

Public Safety Committee Meeting

March 10, 2026
3:45 PM



<http://www.bonneylake.gov/>

AGENDA

Location: Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

The public is invited to attend Public Safety Committee. Options for attending are provided below.

In-Person: Bonney Lake Justice & Municipal Center at 9002 Main Street East in Bonney Lake

By phone: 323-792-6234 (Meeting ID: 566 933 026#)

By internet: Chrome- [TEAMS Meeting Link](#) (Meeting ID: 222 206 972 959 46)

All public online cameras and microphones will be disabled except during citizen comments. Only staff and presenters will be visible and unmuted during the entire meeting.

I. Call to Order

II. Public Safety Committee Roll Call

Councilmember Baldwin, Councilmember Davis, and Councilmember Hubler.

III. Approval of Minutes

A. **Approval of Minutes:** February 10, 2026 Public Safety Committee Meeting

IV. Department Reports/Presentations

A. February 2026 Public Safety Report

B. Court Update

V. Items for Discussion/Action

A. Ending Fund Balance Request - CW 708 Demolition

VI. Open Committee Discussion

VII. Public Comments

Public comments can be made in-person, by phone or virtually during this portion of the meeting. Comments are limited to 5 minutes. All who comment will be asked to state their name for the meeting record.

VIII. Adjournment

Anything submitted at the Meeting will be added to the end of the packet the next day.

The City of Bonney Lake does not discriminate on the basis of disability, race, color, or national origin in its programs, services, or activities. If you need language assistance, translation, or an auxiliary aid, service, or policy modification to fully

participate, please [email the City Clerk's Office](#) or call at 253-862-8062 (TTY 711) at least 5 business days before the event; later requests will be honored when feasible.

Public Safety Committee Meeting

**February 10, 2026
3:45 PM**



<http://www.bonneylake.gov/>

Minutes

I. Call to Order

Councilmember Baldwin, called the meeting to order at 3:45 p.m.

II. Public Safety Committee Roll Call

Elected Officials attending were Committee Chair Angela Baldwin, Mayor Terri Carter, Councilmember Aaron Davis, and Councilmember Kerri Hubler.

Staff members in attendance at the physical location were Judge Anneke Berry, Chief of Police Mark Berry, East Pierce Fire and Rescue Chief Jon Parkinson, Public Services Director Jason Sullivan, Assistant to the City Administrator Leslie Harris, Development Services Manager Lauren Balisky, Emergency Manager Raejean Kreel, and Administrative Specialist II Debbie McDonald.

III. Department Reports/Presentations

A. East Pierce Fire & Rescue Report

Chief Parkinson presented the East Pierce Fire & Rescue Monthly Report. He stated the monthly report was not available this early in the month. The Committee was briefed on general activity and personnel. He also talked about how Washington State assesses fire insurance ratings.

Committee members discussed and shared their concerns, including:

- How to fix water deficit.
- Details on the evaluation process.

B. January 2026 Public Safety Report

Chief Barry presented the Public Safety Report. The Committee was updated on current crime statistics in the City.

Committee members discussed and shared their concerns, including:

- Why was the shoplifter released.
- Man with an ax in Fred Meyer.

C. Quarter 4 Code Enforcement Report

Development Services Manager Balisky presented the Quarter 1 Code Enforcement Report. The Committee was briefed on general activity throughout the City.

Committee members discussed and shared their concerns, including:

- Staff finding violations.
- Liked the idea of being pro-active.

D. Emergency Management Report

Emergency Manager Kreel presented the Emergency Management Report. The Committee was briefed on general activity throughout the City.

Committee members discussed and shared their concerns, including:

- Having students for 72 hours.
- Readiness and Recovery.
- Flood Victim Needs.

Judge Barry wanted to know what the committee would like to see on her monthly reports. She also stated she will be attending the Regional Community Court meeting.

IV. Items for Discussion/Action

None.

V. Approval of Minutes

None.

VI. Open Committee Discussion

Councilmember Davis

Legislative Update. Councilmember Davis gave a brief update on what items are going before the State Legislature. Including a policy on Electric Bikes.

VII. Public Comments

None.

VIII. Adjournment

At 3:54 p.m. the Meeting was adjourned by Committee Chair Angela Baldwin with the common consent of the Committee.

Debbie McDonald, Administrative
Specialist II

Councilmember Angela Baldwin, Chair



Public Safety Report

Bonney Lake Police Department

February 2026

PATROL ACTIVITY*February 2nd—February 9th*

Unattended Child at Target—Officers responded to Target on the report of two young kids that were left alone in a running vehicle. Mother of children went into Target for approximately 5 minutes and left her children unattended in running vehicle. Officer contacted children and then the mother as she returned. Mother was educated on the dangers of doing this and the possible legal consequences.

Traffic Complaint at SR 410 WB and 233rd—The reporting party advised of a newer white pickup truck swerving. Officers located the vehicle and initiated a traffic stop near 200th St E / South Prairie Rd E. The driver was identified as the registered owner. Driver did not appear to be impaired but appeared to be experiencing a possible medical issue. Officers contacted driver's wife, who advised he is pre-diabetic. EPF&R responded and evaluated the driver; no further treatment was required on scene. Driver and his vehicle were picked up by his brother.

Shots Fired at 98th St at 182nd Ave E—Victim walking dog while pushing stroller with 6-month-old when a loose dog attacked victim's dog and knocked over the stroller. Victim grabbed the child as the dog continued attacking and attempting to engage the child. Victim shot the dog once; dog disengaged. Dog transported to veterinarian by owner. Child uninjured. Report taken. Animal Control notified.

February 9th—February 16th

Shoplift at Home Depot—Loss Prevention reported a male that was concealing merchandise on his person inside the store. Prior to Officers arriving, male exited the store and got into a waiting vehicle, last seen south on 214th Ave E. Report.

Verbal domestic at 20XXX 97th St E—Elderly female and husband involved in verbal dispute. Elderly female has dementia and appears to be deteriorating mentally. Female has previously made statements about husband possibly assaulting her and stealing from her but no evidence of this. RP's daughter also confirmed this is highly unlikely and believes mom's mental state is causing her to believe things that are not true.

Vandalism at Target—LP reported two juvenile males inside Target breaking merchandise. Both juveniles were heavily intoxicated. Officers arrived on scene and detained both males. East Pierce was requested to the scene for medical evaluations. Father of one juvenile responded to Target. That juvenile was transported to Good Sam due to level of intoxication. Other male juvenile was driven to their home and released to his mother. Both juveniles were trespassed from Target.

PATROL ACTIVITY Cont.*February 16th—February 23rd*

CPR at View by Vintage—Officers were dispatched to a CPR in progress at the View by Vintage. While enroute, SS911 Dispatch notified Officers the patient said “ouch” when CPR started. Subject was transported to the hospital by EPF&R.

Disturbance at View by Vintage—Report of a verbal disturbance outside. Units arrived and heard signs of an active disturbance and observed a male force entry into a unit. Officers detained several subjects and established probable cause for one male for burglary, assault, and possession of mushrooms (he also had a BLPD warrant). Units determined one subject left on foot prior to arrival and that an assault may have occurred but were unable to establish probable cause. Later in the shift, dispatch advised that the male who fled called wanting to report his account. The male responded to the PD and provided a verbal statement. He had a cut on his hand and reported being cut by a knife but did not see the knife.

DVV at View by Vintage—Neighbor reporting possible DV with male and female heard arguing. Officers arrived and contacted female who confirmed a verbal argument only with male, however male had allegedly left the area on foot. Officers cleared, only to make a return trip about 30 minutes later when neighbor called again. Female confirmed that male had returned and was yelling through the door and was never inside.

February 23rd—March 2nd

Missing Child at Emerald Hills Elementary—Units were dispatched to Emerald Hills Elementary regarding the report of a 10 year old female that reportedly did not get off the bus at the usual 4pm time. Units began digging in and family located the child at the neighbors house playing with other children.

Commercial Burglary at XXX 205th AVE E—Report of a burglary that occurred overnight at the fenced construction site for the daycare under construction at this location. Officer arrived to take the report and noticed that there were dirt tracks from one of the heavy construction tools leading from the construction site into the woods to the east. Officer entered the woods and located a male subject with the stolen equipment. The subject ran and was chased. We were able to catch up to the suspect and detain him without incident. The suspect was identified and admitted to committing the burglary and stealing the construction equipment. He was armed with a large KA-Bar knife and booked into Jail.

Warrant Arrest at 18XXX SR 410—Officer contacted a vehicle at the Arco that had license plates that did not match the vehicle. A subject with the vehicle was identified. The vehicle belonged to subject’s father and was found not to be stolen. It simply had a mismatched license plate. Subject was found to have several misdemeanor warrants for his arrest to include Bonney Lake. He was arrested and booked into Enumclaw Jail.



Bonney Lake Police Department
2026 NIBRS & Crime Report

NIBRS Offenses	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD 2026	YTD 2025
Murder/Non-Negligent Manslaughter	0												0	0
Forcible Sex Offenses	1												1	2
Robbery	3												3	0
Aggravated Assault	2												2	3
Simple Assault	3												3	1
Intimidation	0												0	0
Non-Force Sex Offenses	0												0	0
Kidnapping	1												1	0
Human Trafficking	0												0	0
Burglary	3												3	1
Arson	0												0	0
Larceny	15												15	28
Motor Vehicle Theft	1												1	3
Extortion/Blackmail	0												0	0
Counterfeiting/Forgery	0												0	0
Fraud	3												3	1
Embezzlement	0												0	0
Stolen Property Offenses	2												2	0
Destruction of Property/Vandalism	1												1	6
Drugs/Narcotics Offenses	1												1	1
Pornography/Obscene Material	0												0	0
Gambling Offenses	0												0	0
Prostitution Offenses	0												0	0
Violation No Contact Order	1												1	0
Bribery	0												0	0
Weapon Law Violations	0												0	1
TOTAL NIBRS OFFENSES	37	0	0	0	0	0	0	0	0	0	0	0	37	47
Other													YTD 2026	YTD 2025
Domestic Violence Offenses	5												5	2
Suicide	0												0	0
Attempted Suicide	1												1	0
TOTAL OTHER	6	0	0	0	0	0	0	0	0	0	0	0	6	2
Arrests (Misdemeanor & Felony)													YTD 2026	YTD 2025
Adult	Group A	19											19	16
	Group B	15											15	21
	<i>Total Adult Arrests</i>	34	0	0	0	0	0	0	0	0	0	0	34	37
Juvenile	Group A	1											1	0
	Group B	2											2	0
	<i>Total Juvenile Arrests</i>	3	0	0	0	0	0	0	0	0	0	0	3	0
TOTAL ARRESTS		37	0	0	0	0	0	0	0	0	0	0	37	37
Traffic													YTD 2026	YTD 2025
Motor Vehicle Collisions		14											14	19
Traffic Infractions Filed		73											73	99
Traffic Violations Charged		96											96	129
Non-Traffic Infractions Filed		2											2	1
Non-Traffic Violations Charged		3											3	1
DUI Citations		2											2	2
Traffic Misdemeanors - Citations Filed		15											15	23
Traffic Misdemeanors - Violations Chrgd.		19											19	17
Sector Tickets Issued		110											110	134
Paper Tickets Issued		1											1	0
TOTAL TRAFFIC		335	0	0	0	0	0	0	0	0	0	0	335	425
Calls for Service & Reports													YTD 2026	YTD 2025
Calls for Service		1233											1233	1500
Calls w/ Reports		94											94	108

BONNEY LAKE MUNICIPAL COURT
PUBLIC SAFETY MONTHLY STATUS REPORT

3/3/26

CRIMINAL/TRAFFIC COURT :

case count numbers and hearings stats attached separately

- Stakeholders : instituted monthly meetings for increased communication, input and prioritization
 - Increase efficiency while maintaining effectiveness
 - Traffic cases processing efficiency and consistency
 - Eliminated fine payment hearings
 - Failure to appear/Bench warrant/ Collection procedures adjusted
 - Readiness and Motion hearings expectations and consistency
 - Trial confirmation: communication and expectations
- Re-organized calendars to allow similar cases to be processed together
- Adjusted fine collection and time pay policies to promote increased recovery of funds and reduced barriers leading to failure to pay

COMMUNITY COURT

- Posted Community Court Coordinator Position
- 2 graduates this month on Thursday 3/12 (Sumner), 2 more upcoming May graduates (Bonney Lake)
- Attended Regional Community Court Conference with 8 local courts to share and build upon best practices, compassion fatigue measures, ACE Trauma and Resiliency assessment factors and use
- Increased transparency between parties and stakeholders

COURT SUPPORT SERVICES (formerly Probation)

- Brainstormed ways to focus resources on cases with higher needs in lieu of blanket referrals
- Increased communication between probation and attorneys for more efficient and effective review hearings

BONNEY LAKE MUNICIPAL COURT
Preliminary Caseload by Jurisdiction
 January - February, 2026

COURT TOTAL

Infractions		Traffic Infractions	Non-Traffic Infractions	Parking Infractions
A. Monthly Filings	Infractions Filed	115	3	1
	Violations Charged	154	4	1
B. Proceedings During the Month	Contested Hearing	29	2	
	Mitigation Hearing	31		
	Other Hearing On Record	17		
	Show Cause Hearing	17		
C. Deferred Findings		20		
D. Infractions Disposed During the Month	Paid	29		
	Committed - FTR	45		
	Committed	53	2	
	Not committed	1		
	Dismissed	42	2	
	Amended	4		
	Total	174	4	
	Transferred to Trial Court			
E. Appeals to Superior Court				
F. Revenue (Excl Trust and 30% PSEA)		28,892	399	616
G. Cases Closed		74	3	3

BONNEY LAKE MUNICIPAL COURT
Preliminary Caseload by Jurisdiction
 January - February, 2026

COURT TOTAL

Citations/Complaints		DUI/Physical Control Misdemeanors	Other Traffic Misdemeanors	Non-Traffic Misdemeanors
A. Monthly Filings	Citations Filed	4	35	31
	Violations Charged	4	40	31
B. Trial Settings	Jury Trial	1	1	4
C. Proceedings During the Month	Arraignment	4	32	40
	Jury Trial			
	Other Hearing On Record	78	113	326
	Stipulation to the Record	5	4	14
D. Charge Complaints Disposed	Guilty	1	24	31
	Dismissed	4	7	28
	Amended	1	28	1
	Total	6	59	60
Transferred to Trial Court				
E. Disposition Under Other Criminal Traffic			1	
F. Prosecution/Diversion	Deferred/Diver. (RCW 10.05)	6		20
	Prosecution Resumed			1
G. Appeals to Superior Court				
H. Revenue - Penalty Fine Forf (Exc 30% PSEA)		13,211	5,568	1,440
I.	Revenue - Prob. Assmt. (DWI+Oth Traf+Misd)	12,285		
	Criminal Court Cost Recovered	5,567		
	30% State PSEA Assessment (Inf + Crim)	5,432		
	Misc. Revenue (All Case Types)	31		
J. Cases Closed		14	23	44

BONNEY LAKE MUNICIPAL COURT
Preliminary Caseload by Jurisdiction
 January - February, 2026

COURT TOTAL

Civil Case Protection Orders

		Domestic Violence Protection	Civil Harassment Protection	Sexual Assault Protection	Stalking Protection
C. Petitions/Orders for Protection Disposed	Denied				
	Denied or Dismissed				
	Dismissed				
	Granted				
	Total				
	Trans. to Superior Court				
E. Cases Closed					

COURT TOTAL

Civil		Civil
A. Cases Filed	\$10,000 Or Less	1
E. Appeals to Superior Court		
G. Revenue (Civil + Anti-Har, Exl Trust Accts)		103
H. Cases Closed		

Impound Hrg

SUMNER MUNICIPAL COURT
Preliminary Caseload by Jurisdiction
 January - February, 2026

COURT TOTAL

Citations/Complaints		DUI/Physical Control Misdemeanors	Other Traffic Misdemeanors	Non-Traffic Misdemeanors
A. Monthly Filings	Citations Filed	10	40	16
	Violations Charged	10	44	24
B. Trial Settings	Jury Trial			1
C. Proceedings During the Month	Arraignment	11	27	13
	Jury Trial			
	Other Hearing On Record	48	87	139
	Stipulation to the Record		2	4
D. Charge Complaints Disposed	Guilty		16	5
	Dismissed	1	6	12
	Amended	6	20	1
	Total	7	42	18
	Transferred to Trial Court			
E. Disposition Under Other Criminal Traffic			6	
F. Prosecution/Diversion	Deferred/Diver. (RCW 10.05)		3	20
	Prosecution Resumed			
G. Appeals to Superior Court				
H. Revenue - Penalty Fine Forf (Exc 30% PSEA)		3,070	1,241	
I.	Revenue - Prob. Assmt. (DWI+Oth Traf+Misd)	1,470		
	Criminal Court Cost Recovered	181		
	30% State PSEA Assessment (Inf + Crim)	3,048		
	Misc. Revenue (All Case Types)	8		
J. Cases Closed		11	11	23

City of Bonney Lake, Washington
Public Safety Committee Agenda Bill (AB)

Agenda Bill Number:

Agenda Item Type:

Resolution

Presenter:

Lauren Balisky, Development Services
Manager, Shailey Wilkinson, Jason Sullivan,
Public Services Director

City Strategic Goal Category:

Public Safety Vision

Department/Division Submitting:

Public Services Staff

**Impacted Departments That Received
Notification:**

Public Services
Police Department
Finance

Full Title/Motion: Ending Fund Balance Request - CW 708 Demolition

Short Background Summary:

PURPOSE

City Council requested that code enforcement abatement actions and associated budget requests be evaluated on a case-by-case basis. The purpose of this item is for the Safety Committee to discuss this case and direct staff on whether to prepare a resolution to reallocate budget for the abatement of the subject property.

LOCATION

7222 193rd Ave E
Bonney Lake, WA 98391
Pierce County Tax Parcel Number 7110000963

BACKGROUND

The City has been receiving complaints regarding the subject property since at least 2016. An overview of the case history and typical photos of the subject property are available in **Attachment A**.

In 2023, the City began the unfit dwelling process authorized under [Revised Code of Washington \(RCW\) Chapter 35.80](#) and [Bonney Lake Municipal Code \(BLMC\) 14.130.160](#). Due to a series of deaths and questions about probate in this case, a stipulated order by the Bonney Lake Hearing Examiner was not signed until January 2025. A copy of the stipulated order is available in **Attachment B**.

Since the stipulated order was issued, the City has boarded up and monitored the subject property while obtaining an asbestos survey and quotes for its abatement. In addition to the efforts of code

enforcement staff, the Police Department has received 93 calls to the subject property since January 1, 2020.

ABATEMENT NEEDED

Actions needed to abate the subject site include:

- Demolition of the primary and accessory structures
- Removal of all trash and rubbish
- Capping of all utilities
- Replacement of some or all of the front fence
- Temporary erosion control measures

Staff obtained quotes from responsible bidders for this work, available in **Attachments C and D**. The total estimated cost for this work, including a 15% contingency, is **\$56,500**. If approved, the total cost of the abatement, including staff and attorney time, would be filed as a lien against the property and paid as part of the taxes due. The City would receive the funds back, with interest, within one (1) to four (4) years.

Budget Explanation:

Staff is requesting \$56,500 from the General Fund Ending Balance to complete the abatement. This expense was not included in the 2025/2026 budget.

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting: Hearing Examiner - Unfit Dwelling Hearing

Date of Committee/Commission/Examiner Meeting: 11/1/2024

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision: Stipulated Order (see **Attachment B**)

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing



7222 193rd Ave. E.

Bonney Lake, WA 98391

Violation Number: Cityworks 708

- September 23, 2016, Notice of Potential Violation sent for junk vehicles
- October 3, 2018, Request for Action
- October 15, 2018, the City issued a Notice of Violation to the property owner.
- November 19, 2018, Property owner signed a 6-month work plan.
- May 2021, property owner passed away.
- On July 5, 2022, the City issued a Notice of Violation to the property owner and to the current residents of the Property.
- On August 16, 2022, Marshall and the City agreed to a Code Enforcement Work Plan.
- February 2023, Marshall passed away.
- On March 31, 2023, the City issued a Notice of Violation and order to Binning for no water service.
- On May 17, 2023, the City issued a Notice of Potential Unfit Dwelling to Binning and current residents.
- On June 6, 2023, Code Enforcement confirmed that the Property continued to lack water service.
- On August 21, 2023, a hearing regarding the First Complaint was held.
- On November 6, 2023, Hearing Examiner Olbrechts issued an Order declaring the structure unfit.
- February 1, 2024, Property vacated and boarded up by the City per Orders issued on November 6, 2023.
- May 2, 2024, June 4, 2024, December 4, 2024, January 14, 2025, February 13, 2025, the City resecured the structure after break-ins.
- November 1, 2024, second hearing requesting to demolish the unsafe structure.
- December 20, 2024, Stipulated Order signed by both parties.

Photo the boarded up primary structure, taken on December 4, 2024. The vegetation is overgrown and the roof has holes in it. There are debris strewn across the porch. Violations in this photo are uninhabitable/unsafe structure and unsanitary living conditions, along with unsecured rubbish and trash and overgrown vegetation.



Photo of the southern portion of the primary structure taken on February 1, 2024. The roof and window are covered with tarps and plastic to keep rain out of the failing portions of the structure. There are trash and rubbish surrounding the structure. Violations in this photo are uninhabitable/unsafe structure and unsanitary living conditions, along with unsecured rubbish and trash.



Photo looking south at the front porch of the boarded up primary structure, take on October 31, 2024. The porch is filled with debris, rubbish and trash. Violations in this photos are uninhabitable/unsafe structure and unsanitary living conditions.



This photo is looking north into an enclosed portion of the front porch, taken on February 1, 2024. The enclosed area blocks a point of ingress/egress for the primary structure and is filled from floor to ceiling with furniture items and boxes and rubbish. Violations in this photos are uninhabitable/unsafe structure and unsanitary living conditions.



Photo looking north, behind the primary structure, taken February 1, 2024. There are several piles of trash and rubbish. Violations in this photo are unsecured trash and rubbish.



Photo looking southeast from the back door of the primary structure, taken on December 4, 2024. The back porch cover is caving in and the porch trash and rubbish stacked several feet high. Violations in this photo are unsafe structures and unsecured trash and rubbish.



Photo of the kitchen inside the primary structure taken on April 24, 2025. There are trash, rubbish and soiled carpets along with large portions of the ceiling caving in. Violations in this photo are uninhabitable structure and unsanitary living conditions.



April 24, 2025 9:09 AM

Photo of one of the bathrooms inside the primary structure, taken April 24, 2025. The bathroom is filled with miscellaneous items, trash and rubbish and there is a piece of the ceiling that has fallen into the bathtub. Violations in this photo are uninhabitable/unsafe structure and unsanitary living



April 24, 2025 9:18 AM

conditions.

Photo of a bathroom inside the primary structure, taken on April 24, 2025. The toilet is full of dirty water, and the bathtub has pieces of the collapsing ceiling in it. Violations in this photo are uninhabitable/unsafe structure and unsanitary living conditions.



Photo looking at the living room ceiling that is collapsing, taken on April 24, 2025. The ceiling is falling off in large portions, from water damage. There is exposed insulation and portions of the ceiling hanging down. Violations in this photo are an uninhabitable/unsafe structure.



Name & Return Address:

City of Bonney Lake

21719 96th St. E.

Buckley, WA 98391

Washington State Recorder's Cover Sheet (RCW 65.04) Please print legibly or type information.

Document Title(s) Stipulated Order

Grantor(s) City of Bonney Lake

Additional Names on Page 1 of Document

Grantee(s) Estate of Ronald Binning Jr.

Additional Names on Page 1 of Document

Legal Description

(Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section)

Section 28 Township 20 Range 05 Quarter 42 RAINIER VISTA L 2 S P

Complete Legal Description on Page 2 of Document

Auditor's Reference Number(s)

Assessor's Property Tax Parcel/Account Number(s) 7110000963

Non Standard Fee \$50.00

By signing below, you agree to pay the \$50.00 non standard fee.

I am requesting an emergency non standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Party Requesting Non Standard Recording

NOTE: Do not sign above or pay additional \$50.00 fee if document meets margin/formatting requirements.

The Auditor/Recorder will rely on the information provided on this cover sheet. Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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IN FRONT OF THE HEARING EXAMINER FOR
THE CITY OF BONNEY LAKE

CITY OF BONNEY LAKE,

Plaintiffs,

vs.

THE ESTATE OF RONALD BINNING, JR.,
RONALD BINNING JR. AND UNKNOWN
HEIRS, AND ANY SUCCESSORS IN
INTEREST TO 7222 193RD AVE E, BONNEY
LAKE, WA and 7222 193RD AVE E, BONNEY
LAKE, WA, *in rem*,

Defendants.

NO. Cityworks 708

Parcel No. 7110000963

STIPULATED ORDER

COMES NOW the Plaintiff, City of Bonney Lake (“City” or “Bonney Lake”), by and through its attorneys of record, Jennifer S. Robertson and Maili C. Barber of the law firm of Inslee, Best, Doezie & Ryder, P.S., and Defendant, Carlin Redmond, Personal Representative of the Estate of Ronald Lee Binning Jr. (“Estate”), per the Pierce County Superior Court 24-4-01330-2 and through his attorney of record, Stephen William Fisher, do hereby stipulate to the following conditions regarding the property (“Property” or “Premises”), located at 7222 193rd Ave E., Bonney Lake, WA, Parcel Number 7110000963, and legally described as follows:

STIPULATED ORDER- Page 1

INSLEE Skyline Tower
Suite 1500
BEST 10900 NE 4th Street
Bellevue, WA 98004
425.455.1234 | www.insleebest.com

1 LOT 2 OF PIERCE COUNTY SHORT PLAT NO. 8206150180, RECORDS
 2 OF PIERCE COUNTY, WASHINGTON.
 3 SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON
 4 as authorized by the City of Bonney Lake Hearing Examiner, the Bonney Lake Municipal Code
 5 (BLMC), and Revised Code of Washington State (RCW).

I. PARTIES STIPULATE

The parties hereby stipulate and agree as follows:

7 1.1 All sections of the Complaint and Notice of Hearing dated September 18, 2024
 8 are true and accurate except as noted in 1.2 below.
 9

10 1.2 Section 1.1 of the Complaint and Notice of Hearing dated September 18, 2024,
 11 is corrected to confirm that the City is a municipal corporation, organized under Title 35A RCW,
 12 doing business in Pierce County, Washington, and is fully authorized to bring this action. Per
 13 RCW 35A.21.160, code cities are granted the same powers as any other class of city in
 14 Washington State and the previous scrivener's error is innocuous.

15 1.3 The Complaint and Notice of Hearing and all exhibits are entered into the record.

16 1.4 The following are attached and entered into the record:

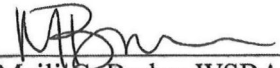
17 1.4.1 A supplemental report from Community Services Officer Harrison
 18 regarding calls for service by the Bonney Lake Police Department
 19 between February 1, 2024, and October 24, 2024, prepared on October
 20 24, 2024; and

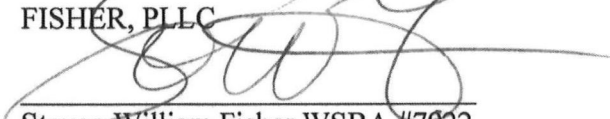
21 1.4.2 Additional pictures taken by Code Enforcement Officer Wilkinson on
 22 October 31, 2024.

1 It is so stipulated this _____ day of November, 2024.

2 Presented by:

3 INSLEE, BEST, DOEZIE & RYDER, P.S.

4  12/20/2024
Maili C. Barber WSBA #38470
Attorney for the City of Bonney Lake

6 FISHER, PLLC
7 
Steven William Fisher WSBA #7022
Attorney for the Defendant

9 **II. ORDER**

10 2.1 The Premise was previously ordered as unfit for human habitation because it
11 lacks adequate sanitary facilities and violates the BLMC. The structure and Premises have not
12 improved since the original order and is in need of demolition;

13 2.2 The service of the Complaint was proper;

14 2.3 The continuing prohibition of people living or entering the Property and boarding
15 up the structure to prevent dangerous inhabitation is necessary;

16 2.4 The City is authorized to apply for and obtain any permits necessary to carry out
17 the demolition or to support other abatement actions related to this case and order;

18 2.5 The City may lawfully enter the structure(s) and Property, to accomplish the
19 following:

20 2.5.1 Demolition of the residence and accessory structure(s);

21 2.5.2 Abatement of violations;

22 2.5.3 Securing the site using fencing or other appropriate means;

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2.5.4 Remediation of the Property as necessary for public safety;

2.5.5 Installing signage prohibiting entry; and

2.5.6 Maintaining the vegetation to prevent fire hazard.

2.6 It is ordered that the Property is to remain vacant, and no unauthorized persons be allowed to enter the Property prior to, during, or after the demolition and until authorized by the City. Representatives of the estate cannot access the site without prior approval of the City and cannot authorize other persons to access the site. "Authorized persons" will be deemed solely by the City;

SWF
Initial
MLB

2.7 The Estate agrees that this Order provides additional authority and permission to the City to trespass any unauthorized person who enters the Property, to include representatives of the estate that access the property without prior approval of the City. The Estate will also sign a Trespass Agreement with the City;

2.8 As a result of the Hearing Examiner Order dated November 6, 2023, the Property has no valid certificate of occupancy;

2.9 It is ordered that the Property shall remain vacant consistent with Section 2.6 above until a habitable structure is lawfully permitted, the City grants final approval of such structure, and a certificate of occupancy is issued by the City. Until a certificate of occupancy is issued, no camping is allowed, and no unauthorized persons or vehicles shall enter or access the Property. "No Trespassing" signs shall be posted on the Property, and the police department is authorized to enforce trespass laws, including formally trespassing any unauthorized persons found on the Property. Unauthorized vehicles shall be subject to towing, and the cost of towing shall be considered part of the abatement cost as discussed in Section 2.10.

2.10 It is ordered that all costs incurred by the City in this action, including

STIPULATED ORDER- Page 4

INSLEE Skyline Tower
Suite 1500
BEST 10900 NE 4th Street
Bellevue, WA 98004
425.455.1234 | www.insleebest.com

1 demolition, abatement, code enforcement, attorney’s fees, and all related expenses such as
2 hauling, storage, demolition, remediation, disposal expenses, permit fees, securing the site,
3 signage, vegetation maintenance, towing, and contractor supervision, shall be assessed against
4 the Property, per BLMC 14.130.150. All costs paid out by the City associated with this case
5 shall be considered “direct and indirect personnel costs.”

6 2.11 This Order shall be recorded on the Property.

7 2.11.1 The final costs resulting from this Order shall be shared with the Estate,
8 which will have 15 days to review from the date of service of the final
9 costs as defined in BLMC 14.13.050.B.

10 2.11.2 The amount of the costs shall be subject to appeal in the same manner as
11 an administrative determination under BLMC 14.10.140. The Estate shall
12 bear the burden of establishing that the final costs are incorrect.

13 2.11.3 If no timely request for clarification or appeal of the final costs is
14 received, the final costs shall be considered a final order and the final cost
15 amount shall be submitted to the Hearing Examiner for signature and
16 subsequently recorded with the Pierce County Recorder’s Office as a lien
17 against the Property.

18 2.11.4 In accordance with BLMC 14.130.160(G) and RCW 35.80.030(1)(h), the
19 full amount of abatement costs incurred by the City identified in Section
20 2.10 shall automatically be assessed as a lien on the real property at the
21 cited address. This assessment shall be entered by the county treasurer on
22 the tax rolls for the current year against the Property, and the lien shall
23 be of equal rank with state, county, and municipal taxes. This lien shall

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remain in effect until all costs are fully recovered by the City.

Initial
MLB

Initial
MLB

2.11.5 The abatement costs shall bear an interest rate of ~~12%~~^{5.75} annually.
at the applicable rate set forth in RCW 84.56.020.

SWF

SWF

2.12 The property owner and any affected parties, by agreeing to this order, expressly
waive their right to appeal or petition this decision to the superior court, as provided in RCW
35.80.030(2) and BLMC 14.130.160(H).

SO ORDERED this ___ day of November, 2024
12/18/2024 | 9:14 AM PST

DocuSigned by:
Phil Olbrechts
AF3FA7464D3C4D5
Phil Olbrechts
City of Bonney Lake Hearing Examiner

Presented by:

INSLEE, BEST, DOEZIE & RYDER, P.S.

Maili C. Barber
A40F50E2703A4B7
Maili C. Barber WSBA #38470
Attorney for the City of Bonney Lake

FISHER, PLLC
Steven William Fisher
Steven William Fisher WSBA #7922
Attorney for the Defendant



PROPOSAL

Rivers Edge Environmental Service, Inc
 1742 Cole Street, Unit 7
 Enumclaw, WA 98022
 (425) 584-7089

Contractor Registration No RIVEREE855DT

Estimate #	22-1702
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Submitted to:	Date: 11/14/2025	Project Name	House Demolition
City Of Bonney Lake Shailey Wilkinson		Job Site	City Of Bonney Lake 7222 193rd Ave E, Bonney Lake
		Email	
		Phone	

Description	Qty	Rate	Total
Rivers Edge Environmental Services, Inc. (REES) proposes the following scope of work:			
- Mobilization to the site. - Locates.	1	1,750.00	1,750.00T
TESC/ Erosion Control for project: - Includes Silk fence - Catch Basin socks	1	1,500.00	1,500.00T
Cut and Cap Utilities: Only covers capping of sewer and water.	1	1,000.00	1,000.00T
Quarry Spall Entrance road: - Assumes 30 tons of spalls needed for entrance.	1	4,730.00	4,730.00T
Demolition of Main Building and side building:	1	22,510.00	22,510.00T
Outside MISC Debris Cleanup: -Also includes Hydroseeding impacted areas after the completion of work.	1	8,300.00	8,300.00T
Traffic Control Signs for duration of demolition project: -(1) Road Work Ahead Sign. - (1) Shoulder Work Ahead Sign. - (1) Shoulder Closed Ahead.	1	1,500.00	1,500.00T

Dan Kuhn, Estimator	Phone: 425-584-7089 dkuhn@rivers.city	Subtotal
		Total

We accept payment by credit card for an additional fee of 3%. Please notify our Estimator if this is your preferred method of payment.

We propose to furnish labor and materials in a complete accordance with the above specifications for the stated total sum plus unit price, if applicable. Terms of payment are net 30 days from invoice date. A finance charge of 3% per month that the invoice remains past due will apply. All work and materials are presented with limitations as specified. All work is to be completed in a workmanlike manner according to standard practices. Any deviation from above specifications involving extra work and additional costs will be executed only upon written change orders and will become an extra cost over and above the quoted price. The total quoted price do not include all applicable taxes unless noted. Price is good for 30 days.

 Signature of Authorized Representative

 TITLE / COMPANY

 Printed Name

 Date



PROPOSAL

Rivers Edge Environmental Service, Inc
 1742 Cole Street, Unit 7
 Enumclaw, WA 98022
 (425) 584-7089

Contractor Registration No RIVEREE855DT

Estimate #	22-1702
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Submitted to:	Date: 11/14/2025	Project Name	House Demolition
City Of Bonney Lake Shailey Wilkinson		Job Site	City Of Bonney Lake 7222 193rd Ave E, Bonney Lake
		Email	
		Phone	

Description	Qty	Rate	Total
Excluded: Permits, special inspections, haz-mat survey and/or abatement, site security fencing or security guards, traffic control plans or flagging, handling, hauling or disposal of contaminated materials, decommissioning of monitoring wells, fuel escalation, hardscape removal or replacement, landscape removal or replacement. Septic Decommissioning, Well Decommissioning, Grinder Pump Electrical/ Mechanical. Fencing install, shoring, Nights weekends and holiday work.			
Bonney Lake Sales Tax		9.50%	3,922.55

Dan Kuhn, Estimator	Phone: 425-584-7089 dkuhn@rivers.city	Subtotal	\$41,290.00
		Total	\$45,212.55

We accept payment by credit card for an additional fee of 3%. Please notify our Estimator if this is your preferred method of payment.

We propose to furnish labor and materials in a complete accordance with the above specifications for the stated total sum plus unit price, if applicable. Terms of payment are net 30 days from invoice date. A finance charge of 3% per month that the invoice remains past due will apply. All work and materials are presented with limitations as specified. All work is to be completed in a workmanlike manner according to standard practices. Any deviation from above specifications involving extra work and additional costs will be executed only upon written change orders and will become an extra cost over and above the quoted price. The total quoted price do not include all applicable taxes unless noted. Price is good for 30 days.

 Signature of Authorized Representative

 TITLE / COMPANY

 Printed Name

 Date

Established since 1969
 LICENSED/BONDED
 CONTRACTOR# PACIFFS755CQ
 UBI# 605-654-340

Proposal and Contract
Pacific Fence Specialists, LLC dba
FENCE SPECIALISTS, LLC
 10708 Golden Given Rd E • Tacoma, WA 98445
 P.O. Box 44606 • Tacoma, WA 98448
Phone (253) 531-5452 • Fax (253) 531-5457

JOB #

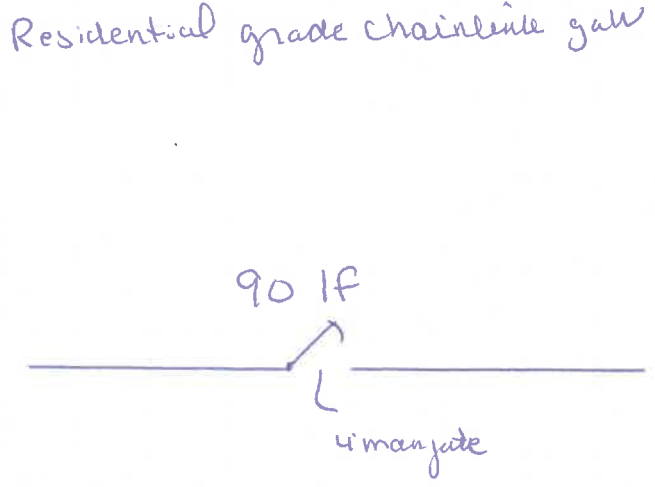


Contract Holder
 Contract GS-07F-0598W

PVW _____ RATE _____

SUBMITTED TO <i>City of Bonney Lake</i>	PHONE <i>Shalley</i> <i>447-4352</i>	FAX	DATE <i>2-17-26</i>
ADDRESS	JOB ADDRESS <i>7222 193rd Ave E Bonney Lake</i>		
CITY, STATE & ZIP	EMAIL <i>Wilkinson.s@BonneyLake.gov</i>		

SPECIFICATIONS: Footage <i>90</i> Height <i>TBD</i> Gauge: 9 <input type="checkbox"/> 11 <input checked="" type="checkbox"/> Top Rail: 1 3/8 <input type="checkbox"/> 1 5/8 <input type="checkbox"/> Tension Wire Incl. <input checked="" type="checkbox"/> Barb Wire End Post <i>2 3/8</i> Line Post <i>1 7/8</i> Gate Post <i>2 3/8</i> Walk Gate <i>4'</i> Drive Gate Gate Frame <i>1 3/8</i>	CEDAR STYLES: Solid <input type="checkbox"/> Panel <input type="checkbox"/> Other _____ Posts: _____ Gate Post: _____ Rails: _____ Trim: _____ Boards: _____
SPECIAL INSTRUCTIONS: <i>PRV</i>	
GROUND CONDITIONS <input type="checkbox"/> Concrete <input type="checkbox"/> Black Top <input type="checkbox"/> Rocky <input type="checkbox"/> Hard Pan <input checked="" type="checkbox"/> Dirt	<input checked="" type="checkbox"/> Set Posts in Concrete <input type="checkbox"/> Clear Fence Lines <input type="checkbox"/> Dirt Removal <input type="checkbox"/> Hauling of Debris <input type="checkbox"/> Stirrups <input type="checkbox"/> Plated <input type="checkbox"/> Sleeves



6' TALL 3800⁰⁶ + TAX
5' TALL 3675⁰⁶ + TAX
4' TALL 3575⁰⁶ + TAX

All Workmanship and Materials Guaranteed For 5 Full Years.

We Propose hereby to furnish material and labor - complete in accordance with this contract.
The sale is for cash on completion. A down payment must be paid before work may begin.
 If account is overdue the purchaser agrees to pay a delinquency charge of 1.5% per month on the unpaid balance and an additional surcharge of 25% on account balance plus reasonable attorney's fees, if account is referred to an attorney for collection. Locating, clearing and staking of fence and/or property lines is the sole responsibility of the purchaser. Purchaser further agrees that Pacific Fence Specialists, LLC shall not be held responsible for any damage to underground pipes, wires or hidden obstructions, and herewith waives any claims relating thereto.

WARRANTY

Pacific Fence Specialists, LLC warrants that all work will be performed in a commercially expeditious manner and all work will be performed to industry standards. The period of warranty is for 5 years from the date of the contract and thereafter expires. Products supplied by suppliers, manufacturers and subcontractors to the project are warranted only to extent that the suppliers or manufacturers of those products provides a warranty. If customer wishes to file a claim based on warranty, contract or tort, the claim must be filed in a court of competent jurisdiction within 30 days following the expiration of the warranty period. Any breach of warranty, which is not filed within this period of time, is waived. All claims must be faxed or mailed to the contractor within the warranty period, and any subsequent claims by the customer are limited to the written claims sent to the contractor during the warranty period. **This warranty expressly excludes all other warranties available under Washington or federal laws, including any expressed or implied warranties of fitness, merchantability or habitability.** The following items are expressly excluded from being warranted: Any and all wood for any reason, metal finishes, galvanizing, powder coating, paint, any damage that has been caused after initial installation, the containment of pets, animals, people or any other thing, the protection of property from trespass or habitation of pets, animals, people or any other thing, ground movement caused by erosion or settling or any other force.

NOTICE: Pacific Fence Specialists, LLC reserves the right to research your credit history to determine payment terms.

Salesperson *Stephanie*
 Signature _____

Above specified work to be completed for the sum total of:
 The above prices, specifications, and conditions are satisfactory and are hereby accepted.

9.5 SUBTOTAL _____
 SALES TAX _____
 TOTAL _____
 DOWN PAYMENT _____
 BALANCE DUE _____

NOTE: This proposal may be withdrawn by us if not accepted within *15* days.



These prices subject to company audit before installation.