

**CITY COUNCIL SPECIAL
MEETING – ANNUAL RETREAT**

**April 1, 2017
9:00 A.M.**



www.ci.bonney-lake.wa.us

DRAFT MINUTES

Location: CI Shenanigans Restaurant, 3017 Ruston Way, Tacoma, WA.

- A. CALL TO ORDER** – A breakfast buffet was available starting at 8:30 a.m. Mayor Neil Johnson, Jr. called the retreat to order at 9:00 a.m. 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, Chief Financial Officer Cherie Gibson, Police Chief Dana Powers, Public Services Director John Vodopich, Court Administrator Kathy Seymour, Superintendent of Public Works Ryan Johnstone, and Deputy City Clerk Susan Haigh.

B. DISCUSSION ITEMS:

Deputy Mayor McKibbin opened the retreat with a brief introduction of the retreat, focusing on long-term planning discussions. He said the agenda and minutes can be used to look back as a reference point in future years. City Administrator Morrison reviewed the agenda materials including a memo and supporting documents to consolidate historical background information on the various town centers, and identify specific issues for the Council to consider.

***DOWNTOWN:** Councilmembers were asked to consider acquisition of privately-owned properties in the planned downtown civic center area; plans for a future civic center (combined City Hall, Library, Public Safety Building) in the downtown; status and lease of the Public Safety Building to East Pierce Fire & Rescue; support for and location of food bank services; and proposed revisions to the Downtown plan.*

Councilmembers discussed the status, value, and current ownership of the properties, and their potential use prior to development of the civic center. City Administrator Morrison noted that BERK Associates, the City's consultants, recommend purchase of these parcels to support development of the downtown civic center when the City is ready. He noted that the City made an offer on the Tidball family properties (18416 and 18420 90th St) but the family may put them on the market at a higher price.

City Administrator Morrison reviewed the Civic Center concept and said increased populations (through annexation and development) would likely eventually trigger development of a civic center, but completion of a new Public Works Center in the

meantime will allow for some growth in existing buildings. He described the vision for a downtown civic center that would include general city services and offices, Municipal Court, and Police in one building; library services, post office, and spaces for community groups and meeting rooms could also be included in the campus. Councilmembers discussed potential civic center uses and services and the potential size of a future library. Mayor Johnson said when the civic center is constructed some staff, such as permit and planning, could be moved back to the new city hall from the Public Works Center. He noted the site will need sufficient parking, and that the City may need offices for a parks and recreation program in the future as well.

The Council next discussed the existing Public Safety Building and lease with East Pierce Fire & Rescue (EPF&R) which runs through 2019. Police Chief Powers said police staff members are coping with the current available space, but could easily use about one third of the space on EPF&R's side of the building if it were available, including offices and vehicle bays. Councilmembers and staff discussed the existing building size, maintenance issues, and possible lease extensions. Mayor Johnson said he will reach out to EPF&R to remind them of the lease expiration and to notify them that the City plans to ask them to move out of some, if not all, of the building in the future. Councilmembers supported the suggestion and noted it may help EPF&R in its effort to pass a bond for a new building.

Director Vodopich outlined the history of the current Food Bank building located at 18409 Veterans Memorial Dr E. He said the City has concerns about the building structure, unsightly outdoor storage, and limited parking, and members of the community have voiced concerns about the operation and the future of the Food Bank. Mayor Johnson noted the city provides space for several community groups including the Lions 4 Kids House, the Community Garden, the Greater Bonney Lake Historical Society, and the Food Bank. He said he wants to find a new home for the Food Bank as soon as possible. Councilmembers discussed available locations for a Food Bank, and the status of existing agreements. Councilmembers suggested that groups who use city facilities should provide regular reports to the City about their activities, finances, and how their programs benefit the community. Mayor Johnson said that, based on Council input, he would reach out to the governing members of the Food Bank to discuss the Food Bank's long-term goals and potential partnerships with and support from other groups, and to let them know the City would like to move the Food Bank out of the existing building at some point in the future.

Council was next asked to consider whether to adopt the '2016 Centers Alternative Report' by BERK Associates as an updated vision for the civic center portion of downtown. Director Vodopich reviewed the draft document and proposed modifications to the existing Downtown and Midtown plans. Council consensus was to retain the current Downtown Plan and not implement zoning or other changes until the area is closer to being redeveloped.

Council also discussed the current Public Works Center / old City Hall property at 19306 Bonney Lake Blvd. They reviewed opportunities to transition community services and groups to this city-owned property once a new Public Works Center is complete. Mayor Johnson described his concept to develop a 'community campus' to consolidate

resources, community meeting rooms, and a home for community organizations all in one location. He said the old City Hall property is one possible site for such a campus. Councilmembers noted maintenance concerns with the existing building and shops. They discussed funding resources and opportunities to partner with the City of Sumner, Pierce County, and the School District to support a consolidated community campus concept.

Mayor Johnson said Pierce County is working on regional parks and is considering possible collaborations with Tehaleh, school districts, and area cities including Bonney Lake, to develop regional parks and recreation facilities on the plateau.

The retreat recessed for a break from 10:35 a.m. to 10:50 a.m.

***MIDTOWN:** The Council was asked to consider whether to prioritize commercial (retail) uses in Midtown planning and zoning; development incentives to encourage redevelopment; funding for the 192nd Avenue Corridor connection; and whether to amend the WSU/Weyerhaeuser (WY) development agreement to zone a portion of the residential area abutting 214th Ave and Safeway to commercial.*

Director Vodopich outlined past, current, and proposed projects in Midtown, including the Costco commercial development, Skystone Apartments, and others. He said staff members are hopeful the Costco development will spur redevelopment of other sites such as the old Albertson's grocery. He noted that Tarragon is no longer under contract with WSU/WY for the residential portion of the WSU forest. He also described potential annexation areas to the south of the current city limits, including a residential area from South Prairie Road to 112th St E, and another residential area just south of Bonney Lake High School.

Councilmembers expressed support for focusing commercial development along the SR410 corridor. City Administrator Morrison asked the Council whether the City should offer further incentives for development in the Midtown area, which generates the largest portion of City sales tax. He suggested that portions of the privately-owned proposed residential portion of the WSU Forest (south of Safeway and west of 214th Ave) could be partially rezoned to commercial, to help serve the growing areas south of the city limits. Councilmembers noted the area near South Prairie Road and 214th Ave would be a good location for a neighborhood commercial area. Director Vodopich summarized existing development and business incentives provided by the City.

Next, the Council considered options for new north/south connector roads in Midtown. Director Vodopich said a 30% design was completed for the 192nd Corridor several years ago. Another future option could be to connect 204th Ave north from SR410 through Cedarview. He noted the City is working on design of SR410/214th Ave intersection improvements as well.

Councilmembers brought up current and proposed applications for self-storage/mini-storage facilities in the Midtown area. Several Councilmembers noted these types of projects generate little tax revenue, are not attractive, and are not a good fit for the Midtown retail core. Staff will develop a list of options such as design criteria, distance

requirements, and other amendments, to encourage self-storage buildings to be set back from SR410 frontage and/or to locate in other parts of the City, such as Eastown. Councilmembers asked whether additional taxes could be applied to self-storage businesses, as they generate little revenue for cities. It was determined to amend the Planning Commission Work Plan to add Midtown zoning uses as a work item.

***EASTOWN:** The Council was asked to discuss Public Works Center (PWC) site options; disposition of the city-owned property on 225th Ave (Compass Pointe/Smith property); development incentives for the Eastown area; and the status of the 'Reed' property.*

Councilmembers discussed current and proposed commercial developments in the Eastown area including industrial parks and warehouse space. City Administrator Morrison noted that ARC Architects will present more information on the PWC site options at the April 4, 2017 Workshop. Staff members prefer building the entire PWC facility on the 217th Ave site rather than splitting between two sites. Councilmembers discussed possible disposal, sale, and future development of the 225th Ave site.

City Administrator Morrison said the City constructed a new lift station in Eastown but property owners are now asking for additional improvements including roads, sewer lines, and traffic signals. He asked whether the City should work on these additional improvements to help spur development. Councilmembers noted that no funding has been identified for additional city projects, and existing and possible future latecomer agreements in Eastown would add to the costs of development in Eastown.

Councilmembers noted that portions of Eastown between SR410 and 96th St are not inside Bonney Lake city limits, which may be a future item for the Planning Commission to review. Councilmembers discussed other potential annexation areas, buildable lands requirements, and population estimates.

City Administrator Morrison explained the history of the Reed Property located at 7109 Barkubein Rd E, north of the City limits in unincorporated Pierce County. The property was purchased for its potential water source, but a test well was not successful. The property was split through a Boundary Line Adjustment. The parcel with the house (which is not in good condition) could be sold, while the other parcel has potential for a small subdivision. Councilmembers discussed potential and current uses for the land and house, and potential future value. Councilmembers spoke in support of selling the property, as long as it could be sold for as much as the City paid. It was a consensus to seek an appraisal of the property, but not an expensive MAI appraisal.

Councilmembers adjourned for lunch at 12:30 p.m. Mayor Johnson brought the retreat back to order at 1:25 p.m. Due to the meeting running ahead of schedule, Mayor Johnson and Council decided to adjourn the retreat early upon completion of all discussion items.

***PARK PLANS AND IMPROVEMENTS:** Councilmembers were asked to discuss plans for the Fennel Creek Trail, Allan Yorke Park, Midtown Park, and Victor Falls Park.*

Mayor Johnson and City Administrator Morrison discussed the status of the Allan Yorke Park master plan and Phase 1 improvements design. Staff members are reviewing a

possible grant to purchase an additional 5 acres adjacent to the city-owned Victor Falls Park property, to help protect the watershed and lower part of the falls.

Mayor Johnson discussed his work on a future pool facility, which he hopes will be located in Bonney Lake. He said he will meet with the parks ad hoc committee and staff within the next couple of weeks to discuss options for a pool in the city-owned Midtown Park/WSU Forest area. He has met with representatives from the Sumner School District already and plans to include designer Bruce Dees and others involved in the pool in future meetings. He said staff members are working on possible funding sources including contributions from school districts, Pierce County, YMCA, and Tehaleh. Councilmembers discussed estimated construction costs, maintenance costs, and use of a pool facility for diving and swimming competitions and recreation.

Mayor Johnson said he will ask the ad hoc committee to work on two draft plans for Midtown Park: one including a pool facility, and another without a pool facility. He either way the park design should include community spaces such as meeting rooms. He said if the pool facility is not located at Midtown Park, he would still want to have a plan to move forward with a small community center building.

City Administrator Morrison led discussion about the Fennel Creek Trail. He reviewed potential grant funding for Phase 2 to extend the trail to 95th Street, and homeowner concerns about traffic and parking. He said when WSDOT improves the culvert under SR410 the City would extend the trail through the culvert. The City plans to continue seeking grants and other funding resources to continue moving forward on the trail.

Councilmembers discussed the status of the joint recreation program with Sumner School District and the City of Sumner. City Administrator Morrison said the School District wants Bonney Lake to take over the program when the current interlocal agreement expires in September 2017. Councilmembers discussed current staffing and programs offered by the recreation department, after-school program status, continuing partnerships with Sumner and the School District, and transitioning services and staff.

OPEN DISCUSSION:

As all agenda items had been reviewed, Councilmembers and staff had open discussion on various topics. City Administrator Morrison answered questions about interlocal agreements for Sumner and Eatonville court services. Deputy Mayor McKibbin asked Councilmembers to let staff know whether they plan to attend the Association of Washington Cities (AWC) annual conference in June: Mayor Johnson, Deputy Mayor McKibbin, and Councilmembers Evans, Lewis, Rackley, Swatman, and Watson said they plan to attend; Councilmember Minton-Davis said she is unable to attend this year.

Director Vodopich provided a recap on the emergency sewer repair along SR410. Contractors plan to deconstruct the emergency bypass next week, and the City is pursuing a claim against the company that lost their camera in the line, which led to the damage. Funds will be drawn from the sewer fund. Staff members have not been able to identify the issue that led to surcharge in the sewer lines, and will continue to monitor the issue.

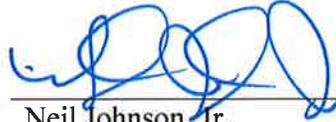
City Administrator Morrison said FCS Group is finalizing a Water and Sewer Rate Study to present later in the month. He said the Center for Public Safety Management consultants are finalizing their review of Police Department staffing and operations and will present their findings in about 6 weeks. Police Chief Powers provided information on South Sound 911's consolidation of dispatch services and facilities.

C. ADJOURNMENT:

Seeing no further topics for discussion, the Retreat was adjourned at 2:35 p.m. by common consent of the Council.



Susan D. Haigh
Deputy City Clerk



Neil Johnson, Jr.
Mayor

Items presented to Council at the April 1, 2017 Council Retreat: 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.