

## CITY COUNCIL WORKSHOP

February 15, 2022  
6:00 P.M.

### MINUTES



[www.ci.bonney-lake.wa.us](http://www.ci.bonney-lake.wa.us)

---

**Location:** The physical location of the Council Meeting was at the Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington. The public was also given the option to call in or attend virtually the Council Meeting.

**I. CALL TO ORDER:** Mayor Michael McCullough called the workshop to order at 6:00 p.m.

**II. ROLL CALL:** City Clerk Sadie Schaneman called the roll. In addition to Mayor McCullough, elected officials attending were Deputy Mayor Terry Carter, Councilmember Angela Baldwin, Councilmember Justin Evans, Councilmember Gwendolyn Fullerton, Councilmember J. Kelly McClimans, Councilmember Dan Swatman, and Councilmember Tom Watson.

Staff members in attendance at the physical location were City Administrator John Vodopich, Chief of Police Bryan Jeter, Public Services Director Ryan Johnstone, Interim Administrative Services Director/Information Services Manager Chuck McEwen, Superintendent of Public Works Jack Niehuser, Planning & Building Supervisor Jason Sullivan, City Clerk Sadie Schaneman, and Administrative Specialist II Kandice Besaw.

Staff members in virtual attendance using the City's BlueJeans conference line were Chief Financial Officer Cherie Reiersen, Recreation & Special Events Manager David Wells, Customer Services Manager Stephanie Tonellato, and City Attorney Kathleen Haggard.

### III. AGENDA ITEMS:

#### A. **Presentation/Discussion:** Tarragon Presentation

Jeff Lovshin, Development Manager for Tarragon, presented to Council a PowerPoint and introduced team members from Tarragon. Brianne Kelsey, Senior Director of Development for Tarragon, discussed Tarragon's partners, their history, and projects they have done and are currently working on.

Kimberly Byrum, Managing Principal for Zonda, discussed the data research and statistics of how bringing in a Tarragon community to Bonney Lake would impact the city. Garrett Wilkinson, Vice President for Bassenian Lagoni, discussed the master plan for the residential homes, trails, and Midtown Park access that will be used in the Tarragon community.

Jeff Lovshin finished discussing the plans and how the Tarragon community fits into the City's Midtown Plan. He went over the community benefits and timeline for building the community.

Councilmembers asked questions about crime statistics, Bonney Lake resident's access, contracts, and the differences of the different types of communities. There was Council consensus to have Tarragon return with another presentation that has data statistics that are more in line with Bonney Lake's, at a later Workshop.

**B. Council Open Discussion:**

Pierce County Regional Council. Councilmember Evans said that the annual general assembly meeting is on February 17, 2022 and they will be discussing the workplan.

Communities For Families (CFF). Councilmember Watson said that he, Chief Jeter, and Councilmember Fullerton attended the CFF meeting on February 3, 2022. They had discussed the utilizes and water shut offs. Bonney Lake did an excellent job helping residents with options to avoid water being shut offs.

Lobbyist. Councilmember Baldwin said she and Chief Jeter discussed the issues in the city and that perhaps having a lobbyist to help Bonney Lake have a voice in Legislature.

Midtown. Councilmember Baldwin said that she would like to discuss Midtown Park and the safety there and options for development. She stated that perhaps looking at the designs of the ball fields in Maple Valley might be a possible option for Midtown and a spray park possibly in the middle.

**C. Review Of Council Minutes:** February 1, 2022 Council Workshop and February 8, 2022 Council Meeting.

Councilmembers Watson and Fullerton and Deputy Mayor Carter reported that they had provided City Clerk Sadie Schaneman with a number of corrections to the draft minutes. There was a general consensus of the Council to move the revised minutes forward to the next Council meeting for approval.

**D. Action:** None.

**E. Discussion:** Utility Rate Structure

Chris Gonzalez from FCS Group discussed with Council what is needed to get the statistics for a water and sewer rate study, rate discounts, flat rate vs fixed rate, and volume rates.

Councilmember Evans said that he would like to see a tiered rate without summer or winter rates, having the sewer cap rate lowered, increase the water rates for commercial buildings, and discounts for seniors that are also renting.

Councilmember Swatman said that he would like to see data of what it would look like using the different options if implemented. Chief Financial Officer Cherie Reiersen and Interim Administrative Services Director/Information Services

Manager Chuck McEwen explained how the city receives and creates reports currently, excise tax scenarios, and that Chris Gonzalez has 3 different rate structures to be able to discuss further.

There was discussion on waiting to use the American Rescue Plan Act Funding until the Council has more statistics and reports. Consensus was to hold off on the funding for now.

**IV. EXECUTIVE/CLOSED SESSION: None.**

**V. ADJOURNMENT**

**At 7:55 p.m. the Meeting was adjourned by Mayor McCullough with the common consent of the City Council.**

DocuSigned by:  
*Sadie A. Schaneman*  
E086EFCF37394F8...  
Sadie A. Schaneman, CMC, City Clerk

DocuSigned by:  
*Michael McCullough*  
F2D45100E052404...  
Michael McCullough, Mayor

Items presented to Council at the February 15, 2022 Workshop:

- (1) *Tarragon PowerPoint* – Jeff Lovin

*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.*