

CITY COUNCIL MEETING

City of

**June 28, 2005
7:00 P.M.**

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"

I. CALL TO ORDER – Mayor Bob Young called the meeting to order at 6:59 p.m.

- A. Flag Salute - Mayor Young led the audience in the Pledge of Allegiance.
- B. Roll Call [A1.3]

City Clerk Edvalson called the roll. In addition to Mayor Young, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Dave King, Councilmember Cheryle Noble, and Councilmember Jim Rackley. Councilmember Neil Johnson was absent.

Staff members present were Administrative Services Coordinator Don Morrison, Finance Director John Weidenfeller, Public Works Director Daniel Grigsby, Planning & Community Development Director Bob Leedy, Police Lieutenant Tom Jenkins, City Clerk Harwood Edvalson and Department Assistant Virginia Phelan. City Attorney Jim Dionne arrived at 7:06 p.m. Judge James Helbling arrived some time later.

Deputy Mayor Swatman moved to excuse Councilmember Johnson from the meeting. Councilmember Hamilton seconded the motion.

Motion approved 6 – 0.

C. Announcements, Appointments and Presentations [A3.6.9]

1. Announcements: None.
2. Appointments: None.
3. Presentations: Mayor Young explained that Senator Roach was expected to update the Council on the proposed 2500 acre White River Public Access Park, but was making an appearance first before the Buckley Council. He said she understood that if Bonney Lake's meeting concluded before her arrival then she would come to a later meeting to present the update.

D. Agenda Modifications [A3.6.6]:

Deputy Mayor Swatman moved to add AB05-178 – Resolution 1462 as Item D on the Consent Agenda. Councilmember Rackley seconded the motion.

Motion approved 6 – 0.

Finance Director Weidenfeller asked that the Council consider granting authorization to pay three bills outside the normal process. Mayor Young indicated that a proposed motion will be entertained after approval of the consent agenda and just prior to the Finance Committee Issues portion of the agenda.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

A. Public Hearings: [A3.6.12]

1. **AB05-164** – Public Hearing to receive public testimony on proposed Resolution 1452 for the sale of surplus real property. [The property proposed for sale consists of the following parcels: 564000-094-0, 564000-095-0, 564000-102-0, 564000-109-0, 564000-096-0; provided, that such portion of the parcels as is reasonably necessary for future right-of-way and storm water detention needs shall be reserved to the City. The property is commonly known as the cleared vacant property fronting on the north side of Sumner Buckley Highway and located immediately west of the Priced Right Printing & Signs Shop.]

Mayor Young opened the public hearing at 7:04 p.m. He explained that a public hearing is required before the Council acts to declare real property as surplus and authorize its sale. Public Works Director Grigsby explained that a portion of the property will be retained for storm water retention and future widening of Old Sumner Buckley Highway.

Brent Connell, PO Box 7, Renton, WA, representing the Seco Financial Group and Dan Rattenbury, owner of Priced Right Sign Shop, said they own parcels adjacent to the City's proposed surplus and sale of real property. They showed parcel drawings and asked that a small portion of proposed Parcel B be split off and sold to them for an entrance to their property on the proposed extension of 184th Ave. E.

Mayor Young said he has asked the engineers to separate out that small parcel. Planning and Community Development Director Leedy said that the proposed parcel maps were being drawn to indicate where a possible split in the parcel might be.

Dan Rattenbury expressed concern for the process required to grade the vacant parcel behind his shop. He noted that the slope is extremely steep and poses a danger to his building. He asked that he be allowed as an emergency measure to do as the City did on its nearby parcel and re-grade the slope to reduce the slide potential. Director Grigsby said that the potential danger is such that no disturbance to the slope should be considered until drawings are presented showing the proposed work.

Councilmember Rackley expressed concern that the value of the City's property might be compromised if it is broken up into too many small pieces. Councilmember King asked for confirmation that the City doesn't need the small piece of Parcel B. Director Grigsby said that the final alignment of the road might require some additional right-of-way for the curve radius. Mayor Young said that the administrative recommendation is to break off the proposed piece for separate sale. Councilmember Hamilton asked if the sale of this piece would be done outside of the sealed bid process. Director Leedy said that if a mutual understanding is reached that can be brought back to Council, then that would be the staff

recommendation. Councilmember King asked about the old abandoned office building foundation. He said he understood there are problems with the setbacks on the building. Director Leedy said he will look into it.

There being no further individuals interested in speaking, Mayor Young closed the public hearing at 7:17 p.m.

B. Citizen Comments:

Les McCluggage, 19624 96th St. E., reported that the City is pursuing the removal of cars on the property adjacent to his and on the City's right-of-way. He encouraged the City to continue to pursue the cleanup of these nuisance vehicles. Mayor Young confirmed that the vehicles have been tagged for City action after 10 days.

Jodi Lappier, 18616 88th St. E., asked Council to consider the potential rezone of the area where she lives. She said it would be in the best interest of the City's downtown plan to have this area rezoned from residential to commercial. She said she has been collecting signatures from neighbors and will present her petition to the Planning Commission at their next meeting.

Mayor Young, Deputy Mayor Swatman and Councilmember Noble affirmed that Ms. Lappier should pursue her request before the Planning Commission.

Louisa Smith, 20112 Church Lake Rd. E., exclaimed her pleasure at the implementation of the City's new zip code on July 1. She also commented on the newspaper's report of the expense of property acquisition for the Moriarty addition to Allan Yorke Park. She applauded the Council for correcting the error of a previous Council that did not purchase the property earlier.

Daniel Decker, 20401 70th St. E., listed the areas being considered by the Planning Commission for change of zoning from commercial to residential. He urged the Council to consider those areas as commercial. He said the growing City needs more commercially zoned property. He cited Area 56 as one where the property has a commercial use that provides positive benefits to the youth of the City through the services of a dance studio.

C. Correspondence: None.

III. COUNCIL COMMITTEE REPORTS:

[A3.6.4]

A. Finance Committee

Deputy Mayor Swatman reported that the Committee met earlier than normal at 5:00 p.m. to receive an introductory report from the State Auditor's Office for the 2004 City audit. He said the Committee also considered the following:

1. Resolution 1452 and the proposed sale of real property;
2. Ordinance 1141 that changes the salary range for the Utilities Engineer, which is on this evening's agenda;

3. Approval to the Finance Director to provide monies to the Police Department for drug enforcement activities;
4. Resolution 1459 for an interlocal with the White River School District for the collection of school impact fees, also on tonight's agenda;
5. Discussion on utility billing for mobile home parks;
6. On-call arborist services;
7. Resolution 1462, an interlocal for trade of services and equipment with the City of Algona;
8. Utility estimates to reduce the fluctuation of utility bills for the consumers; and
9. Identification of funds to complete the street improvements in the neighborhood of the Bonney Lake High School.

B. Community Development Committee

Councilmember Rackley said the CDC met on June 27th and discussed the following:

1. An easement on a particular lot that turned out not to be a non-issue;
2. New street signs—Director Grigsby demonstrated the types of signs likely to be used in Bonney Lake;
3. A revised legal description for Annexation Area 7;
4. ABU-ADU Water/Sewer connection charge;
5. An electrical contract for updating the controls at Tacoma Point Wells.

He said the proposed street lighting ordinance, an Interlocal Agreement with Auburn for sewer services to Fairweather Cove and the ABU-ADU Water/Sewer connection charge ordinance are all being held in committee for additional information and discussion.

C. Public Safety Committee

Councilmember DeLeo reported that the Committee has not met since the last Council meeting, but will meet on July 6th in lieu of their regular meeting that would normally fall on the July 4th holiday.

D. Other Reports:

Councilmember DeLeo reported that on his recent trip to Sweden and Norway, he observed some very "walkable" communities. In addition to larger sidewalks and rear-of-the-building parking, he attributed the "walkability" to the location of residences above the ground floor commercial stores. He encouraged the City's consideration of combined commercial and residential zoning for areas in the City of Bonney Lake.

Councilmember Rackley encouraged the audience to participate in the Tall Ships festival this Thursday at 2:00 p.m. in Tacoma.

IV. **CONSENT AGENDA:** [A3.6] -

Councilmember Rackley moved to approve the consent agenda items occurring below. Deputy Mayor Swatman seconded the motion.

- A. **Claims:** Accounts payable checks/voucher #40784 thru #40914 in the amount of \$2,568,494.52. Utility Refund checks/vouchers #40915 thru #40988 in the amount of \$6,828.72. [F4.9]
- B. **Payroll:** Payroll for June 1st -15th, 2005 for checks 23801-23847, including Deposits and Electronic Transfers in the amount of \$240,290.93. [F4.9]
- C. **AB05-173 – Resolution 1459** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Interlocal Agreement With The White River School District For Collection Of School Impact Fees. [F4.3]
- D. **AB05-178 - Resolution 1462** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign An Interlocal Cooperation Agreement With The City of Algona.

At the Mayor's request, City Clerk Edvalson read the titles of items appearing on the Consent Agenda.

Consent Agenda approved 6 – 0.

Councilmember DeLeo moved and Councilmember Rackley seconded the motion to authorize the following payments outside the regular voucher approval:

Tacoma City Treasurer	\$5,640.00
Dept. of L&I	\$ 106.30
Dept. of Licensing	\$ 100.00

Councilmember King questioned the proposed payment to the City of Tacoma for the East Lake Tapps Watermain Project. Director Grigsby responded that the work is proceeding very quickly on this project, and that the Tacoma inspectors insist that the inspection fees be paid before they will meet with the City's contractors. Director Grigsby projected that the project will be completed well in advance of the anticipated time. Councilmember King applauded the anticipated early completion of this major project.

Motion approved 6 – 0.

V. FINANCE COMMITTEE ISSUES:

- A. **AB05-171 – Ordinance 1141** - An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Ordinance No. 1045, The 2005 Non-Union Salary Scale. [A4.3.1]

Councilmember Hamilton moved to adopt Ordinance 1141. Councilmember Rackley seconded the motion.

Councilmember Noble expressed concern that she just received this evening a portion of the packet that should have been included with the rest of the agenda packet. She questioned the proposed salary range for the Utilities Engineer. Director Grigsby explained that the City's previous attempt to hire a Utilities Engineer failed to generate even one application. He said the staff recommends increasing the salary range to fall between the ranges of the Project

Manager and the City Engineer. He said with that change, the position will be more broadly advertised to include some of the trade's professional publications.

Motion approved 5 – 1. Councilmember Noble voted no.

VI. COMMUNITY DEVELOPMENT COMMITTEE ISSUES: None.

VII. PUBLIC SAFETY COMMITTEE ISSUES: None.

VIII. FULL COUNCIL ISSUES: None.

IX. EXECUTIVE SESSION: None.

X. ADJOURNMENT

At 7:46 p.m., Councilmember Noble moved to adjourn the meeting. Councilmember Hamilton seconded the motion.

Motion approved 6 – 0.

Documents submitted for or at the Council Meeting of June 28, 2005:

- City of Bonney Lake – *AB05-178 – Resolution 1462* – Harwood Edvalson, City Clerk
- City of Bonney Lake – *Motion to Authorize Check Requests* – John Weidenfeller, Finance Director
- Bonney Lake Businessmen – *Phase 1a Professional Offices, Pictures and Plat Maps* – Brent Connell and Dan Rattenbury.

Harwood T. Edvalson, CMC
City Clerk

Robert Young, Mayor