

**CITY COUNCIL SPECIAL  
MEETING**

**July 30, 2024  
6:00 P.M.  
MINUTES**



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**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.

Audio starts at:  
03:30:00

**I. CALL TO ORDER** – Mayor Carter, called the meeting to order at 3:30 p.m.

- A. Pledge of Allegiance: Mayor Carter led the audience in the Pledge of Allegiance.
- B. Roll Call: City Clerk Sadie Schaneman called the roll. In addition to Mayor Terry Carter, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Angela Baldwin, Councilmember Aaron Davis (arrived at 3:32 p.m.), Councilmember Gwendolyn Fullerton, Councilmember Kerri Hubler, Councilmember J. Kelly McClimans, and Councilmember Brittany Rock.

Staff members in attendance at the physical location were City Administrator John Vodopich, Assistant Chief of Police Ryan Boyle, Administrative Services Director Chuck McEwen, Interim Public Services Director Jason Sullivan, City Clerk Sadie Schaneman, Records & Disclosure Coordinator Kandice Besaw and City Attorney Jennifer Robertson.

Staff members in virtual attendance using the City’s Teams conference line were Administrative Specialist II Debbie McDonald and Recreation & Special Events Manager David Wells.

**II. EXECUTIVE SESSION:**

Pursuant to RCW 42.30.110(1)(c) Mayor Carter announced a 20-minute Executive Session to discuss the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. The Executive Session started at 3:32 p.m. and concluded at 3:52 p.m. with action to follow.

Audio starts at:  
03:54:00

**III. AGENDA ITEMS:**

- A. **Discussion/Action: AB24-21 – Resolution R24-21** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Transfer Of Funds From The General Fund To The Water Fund To Purchase The Reed Property For Park Purposes And Amending Resolution 2734 Declaring The Reed Property Surplus To The City’s Needs.

**Deputy Mayor Swatman moved to approve Resolution R24-21.  
Councilmember Baldwin seconded the motion.**

1. Discussion.

Deputy Mayor Swatman expressed his appreciation to staff and private individuals that have worked on this and stated this is needed in order to make the funds available and add to the parks.

2. Citizen Comments.

Scott Knoll, 22523 48<sup>th</sup> St E. – Buckley, WA: Thanked the mayor, council and all involved. Shared that this is a big bold move and he and those at MRFC are here to help.

3. Action.

**Motion approved 7 - 0.**

- B. **Discussion/Action: AB24-59 – Resolution R24-59** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Eighteen Month Extension Of The WSU Forest Development Agreement. (15 mins)

**Councilmember Fullerton moved to approve Resolution R24-59.  
Councilmember Baldwin seconded the motion.**

1. Discussion.

Council discussed and shared their concerns, including:

- Change in length of extension.
- Advantages and Disadvantages to maintaining a Development Agreement.
- Low density and maintaining small residency.
- State Requirements and mandates.
- Concerns of conflict of interest during negotiations.

2. Citizen Comments.

Graham Satterwhite, Sr. Developing Manager with Tarragon and the authorizer representative for Midtown Properties, 21220 South Prairie Road: Gave a summary background on what and who Tarragon is and encouraged council to vote in favor of this resolution.

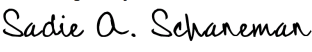
Dan Decker, 20401 70th St E, Bonney Lake: Expressed his thanks for all the work done with the Reed property and hopes the WSU property can get finished up as well.

3. Action:

**Motion approved 4 - 3.**  
**Deputy Mayor Swatman and Councilmembers Baldwin and McClimans voted no.**

**IV. ADJOURNMENT:**

**At 4:57 p.m. the Meeting was adjourned by Mayor Carter with the common consent of the City Council.**

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Sadie A. Schaneman, CMC, City Clerk

Signed by:  
  
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Terry Carter, Mayor

Items presented to Council at the July 30, 2024, Meeting for the record: 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.*