

City of

**COUNCIL WORKSHOP**

*July 5, 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"*

---

---

**Call to Order:**

Mayor Robert Young called the July 5<sup>th</sup> Council Workshop to order at 5:31 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.

Staff members attending were Administrative Services Coordinator (ASC) Don Morrison, Finance Director John Weidenfeller, Public Works Director Daniel Grigsby, Interim Police Chief Buster McGehee, Planning & Community Development Director Bob Leedy, Planning Manager Steve Ladd, Associate Planner Shannon Mayfield, City Attorney Jim Dionne and City Clerk Department Assistant Virginia Phelan.

**Agenda Items**

1. Report: GFOA Training In Portland, OR – Barbara Barth, Senior Accountant.

Senior Accountant Barbara Barth discussed the training she attended in Portland. She explained that a new version of the Governmental Accounting, Auditing & Financial Reporting using the GASB 34 model was released in January 2005 and the people who wrote it made the presentation in Oregon. Attendance in May allowed Senior Accountant Barth to prepare the 2004 reports in accordance with this new standard. She described the importance of the GASB 34 model and answered council questions.

2. Open Discussion

Population. Mayor Young reported that as of June 28, 2005 the population for the City of Bonney Lake is officially 14,370 according to the Office of Financial Management. Unofficially he said the population is closer to 15,000.

Boating Management Amendment. Mayor Young reminded everyone that the Boating Management Amendment has taken effect for Lake Tapps on July 1<sup>st</sup>. There will be a speed limit of 60mph and new rules are in effect in regards to rafting.

Blake Property. Mayor Young asked for consensus on the Blake Property at 198<sup>th</sup> & Hwy 410. He said the 10 day waiting period expires today for the warnings given to Mr. Blake in regards to moving his vehicles off of the city's right-of-way. Interim Police Chief McGehee passed out an aerial map of the property in question and explained the problem in more detail. The financial and

legal concerns were debated and the conclusion was drawn that this issue requires no council involvement. The action against Mr. Blake is from the point of the City of Bonney Lake as a property owner, not on behalf of the junk vehicle ordinance.

Stop Light on 192<sup>nd</sup>. Councilmember Rackley inquired as to the status of the stop light being installed on 192<sup>nd</sup>. Mayor Young replied that the light is expected to arrive in early August and that paving had been delayed in response to the County's disapproval of a required ditch. The problem has been fixed and Public Works expects approval by the County inspector, at which point they will move forward with the paving.

Taxes. Councilmember Johnson requested that Finance Director John Weidenfeller get him information on the total sales or use taxes. Director Weidenfeller responded that they are always 2 months behind but he will get the information to Mr. Johnson. Councilmember Rackley asked that he receive the information also. Director Weidenfeller said that a copy will be provided to each Councilmember.

Senior Center Parking. Councilmember Noble inquired as to what was being done to prevent boat trailers from being parked at the Senior Center. Public Works Director Dan Grigsby responded that staff is making signs, which may already be completed. The plan is to put the signs out on Fridays instructing people not to park their boat trailers there. Administrative Services Coordinator Morrison confirmed that there are now temporary laminate boards and Assistant Public Works Director Leaf added that the City's sign expert is currently working on a more permanent solution.

Finance Review. Councilmember Noble inquired about the completion date of the Finance Review. ASC Morrison responded that the Mayor and Finance Director are in the process of making final notes, which are expected to require a few weeks of consideration before a final draft can be finished. Upon further questions as to the possible release of the draft review, Mayor Young said the draft is erroneous and only the final, correct version will be released.

West Nile Virus. Councilmember Hamilton alerted the council that there is some concern in the community about the possible spread of the West Nile Virus. He asked if the City has something to spray on retention ponds, to which Director Grigsby responded that he would have to look into that. In the long term however, Director Grigsby stated that the City intends to eliminate storm water retention ponds all together.

Papa's Kitchen. Councilmember Johnson asked for an update on Papa's Kitchen. Director Grigsby said the impact fees and SDC fees to be charged are based on occupancy. He said that he believes that the City reduced their fees by 50%. Director Grigsby explained that the reason they are being charged when they only use the additional seating area 3 months out of the year is because a businesses capacity is determined by its maximum capacity, not split into its seasonal capacity. Councilmember Johnson then asked what the city intended to charge Wal-Mart when they remodel, to which Director Grigsby responded that the rules would apply the same way. Councilmember Johnson expressed concern that the big businesses would be overlooked while small businesses like Papa's Kitchen are getting extra charges. He also questioned what is done with businesses that seasonally increase capacity by setting tables and chairs out on the sidewalk. Director Grigsby explained that fees are triggered by a request for a building permit and that he is not sure what the current status is with Wal-Mart. Deputy Mayor Swatman questioned the need for Papa's Kitchen to obtain a building permit for their patio. Director Leedy responded that he would need to look into it and get details back to council. Director Grigsby explained that it is because they are physically adding seating and increasing capacity. Deputy Mayor Swatman asked to be informed about the threshold for needing a permit.

Environmental Impact Scoping Meeting. Councilmember King indicated that there is confusion among his constituents and asked Director Leedy to give a summary about the intended purpose of the Environmental Impact Scoping Meeting for the WSU forest development. Director Leedy explained that it is to seek public input on what elements of the environment need to be addressed when considering the WSU proposal. He said that there has been a misconception that it is for discussing merits of the comprehensive plan amendment. Planning Manager Steve Ladd added that the meeting will also help determine alternatives to the proposal as well as how to mitigate better. In response to a question from Deputy Mayor Swatman, Director Leedy said that the meeting will be at 6:00pm at Mountain View Junior High tomorrow night.

Deputy Mayor Swatman asked if the decision for the comprehensive plan amendment was being pushed back to 2006 because of this scoping issue. Director Leedy explained that it is projected to run into 2006 just because of the nature of it. In response to further questioning as to the two year rule for comprehensive plan amendments he explained that applications can be accepted every odd year, but they are not required to be completed within that year.

Fireworks Safety. Councilmember King requested Chief McGehee give a briefing on fireworks related calls at the Public Safety Meeting. He explained that the Public Safety Committee is considering developing a new ordinance to regulate fireworks. Chief McGehee said that he would see what he could come up with.

### 3. Presentation/Discussion: AB05-147 - Storm Water Rate Analysis Fee

Director Grigsby referred to two handouts previously distributed to council and staff. He explained the history of storm water and the importance of focusing on best management practices and being proactive with storm water concerns. Some of the benefits he highlighted were increased water quality, street life extension and an improved appearance of the City. He then described the methods of paying for Capital Improvement Projects, stating that they are funded by the System Development Charges (SDC) only when related to growth and have to be funded by our rate structure if they are for repairs and upgrades. Councilmember DeLeo inquired about the role of volunteers. Director Grigsby offered some ideas of roles the citizens could play. He added that construction is one of the biggest causes of storm water pollution.

Joe McGrath of HDR passed out information on rate ideas then made a PowerPoint presentation. He addressed seven different rate scenarios and how they would enable or prevent various projects from being implemented within a 10 year period. He also repeated the importance of being proactive with storm water concerns and discussed the capital improvement projects and their required funding from SDC and rate revenues. Council raised some clarifying questions and Mr. McGrath responded accordingly. Mr. McGrath also discussed some alternatives to the rate structures his company had proposed. Mayor Young highlighted the fact that the rate increase had been softened per council's previous request. The final decision was to bring the topic back to another workshop.

Mayor Young declared a five minute break at 6:57 p.m. The meeting was reconvened at 7:10 p.m.

### 4. Discussion: AB05-180 – Peaking Storage Tank Site Recreational Use

Mayor Young told the council that he instructed Director Grigsby and Assistant Director Leaf to bring forward a presentation on what to do with the At-Grade storage property in response to

Council's priority for parks and recreation. Director Grigsby referenced a letter from Mark O'Brien of the Mt Rainier Soccer Association and the Sumner Soccer Club, which had been distributed earlier in the meeting, describing his support of new soccer fields in the area. He also introduced Carol Ujick of the Park Board who vocalized the Board's support of making a park out of this property. She said they feel that even though it is outside the city, the additional athletic fields would negate the need for clearing parts of the WSU property for that purpose.

Eric Schmidt of Cascade Design Collaborative presented possible layouts for fields on the property, which included combinations of soccer and baseball fields. He described the benefits of using this property in conjunction with Allan Yorke Park to create a more versatile athletic field system for the area. There was discussion by the Council as to the benefits of a park outside the city limits, the funding requirements, and the likelihood of later annexation. The main concern expressed was that this project would distract from other park projects within city limits which are currently being neglected. Planning Manager Ladd said that Planning anticipates updating the Parks Element of the Comprehensive Plan in 2006.

Discussion then moved to the Ascent Park Monument. Mr. Schmidt showed pictures of what the corrected sign will look like. He explained that the new sign will be twice the size of the old. He added that because of the angle of approach for incoming vehicles, the sign will say "Bonney Lake Welcomes You" instead of "Welcome to Bonney Lake". It was decided that the current sign will be moved to another entrance point for the city.

5. Discussion: AB05-155 – Resolution 1449 – At-Grade Storage House Demolition Contract (WM Dickson)

Director Grigsby explained that the city needs to tear down the At-Grade Storage House because it is a liability, a magnet for vandals, and an eyesore. Mayor Young explained that this building has been determined to be of no value. There was a consensus to move this item forward.

6. **Action: AB05-178 – Resolution 1463** – Encouraging The Preservation Of White River Property for Use As A Regional Park.

Mayor Young told the Council that there was a request by Senator Roach to adopt this resolution.

**Deputy Mayor Swatman moved to adopt Resolution 1463. Councilmember Hamilton seconded the motion.**

Deputy Mayor Swatman said that he hopes PSE recognizes all the work Senator Roach has put into getting them this water right.

**Motion approved 7 – 0.**

7. Discussion/**Action: AB05-164 – Resolution 1452** – Surplus And Authorization For Sale Of Property West of Priced Right Signs.

**Councilmember Rackley moved to adopt Resolution 1452. Deputy Mayor Swatman seconded the motion.**

Deputy Mayor Swatman asked for clarification on the parcels and the intent to chisel out a piece.

Councilmember Rackley proposed that they go into executive session immediately, to which there was a general consensus. Deputy Mayor Swatman asked if the discussion about the parcels is appropriate for executive session. Mayor Young responded that there is an offer on the property that necessitates an executive session.

Executive Session: Mayor Young announced the intent to hold a 15-minute executive session. The session started at 7:54 p.m. The session concluded at 8:01 p.m., when the Council determined that an executive session was not appropriate.

Mayor Young declared a five minute break at 8:01p.m. The meeting was reconvened at 8:08 p.m.

**Councilmember Rackley made a motion to amend the resolution** by adding a third part to the “Therefores.”

City Attorney Jim Dionne explained that number three would be two parts, adding “The Mayor believes that the City may obtain fair market value or a higher amount by selling a part or all of the property through negotiations before offering the property to sealed bids. The Mayor is authorized to pursue such negotiations provided that the property is first advertised at least one full month as ‘for sale by owner’ before such negotiations”. The last sentence of number two which says “final sale of the property shall be subject to council approval” will be taken out of number two and added as a separate number four.

Council members felt that the new language did not reflect what they had agreed upon in executive session. City Attorney Dionne explained the legal language and how it applied to their desires.

**Councilmember Rackley made the Motion to accept the new language as proposed by the City Attorney, Councilmember King seconded the Motion.**

Director Leedy said that staff recommends going on a sealed bid basis first. Mayor Young offered his perspective on the surplus and sale of the property. Councilmember Rackley expressed his feeling that the proposed language is unclear. Deputy Mayor Swatman questioned the appropriateness of the City carving out a piece of the property for the convenience of an adjacent property owner. Councilmember Johnson said he feels the property should not be sold at this time, and should be incorporated into a redevelopment plan for the downtown area.

**Amended Motion Failed 0 –7**

Deputy Mayor Swatman said the Planning Department is working on a zoning overlay for the downtown area. Planning Manager Ladd explained the process associated with revision of the downtown plan.

**Councilmember Rackley made a motion to table Resolution 1452 until the Planning Commission presents Council with the downtown plan. Councilmember Johnson seconded the motion.**

**Motion Approved 7 – 0**

8. Review of Council Minutes: March 22 Council Meeting, May 17 Council Workshop, May 24 Council Meeting, June 14 Council Meeting, June 28 Council Meeting.

Deputy Mayor Swatman asked for a correction in the May 24 minutes. A line above the executive session should include his comment where he asked the Mayor about the property trade for 6 acres in town for the water tank piece, and the Mayor had said he had no further information at the time. In the same minutes Councilmember Hamilton asked that we add his thank you for ASC Morrison and City Clerk Edvalson for all their help in putting ordinance 1124 together.

9. Discussion: AB05-157 – Ordinance 1137 – Allowing For Manufactured Homes in all Single Family Zones.

Mayor Young told Council this ordinance just keeps the City in line with state code. Deputy Mayor Swatman felt the language of the state code was preventing them from enacting this new ordinance. There was some debate as to whether the city needed to pass this ordinance since they are not currently prohibiting manufactured homes in R1. Councilmember Rackley explained that the definition for Single Family Homes will now include Manufactured Homes. There was some debate about the role of mobile homes in the new code. Planning Manager Ladd explained that the new state code only forced allowance of certain types of manufactured homes and that it has nothing to do with mobile homes. He added that it is staff's understanding that both manufactured homes and mobile homes are prohibited in R1. Councilmember Rackley felt that mobile homes should not be dealt with in this ordinance since they have nothing to do with manufactured homes. Mayor Young recommended sending this ordinance back to the City Attorney to deal with the council's concerns.

11. **Discussion/Action:** AB05-165 – “Annexation Area 1” – Status of Annexation Efforts – Decision/Motion on next steps.

Associate Planner Mayfield summarized the problems with annexing “Annexation Area 1”. She said they had tried the petition method and could not get enough signatures during the 6 month period. She explained the problems with trying to annex this area as a whole and proposed breaking the area into three sections. Associate Planner Mayfield described the development's need for water and sewer and the City's need to respond to their requests. She said the section of “Annexation Area 1” including Foxglove could be easily annexed and from there the area above that section would become eligible for island method annexation. She explained that no one in the county has tried island annexation yet because of the possibility of the city having to pay for a special election if 10% of the citizens say they do not want to annex. The question she posed was how they should move forward with this annexation. There was some discussion about the financial impacts of annexing these areas as well as the need to get the developers involved in getting the signatures for annexation petitions. Councilmember Noble expressed discomfort with the island method, saying that the applicants for water and sewer should be doing the work of getting these areas annexed. Director Leedy expressed his opinion that the island method would require little work by the city.

Associate Planner Mayfield made a recommendation that the city annex the Foxglove section by petition method and concurrently try the island method on the northern section of “annexation area 1”. There was discussion about adjusting the boundaries of the three sections of this area for easier annexation. Council directed Planning to attempt the annexation of the Foxglove section then return to council for direction on the island method of annexation. No Action was taken

11. Adjournment

With the Council's general consent, Mayor Young adjourned the meeting at 9:10 p.m.

Documents submitted at the Council Workshop of July 5<sup>th</sup>, 2005:

- City of Bonney Lake – *Aerial Map of Blake Parcel* – Buster McGehee
- City of Bonney Lake – *Storm Water Program Management* – Dan Grigsby
- HDR – *Stormwater Capital Improvement Program* – Joe McGrath
- HDR – *Storm Water CIP/Rate Impact Analysis* – Joe McGrath
- City of Bonney Lake – *Peaking Storage Tank Site – Recreational Use Vision* – Dan Grigsby
- Mark O'Brien of Sumner Soccer Club/Mt. Rainier Soccer Association – *Letter Re: Proposed Park Site at 96<sup>th</sup> Street* – Dan Grigsby

---

Virginia Phelan, City Clerk Department Assistant

---

Robert Young, Mayor