

City of

**COUNCIL WORKSHOP**

*April 18, 2006*

**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"*

Audio  
Time  
Stamp ↓

**Call to Order:**

Deputy Mayor Dan Swatman called the April 18<sup>th</sup> Council Workshop to order at 5:34 p.m.

**Roll Call:**

Also in attendance were Councilmember David Bowen, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Cheryle Noble and Councilmember Jim Rackley. Councilmember Dave King was absent. Mayor Johnson arrived while the meeting was in progress.

Staff members attending were City Administrator Don Morrison, Public Works Director Dan Grigsby, Planning and Community Development Director Bob Leedy, Chief Finance Officer Beth Anne Wroe, Interim Police Chief Buster McGehee, Judge James Helbling, City Attorney Jim Dionne, Administrative Services Director / City Clerk Harwood Edvalson and Assistant City Engineer Doug Budzynski.

5:35:34

**Deputy Mayor Swatman moved to excuse Councilmember King from attendance at the meeting. Councilmember Noble seconded the motion.**

**Motion approved 6 – 0.**

**Agenda Items:**

5:35:47

1. Presentation: AB06-96 - Easttown ULID Update.

Public Works Director Grigsby introduced Assistant City Engineer Budzynski. Assistant City Engineer Budzynski referenced the packet provided to the City Council in the agenda packet. Councilmember Rackley asked if the property owners in the Easttown area have been provided adequate information on the proposed ULID. Director Grigsby responded that the City did have a public meeting prior to starting the study of the area. He said the staff wanted to have maps to show alternatives regarding the extent of a ULID before further discussions with the public.

Assistant City Engineer Budzynski said the City has been talking to consultants about a special benefits study to determine who will benefit from the improvements in the area. He said the staff is looking for direction from the City Council on how to handle the preliminary costs leading up to a ULID. He said if the ULID does not go through, then the City is left with the expenses for preliminary costs.

Director Grigsby said there are two proposed levels for the ULID. One is to just build the required sewer lift station. The second level includes the sewer lift station and the radiating gravity lines to provide service access to all the properties in the proposed improvement district.

Councilmembers again expressed concern that insufficient information was available to property owners. Concern was also expressed that the City will incur significant expenses on preliminary design for the projects without any guarantee of recouping the money. Deputy Mayor Swatman cautioned the City Council about the potential for small business development, and how it may replace the larger development favored by the Council, because it is easier and often more quickly established. Councilmember Hamilton suggested that perhaps the Easttown Comprehensive Plan is sufficiently detailed to direct the growth of the area considered for the ULID.

Deputy Mayor Swatman asked if the bonds issued to fund the proposed ULID would count toward the City's limit on bonded indebtedness. City Administrator Morrison said he believes it does not. Finance Officer Wroe said she will research the issue and provide an answer. Director Grigsby suggested that Sewer Fund System Development Charges could be used to fund the sewer project if the City wanted to take responsibility for the core sewer project.

A public meeting to provide information based on Engineering's current estimates for the ULID was proposed for May 3<sup>rd</sup> or 4<sup>th</sup>. There was Council consensus to advertise the meeting as a special meeting of the Council to allow as many Councilmembers to attend as are interested. There was also a majority consensus to allow Mr. Frye of Halsan-Frye to speak.

Mr. Raymond Frey, of Halsan-Frey, said that an informal petition has been circulated in the area. He said the information petition indicates approximately 75% of landowners are interested in a ULID project which would cost from 3 – 5 million dollars.

Deputy Mayor Swatman commented that local landowners will be the key to moving any ULID project in this area forward.

At 6:27 p.m., Deputy Mayor Swatman announced a five minute break in the meeting. The meeting was reconvened by Deputy Mayor Swatman at 6:38 p.m.

6:38:50

## 2. Department Reports.

Community Services Director Leaf gave a brief update regarding projects and events in the City's parks. He reported this coming Saturday there will be the second annual Parks Appreciation Day Clean-up at Bonney Lake Elementary School and Allan Yorke Parks. He said June 3<sup>rd</sup> is the tentative date to construct the ½-court basketball court at the Madronna Park property. Director Leaf reported this Thursday there will be a meeting to discuss the park at Lake Bonney. He added that work is being done on IAC grants which are due May 1<sup>st</sup>. He reported that work at Cedarview Park will continue as budgeted for the year. Improvements will include concrete work for a sidewalk and steps, and work on a basketball court and parking lot. He mentioned work going on for more boat trailer parking just east of City Hall and more general parking at City Hall. He projected that Council will consider contracts for a roof replacement and the Ascent Gateway sign at the first Council meeting in May.

Councilmember Rackley asked about the number of new stalls to be created at City Hall. Director Leaf responded there will be 15 - 20 new stalls. He added the old railroad ties will be replaced and the new parking spaces paved.

Director Leaf reported he and Marian Betzer are representing the City on a County-wide trails advisory committee to coordinate trails between the City and County. He also reported on the

Easter Egg Hunt at Cedarview Park. He said the event was very successful with about 250-300 kids participating.

Senior Center Director Hilberg reported that the Senior Center remodel has been progressing. She told the Council about a seniors group which knits blankets for children in crisis situations under the national Linus program. She said the group has been recognized for crafting over 200 blankets in a year. She reported on a variety of other services and activities of the Senior Center. She highlighted the Senior foot-care program funded by the Senior Advisory Board. She also noted the Board purchased the bunny suit for the Easter Egg Hunt and donated \$1,000 toward the purchase of a new McGruff suit.

Center Director Hilberg said May is Older Americans Month and there will be many activities at the Senior Center in May. She suggested that with more advertising, the Senior Center could create greater revenue for rental of the facility. Councilmember DeLeo suggested its availability be advertised on the City's website.

Director Grigsby summarized his written report. He reported the low bid for the South Prairie Road Improvements Project came in at 30% over the engineer's estimate, for a total cost of \$2,351,895. He said the TIB Grant will cover \$959,000 of the cost, but the remainder must be funded by Bonney Lake. He added that the TIB Board may approve an additional \$200,000 to \$300,000. Responding to Council's questions about timing for the project, Director Grigsby responded that a re-bid will probably delay the construction start one full year. Councilmember Hamilton asked why the bids were so much more than the engineer's estimate. Director Grigsby responded that the County is managing the project for the City and is reviewing the details to determine the sources of discrepancy.

Director Grigsby mentioned he sent an email earlier in the afternoon to the Council about the Willow Brook wetlands area. He also mentioned that tomorrow evening he will be discussing the Sewer, Water and Storm Water Comprehensive Plan Amendments with the Planning Commission. He reported the consultants would bring back the Non-Motorized Transportation Plan at the May 2<sup>nd</sup> Workshop.

Director Grigsby mentioned that the City has received the first \$750,000 obtained through Director Leaf's efforts toward the design of 192<sup>nd</sup> Ave. E. He said the money will be used to design the connection to the 30% design stage as well as to acquire some of the necessary right-of-way. He reported the Klemme driveway will probably require the construction of a load-bearing wall. He added that a contract for the design will be awarded soon.

Director Grigsby also noted his department would be reporting back to the City Council with additional information on street-lighting and the Puget Sound Energy plan for installation of street lights along SR410.

Councilmember Rackley asked about the 70<sup>th</sup> Street sight-distance issue with the new construction going on there. Director Grigsby replied that staff has met with the contractors who are aware of what the City expects them to do. He also reported that the Public Works Shops are now working a 4-10 schedule.

Mayor Johnson said he had forwarded some pictures from Deputy Mayor Swatman by email to Director Grigsby showing the streetscape used along portions of Highway 7.

Director Leedy reported that building inspectors are working with a group on the potential use of

a building behind Albertson's on a clothes-for-kids use. He added there are some difficulties with the building. He informed Council that Shannon Mayfield-Porter is now working two days per week for the department on planning projects. He reported construction has started on the City's first senior assisted living facility called Cedar Ridge. He added the Park Place Condominium project is somewhat on the back burner for now, while the developers are working to resolve some issues. Deputy Mayor Swatman asked about the applicability of the 200 ft. shoreline setback. Director Leedy said he is currently uncertain how this applies to the project.

Director Leedy told the City Council that building activity is at a near record pace. He said there are 20-30 base plans in for review at any given time. He said the current vigorous building pace was not anticipated last year. He reported the Washington State Community, Trade and Economic Development Short Course On Planning will be offered here in Bonney Lake on April 26<sup>th</sup>. He invited the attendance of any Councilmember's interested in participating.

Councilmember Rackley asked about the Hearing Examiner's Report on the Shipman property. Director Leedy responded he anticipated another two weeks before the report is ready. Councilmember Noble asked about the outflow study of Lake Bonney and Lake Debra Jane. Director Grigsby replied the contract has been awarded, but he is not aware if they have actually started the work. Mayor Johnson asked that City Engineer Woodcock provide information on when the project will start.

Councilmember Hamilton asked about the issue of home business occupation raised by Cory Scanlon. Director Leedy responded that the property/business owner in question has not complied with all of the requirements to obtain a business license. He added that a stop work notice was posted on the property. The City Council discussed this issue. Director Leedy said he will instruct his staff to investigate further whether or not business continues to be conducted on the property. He said the next step will be a notice of violation to which fines of up to \$1,000 per day can be levied.

Interim Police Chief Buster McGehee reported the Citizens Academy is in full swing. He said nearly all of the participants are citizens of Bonney Lake. He also reported the National Night Out Celebration will be observed in the City on August 1<sup>st</sup>. Mayor Johnson suggested the Council perhaps not have their Workshop that night so they may participate in the celebration. Chief McGehee reported that the newest police officer will be sworn in at the next Council meeting.

Chief McGehee commented on the latest monthly activity report for the department. He invited the Councilmembers to call with questions. Councilmember Rackley asked about the marked increase in auto thefts. Chief McGehee replied that auto thefts are up as well in Auburn and Puyallup. He said the cars are most often stolen from shopping centers, a few parts stripped out of the cars and then the vehicles dumped somewhere. He noted the courts are letting the criminals go if they are caught just driving a stolen vehicle. He said the courts seem to be requiring the police to catch the thieves in the act.

Mayor Johnson asked for a report on response times using Sumner dispatch. He said the information may figure into the upcoming budget. Councilmember Hamilton asked about a recent situation where a mother came to the Public Safety Building and was unable to get medical attention for her daughter. He said he observed the woman calling on her cell phone. Chief McGehee said a 911 call on the cell phone may wind up with Pierce County or the State Patrol depending on which cell tower handles the call. Councilmember Hamilton said the woman was upset that she never got a response from either the police or fire personnel at the Public Safety

Building. Mayor Johnson said he will share the incident with Fire District Chief Packer. Chief McGehee said the department pays to keep the pay phone active outside the building. He said a 911 call placed on that phone would have reached Sumner Dispatch and would have been a free emergency call. Councilmember Noble noted that it is hard to contact the Fire District personnel after hours.

Chief Finance Officer Wroe said she is getting to know her staff and setting-up her office. She said she is working closely with the City Administrator to come up to speed on finance issues.

City Administrator Morrison said the Finance Department had a farewell luncheon for Interim Finance Director McGovern to thank him for his service. He said a draft procurement code has been distributed to department heads for review and comment. He offered to bring it to the Finance Committee for comment.

City Administrator Morrison reported a website steering committee has been established, and that an ongoing technology committee may result to make recommendations on the City's level of technology. He also reported that another committee is meeting to discuss the new public works maintenance building. He said a proposal to replace the annex copier will be coming forward. He mentioned other issues will be brought forward for review by the Finance Committee.

City Administrator Morrison reported that Virginia Phelan was promoted to the Records and Information Specialist position that is replacing the abolished Deputy City Clerk's position. He also noted that Jennie Sage has been promoted into the Customer Service Specialist position in the Community Services Department.

Councilmember Rackley asked about implementation of a 311 service. City Administrator Morrison said the service is being investigated. He added that Information Services Coordinator McEwen is negotiating for the desired Eden upgrades for a package deal.

Councilmember DeLeo asked about the proposed roof replacement for the Public Safety Building. Director Leaf said the specification for the new project is for a 50-year architectural-grade roof. The Council discussed briefly whether or not the Fire District will be participating in the cost of the re-roofing project and the status of contract renegotiations and possible rent for the Fire District space.

Councilmember DeLeo noted that street overlays have been made in front of the Home Depot Store on 214<sup>th</sup>. He said the overlays on 207<sup>th</sup> leading to Inlet Island have not been completed. Mayor Johnson asked Chief McGehee to comment on the recent police pursuit. Chief McGehee described the police pursuit of a recklessly driven Jeep. The pursuit ended in Auburn.

Administrative Services Director Edvalson reported a meeting with Databar on the lock box services. He said the go-live date should be June 1<sup>st</sup>. He said the Human Resources Office is actively working to fill 6 vacancies at this time, with more to be filled as soon as possible.

7:43:23

### 3. Council Open Discussion.

Java To Go. Deputy Mayor Swatman asked if the new espresso stand at the AM/PM on SR410 and Old Sumner Buckley Highway was reviewed through the Design Commission. Director Leedy responded he will report back with the information.

Easter Egg Hunt. Deputy Mayor Swatman thanked those involved with the Easter Egg Hunt for a

successful event.

Restoration of Setback/Buffer. Deputy Mayor Swatman thanked Director Leedy and his staff for enforcing the setback buffer area behind Cedarview Plaza.

192<sup>nd</sup> Ave. E. Corridor Information Flier. Deputy Mayor Swatman reported that an informational flier for this design project includes a diagram showing the connection to 189<sup>th</sup> Ave. E., which is contrary to Council's decision. Director Grigsby said it was an oversight which will be corrected in the next version.

RFP for Economic Development Study. Deputy Mayor Swatman asked when the Request for Proposals will come forward on the Economic Development Study of the Downtown plan. City Administrator Morrison said it should come forward to the Finance Committee soon.

Comprehensive Plan. Deputy Mayor Swatman asked about the Planning Commission's consideration of the utilities element of the Comprehensive Plan. City Attorney Dionne said the Commission's actions are strictly recommendations to the City Council.

Cascadia. Deputy Mayor Swatman asked what the Cascadia commitment to fund the "lion's share" of the 198<sup>th</sup> corridor expansion actually means. City Attorney Dionne said in this case the comment means 100% of the project.

Signs to Accompany Radar Trailer. Councilmember Bowen suggested that "Burma shave" style signs might be used to bring attention to posted speed limits in residential neighborhoods. Chief McGehee said that 80% of speeders in residential neighborhoods turn out to be residents of that neighborhood. Councilmember Bowen added that police can't be everywhere, but the signs might be an added step to cause people to think about their actions. Councilmember DeLeo said the Public Safety Committee will work on the speeding issues.

Regional Access Mobility Project Meetings. Councilmember Hamilton said he has been attending the RAMP meetings. He said there may be some support to have Bonney Lake make a brief presentation on its transportation issues and impacts. Mayor Johnson suggested a July time-frame for the presentation. Councilmember Hamilton said he will inquire about the possibility.

7:58:14

4. Review of Minutes from April 4<sup>th</sup> City Council Workshop and April 11<sup>th</sup> City Council Meeting.

Deputy Mayor Swatman asked that the April 4<sup>th</sup> minutes reflect the Council's action to excuse Councilmember DeLeo's absence. There were no other corrections offered. Councilmember Noble left the meeting at this point.

7:59:05

5. Discussion: AB06-80 - Manufactured Home Amendment.

Director Leedy explained this issue originated with a call from a Cedarview resident whose home was damaged in a wind storm. He wants to replace the home with a new, but not new mobile home. He intends to retire soon and does not want to invest in a new stick-built home. Councilmembers Bowen and DeLeo spoke in favor of an amending ordinance to allow upgrades of mobile homes. Councilmember Hamilton suggested some administrative leeway could be given the Community Development and Planning Department Director to make hardship determinations on a case-by-case basis. Deputy Mayor Swatman and Councilmember Rackley spoke in support of this concept. Director Leedy said a draft ordinance will be brought forward

for Council's consideration.

8:05:38

6. Discussion: AB06-101 – Ordinance 1187 – Biennial Budget.

City Administrator Morrison said this proposal was discussed previously at the Council retreat and with the Finance Committee. He said an ordinance must be adopted by July for the 2007-2008 biennium. A Council majority spoke in favor of bringing forward an ordinance to establish a biennial budget. Councilmember Bowen asked if the quarterly reports will continue. City Administrator Morrison said they will still be provided. Chief Finance Officer Wroe commented that the City of Tacoma uses a biennial budget process. She added the quarterly reports will help with the mid-biennium budget adjustment.

8:15:35

7. Executive Session.

Under authority of RCW 42.30.110(1)(i), Mayor Johnson announced the City Council will convene in executive session to discuss potential litigation. He said the session will last for 10 minutes. The executive session started at 8:16 p.m. At 8:27 p.m., the session was extended for five minutes. At 8:33 p.m., the session was extended another minute.

8. Adjournment

The regular meeting was reconvened at 8:37 p.m.

**At 8:37 p.m., Deputy Mayor Swatman moved to adjourn the meeting. Councilmember Rackley seconded the motion.**

**Motion approved 6 – 0.**

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Harwood T. Edvalson, CMC  
City Clerk

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Mayor Neil Johnson, Jr.

Documents submitted for/at the Council Workshop of April 18, 2006:

- City of Bonney Lake – *Public Works Department Current Events-April 18, 2006* – Dan Grigsby, Public Works Director.