

City of

COUNCIL WORKSHOP

October 4, 2005

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:

Mayor Robert Young called the October 4th Council Workshop to order at 5:31 p.m.

Roll Call:

Also in attendance were Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Neil Johnson, Councilmember Dave King, Councilmember Cheryle Noble and Councilmember Jim Rackley. Councilmember Phil DeLeo joined the meeting at 5:39 p.m.

Staff members attending were Administrative Services Coordinator (ASC) Don Morrison, Finance Director John Weidenfeller, Public Works Director Dan Grigsby, Planning and Community Development Director Bob Leedy, Interim Police Chief Buster McGehee, City Attorney Jim Dionne and City Clerk Harwood Edvalson. Also in attendance were Planning Manager Steve Ladd, City Engineer John Woodcock, Operations and Maintenance Supervisor Rick Shannon, Assistant Public Works Director Gary Leaf, Water Treatment Plant Operator Dave Cihak, Maintenance Worker II Rocky Walston, Senior Human Resources Analyst Jennifer Young and Payroll Officer Annette Maib.

Agenda Items

5:32:20

1. Open Discussion

Services for Planning Commissioner Harding. Mayor Young announced the passing of Planning Commissioner Robert Harding. He said that services will be held on October 11th at 10:30 a.m. at the Calvary Community Church in Sumner. He noted that Commissioner Harding enjoyed outdoor activities and seemed to enjoy life right up to the end.

Community Survey. Councilmember Noble commented that the results of the community survey distributed in the utility bills were past due, and asked when Council would see the results. Director Weidenfeller said the results should be completed and available within the next week.

Finance Department Review. Councilmember Noble also asked about the completion and report of the Finance Department Review final draft. Mayor Young said he expected it last Friday. Director Weidenfeller added that he expects the consultants will finish it sometime this week. Councilmember Noble asked if there will be a presentation from the consultants. Mayor Young said he will ask. Administrative Services Coordinator (ASC) Morrison said part of the review's scope includes a presentation.

Lake Bonney Driveway Correction. Deputy Mayor Swatman asked about the status of the driveway correction issue at the residence on Lake Bonney. Mayor Young said the last time he met with the homeowner she indicated she was unwilling to participate in the cost of the

correction. Mayor Young said he urged her to file a claim with the City so that the City's insurer could review the situation and perhaps pay for the correction. He reported the City has not received a claim as of this date.

District 22 Open House. Councilmember Hamilton said that the District 22 Open House was held this past weekend. He said it was a success and thanked Interim Chief McGehee and his officers for their participation on the Police side of the Public Safety Building. He noted that the presentation by the S.W.A.T. Team was one of the more interesting displays. He added that the Fire Department did a great job, too, and brought up the ladder truck from Sumner for display. He said the shuttling of participants from the Park-n-ride was a success.

5:38:34

2. **Action: AB05-260 – Resolution 1499** - A Resolution Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Designate The National Incident Management System (NIMS) As The Basis For All Incident Management In The City Of Bonney Lake.

Councilmember Rackley moved to adopt Resolution 1499. Councilmember Hamilton seconded the motion.

Mayor Young explained that adopting the National Incident Management System qualifies the City to receive Federal preparedness funds. Interim Chief McGehee noted that the system is a standardized plan throughout the United States and the City still needs to complete its compliance plan. Councilmembers asked about the City's preparedness plans. ASC Morrison noted the City has not updated its emergency management plan since the year 2000. He said it should be part of the City's work plan for next year. Councilmember King briefly reviewed the history of NIMS and agreed that five years is too long a period between updates of the City's plan.

Motion adopted 7 – 0.

5:45:55

3. Review of Minutes: September 6 Council Workshop, September 13 Council Meeting, September 27 Council Meeting.

Councilmember Noble noted corrections in the September 13th minutes. She asked that on page 3 the word "effect" be changed to "affect," that the word "what" be added to the 3rd sentence under Mr. Decker's comments noted on page 5, and that underlines be added to the names of Mr. Stratton and Mr. Thun on page 13. There were no other corrections requested.

5:47:48

4. Discussion: Disposition of Moriarty House and Historical Society Request.

Director Grigsby explained the items included in the agenda packet. He said the questions to be answered are where to site the house and what is the City willing to give up in the park addition to retain the house on the site. He noted that estimates exceed \$100,000 to do necessary repairs to the house. The City Council discussed issues and concerns with retaining the house and allowing its conversion to a museum. At the conclusion, Councilmember Johnson asked if he could share his thoughts directly with Public Works Assistant Director Leaf. Director Grigsby invited Council to provide input directly to Assistant Director Leaf. There was general consensus to preserve the house on the property while alternatives are studied. Mayor Young said the issue is on hold for further input, discussion and review.

6:06:30

5. Discussion: Solutions for High School and Middle School Traffic Peaks.

Director Grigsby reported that City staff has been discussing solutions to the traffic concerns

associated with the opening of the Bonney Lake High School with School District officials. He said the School District has implemented many of the solutions discussed. He also described future street and signalization projects which will improve conditions, and noted those projects will be constructed when traffic loading conditions warrant and mitigation plans for the Cascadia Development are implemented. Director Grigsby pointed out that the traffic impacts only last about twenty minutes each morning and afternoon. He concluded that a signal at 104th and 199th would cause more harm than help at this point in time. Deputy Mayor Swatman and Councilmember DeLeo opposed this conclusion and urged Council to consider funding a traffic signal at this intersection.

The City Council discussed some of the remedies already being pursued, such as crossing guards, control of circulation between the High School and Junior High School, staggering of bus departures and re-routing of arriving buses. Interim Chief McGehee noted that the School Resource Officer will be out there, as well, during peak times. Councilmember Rackley noted the traffic does not currently include a senior class, the preponderance of which will probably be driving next year. Councilmember DeLeo said the traffic signal is needed especially to help control the driving habits of young drivers. Councilmember Johnson suggested using the City's radar trailer to obtain traffic counts on the affected roads. Councilmember Hamilton suggested speaking with Cascadia to see if they will move up their mitigation payments to allow earlier installation of the traffic signal at 104th and 199th. Director Grigsby said he will contact Cascadia.

6:40:08

6. Discussion: Water Quality Analysis – Ball Park Well and Filter Plant.

Operations and Maintenance Supervisor Shannon said that he and his staff are prepared to respond to the questions raised by the Council and through email about reports of chlorine in the water system. He introduced Water Treatment Plant Operator Cihak and Maintenance Worker II Walston. Supervisor Shannon continued to explain that the City chlorinates its water at Victor Falls and Grainger Springs under direction from the Department of Health. He added that sections of the Washington Administrative Code (WAC) require a residual level of chlorine in the water system for health and sanitation purposes. Responding to Council's questions, Supervisor Shannon explained further that there is a small range of acceptable chlorination for the water. If the amount is too low, then the chlorine is very apparent. If it is too high, the odor can again be strong. He added that there are many factors impacting the proper balance of chlorine in the water. He noted that water chlorine levels recently tested from the Ball Park Well were low, and chlorine was added to bring it back up to an acceptable level. The City Council had questions regarding the chemistry involved in treating the water system and the water system operations. Supervisor Shannon provided responses.

Mr. Don Sangesand was given opportunity to comment from the audience on his perceptions of recent quality of water at his home. He said it has been somewhat better, but there are still periods where the chlorine smell is high. Councilmember Rackley asked if Mr. Sangesand would return in a month and report to the Council on the condition of the water at his house. Mr. Sangesand said he will if possible. Supervisor Shannon concluded by saying he believes his crew can keep the chlorine odor situation reasonably in check once the system is stabilized.

8:49:24

7. Discussion: AB05-259 – Improvements for 214th and 96th St. E. (Home Depot) Intersection.

Director Grigsby said the reports he's received from the developer's representative and the County indicate that the intent is to have the traffic signal at 214th and 96th in place by the time Home Depot opens its doors on January 14th. He added that the County has reviewed enough of the permit to allow the developer to order the signal parts. Councilmember Rackley asked about

widening of 214th and turn lanes from 214th onto SR410. City Engineer Woodcock said he will review the plans and report back.

Citing their experience with the installation of the traffic signal at 192nd and Old Sumner Buckley Highway associated with the opening of Target and Applebee's, Councilmembers expressed some skepticism that the Home Depot will not open without the signalized intersection. Councilmember Hamilton asked if the County can be directly contacted to affirm that they will not approve use of the intersection without installation of the traffic signal. Director Grigsby agreed to ask and report back to the Council. Director Leedy said the City has communicated to the County that the City will not issue a Certificate of Occupancy until Pierce County signs-off on the intersection. Councilmembers Hamilton and Rackley reiterated the request to ask the County about their intent in the event the intersection and signal is not complete by the projected opening date.

7:10:52

8. Discussion: AB05-254 – Ordinance 1171 – Tree Retention Ordinance.

Councilmember Rackley informed the Council that the Community Development Committee is working on an ordinance to preserve steep slopes in like manner as the Tree Retention Ordinance preserves trees. He said it will be come before the Council in the future. Councilmember Hamilton asked that a statement be included in Section 16.13.050 identifying more of the beneficial impacts of the ordinance, such as, prevention and minimization of runoff and reducing the risk of slides on steep slopes.

Councilmember Noble asked how this ordinance would affect developments, such as, Panorama West. Planning Manager Ladd responded that the proposed ordinance includes criteria controlling density and site planning aspects of tree retention. He added that impacts to steep slopes will reduce the allowed density. Councilmember Noble also asked how the ordinance will affect the WSU Demonstration Forest. Planning Manager Ladd said the WSU Forest is a conversion site and the State defers to the City. He explained that the conversion in this case is from forestry practices to urban development. He added that the Director of Planning and Community Development will issue the permits, but cannot do so until the land use permit has been approved. He concluded, therefore, that the Council will eventually make the decision through the Comprehensive Plan amendment process.

Councilmember Hamilton said he would like the ordinance to preserve the right of the owner to remove a particular tree if the homeowner is convinced the tree poses a safety threat, even if that opinion is contrary to an arborist's opinion. Mayor Young suggested the situation could be covered under the 5% rule, where up to 5% of the tree cover may be removed in any given year on a property. Councilmember Noble asked about exemptions for tree farms. Planning Manager Ladd responded that properties would be exempt from the ordinance and subject to the forest practices laws if the forest uses are retained on the property. He offered to provide more definite information on Department of Natural Resources regulations that the City would not be able to change or impact. Councilmember Noble also asked about the effective date of the ordinance. City Attorney Dionne noted that the ordinance is subject to the City's initiative law.

Councilmember DeLeo asked why the ordinance language only suggests rather than requires neighbors to be consulted. Planning Manager Ladd said that making it mandatory would then lead to a mandatory process of notification and a more detailed administrative process for the ordinance. He added that the provision is intended to be advisory only. Councilmember Hamilton asked that 16.13.120 D. be modified to require off-site locations to be within the City of Bonney Lake.

Councilmember Noble asked if Councilmembers had considered today's email from the Master Builders Association (MBA). There was a general consensus that staff should consider the comments, but last minute comments should not delay the process, particularly when the ordinance has been available to the public for more than a month. Mayor Young asked about the MBA comment on Type III buffers. Planning Manager Ladd said that Type III is meant to be foundation landscaping, not sight-obscuring. There was general consensus to move the ordinance forward to the Council meeting where the Council may consider amendments before a final vote.

7:43:37

9. Discussion: AB05-163 – Ordinance 1139 – Storm Water Rates and SDCs.

Assistant Public Works Director Leaf reviewed the Council's consideration process for this ordinance. He said the City's consultant, EES, had recommended a change in the monthly storm water fee based on impervious surface, a system development charge (SDC) of \$320 per equivalent service unit (ESU), and an increase in the monthly service rate from the current \$3.90 to \$5.00 per month. He added that the proposed ordinance would implement the fee increase and system development charges on January 1, 2006.

Councilmembers discussed the proposed ordinance. There appeared to be a majority consensus that the monthly fee be adjusted only for the current rate of inflation and that system development charges be implemented. Mayor Young noted the ordinance will be moved forward to the Council meeting.

10. Discussion: AB05-255 – Budget Increase, Water Comprehensive Plan; AB05-256 – Budget Increase, Sewer Comprehensive Plan; AB05-257 – Budget Increase, Peaking Storage Tank Design.

City Engineer Woodcock explained the circumstances behind the increases in cost for the projects. A major theme was the staff's effort to meet changing demands and project future needs and uses of the work. Also mentioned was the need to address changing requirements and direction from new directors.

Deputy Mayor Swatman emphasized that staff should have made the Council aware of changes in scope and/or cost of the projects rather than returning after the fact to report over expenditures. Councilmember Rackley added that he appreciates the staff desire to adjust projects to meet changing demands and future needs, but said the Council criticism is for over-expending the budget on these items without Council knowledge and consent.

11. Discussion: AB05-236 – Ordinance 1165 – Shared Leave.

Senior Human Resource Analyst Jennifer Young explained the research compiled on the current policies of various cities with respect to shared leave and bereavement leave. The conclusion was that Bonney Lake's policies are generally in keeping with those of the 12 other cities surveyed. Payroll Officer Annette Maib explained Bonney Lake's current policies. Councilmember Noble distributed a third proposed version of the ordinance that spells out the number of days and hours that can be donated, and caps the amount of leave that can be donated. The City Council considered the proposed ordinances discussing the possible sharing of sick leave and/or vacation leave to address the potential need for additional leave at times of bereavement. With no conclusion reached, Councilmember Rackley proposed the item be tabled to the next Council workshop for further discussion. There was a majority consensus in support of tabling the discussion.

12. Executive Session: Pursuant to RCW 42.30.110(d), Mayor Young announced that the Council will meet in executive session for 15 minutes to consider contract negotiations. The session started at 8:40 p.m. and concluded at 9:06 p.m.

10. Adjournment.

At 9:06 p.m. and with no objection from Council, Mayor Young adjourned the meeting.

Documents submitted for/at the Council Workshop of October 4, 2005:

- Bonney Lake Historical Society – *Letter from Dennis Dhaese to City Council dated 10/04/05* – Don Frazier.
- City of Bonney Lake – *Bonney Lake Water Quality* – Operations and Maintenance Supervisor Rick Shannon.
- City of Bonney Lake – *Letter from Master Builders Association to Mayor Young dated 10/04/05, Re: Proposed Ordinance 1171* – Mayor Robert Young.
- City of Bonney Lake – *Proposed Shared Leave Ordinance #3* – Councilmember Cheryle Noble.

Harwood T. Edvalson, CMC
City Clerk

Robert Young, Mayor