a bachelor's degree or higher. Deputy Mayor Swatman asked if the HR generalist would be under Mr. Reber. Mayor Young clarified that the department heads would still be recommending candidates to the Mayor for his appointment. Councilmember DeLeo asked if this action had received input from the Union. Finance Director Weidenfeller said that this proposed action did not have an impact on the Union. He added that the same number of employees would be in the Union as there are approved now. Deputy Mayor Swatman said that staff had done good work on the issue, but that he did not feel quite right about the proposal. He suggested that Council not be surprised by his no vote. He said that it is his conservative nature with the taxpayers money that motivates his position.

8. AB03-191 – Ordinance 1002 – Making Municipal Offices a Conditional Use in Residential Zoning Districts.

Director Leedy said that a citizen appeared at a Council meeting and expressed concerns following the planning commission presentation. He said the citizen was concerned for the possible negative impacts of traffic and noise associated with municipal offices in residential zones. He said that the agenda packet included a memo to the Council on the

issue and that a conditional use permit would allow conditions to be attached to the development to address citizen concerns. Deputy Mayor Swatman said that for a municipal office to be proposed in the residential zone, the City Council would have had to review and approve the project before it even went to the conditional use hearing before the Hearing Examiner. Councilmember DeLeo said that he would not be supportive of the proposed measure because the Hearing Examiner has not proven, in the past, to be sensitive to the citizen's concerns.

9. AB03-198 – Approving Out of State Travel for Councilmember DeLeo for the Brownfields Conference in Portland, OR.

Councilmember DeLeo explained that this was a free seminar and that his wife could get him a reduced rate at the Holiday Inn. He said that he hoped to get some ideas for development for some of the problem properties in the City. Deputy Mayor Swatman said that although there are no properties in the City that qualify as “Brownfields” he anticipated there would be useful information and contacts to be made for the City.

10. AB03-155 Possible Change of Council Ward to At-Large Positions and Discussion Item regarding Inspector Qualifications for Contract Inspection Services.

Councilmember Rackley, due to the lateness of the hour, moved to table AB03-155 to a late November Workshop and the other item until the next workshop in August. Deputy Mayor Swatman seconded the motion. The motion was approved by common consent.

Adjournment

Mayor Young adjourned the Council Workshop by common consent at 8:12 p.m.

Harwood T. Edvalson, Pro Tem City Clerk

Robert Young, Mayor