

City of

**COUNCIL WORKSHOP**

**August 17, 2004**

**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"*

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**Roll Call**

Mayor Robert Young called the workshop to order at 5:34 p.m. Also in attendance were Deputy Mayor Dan Swatman, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Cheryle Noble and Councilmember Jim Rackley. Councilmember Dave King was absent. Councilmember Johnson joined the meeting in progress at approximately 6:00 p.m.

Staff members attending were Administrative Services Coordinator (ASC) Don Morrison, Planning and Community Director Bob Leedy, Maintenance and Operations Supervisor Rick Shannon, City Attorney Jim Dionne, City Clerk Harwood Edvalson and GIS Technician Jacob Gould.

**Deputy Mayor Swatman moved to excuse Councilmember King who is ill. Councilmember Rackley seconded the motion.**

**Motion approved 5 – 0.**

**Agenda Items**

1. Open Discussion.

Leaving meeting. Mayor Young announced that he would have to leave the Council Workshop at 6:55 p.m. to attend a town hall meeting at the library to introduce Diane Tebelius.

Distinguished Budget Award. Mayor Young read a letter from the Washington Finance Officers Association announcing award of the Distinguished Budget Award for the 2004 Bonney Lake Budget. He said that a plaque and certificate are to follow at the WFOA annual meeting in September. He gave congratulations to Finance Director Weidenfeller and the Finance Department staff.

Agenda Item #2 – pulled. Mayor Young announced that Agenda Item #2 is pulled from the agenda. He added that he had another candidate for the Council to interview for confirmation to the Salary Commission, but she is out-of-town on vacation. He said she would be available for the next workshop.

Budget Calendar. Councilmember Rackley asked when the budget calendar would be available. Mayor Young said that Director Weidenfeller has prepared a budget and will make it available. City Clerk Edvalson said some of the dates are on the projected agendas for Council meetings and workshops.

Lunch for emergency employees. Councilmember DeLeo said he asked Mark Roposo of the State Auditor's Office what is necessary to deal with the issue of providing police officers' meals while working in emergency situations. He said Mr. Roposo suggested that the City adopt a policy that would treat all employees working under emergency conditions in a similar manner. Councilmember DeLeo recommended adoption of such a policy.

Mineral residue from Ball Park Well. Deputy Mayor Swatman asked if the residue from the planned filtration plant for the Ball Park Well will pose a problem for the Sumner Treatment Plant. Operations and Maintenance (O&M) Supervisor Shannon said that Sumner has been notified and is prepared to deal with the magnesium removed by the filters.

Chip sealing. Deputy Mayor Swatman asked how much the height of the road surface is increased by the chip seal process. O&M Supervisor Shannon said the gravel is a 3/8 in. gravel. He said the increased height of the road is 3/8 of an inch.

Replacing Salary Commission. Referring to the anticipated interview of another Salary Commission candidate, Deputy Mayor Swatman said his offer still stands to support handling elected officials' salary increases internally.

Tour of sewer facility. Councilmember Rackley said the Sewer Committee will meet next month and is considering arranging a tour of the nearly completed treatment facility. He said a date will be announced soon.

2. AB04-186 – “Buildable Lands” Map.

Planning and Community Development Director Leedy briefly explained the concept of the map and how it reflects both land uses and physical features. He said the various layers of information on the map make it complex and difficult to use without careful study. He introduced the City's GIS Technician, Jacob Gould.

Technician Gould gave a PowerPoint presentation showing how the various layers of information are laid-down on the map. He said the data can be further refined and field checked for greater accuracy. Councilmember Rackley asked if the recent R1-A zoning had been taken into account for the map. Director Leedy said this would have to be added. He added that the data could be further refined to predict properties that are likely to redevelop over time. Administrative Services Coordinator (ASC) Morrison said that the map can be used for economic development and park acquisition. Director Leedy added that it can be used as a planning tool for the Council and in discussions with Pierce County. Councilmember Rackley asked for an extraction of percentages of the various types of land available. Technician Gould responded that he can do that. Deputy Mayor Swatman and Councilmember Rackley thanked Technician Gould for his work on the project.

3. AB04-184 – Res. 1305 – Authorizing an Emergency Intertie Agreement with Tacoma Water.

Mayor Young explained that several of the Councilmembers asked to have this agreement brought back with some changes. He asked O&M Supervisor Shannon to

describe the changes. Supervisor Shannon said that one change was to insert a description of the number of gallons per day that Tacoma could take through the intertie. Mayor Young said this would help to clearly state the amount that Tacoma could take.

Deputy Mayor Swatman and Councilmembers Johnson and Noble again expressed their concern that the third intertie would enable the development of the Falling Waters project before it might otherwise be started. They expressed support for the agreement to provide strictly emergency backup once the City of Tacoma has completed their booster pump to provide regular water service to the Falling Waters area. Mayor Young and Councilmembers Rackley and Hamilton spoke in favor of supporting the City of Tacoma's request as good neighbors. They noted that the agreement is with the City of Tacoma and not Falling Waters. Councilmember Hamilton suggested that the agreement be split into two. One to address the emergency nature of the interties and one to address the request to sell water wholesale to Tacoma. Mayor Young said staff would bring back two contracts for Council action.

4. AB04-159 – Res. 1292 – Annexation Utility Agreement with Euro-Way Homes, Inc.

Mayor Young noted the arrival of Annexation Planner Shannon Mayfield-Porter and suggested the Council address this topic next on their agenda.

Planner Mayfield-Porter reminded the City Council that rather than pursue an annexation at this time, the Council had directed the staff to prepare an annexation utility agreement with Bohemian Estates. She directed the Council's attention to the conditions specific to this agreement found on page 3. She noted that Pierce County now required sidewalks and street trees similar to the City's requirements. She explained that the City's, County's and Developer's biologists had met and preliminarily concurred that the wetland on the property is a Type II wetland. She explained how acceptable buffers for the wetland had been configured. She added that Council's first view of the proposed development plan called for 33 lots. She said that under the County's minimum density requirements, 49 lots were required and now shown on the plan. She concluded by saying that if the wetlands were finally determined to be Type I wetlands, then the developer would have to increase the buffer areas and would not be able to situate enough lots on the property to meet the County's minimum density requirements.

Wayne Potter, Barghausen Engineering, spoke on behalf of the developer and explained that the various biologists had met and walked the site. He said they agreed that the wetland appeared to be a possible eagle foraging site, but did not constitute a premium area for eagle habitat. He said this was one of the reasons that led them to make the preliminary determination that the wetlands were Type II wetlands.

Planner Mayfield-Porter said that the adjacent owner of a 4.5 acre parcel has again indicated a desire to explore annexation. She said that they are seeking a boundary line adjustment with Puget Sound Energy and wondering if they could have a utility extension agreement similar to the one proposed for Euro-way Homes. She advised them to make application for annexation, which would give them a date certain for the City Council to make a determination. She described to Council the potential timeline for increased property valuations that would allow annexation of the area based on assessed value. Mayor Young said the item would be moved ahead for Council action.

5. AB04-177 – Resolution 1298 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Purchase Of Property Adjacent To Bonney Lake Elementary School. [A3.13.3.3]

Deputy Mayor Swatman said he was the one pushing this item along. He asked City Attorney Dionne the purpose of the feasibility study period in the purchase and sales agreement. City Attorney Dionne said his firm always recommends using the feasibility study period to do an environmental study to see if the site has been exposed to hazardous waste. He added that the School District won't approve the agreement until sometime in September. He added that it will be moved along as quickly as possible.

Councilmember Hamilton said he would like to see something from the Park Board recommending the purchase and how it fits into the Parks Plan and relates to the City's other parks. Mayor Young said that Supervisor Shannon would take care of this request and said the item would be moved forward.

6. Review of Minutes: August 3 Workshop and August 10 Council Meeting.

The City Council had no corrections to the minutes as presented.

7. AB04-185 – Plans for City Gateways/Review of Ascent Park Gateway Designs.

ASC Morrison reviewed the concepts developed by Cascade Design Collaborative for improvements to the Ascent Gateway Monument. He described three options with one variation on Option One. He added that the costs for the various options range from \$36,000 - \$98,000. Mayor Young left the meeting at this point and turned the chairmanship of the meeting over to Deputy Mayor Swatman. There was a majority consensus from the City Council for Option One with a cost range of \$48,000 - \$78,000. The City Council expressed a desire to proceed in the current year to expend budgeted funds for design and specifications.

8. Executive Session. Pursuant to RCW 42.30.110 (1)(B) allowing an executive session to discuss potential litigation with legal counsel, Deputy Mayor Swatman declared a five-minute executive session to discuss personnel. The executive session commenced at 7:07 p.m. and concluded at 7:11 p.m.
9. Adjournment.

**Councilmember Hamilton moved to adjourn the Council Workshop at 7:11 p.m.  
Councilmember Johnson seconded the motion.**

**Motion approved 6 – 0.**