

CITY COUNCIL WORKSHOP

March 21, 2017
6:00 P.M.



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DRAFT MINUTES

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

- I. **CALL TO ORDER** – Deputy Mayor Randy McKibbin called the workshop to order at 6:00 p.m.
- II. **ROLL CALL:** Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Deputy Mayor McKibbin, elected officials attending were Councilmember Justin Evans, Councilmember Donn Lewis, Councilmember Katrina Minton-Davis, Councilmember Dan Swatman, and Councilmember Tom Watson. Mayor Neil Johnson, Jr. and Councilmember James Rackley were absent.

**Councilmember Lewis moved to excuse Councilmember Rackley’s absence.
Councilmember Watson seconded the motion.**

Motion approved 6 – 0.

Staff members in attendance were City Administrator Don Morrison, Administrative Services Director/City Clerk Harwood Edvalson, Chief Financial Officer Cherie Gibson, Police Chief Dana Powers, Public Services Director John Vodopich, City Attorney Kathleen Haggard, and Deputy City Clerk Susan D. Haigh.

III. AGENDA ITEMS:

- A. **Presentation/Discussion:** AB17- 27 – Ordinance D17-27 – General Obligation Bond to Finance the SR410-204th Intersection Improvement – David O. Thompson.

City Administrator Morrison explained the proposed \$4.8 million in bonds should be more than is needed for the project and includes contingency funds. He said the city will not sell any bonds until bids are opened and the cost is finalized. Public Services Director Vodopich said they expect to receive the bid package within the next couple of weeks, after which it can go out to bid.

David O. Thompson, Stradling Law Firm, said his firm is working on the bond with City staff and Jim Nelson of DA Davidson (who was not in attendance at the workshop). Mr. Thompson explained the purpose of and process for the Limited Obligation Bonds, and said the final project costs, bonding market, and other factors will impact the amount of bonds that need to be sold. He said he understands that Jim Nelson is working on bids from private banks.

Councilmembers discussed the proposed bond ordinance and potential impacts of increased project costs on the payment amounts and bond period. Chief Finance Officer Cherie Gibson explained factors if the City uses a private bank, and said staff may need to review the numbers if project bids come in over \$4.1 million. Councilmember Swatman noted the initial amount discussed was \$4 million but is now \$4.8 million. He asked whether the projected sales taxes can cover the cost of increased bond payments, noting that the general concept is for public funds to pay for improvements so development can come in, with increased tax revenues being used to repay those loans. City Administrator Morrison noted interest only payments are scheduled for the first couple of years, and confirmed that the City has the option to pre-pay the bonds if desired.

Councilmembers discussed the retail pads adjacent to the Costco property. Director Vodopich said the developer estimates these parcels could open in the first quarter of 2018, depending on when 204th Ave is completed. He said Costco wants to accelerate their schedule. Deputy Mayor McKibbin said the developers have businesses lined up for all the commercial pads, and are excited to move forward. Director Vodopich said the hope is for other development, including infill and redevelopment, to be spurred by this project.

The proposed ordinance was forwarded to the March 28, 2017 Meeting for action by Council consensus.

B. **Discussion/Action: AB17-26 – Resolution 2584 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Awarding The Emergency Sewer Valve Replacement Project To Tucci and Sons, Inc.**

Director Vodopich explained the proposed contract is for an emergency repair to a broken valve in a sewer vault that required an overland bypass along SR410. He said the broken valve was taken out this afternoon and they hope to have it back online later this evening. He said the project cost is estimated at \$100,000, and they will have full costs later. He said \$50k in unscheduled sewer funds can partially cover the costs, but a budget amendment may be needed for the rest.

Director Vodopich explained that staff had seen surges in the sewer in the line and were looking for an obstruction, although none was found. The camera a contractor was using for the inspection broke off in the line, and sewer vault damage occurred while the camera was being recovered. Staff are reviewing insurance and liability issues with legal counsel and have reported the incident to the City's insurance. City Attorney Kathleen Haggard said they will review the contract, insurance coverage, the specifics of the incident, and recovery options. Director Vodopich said staff hope to return to normal operations tomorrow, with possible lane closures while equipment is removed. Councilmember Watson said impacts on SR410 have caused residents a lot of frustration.

Councilmembers asked what action is required at this time, noting the work has already been done. City Administrator Morrison said today is the last day to take

action on the emergency resolution. Administrative Services Director/City Clerk Edvalson said the incident should not impact the city's insurance rates.

Councilmember Lewis moved to approve Resolution 2584. Councilmember Watson seconded the motion.

Resolution 2584 approved 6 – 0.

- C. **Discussion/Action: AB17-07 – Ordinance 1572 [D17-07]** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Annexing Certain Real Property, Identified As The “Kelly Creek Vista Potential Annexation Area” And The “Delany Potential Annexation Area”, Into The City Of Bonney Lake, Pursuant To Revised Code Of Washington (RCW) 35A.14.460. (Pursuant to Public Hearing held March 14, 2017)

Director Vodopich said several people testified at the public hearing on March 14, 2017. Concerns were raised about a preliminary plat in Pierce County that was not related to the annexation. He said staff members spoke with several individuals after the public hearing. He explained that if the Council approves this ordinance, the areas would be annexed into the City.

Councilmembers discussed comments received during the public hearing. Several speakers spoke about the Church Lake Estates preliminary plat in Pierce County, and were concerned about land clearing and changing the character of the area. Councilmembers noted that the plat was permitted by Pierce County and is a separate issue. Another speaker had concerns about mandatory garbage service. City Administrator Morrison confirmed that County residents are not required to have garbage service, and noted that garbage rates are higher in the County.

Councilmember Swatman said he thinks the overall impacts of annexation are positive, with better public roads and services. He noted that Bonney Lake has different codes from Pierce County, and the Church Lake Estates plat would have had fewer homes if it had been vested under City codes. City Administrator Morrison said taxes are lower inside the city limits, as are utility rates.

Councilmember Minton-Davis said an extensive public process led to this step in the annexation process, including notices, public meetings, and Public Hearings at the Planning Commission and Council. She said it seems some felt this was their first chance to speak about the proposed annexation, which is unfortunate. Councilmembers noted that several audience members at the Public Hearing appeared to be in favor of annexation. Deputy Mayor McKibbin confirmed the item was on the agenda for action at the Workshop.

Councilmember Lewis moved to approve Ordinance 1572. Councilmember Evans seconded the motion.

Ordinance 1572 [D17-07] approved 6 – 0.

- D. **Discussion/Action: AB17-06 – Resolution 2575** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington Authorizing The City Of Bonney Lake Mayor To Sign The Interlocal Agreement With The Pierce County Regarding The Annexation Of An Unincorporated Urban Area(S) Utilizing The Procedures Set Forth In Revised Code Of Washington (RCW) 35A.14.460 And Authorizing The Mayor To Enter Into A Memorandum Of Understanding Regarding The Transition Of Governmental Services Related To Said Annexation. (Pursuant to Public Hearing held March 14, 2017)

Director Vodopich said the resolution relates to the annexation ordinance, defining the transition of governmental services from Pierce County to the City.

Councilmember Watson moved to approve Resolution 2575. Councilmember Lewis seconded the motion.

Resolution 2575 approved 6 – 0.

- E. **Council Open Discussion**

School District: Councilmember Minton-Davis said the Sumner School District is considering changing its name to the ‘Sumner-Bonney Lake’ School District and suggested the Council pass a resolution in support of the action before the public hearing on April 12. Councilmembers supported the idea and asked staff to bring forward a proposed resolution for action at the March 28, 2017 Council Meeting. Councilmember Lewis noted the school district is 125 years old.

Community News: Councilmember Watson said Tiffany Guerzon contacted him about the City’s ‘gnome door’ geocaches after she visited several locations. He said he is working on replacing several doors and asked whether the City has tokens that can be handed out to those who visit all the gnome doors.

Councilmember Watson said the annual ‘Death by Chocolate’ event is on April 8, 2017 and suggested the Council reserve a table for the event.

Pierce County Regional Council (PCRC): Councilmember Lewis said he attended the March 16, 2017 PCRC meeting in Puyallup. The Council heard citizen testimony on litigation issues; a briefing on Healthy Communities; information on the Small Cities reallocation request working group; a briefing on Transportation 2040; changes to the Regional Centers framework; and updates from the Zoo-Trek Authority Board. He said neither he nor Councilmember Evans can attend the next meeting is on April 20, 2017, and they will find an alternate.

Pierce Transit: Councilmember Lewis noted Pierce Transit has made major changes to many routes. He said there are no immediate plans to provide new routes to the communities of Orting, Buckley, and Sumner.

Puget Sound Regional Council (PSRC): Councilmember Evans said on March 23, 2017 the PSRC will consider Bonney Lake and Covington’s reclassifications to

'large city' status, both of which were recommended for approval by the Growth Management Board. He said an update will be available after the meeting.

Adopt-A-Street: Councilmember Watson thanked Councilmembers Evans and Lewis, and their spouses, who helped him with his adopt-a-street route. They picked up 10 bags of garbage on the route.

State Representatives: Councilmember Swatman said the area's State Representatives held a town hall in Bonney Lake on March 18, 2017. The event had a large turnout and ran long, with topics including federal health care, free speech, school funding, and Sound Transit.

- F. **Review of Minutes:** February 21, 2017 Workshop, February 28, 2017 Meeting, and March 14, 2017 Meeting.

The draft minutes were forwarded to the March 28, 2017 meeting for action with minor corrections.

- G. **Discussion:** AB17-15 – D17-15 – Restricted Parking for Justice & Municipal Center and Vicinity.

City Administrator Morrison presented the Council with a substitute ordinance that added one sentence to the proposed ordinance. The ordinance would restrict parking in the Justice & Municipal Center (J&MC) parking lot and street parking on 90th Street from Main St to 186th Ave to employees and visitors of the J&MC and Library only. It would allow for a process to tow vehicles. The substitute ordinance adds language authorizing citations for parking over the painted lines, based on a recommendation from the City Prosecutor. The ordinance was reviewed at the Public Safety Committee.

Councilmembers discussed the proposed parking changes which were brought forward by staff. Councilmember Evans noted the proposal is less restrictive than what was initially proposed. Councilmember Watson noted other parking lots are available but they are unimproved and not well-lit, which causes safety concerns for some staff. He noted some cars remain parked for several days at a time, reducing available spaces for customers and staff.

Deputy Mayor McKibbin asked whether parking issues are due to residents from the nearby apartment buildings parking in the lot and on the street.

Councilmember Evans said other suggestions included parking permits or setting aside street parking for staff. Councilmember Minton-Davis said the City can provide information to customers on alternate parking options, in particular court customers and jurors. Councilmembers discussed existing regulations. City Administrator Morrison said the City cannot tow vehicles at this time but can cite them for illegal parking, including parking overnight in the main lot.

Councilmember Lewis asked whether parking will be allowed on the recently-improved 186th Ave E. City Administrator Morrison said "No Parking" signs need to be installed on this part of the road.

Councilmember Watson said the proposed ordinance provides a start and it can be adjusted later. Councilmember Minton-Davis said she does not support the proposed ordinance. She said she wants to find better solutions instead of adding more restrictions. She said employees can park off-site and more parking should be available for customers. She said if overnight parking is an issue, signage and citations should be used. She said providing better lighting for off-street parking is a separate issue, as is safety for particular staff members. Councilmember Swatman said he would like to hear from the Mayor on the topic.

Council consensus was to table the proposed ordinance to a future Workshop for continued discussion.

IV. EXECUTIVE/CLOSED SESSION: None.

V. ADJOURNMENT:

At 7:05 p.m., Councilmember Watson moved to adjourn the Council Meeting. Councilmember Lewis seconded the motion.

Motion to adjourn approved 6 – 0.

Harwood Edvalson, MMC
City Clerk

Neil Johnson, Jr.
Mayor

Items presented to Council at the March 21, 2017 Workshop:

- *Substitute Ordinance D17-15* – City Administrator Don Morrison, City of Bonney Lake.

Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are on file with the City Clerk. For detailed information on agenda items, please view the corresponding Agenda Packets, which are posted on the city website and on file with the City Clerk.