

MINUTES

CITY COUNCIL WORKSHOP

Tuesday, June 5, 2012

ATTENDEES: Council members Reed, Howard, Tremblay, Boyle Barrett and Montgomery. Also in attendance were Mayor Johnson, City Administrator Schmidt, Police Chief Arsanto and Planner Kathy James.

Mayor Pro Tem Boyle Barrett called the workshop to order at 7:06 PM.

AGENDA

1. Ordinance Amending Section 2.33.020 BMC Concerning Planning Commission

Mayor Johnson opened the discussion with an explanation of how this issue came to be. Our ordinance states that a candidate for a position on the Planning Commission must be a registered voter. Recently, a long term resident inquired about a seat on the Planning Commission. She is a long term resident of the City, runs a non-profit and is very active in the community. However, because she is a Canadian citizen and therefore not a registered voter, she does not meet the requirements for a seat on the Buckley Planning Commission. Everyone acknowledged that it has at times been very difficult to find citizens willing to sit on the Planning Commission. Research revealed that being a registered voter is not a requirement under State law, and only one other City was found that made this a requirement for Planning Commission members. This ordinance, if passed by the Council, will remove the stipulation that a candidate be a registered voter. A lengthy discussion ensued, including a review of the new ordinance language. It was a consensus that the word "unexcused" be removed from page two. This ordinance will go on the Agenda for the June 12, 2012 City Council Meeting.

2. Senior Housing Property

Mayor Johnson explained that the White River Senior Housing Board owns a parcel of land adjacent to the White River Senior Housing units that it hopes to expand on at some time in the future. Unfortunately, they are unable to pay the taxes on this parcel, and have asked the City to take the parcel back and hold it until such time that they are ready and able to expand. City Administrator Schmidt stated if we did that not only would the City have to pay the taxes, but it would also bear the burden of maintaining the parcel and with our small staff we already struggle to maintain the properties we have. A lengthy discussion ensued. City Administrator Schmidt suggested a lot line elimination. Mayor Johnson said she will call and get some

questions answered. City Administrator Schmidt will discuss this with Public Works Supervisor Dansby and have him look at the issue, and he will report back to the Council.

3. Pierce County Conservation District

Mayor Johnson stated that the Pierce County Conservation District has been holding this application for awhile while they tweaked some language. What we have provided this evening is the steps we must go through to become a part of the Pierce County Conservation District. Once we approve it, it will then go to the County Council. A discussion ensued regarding the benefits to the City for participating in this program, and what some of the City's priority projects would be. It was agreed that this issue should go on the agenda for the June 12, 2012 Council meeting.

4. Budget Projections

City Administrator Schmidt provided everyone Revenue and Expenditure reports, as well as 1st Quarter General Fund Comparisons, and provided a review/overview of each. A lengthy discussion ensued, with conversation focusing primarily on the court, jail and dispatch center, including the pros and cons of closure of the jail and dispatch. Also discussed was the continual rise in insurance premiums. City Administrator Schmidt made it clear that we are going to be in a significant deficit by the end of the year. He stressed that we need to restructure and reorganize in order to live within our budget. The Council was asked to think about this and provide direction. Council member Tremblay said he would like to see a decision matrix to assist in deciding what our best options are.

5. Elk Heights

City Administrator Schmidt presented a review of where we stand on Elk Heights at this time. We demanded the bond from the surety; however, it does not appear likely that they intend to pay. They will wait for us to do the work and then we will have to go after them for payment. Three banks hold all the unsold lots. 33 lots are not developable because they have no sewer. One contractor has purchased a bundle of the developable lots. Another interested party, an asphalt and paving company, is interested in buying the 33 undevelopable lots and is willing to possibly complete the STEP sewer extension and 2nd asphalt lift if the City will consider waiving the general facility charges and traffic impact fees.

6. Utilities Discount

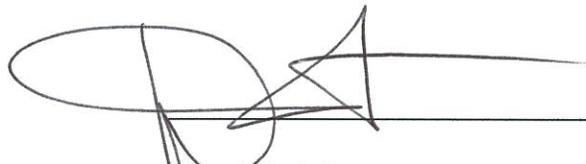
Mayor Johnson said she sits on the Board of Health and is very aware of how many people are asking for assistance. The Health Department is looking at the long term effect this will have on children and families, as well as the costs to us in community services down the road. Mayor

Johnson said we need to be very aware of what is happening in our community. City Administrator Schmidt said we have approximately \$800K sitting aside in 404 for a utility equalization plan. Devon is working with Visions on that to make sure we have the software available to do this. Council member Montgomery said he would like to see us base sewer rates on water usage. Council member Boyle Barrett said she would like the Council to reconsider offering the utility discount program to the working poor and low income like we use to, rather than just the elderly and disabled. Discussion continued. City Administrator Schmidt said he will talk to Devon to see where we stand on the equalization plan.

Workshop adjourned at 9:10 PM.



Mayor



City Administrator