

CITY COUNCIL MEETING

May 27, 2025
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:
06:00:00

- I. CALL TO ORDER** – Mayor Terry Carter, called the meeting to order at 6:00 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 Carter, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Aaron Davis, Councilmember Gwendolyn Fullerton, Councilmember Kerri Hubler, Councilmember J. Kelly McClimans (Arrived at 6:02 p.m.), and Councilmember Brittany Rock. Councilmember Angela Baldwin was not in attendance.

Deputy Mayor Swatman moved to excuse the absence of Councilmember Baldwin. Councilmember Davis seconded the motion.

Motion approved 5 - 0.

Staff members in attendance at the physical location were City Administrator John P. Vodopich, Police Chief Mark Berry, Administrative Services Director Chuck McEwen, Public Services Director Jason Sullivan, City Engineer Ken Gill, Assistant Public Works Superintendent Lance Johnson, Assistant to the City Administrator Leslie Harris, City Clerk Sadie Schaneman, and Records and Disclosure Coordinator Kandice Besaw.

Staff member in virtual attendance were Administrative Specialist II Debbie McDonald and City Attorney Curtis Chambers.

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06:02:55

- C. Agenda Modifications:
1. **AB25-40 – Ordinance D25-40** - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Regarding Accessory Dwelling Units; Amending Sections 13.04.030, 13.04.070.D.2.C, 13.04.100.C, 13.04.120.E, 13.12.010, 13.12.082.D.1, 13.12.100.E, 13.12.130, 15.14.020, 15.14.035, 18.04.010, 18.04.030, 18.04.040, 18.04.070, 18.04.090, 18.04.140, 18.04.160, 18.04.190, 18.04.200, 18.22.090, 19.04.060.G, 19.06.060.G, And 19.08.120 BLMC To Update Regulations Governing Accessory Dwelling Units In Accordance With

House Bill 1337, Laws Of 2023; Providing For Severability And Corrections; And Establishing An Effective Date.

Councilmember Fullerton moved to add AB25-40 – Ordinance D25-40 to the Full Council Issues as Item C. Deputy Mayor Swatman seconded the motion.

Motion approved 6 – 0.

2. Executive Session pursuant to RCW 42.30.110(1)(g).

Deputy Mayor Swatman moved to add an executive session to tonight's agenda. Councilmember Davis seconded the motion.

Motion approved 6 – 0.

- D. Announcements, Appointments and Presentations: None.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

- A. Public Hearings: None.

- B. Citizen Comments:

Lisa Tollefson, Director of Labor of Love: Discussed the interlocal agreement and how the organization wants complete control and would prefer not to renew it.

- C. Correspondence: None.

III. COUNCIL COMMITTEE REPORTS:

- A. Finance Committee: Deputy Mayor Swatman reported the Finance Committee did not meet and is expected to have their next meeting virtually at 5:00 p.m. on June 10, 2025.

- B. Community Development Committee: Councilmember Fullerton reported the Community Development Committee met in person and virtually on May 20, 2025. The Committee discussed and forwarded AB25-42, AB25-39, and AB25-22 to tonight's Consent Agenda, AB25-40 to tonight's full council and approved their minutes.

- C. Public Safety Committee: Councilmember Davis reported the Public Safety Committee did not meet and is expected to have their next meeting virtually at 3:45 p.m. on June 10, 2025.

- D. Other Reports: None.

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06:09:00

Audio starts at:
06:13:50

IV. CONSENT AGENDA:

- A. **Approval of Corrected Minutes:** May 6, 2025, City Council Workshop, And May 13, 2025, City Council Meeting.
- B. **Approval of Accounts Payable and Utility Refund Checks/Vouchers:** Accounts Payable Check/Vouchers #99112 To #99187, And Wire Transfers #20250501, #46538667 #46554916, And #4222025011 In The Amount Of \$1,082,754.06. Accounts Payable Check/Vouchers #99188 To #99225 In The Amount Of \$4,915.88. **Voids:** None.
- C. **Approval of Payroll:** May 1 – 15, 2025 For Checks #35175 – 35183 Including Direct Deposits And Electronic Transfers Totaling \$861,015.13. **Voids:** None.
- D. **AB25-22 – Ordinance D25-22** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Section 15.28.020.G.1 Of The Bonney Lake Municipal Related To The Definition Of Governmental Signs; Providing For Severability And Corrections; And Establishing An Effective Date.
- E. **AB25-29 – Motion M25-29** – A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Accept As Complete The Allan Yorke Park Ball Field 5 Project With Premier Field Development.
- F. **AB25-39 – Motion M25-39** – A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign A Contract With Shea, Carr & Jewell, Inc. (DBA SCJ Alliance) To Provide On-Call Land Use Planning Services.
- G. **AB25-41 – Motion M25-41** – A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending The FTE Chart To Add A Financial Operations Manager As A M19 And A Payroll Accountant As A M15, Both To The Non-Represented & Management Salary Schedule Within The Finance Department.

Deputy Mayor Swatman moved to approve the Consent Agenda. Councilmember McClimans seconded the motion.

Consent Agenda approved 6 – 0.

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06:14:05

V. FULL COUNCIL ISSUES:

- A. **AB25-42 – Motion M25-42** - A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Authorize The Mayor To Sign A Grant With

Washington State Department Of Commerce To Rehabilitate The Bonney Lake Senior Center.

**Deputy Mayor Swatman moved to approve AB25-42 – Motion M25-42.
Councilmember Fullerton seconded the motion.**

Introduced by Public Services Director Sullivan who provided an outline of the steps involved in the process, including soliciting bids, obtaining permits, and so forth. Council discussed and shared their concerns, including:

- Cost and Spending.
- Improvements vs. Construction Management.

Motion M25-42 approved 6 – 0.

- B. **AB25-45 – Motion M25-45** - A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Creating A Veterans Memorial Ad-Hoc Committee

**Deputy Mayor Swatman moved to approve AB25-45 – Motion M25-45.
Councilmember Fullerton seconded the motion.**

Deputy Mayor Swatman expressed gratitude to Councilmember Baldwin for initiating this, stating that he believes it is essential and will have a beneficial effect. Councilmember Fullerton went on to say that she will be joining the team and that it is essential that the team collaborate with Public Services Director Sullivan.

Motion M25-45 approved 6 – 0.

- C. **[For discussion only] AB25-40 – Ordinance D25-40** - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Regarding Accessory Dwelling Units; Amending Sections 13.04.030, 13.04.070.D.2.C, 13.04.100.C, 13.04.120.E, 13.12.010, 13.12.082.D.1, 13.12.100.E, 13.12.130, 15.14.020, 15.14.035, 18.04.010, 18.04.030, 18.04.040, 18.04.070, 18.04.090, 18.04.140, 18.04.160, 18.04.190, 18.04.200, 18.22.090, 19.04.060.G, 19.06.060.G, And 19.08.120 BLMC To Update Regulations Governing Accessory Dwelling Units In Accordance With House Bill 1337, Laws Of 2023; Providing For Severability And Corrections; And Establishing An Effective Date.

**Councilmember Fullerton moved to approve AB25-40 – Ordinance D25-40.
Deputy Mayor Swatman seconded the motion.**

Introduced by Public Services Director Sullivan who gave an overview of the regulations and stipulations with ADU's. Council discussed and shared their concerns, including:

- Enacted State Laws.

- Legally approved ADUs that are already in place versus those that are created after July 1, 2025.
- Water meter tracking and Fees.
- Homeowners vs. developers vs. condominiums.

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VI. EXECUTIVE/CLOSED SESSION:

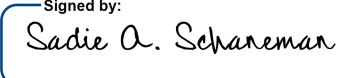
Mayor Carter announced the City Council will meet in Executive Session pursuant to RCW 42.30.110(1)(g) to discuss the qualifications of an applicant for public employment or to review the performance of a public employee. He stated the session will last for 10 minutes and there will be no Council action following the session.

Due to no action being taken on the matter, Mayor Carter announced the Council Meeting would now be adjourned.

The Closed Session started at 7:14 p.m. and concluded at 7:24 p.m.

VII. ADJOURNMENT:

At 7:13 p.m. the Meeting was adjourned by Mayor Carter with the common consent of the City Council.

Signed by:

075A06C62D704C6...
Sadie A. Schaneman, MMC, City Clerk

Signed by:

330AD7C13E9E402...
Terry Carter, Mayor

Items presented to Council at the May 27, 2025, 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.