

City of

**COUNCIL WORKSHOP**

**January 18, 2005**

**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 Robert Young called the workshop to order at 5:33 p.m.

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

Staff members attending were Administrative Services Coordinator (ASC) Don Morrison, Finance Director John Weidenfeller, Public Works Director Daniel Grigsby, Interim Police Chief Buster McGehee, City Engineer John Woodcock, Planning Manager Steve Ladd, Deputy City Attorney Kathleen Haggard and City Clerk Harwood Edvalson.

Mayor Young introduced and welcomed new employee Jeff Niten, Assistant Planner. Mayor Young also introduced Peter Moy and Stephen Land of FCSG. He said they will be contacting Councilmembers and staff to conduct interviews as part of their Finance Department review.

Mayor Young asked the audience, Council and staff to turn off their cell phones to reduce interference with the City's wireless microphone system.

**Agenda Items**

1. Open Discussion

AWC State of the Cities. Mayor Young told the Council that the Association of Washington Cities has delivered its State of the Cities Report to the Legislature. He noted that 80% of the cities and towns are in financial distress. He said the City of Bonney Lake stands in the top 15% of the cities financially. He added that impacts from the voter initiatives and increased health benefit costs are the number one and number two greatest cost impacts to cities.

Councilmember King said he recognized Bonney Lake's good financial position, but also noted that the City has unmet transportation infrastructure needs valued at \$34 million. Mayor Young acknowledged the continued need for additional revenue, but feels the City is coming at its concerns from a sounder financial basis than most other cities. Councilmember Johnson said that one thing other cities have that Bonney Lake does not is complete infrastructure, such as sidewalks. He said Bonney Lake's advantage is that it can anticipate continued business growth for the next five to ten years. He encouraged forward movement in the City's economic development. He said now is the time to develop the City's infrastructure. He asked Mayor Young for a copy of the report.

Mayor's State of the City. Councilmember Johnson asked that the text from the Mayor's State of

the City Address be included with the minutes of the last Council meeting. Mayor Young assured him that they will be.

School Impact Fee Ordinance. Councilmember Hamilton said he had inquired about the status of the school impact fee ordinance. Planning Manager Ladd said that the final draft had finally been received from the attorneys. He anticipated it will go to the Planning Commission in February and to the City Council in March. Deputy Mayor Swatman asked if the Planning Commission had already done their work on the ordinance. Planning Manager Ladd replied that the Commission had done some advance work in association with the adoption of the Comprehensive Plan, but that the ordinance itself was still in a draft stage at that time. Deputy Mayor Swatman noted that the City has always collected school impact fees through the SEPA process. He said the ordinance would allow collection on the one and two in-fill home lots around the City.

Councilmember Johnson's Birthday. Councilmember Rackley noted that today is Councilmember Johnson's 40<sup>th</sup> birthday and wished him well.

Old Buckley Sumner Highway and 184<sup>th</sup> St. Property Purchase. Deputy Mayor Swatman asked about the status of the property purchase at 184<sup>th</sup> St. Public Works Director Grigsby replied that the property had been purchased and that the design effort had commenced today for a street connection in that area. Deputy Mayor Swatman asked that a meeting with neighbors in the area be held to receive their input.

Windermere Development. Deputy Mayor Swatman asked about required connecting sidewalks in association with the Windermere development above the AM/PM Mini-mart. He urged progress on City projects to complete sidewalk connections in the City.

Low Impact Drainage Surfaces. Councilmember DeLeo said he has been talking to Curtis Hinman of WSU - Pierce County in Tacoma about low impact drainage and methodologies for design and tax credit for developers. He asked if Mr. Hinman could make a presentation to the City Council. He anticipated a 2 hr. presentation. The Council discussed this request and agreed with Mayor Young's suggestion that the issue be put in the hands of the Public Works Department for follow-up. Councilmember DeLeo said he would provide information to Director Grigsby.

Annual Spring Pancake Breakfast. Councilmember Johnson urged the Council to begin planning for the annual spring pancake breakfast.

Information to Council. Councilmember Johnson asked if there is some mechanism to keep the Council informed of proposed development in the City. He asked if it is an appropriate topic for executive session. Mayor Young replied that the Open Public Meetings Act only permits certain identified topics to be part of an executive session. He added that he and the staff try to keep the Council as informed as possible. After further Council discussion, it was determined one of the best ways to remain informed of proposed development in Bonney Lake is for individual Councilmembers to befriend the realtors.

Constituent Concerns. Councilmember Hamilton asked that Council be kept better informed of ongoing problems with Council constituents. He said he disliked being uninformed when approached by constituents with concerns over their dealings with the City. Mayor Young explained that sometimes staff believes they are working through issues with a citizen, and then the citizen throws their hands up and decides to contact a councilmember. He suggested that Councilmembers talk to their constituents and then contact staff for an update. He said this is an

ongoing and shifting issue of public relations, that staff continues to learn as they go. Director Grigsby said that it is often difficult to tell which items are really problems. He said that he's used the Council Community Development Committee in the past as a sounding board.

Councilmembers Johnson and Noble expressed a desire for more timely information on the City's projects. Planning Manager Ladd mentioned that Planning and Community Development maintains a monthly progress chart on all developments. He added that it is usually five to ten pages at a time with an associated map. Mayor Young said he is working with staff to provide a quarterly report on projects and things going on in the City. He said this quarterly report may help the Council. Councilmember Hamilton said he doesn't need to see the whole chart each month, just the projects that are causing problems.

Pierce County County-wide Planning Policies. Councilmember King said that the Pierce County Regional Council (PCRC) sent out late in 2004 the latest version of amendments to the County-wide Planning Policies. He said it is now up to the cities to ratify the amendments. He said the Planning staff would soon provide a presentation on the proposed changes. He reminded Council that the City chose not to ratify the policies presented three years ago. He added that the proposed policies have been changed since that time, and that the purpose of the amendments is to have commonality among the cities. He asked that the topic be on the February 1 Workshop for discussion. He reminded Council to watch for invitations in the mail to the annual meeting of the PCRC next month. Mayor Young replied that staff would look at the work load for the February 1 and February 15 Workshops and schedule the issue appropriately.

Kudos to Public Works. Councilmember DeLeo offered kudos to the public works crew for placement of jersey barriers on the causeway to Inlet Island to prevent boat launching. He also praised the installation of the caution street striping at the Public Safety Building. He said he's received positive comments from the public on its visibility.

School Forums. Councilmember DeLeo advised the Council that the upcoming Spring Summit School Forum will be in March. He said the format will include student skits and discussions with Councilmembers about the student concerns and proposals for improvements in the City.

Employee Newsletter. Councilmember Johnson asked from which budget the expense for the employee newsletter is coming. Administrative Services Coordinator (ASC) Morrison responded that the newsletter is run on the City's main copier with no additional expense.

Council Retreat. Councilmember Johnson reported that the consensus on dates for the Council retreat seems to be March 11<sup>th</sup> and 12<sup>th</sup>.

Water Resource Inventory Area Representative. Councilmember Johnson said that he had received an email about the Puyallup Watershed Committee that Fred Jacobsen sits on. He said that Mr. Jacobsen recommends that a staff member be designated to participate with the WRIA. Mayor Young said he would provide a staff member. Councilmember Rackley said he will provide information to the Mayor.

Business Disaster Preparedness. Councilmember Johnson asked if the City has brochures to provide businesses on disaster preparedness procedures. Mayor Young suggested that the Red Cross often has brochures of that type. He added that the Fire District might also have business-related information. Councilmember Noble said she has observed that at least one restaurant has procedures for its employees in the event of emergencies.

Disaster Drill. Mayor Young informed the Council that there will be a major disaster drill conducted at the Puyallup Fairgrounds on February 23. He said they are looking for individuals and families who want to be involved in this mock disaster. He said the scenario is a “dirty nuke” with additional trashcan bombs. He invited the Council to get involved in this training drill.

2. Review of Minutes: January 4 Workshop And January 11 Council Meeting.

Councilmember Noble asked that the City Clerk research the public notice discussed in the January 11 minutes on page 4. She said her recollection was that Mr. Leedy said that notice would be given to property owners within a 600 ft. radius of directly affected properties. She also noted that on page 10, there was a motion and second by Noble on the same item.

Councilmember Johnson asked that the text of Mayor Young’s State-of-the-City address at the January 11 Council meeting be included with the minutes of that meeting. Mayor Young said they will be added and that corrections to the minutes will be made.

3. Presentation: City Hall Facilities – Rex Bond, ARC Architects.

Rex Bond and Emily Wheeler of ARC Architects addressed the Council regarding the two current alternatives for a New City Hall. Mr. Bond said they had been asked to compare the two sites for city halls built to serve a population of 20,000. They first described conceptual plans for the use of the Rainier Plaza Office Building. Their conclusion was that it is a usable building, although some compromises would have to be made because the shell is already constructed with available space on three floors. He noted that there is a slight deficiency in office space, but that sufficient parking is available on site. Councilmembers discussed alternatives that would provide for City Hall to be located in the Downtown area. Mr. Bond noted that the hard and soft costs for improvements to the building are \$101/sq. ft. for a total of \$2.2 million. Mr. Bond then discussed the Fennel Creek site. He noted that because the building would be built from the ground up, sufficient area can be developed for the most efficient use. He said the current cost of the building is estimated at \$260/sq. ft. for a total of \$6.3 million. Landscape Architect Dean Gregory discussed design concepts for the Fennel Creek site that would incorporate the linear trends in the natural landscape and enhance the sight lines to the site.

Speaking of the Fennel Creek site, Deputy Mayor Swatman noted that the design had been calculated based on a 120 ft. setback from Fennel Creek. He added that the City’s newly adopted code requires a 200 ft. setback. He concluded that although prior grading on the site might qualify it for the lower setback, he expected the City to be an example by using the new standard. He asked that the consultants email the PowerPoint presentation to the Council. The Council discussed further the pros and cons of the Rainier Plaza site.

At 7:11 p.m., Mayor Young called for a ten minute break after which the Council would discuss financing. The meeting was reconvened at 7:33 p.m.

Mayor Young raised some questions about the lease terms that had been previously offered by the leasing agent for the Rainier Plaza Building. Councilmember Rackley urged continued negotiations to determine the best terms that will be available to the City. Deputy Mayor Swatman and Councilmembers DeLeo, Johnson and Rackley were persuaded by the possibility of having City Hall in the Downtown core of the City. Councilmembers Hamilton and King encouraged a closer look at the costs associated with the proposed lease. Councilmember King urged the Council not to be timid and create a problem down the road for future Councils with a short-sighted solution. Councilmembers Johnson, King and Noble emphasized the need for the City to own its building rather than just leasing space. Mayor Young said that the City Attorney

will continue negotiations with the leasing agent and building's owner, and that Finance Director Weidenfeller will provide a cash flow analysis. He said more detailed information will be reported back for the next Council workshop. Councilmember Rackley asked if the Finance Committee would receive a progress report at their next meeting. Mayor Young replied, yes.

4. Discussion: South Prairie Road and 200th Ave Ct. E. intersection improvements /AB04-287 – Ord. 1090 – Condemnation Authority for South Prairie Road.

Director Grigsby said that at the last Council meeting there were questions about the South Prairie Road improvements. He provided Council a copy of the intersection improvements map and said that Harry Shay of Parametrix would discuss his firm's analysis of potential access and turning motions to impacted properties. Director Grigsby distributed additional documents and reemphasized that traffic congestion on South Prairie Road will only get worse. He added that the widening on the north side of the road is constrained by the Albertson's commercial development. He noted the distance between signalized intersections and concluded that an additional traffic signal will not work. He added that the design has attempted to address some of the local residents' concerns by adding a u-turn lane.

Mr. Shay explained his involvement with Bonney Lake traffic analysis over the last five years. In response to the proposal for an additional traffic signal between 200<sup>th</sup> Ave. Ct. E. and SR410, Mr. Shay explained how queuing of motorists would extend through the signalized intersection. He concluded that the best way to serve the commercial property on the south of South Prairie Road would be a right turn in and right turn out with additional access to the property off of another street. Deputy Mayor Swatman asked if a traffic round-about would be an option for intersection control at 200<sup>th</sup> Ave. Ct. E. Mr. Shay said he was unprepared to respond this evening, but believed initial studies showed there would be queuing problems with traffic.

At 8:15 p.m., Mayor Young announced a break in the meeting to resolve a technical issue with the meeting's recording. The meeting resumed at 8:35 p.m.

Mr. Shay explained that the City might lose its funding from the Transportation Improvement Board with additional delays on the project. He emphasized that the planned improvements are good for now and more than what might normally be done for this area. Deputy Mayor Swatman noted that the residents of the commercial-zoned property had retained their own traffic consultant. He suggested a delay in the decision. There was a majority consensus to delay the final decision on the proposed ordinance. Mayor Young said the issue would be held for two or three weeks. He suggested another option that would have the homes on the cul-de-sac at 200<sup>th</sup> Ave. E. rezoned to commercial, thus allowing the property owners to sell them if they so choose at commercial values.

5. Discussion: AB04-288 Tacoma Water Wholesale and Emergency Intertie #3 Agreements.

Director Grigsby explained that the Tacoma City Council had directed the Tacoma Water Board to honor the earlier negotiations with the City of Bonney Lake and enter into a wholesale water agreement at the current rates and current SDC charges. Councilmember Rackley thanked Tribune Reporter Rob Tucker for his article on the issue. Director Grigsby thanked Mayor Young for his work with the Tacoma City Council. He responded to brief questions from the Council, explaining that the agreement for Emergency Intertie #3 is still part of the whole package for the Council to consider. There was a majority consensus to move the item forward for Council action.

6. Discussion: City Hall Financing and Additional Use of Councilmanic Bonds.

Councilmember Rackley suggested that this item be tabled until the conclusion of negotiations on the Rainier Plaza Building. Mayor Young added that the non-motorized transportation plan will add an additional element to consider for potential uses for councilmanic bonds. There was general consensus to move ahead with the agenda.

7. Discussion: AB05-06 – Ordinance 1056 – Relating to Elected Officials' Salaries.

Councilmember King signaled his willingness to compromise on the effective date of the Mayor's salary. He said he would support Deputy Mayor Swatman's proposal to have the salary increase effective December 31, 2005, or after certification of the election. There was general consensus to increase the Mayor's monthly salary to \$2500 per month effective November 30, 2005. Councilmember Rackley signaled his support, but suggested that the Council's monthly salary go to \$600. There was general consensus support for this as well. The City Attorney's office agreed to revise the ordinance per the Council consensus.

8. Discussion: Larios Property Development Status.

Planning Manager Ladd reported that not much has happened with this property since the last Council meeting. He said the owner has just completed a wetland study, which has determined a Type III wetland that should have a 37.5 foot buffer. He added that City staff is prepared to have a study done as well if needed. He said the focus now is on what the appropriate mitigations should be. Planning Manager Ladd said the development application has triggered the need for a stormwater analysis. He said the applicant will be required to prepare such a study. City Engineer Woodcock explained that the short-plat submitted by the property owner for three lots has exceeded the impervious surface limitations and now comes under stormwater regulations. The City Council briefly discussed these developments and the potential need to study the entire neighborhood. No conclusion was reached.

9. Adjournment

With the Council's general consent, Mayor Young adjourned the meeting at 9:15 p.m.

Documents submitted at the Council Workshop of January 18, 2005:

- *ARC Architects – Bonney Lake City Hall Programming & Site Planning* – Rex Bond, Architect
- *City of Bonney Lake – Aerial Photo and Diagram of South Prairie Intersections* – Dan Grigsby, Public Works Director.
- *Pierce County – South Prairie Road East – SR410 to 202<sup>nd</sup> Ave. E. Traffic Analysis* – H.W. Lochner, Inc. (2002).
- *Pierce County – Letter to John Woodcock Re: South Prairie Rd. E., SR410 to 202<sup>nd</sup> Ave. E. Project Cost Increases over Original TIB Grant CRP 5548* – Ramiro A. Chavez, Project Engineer