Location: Bonney Lake Justice Center, 9002 Main Street East, Bonney Lake, Washington.

I. Call to Order: Mayor Neil Johnson Jr. called the Workshop to order at 5:30 p.m.

II. Roll Call: [A1.3]

Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Neil Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember James Rackley.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Interim Police Chief Dana Powers, City Attorney Jim Dionne, Administrative Services Director/City Clerk Harwood Edvalson, and Administrative Specialist Shawn Campbell.

III. Agenda Items:


Mayor Johnson opened the public hearing at 5:31 pm. He provided an email from Bill Stinson to the Council. Director Edvalson said there were no speakers signed up. Director Vodopich said the City is required to have two public hearings 30 days apart. The public hearing was continued to the December 6, 2011 workshop at 5:30 pm.


Director Juarez said the City is required to hold this public hearing.

Councilmember Decker moved to approve AB11-140. Deputy Mayor Swatman seconded the motion.

Motion to approve AB11-140 approved 7-0.

C. Council Open Discussion:

Bus Route 496: Mayor Johnson said Pierce Transit has agreed to continue funding the bus route between the Bonney Lake Park and Ride and the Sumner Sounder Station through June 2012. He said an agreement must to be reached between the City of Bonney Lake, Pierce Transit and Sound Transit to ensure continued service after June 2012.

Reed Property: Councilmember Decker asked if the Reed Property is being maintained. Mayor Johnson said the City is maintaining the property.
YMCA: Councilmember Carter asked if the City has completed the letter of understanding with the YMCA. Mayor Johnson said the agreement has not been completed at this time. He said the City will need to wait for the resolution of the Orton Junction project in Sumner before moving forward.

Park Bond: Councilmember Carter said she believes the Park Element and the Cultural Resources Element of the Comprehensive Plan need to be in place before the City asks the voters to approve a park bond. She said the City needs to ensure plans are available for citizens to review. Mayor Johnson said both plans should be adopted by the end of the year, but they will need to be very fluid. He said the plans are meant only to guide and will be continually updated. Deputy Mayor Swatman confirmed the Planning Commission will vote on the plans at their November 2, 2011 meeting. He said Council will need time to review the plans before voting on them.

Kelly Farm: Councilmember Hamilton asked for an update on the land acquisition project for the 97 acres in the Kelly Farm area. Mayor Johnson said the land was appraised for substantially less than the property owners had anticipated. He said the City is working with the property owners to have an additional appraisal. He said the funds for the purchase are coming from a Conservation Futures Grant Fund. He said the issue is time sensitive. He added if the City is not able to reach an agreement with the property owner the City may miss the opportunity to use the Conservation Futures grant funds. City Administrator Morrison said the property owner may want the City to provide additional funds to make up the difference between the appraised value and the asking price of the property. He said the County has moved on to the next project on the list. He added if an agreement can be reached before all the available grant funds are spent, then the City can move forward with the project; if not, the City will have to wait. Councilmember Hamilton said this is truly farmland and it is important to preserve this land. He said if Pierce County wants to preserve farmland then they should pay whatever it takes to fulfill the requirement.

Veterans Memorial Parade: Councilmember Hamilton noted the City of Auburn’s Veterans Memorial Parade is Saturday, November 5, 2011 at 11:00 a.m.

Sumner Buckley Highway Name Change: Councilmember Hamilton said he met with the Greater Bonney Lake Veterans Memorial committee. He said the committee is supportive of the road name change as long as it does not negatively influence public opinion in regards to building a veterans memorial. He said he also spoke to members of the Historical Society and their comments were mostly positive. He said he would like this item to come back to the full Council for a vote.

Veterans Memorial Committee: Mayor Johnson said the City has presented a Memorandum of Understanding to the Greater Bonney Lake Veterans Memorial Committee to review regarding the use of a stormwater pond as a location of a veteran’s memorial.

Master Lighting Ordinance: Deputy Mayor Swatman said he and several staff members attended a master lighting ordinance workshop in Seattle. He said he would like the City to consider a master lighting ordinance in 2012. He said it is good to have master ordinances that encompass many jurisdictions so builders know the regulations.

Exempt Employees: Deputy Mayor Swatman clarified if an employee is classified as exempt their schedule can vary. He confirmed exempt employees are not required to have a 40-hour
work week with hours from 8:30 a.m. to 5:00 p.m. City Administrator Morrison said the fair labor standards act states that exempt employees must get the work done. He added the expectation is a minimum of 40 hours a week but technically and legally exempt employees can work less hours a week if the work is being completed.


Councilmember Hamilton asked that the October 18, 2011 Workshop minutes be amended on p. 1 to, “Pierce County regularly”, and Councilmember Carter asked for p.6 to be amended to “street naming ordinance, BLMC 15.32” and “Midtown Area on SR410 between 198th and 208th.”

Director Grigsby asked that the October 25, 2011 Meeting minutes be amended on p.3 to “SR 410 Sumner Buckley Intersection Improvement Project Myers RD Phase II”, and “the Fred Meyer’s Road”.

The corrected minutes were forwarded to the November 8, 2011 Meeting for action.


City Administrator Morrison said this item would add an appeal fee to the table. He said this would help offset the cost to the City if a SEPA appeal is filed with the City. He said the average cost for the hearing examiner is $1,000. He asked the Council to not set the fee at less than the administrative decision appeal fee of $750. Councilmember Carter questioned the amount set in the draft ordinance. Councilmember Hamilton said he does not want the fee set so high that people are discouraged from filing an appeal. Councilmember Decker asked whether the City would waive the fee if a person is indigent and could not pay. City Attorney Dionne said the Council would have to add a section to the ordinance stating the criteria to allow forgiveness of the fee. Deputy Mayor Swatman asked if the City is looking to set a reasonable fee or recover the actual costs. By consensus, Council set the fee at $500 per appeal. By consensus, AB11-98 was forwarded to the November 8, 2011 Meeting for action.

F. Discussion: Potential Uses for Reed Property.

Mayor Johnson said the property at 7109 Barkubein Road E is a water utility property. He said the Public Works Department is currently using it for storage. He said the City has received a number of requests from organizations wanting to use the property. He said the City needs to create a policy for use of the property. He added the City will need to do some work to the property to keep it in good repair. Councilmember Decker suggested the land could be used for horses, the dairy could be a gun range and the house could be a museum. He suggested having a public hearing to allow citizen input on uses for the property. Councilmember Rackley said this item requires more thought and should be a part of the Councils annual retreat in 2012. Councilmember Lewis said the house needs to be kept in good running order. He said he would like to see security or a caretaker at the property full time. Councilmember Hamilton said the City needs to protect the property long term. He said the City needs to find a group that will be stewards and maintain the property. He said this would be a great opportunity to get community involvement. He said the City needs to find a way to keep costs down and still maintain the property. Deputy Mayor Swatman said the City runs the sewer water utility with an enterprise fund. He said the City needs to make sure to
recoup the cost spent on the property. He said the City needs to consider the budget constraints. Councilmember Carter said the property could be used as a trailhead or a dog park, but the City needs to make sure to do the repairs needed to maintain the property, such as the roof. City Administrator Morrison said the City needs to consider fixing the roof before the 2012 Council retreat, as the repairs need to be completed before winter. Councilmember Rackley said the City could let the Historical Society store items at the property but they would need to find a way to secure their items. Councilmember Hamilton said the City needs to repair the roof on the house but the other items could wait or be done for much less. Mayor Johnson said he would bring two options back to Council; one for a renter and one for the Historical Society.

IV. Adjournment:

At 7:48 p.m., Councilmember Carter moved to adjourn the Workshop. Councilmember Hamilton seconded the motion.

Motion to adjourn approved 7 – 0.

Items Submitted to the November 1, 2011 Council Workshop:

- Bill Stinson – Email to Council for the public hearing – Bonney Lake Resident.