

CITY COUNCIL WORKSHOP

April 4, 2017
6:00 P.M.

MINUTES



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

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

Staff members in attendance were City Administrator Don Morrison, Police Chief Dana Powers, Public Services Director John Vodopich, Superintendent of Public Works Ryan Johnstone, and Deputy City Clerk Susan Haigh.

III. AGENDA ITEMS:

- A. Presentation/Discussion:** Public Works Center – Rex Bond, ARC Architects.

City Administrator Morrison introduced Rex Bond from ARC Architects and Geoff Dillard from RH2 Engineering. Mr. Bond provided a presentation describing the two City-owned properties that have been considered for Public Works facilities: the 217th Avenue site (also known as the 96th Street / Peaking Storage site) and the second 225th Avenue site (also known as the SR 410 site). He reviewed the options either for a ‘split’ plan using both sites, versus a ‘consolidated’ plan that places all facilities on the 217th site. He said an updated wetland review has increased the wetland buffers at both sites, which was shown on the updated site plans. He said both sites would be accessed from 96th.

Mr. Bond reviewed the expected costs for development and construction of each option, which are estimated at \$22,535,123 for the split option and \$23,301,898 for the consolidated option. He said the building size was increased to two stories to accommodate the reorganized Public Services Department. He said both site plans use the same 2-story building, amount of parking, and other features, to provide a side-by-side comparison. He said estimates do not include potential and unknown costs such as additional frontage improvements to 96th Street that may be required by Pierce County, possible mitigation of sight-distance issues on 96th Street, a possible frontage road south of the 225th site, and mitigation of the expanded wetland buffer areas. He said they estimate ‘soft costs’ for things like taxes, permits, and fixtures would add about 40% to the total project cost, which are not included in the estimates shown in the presentation.

Mr. Bond and Mr. Dillard responded to questions about stormwater detention, differences between the two site options, the maximum population to be served by the new facility, and the change in wetland buffers. Mr. Bond confirmed that the 217th site would have an underground stormwater facility while the 225th site would use a pond. The construction costs include a two-story building with offices for all Public Services Department staff, maintenance facilities and yard, and would accommodate future growth to serve a population of approximately 40,000 residents. He said the sites would be fully 'built out' in the current designs. Mr. Dillard said the consolidated site plan has a foot print of about 6.3 acres of paved surface area.

Director Vodopich said 96th Street is a Pierce County rural road. He said Pierce County has commented that the project would require a traffic analysis, and possible mitigation might include additional right-of-way, street improvements, review of heavy vehicle trips, and sidewalks.

Director Vodopich and Superintendent Johnstone said they, and staff, prefer the single consolidated site plan. It would provide better efficiency, safety, and convenience for staff and operations. They noted that items could be phased in over time, since the facility is designed with more capacity than is needed to house current staff and equipment. Director Vodopich said the facility will meet the needs for some future growth, but a lot depends on future annexations.

Councilmembers discussed the increased cost estimates, soft costs, and funding sources. City Administrator Morrison said \$21M is set aside in the current biennium through bonds and budgeted funds, and FCS Group is working on a study of System Development Charges (SDCs) and utility rates and will present a report to the Council soon. He said the addition of 40% in soft costs is a significant increase. Councilmember Rackley said if the entire facility is built on the 217th site, the City could sell the 225th Ave site (which is zoned commercial) to offset costs. Councilmember Watson agreed.

Councilmember Swatman said he wants to ensure the City can complete the project with available funds. Councilmember Watson suggested the project be scaled back or built in phases. Councilmember Evans said costs will only increase if the City delays. He asked whether the parcel to the west of the 217th site has potential for development. Director Vodopich said staff reviewed the parcel but it is at a higher elevation and was rejected as a potential stormwater pond site. City Administrator Morrison noted that project cost estimates have increased from about \$12M seven or eight years ago to \$23M or more today.

Director Vodopich said staff members have discussed next steps with RH2 and ARC. They both recommend that the City move ahead on site development preparations including site grading and dirt work at this time. Councilmember Minton-Davis asked for a list of potential soft costs; Councilmember Swatman suggested that staff lay out the costs for each element of the project to help the Council's discussions.

Councilmember Evans asked about alternate sites for the Public Works Center; Director Vodopich said the Reed Farm on Barkubein Road had been discussed, but it was dropped from consideration due to its location outside the City limits and its distance from existing facilities.

Councilmember Evans asked whether the City has calculated any return on investment for the proposed new facility. Mayor Johnson said although they have not, it is easy to recognize the current issues with aging buildings, lack of space and security in existing facilities, and inefficiencies for staff time and equipment storage. He said a new facility would provide a benefit to the community over the long term, and staff could put together a list of benefits and savings the new facility would provide. Councilmembers discussed the need to provide facilities to serve residents, and concerns with the current public works facilities.

Mayor Johnson confirmed that Council consensus was to continue gathering details for a consolidated site plan on the 217th site, with the topic returning for future discussions at a Council Workshop.

B. Review of Draft Minutes: March 21, 2017 Workshop and March 28, 2017 Meeting.

The draft minutes were forwarded to the April 11, 2017 Meeting for action with minor corrections.

C. Council Open Discussion:

Community Updates: Councilmember Lewis said he attended the Families First Coalition meeting in Buckley on March 27, 2017. The local 4-H Club presented information about various services and educational and volunteer opportunities. The Foundation for Healthy Generations presented information about the Community Voice Councils. Nominations for the 2017 Community Champion are being accepted until April 14, 2017. A benefit for the Buckley Youth Center is being held on April 22, 2017 at 5:00 p.m. Councilmember Lewis said the next Families First Coalition meeting is scheduled on April 24, 2017 in Buckley at 3:30 p.m. David Wells will attend in Councilmember Lewis' absence, and will present information on summer events and activities.

Council Retreat: Mayor Johnson thanked the Council for their work at the Council Retreat on April 1, 2017. He said they were very efficient and got a lot done.

Food Bank: Councilmember Evans said the newspaper had a story about a local Girl Scout organizing a volunteer event to paint the Bonney Lake Food Bank during the first week in May.

Councilmember Swatman said the Council discussed the Food Bank at the Council Retreat, and asked for clarification on concerns the Council wants to address. Mayor Johnson said the existing building itself has issues, and the City also needs to consider community services for the area generally. He said based

on Council discussions at the Retreat, he plans to meet with the directors of the Food Bank to discuss their vision for the future and work together to find a solution. Councilmembers discussed safety concerns with the existing Food Bank building. Councilmember Watson noted that other groups that use City-owned property have lease agreements that require maintenance. City Administrator Morrison confirmed that the current building is covered under the City's property insurance. Deputy Mayor McKibbin said he supports the Mayor's idea to eventually bring all community services together at a single location.

D. Discussion: AB17-35 – Ordinance D17-35 – Parking Restrictions on 186th Street East.

City Administrator Morrison said the proposed ordinance focuses on parking along 186th Avenue and 90th Street. It would prohibit parking on the west side of 186th (across from homes); restrict parking on the east side of 186th Avenue to 4 hours; prohibit overnight parking on 90th Street; prohibit parking outside of or across painted parking space lines; and provide for towing and impounding illegally parked vehicles in the Justice & Municipal Center (J&MC) parking lot.

Councilmembers discussed enforcement issues and current parking concerns. City Administrator Morrison said recently-passed Ordinance 1571 allows the Mayor to designate a limited commissioned parking enforcement officer who can write tickets for the J&MC instead of calling a police officer.

Councilmember Watson described two main issues: people parking overnight and/or for multiple days without moving their vehicles; and lack of parking in the lot and on the street for customers and staff. He said the proposed ordinance addresses the first issue, but does not address customer and employee parking issues. City Administrator Morrison suggested that City staff could contact residents who live along 186th Avenue to get their input on proposed restrictions. Councilmember Swatman suggested imposing a time limit on 90th Street to provide more spaces for customers. Councilmember Minton-Davis said limited parking is an issue during the week days, and overnight parking restrictions will not solve daytime parking issues. Deputy Mayor McKibbin said the proposed ordinance seems directed to push apartment residents to use parking lots instead of parking on public streets.

Mayor Johnson said the first step is to strictly enforce existing rules, and said he does not support legislating parking on specific public streets. Councilmembers discussed whether parking on 186th Avenue, a residential street, should be allowed on both sides or only on one side. Councilmembers discussed concerns for access for larger vehicles if parking is allowed on both sides. Councilmember Minton-Davis said the City should talk with homeowners and residents of the Renwood Apartments before making a decision.

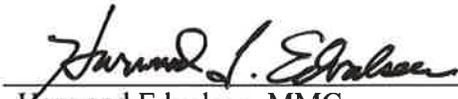
Mayor Johnson said staff will contact residents and give them the opportunity to write to or speak at an upcoming City Council meeting. He said Council

consensus at this time appears to be in favor of restricted parking on one side of 186th, and to retain proposed language for towing and parking across painted lines, but not to add parking restrictions on 90th Street. The item was tabled to a future Council Workshop or Meeting for discussion.

IV. EXECUTIVE/CLOSED SESSION: None.

V. ADJOURNMENT:

At 7:17 p.m. the Workshop was adjourned by common consent of the Council.



Harwood Edvalson, MMC
City Clerk



Neil Johnson, Jr.
Mayor

Items presented to Council at the April 4, 2017 Workshop: None.

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.