

City of

**COUNCIL WORKSHOP**

**May 17, 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"*

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**Call to Order:**

Mayor Robert Young called the May 17<sup>th</sup> Council Workshop to order at 5:36 p.m.

**Roll Call:**

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. Councilmembers Johnson and Noble arrived after the roll call.

Staff members attending were Administrative Services Coordinator (ASC) Don Morrison, Finance Director John Weidenfeller, Public Works Director Dan Grigsby, Planning and Community Development Director Bob Leedy, Information Technology (IT) Coordinator Chuck McEwen, Assistant Public Works Director Gary Leaf, Assistant City Attorney Kathleen Haggard and City Clerk Harwood Edvalson.

**Agenda Items**

1. Presentation: AB05-147 – Storm Water Rates and System Development Charges – EES, Inc.

Director Grigsby explained that the Council adopted a new ordinance in 2004 that changed the manner in which the City acquires revenue to fund the improvement and maintenance of its storm water system. He said a permeable surface analysis has been completed on all the commercial properties in the City. He added that a set of projects have been identified upon which a new system development charge will be based. He introduced Angie Sanchez and Joe McGrath with HDR/EES. Ms. Sanchez gave a PowerPoint presentation discussing the process of setting cost-based storm water rates and reviewing the draft results of the study. The Council also discussed policy issues and reviewed the next steps in the process. There was general Council consensus to examine the effects that purchases from the General Fund of some of the capital items would have on the proposed rates.

Ms. Sanchez continued the presentation with a discussion of proposed Storm Water System Development Charges (SDC). Deputy Mayor Swatman expressed concern with proposed increases when the majority of the infrastructure projects will be unseen by the public. Councilmember Johnson suggested that the City should use other sources of anticipated revenue before adding to the burden of the citizens through increased rates. Mayor Young said that this presentation and the following public hearing are the first steps toward establishing appropriate storm water rates and SDCs. He added that the consultants and Public Works Department will consider the Council and public input and return at a future workshop for further Council discussion.

Mayor Young called for a five minute break in the meeting at 6:53 p.m. The meeting was brought back to order by Mayor Young at 7:03 p.m.

2. Public Hearing: Storm Water Rates and System Development Charges.

At 7:03 p.m., Mayor Young opened the public hearing.

Theo Gideon, representing the Master Builders Association of Pierce County, said he assumes that this is just one of multiple opportunities the public will be given to make comment on this topic. He said the Master Builders Association would like to comment when the details of the rates and SDC charges are a little more completely formulated. He asked that Councilmembers remember that the SDC charges are ones that will be passed on to the new home buyers.

Deputy Mayor Swatman asked if residences are required to put in storm water facilities. Mr. Gideon responded yes. Deputy Mayor Swatman continued by asking staff how the City's storm water facilities are impacted if the residential builders are putting in facilities. Director Grigsby responded that the City is mandated to control both quality and quantity of storm water entering the City's water ways. He added that the City must now handle the water that leaves the residential site that used to be absorbed into the ground in its natural state.

Marian Betzer, 19812 82<sup>nd</sup> Ct. E., asked if the proposed increase in rates and fees is due to the inadequate planning for growth in the community. She said she and her neighbors judge the usefulness of the proposal by its results. She added that she has appreciated seeing the new street sweeper come down her street. She expressed concern with trying to fix old problems with new fees. She feels a different method of funding might be better. She does support impact fees to address increased costs resulting from increased growth. She suggested that costs on new homes do not have to be passed on to the buyer, if the builder will absorb some of the cost as well. Ms. Betzer asked if the proposed rates and fees include cost-of-living increases for staff salaries. Director Grigsby said that the proposal includes an anticipated 4% cost-of-living annual increase over the next five years.

Mayor Young said that the City must institute higher rates and SDCs because of unfunded federal mandates to improve its storm water system. Councilmember Hamilton asked for more information on the cost of the unfunded mandates. He said additional education is needed to show the citizens the impact of unfunded mandates. Director Grigsby said a table would be provided the next time the proposal is discussed. He added that one of the components of the proposed storm water program includes citizen education.

With no additional citizens choosing to address the Council on this issue, Mayor Young closed the public hearing at 7:20 p.m.

Director Grigsby said that staff will present information covering the anticipated impacts of spreading the rate increases over 7 – 9 years, and more information on expenditure categories and the Capital Improvement Program.

3. **Action: AB05-142 – Resolution 1443** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Contract With Act-Cascades & Vivato To Provide A One Month Proof On Concept At No Cost If Not Successful.

Mayor Young received a Council consensus to move this item forward on the agenda.

**Councilmember Hamilton moved to approve Resolution 1443. Councilmember DeLeo seconded the motion.**

Councilmember DeLeo asked what the cost will be to the City if the proof-of-concept is acceptable. Information Technology Coordinator McEwen said the cost will be \$79,000. Councilmember Hamilton asked who will determine if the proof-of-concept is successful. Coordinator McEwen said the measures of acceptability are spelled-out in the documentation. He added that he will be personally testing the signal strength throughout the test area.

Deputy Mayor Swatman noted that the Drug Fund will be bearing a portion of the cost for this test installation. He asked how the administration determined that this was a good return on investment. He asked if the installation will reduce the number of full time employees in the future. Mayor Young responded that the City will be able to demonstrate that Public Safety is receiving its benefits. He said other benefits were discussed in the ACT-Cascade/Vivato presentation. When asked if there is a practical way to measure the benefits, Mayor Young responded that one key benefit will be the ability for officers to remain in the field longer.

Councilmember Noble asked if the Drug Fund could pay for 100% of the proof-of-concept installation. Finance Director Weidenfeller said that the staff determined 50% would be a safe position with the auditors. Councilmember King said he did not feel the City could show that 100% of the system will be used for drug abatement. Councilmembers Hamilton and Johnson said they feel the only reason to do the proof-of-concept is for the benefit of public safety. Deputy Mayor Swatman asked that Director Weidenfeller provide the restrictions on the use of the Drug Fund to the Finance Committee.

**Motion approved 7 – 0.**

3. Information Session: WSU/Weyerhaeuser Comprehensive Plan Amendment Application

Mayor Young introduced Wally Costello a Senior Vice President with Quadrant and a representative of WSU/Weyerhaeuser. Mr. Costello displayed a large scale plan showing the proposed uses for the Demonstration Forest. He gave a brief history of the property and described the property's restricted deed. He explained that WSU and Weyerhaeuser have concluded to share the profits from development of the property. He identified proposed areas for park and recreation uses, commercial and residential development. He displayed a copy of the Comprehensive Plan Amendment application notebook and discussed its contents. He added that each of the Councilmembers would be provided a copy.

Mr. Costello displayed some recently drafted alternatives to their original submittal. He explained that the alternatives are intended to demonstrate a range of possibilities. He added that the original application was intended to begin the application process and was subject to discussion and amendment based on additional input from the City.

Councilmember Hamilton asked why application for the Comprehensive Plan Amendment had been submitted now. Mr. Costello responded that the City only accepted plan amendments every other year, and the interested parties had decided to meet the April 30<sup>th</sup> deadline, rather than wait until 2007 to submit an application. He added that he anticipated the City's decision process to stretch into 2006. Deputy Mayor Swatman commented that the Weyerhaeuser Deed to WSU for the property effectively took that property off the tax rolls for 60 years. He added that Weyerhaeuser now has a prime piece of property back in their control without having paid taxes

on it. Councilmember Hamilton said this proposed change of use represents an opportunity to build a type of commercial development different than what has been common on SR410. Mr. Costello said that Fuller Sears is currently retained to do the design. He added that they did the design work for the Lakeland Hills retail center. He said that the proposed layout of the commercial portion would probably prohibit practical use by one of the big box stores.

Councilmember Noble asked if Mr. Costello realizes the impact to the City of Bonney Lake and its character represented by the proposed development of this forested property. She said the Council would like to see as much public participation as possible in the dialogue associated with the Comprehensive Plan Amendment process. She asked how Quadrant plans to engage the public and gain acceptance for their plan. Mr. Costello described an open house planned for June 9<sup>th</sup> from 5:30 pm to 8:00 p.m. at Mountain View Junior High School. He said a variety of stations focused on different aspects of the planned development would be established to allow discussion on specific topics. He said there will be other informational meetings and that he welcomes the opportunity to address civic groups or other organizations about the proposal.

Councilmember Johnson asked who will develop the proposed ball parks and trails on the site. Mr. Costello replied that he anticipates Quadrant will end up doing a lion's share of the work. He added that it's all part of the balancing act of acceptance of the plan. Councilmember Hamilton observed that the applicants appear to be flexible and willing to engage the public as much as possible in the land use determinations. Deputy Mayor Swatman encouraged the use of oversized signs on the property to help the public take note of the proposed land use change. Mr. Costello agreed that is a good idea. He said that WSU/Weyerhaeuser is trying to outreach to the community beyond the minimums required by law.

At Council request, Mayor Young called for a five minute break in the meeting at 8:17 p.m. The meeting was reconvened at 8:29 p.m.

4. Discussion: AB05-145 – Lake Tapps Boat Management Plan – Officer Sainati.

**Councilmember Johnson moved to take the Lake Tapps Boat Management Plan next on the agenda. Deputy Mayor Swatman seconded the motion.**

**Motion approved 7 – 0.**

Interim Police Chief Buster McGehee introduced Officer Sainati and explained that the officer had been a part of a multi-jurisdictional task force to address issues with boat use on Lake Tapps. Officer Sainati said that the group met many times over a period of 8 months. He said the main issue at hand seems to be the concern for rafting of vessels on the north end of the lake. He added that it is not a current problem within Bonney Lake's jurisdiction, but there is a fear that once the County clamps down, then the problem will migrate south to Bonney Lake's waters. Officer Sainati reviewed a table of proposed regulations in the Management Plan. The City Council discussed a number of the provisions and referred the item back to the Public Safety Committee for further discussion and recommendations. The Council expressed appreciation to Officer Sainati for his efforts and presentation.

Noting the time as 9:15 p.m., Councilmember King suggested the Council review the remaining agenda items to determine what would be addressed at this meeting. There was general consensus to move the Bonney Lake Trail Plan, the Community Forestry Program, and the amendment of the Council Policies and Procedures forward to the next Council meeting. Councilmember King proposed that if Councilmembers had suggested corrections to the minutes, that they contact the City

Clerk directly before the next Council meeting. Councilmember DeLeo called attention to a needed correction on the first page of the May 3<sup>rd</sup> Minutes. Councilmember Noble handed the City Clerk some proposed corrections for the May 10<sup>th</sup> Minutes.

5. Presentation: AB05 – 148 – Boat Trailer Parking and Allan Yorke Park Expansion Site – Cascade Design Collaborative.

Assistant Public Works Director Leaf introduced Eric Schmidt of the Cascade Design Collaborative. Mr. Schmidt explained that they started out by mapping the addition to Allan Yorke Park and then trying to fit in programs that would enhance the use of the park. He briefly reviewed two proposed plans for development of the Moriarty addition. The Council discussed needs for additional boat parking and options for providing multi-use parking. Councilmember Johnson urged looking at the recreational uses for the park before using valuable space for boat parking needs. Councilmember King agreed and encouraged the development of additional sports fields in lieu of dedicated boat parking. Deputy Mayor Swatman asked if development of the park could be phased. Mr. Schmidt said a phasing program could be developed with a menu of choices for Council to review. Councilmember DeLeo proposed providing dedicated auto parking on the north side of Ball Field #4. This possibility was discussed and Mr. Schmidt said his firm will look at this possibility. Caution was raised about increasing park traffic in this residential neighborhood. Councilmember Johnson also proposed discussing the development of sports facilities with the local sports leagues to solicit participation in the funding of the facilities. Mr. Schmidt said his firm will look at the input from the Council and make appropriate modifications to the proposed designs for further review.

16. Adjournment.

With Council's consent, Mayor Young adjourned the meeting at 9:32 p.m.

Documents submitted for/at the Council Workshop of May 17, 2005:

- HDR/EES – *City of Bonney Lake – Review of the Stormwater Rate Study* – Angie Sanchez, Senior Financial Manager and Joe McGrath, Project Manager.
- Quadrant – *Bonney Lake Site Conceptual Site Plan* – Wally Costello, Quadrant Senior Vice President
- City of Bonney Lake – *Lake Tapps Boat Management Plan – Staff Comments* – Buster McGehee, Interim Police Chief.
- City of Bonney Lake – *Marine Service Unit Daily Activity Log – Summary for 2004* – Buster McGehee, Interim Police Chief.

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Harwood T. Edvalson, CMC  
City Clerk

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Robert Young, Mayor