

City Council Meeting

March 10, 2026
6:00 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 Council Meetings and Workshops. 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: 678 478 69#)

By internet: Chrome- [TEAMS Meeting Link](#) (Meeting ID: 265 362 442 662 58)

(All public online cameras and microphones will be disabled except during audience comments for anyone who clicks the raise hand icon or had let the Clerks know your phone number in advance. Only staff and presenters will be visible and unmuted during the entire meeting.)

The City Council may add and take action on other items not listed on this agenda.

I. Call to Order

A. Pledge of Allegiance

B. Roll Call

Mayor Terry Carter, Deputy Mayor Dan Swatman, Councilmember Angela Baldwin, Councilmember Aaron Davis, Councilmember Gwendolyn Fullerton, Councilmember Kerri Hubler, Councilmember J. Kelly McClimans, and Councilmember Brittany Rock.

C. Agenda Modifications

II. Council Committee Reports

III. Consent Agenda

(The items listed below may be acted upon by a single motion and second of the City Council. By simple request to the Chair, any Councilmember may remove items from the Consent Agenda for separate consideration after the adoption of the remainder of the Consent Agenda items.)

A. **Approval of Accounts Payable and Utility Refund Checks/Vouchers:** For Checks/Vouchers #100863 to #100918, and Wire Transfers #202601281 and #20280128 in the amount of \$1,514,256.62. For Checks/Vouchers #100919 to #100989, and Wire Transfers #202601211, #20260212, #202602110, #20260206, and #20260202 in the amount of \$553,289.79 For Wire Transfer #PC012026 for City purchasing cards in the amount of \$41,107.40. For Checks/Vouchers #100990 to #101078, and Wire Transfers #20260226, #202602221, and #20260203 in the amount of \$337,544.37. **Void:** None.

B. **Approval of Minutes:** February 10, 2026 City Council Meeting, And February 17, 2026, City Council Meeting

C. **AB26-29** - A Motion of the City Council of the City of Bonney Lake, Pierce County,

Washington, Authorizing The Mayor to Sign The First Amendment To Lease Agreement
Between City Of Bonney Lake And Goodroots Northwest

IV. Full Council Issues

- A. **AB26-27** - A Motion Of The City Council of the City of Bonney Lake, Pierce County, Washington, To Amend The 2025-2026 Planning Commission Work Plan Adopted Under Resolution 3263 To Remove The Comprehensive Plan Update; Remove The Statutory Update Items Completed Under AB25-80 – Ordinance 1745; Remove The Annual Development Regulation Maintenance; Remove The Midtown Countywide Growth Center (CWGC) Designation; Add Removing Residential Fire Sprinkler Requirements; Add Removing Residential Sheetrock And Accessory Structures Requirements; Keep The Impact Fees Update; Add The 6-Year Capital Improvement Program (CIP); Add A Residential Reroof Permit Exemption; Add A Bulkhead Repair And Replacements Exemption; Keep The Construction Code Update; Add Geological Hazard Areas Update; And Add Replacement Of Chapter 14.130 BLMC With A Code Enforcement Title.
- B. **AB26-28** - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Relating To The Implementation Of A Public Safety Sales And Use Tax For Criminal Justice Purposes; Adding A New Chapter 3.46 Public Safety Sales And Use Tax To The Bonney Lake Municipal Code; Providing For Severability And Corrections; And Establishing An Effective Date.

V. Audience Comments

Limited to 5 minutes for each speaker.

VI. Council Open Discussion

VII. Workshop Discussion Items

- A. **Review of Minutes:** February 24, 2026, City Council Retreat and March 3, 2026, Joint Planning Commission Meeting/City Council Meeting Minutes

VIII. Executive/Closed Session

Pursuant to RCW 42.30.110 and/or RCW 42.30.140, the City Council may hold an executive or closed session. The topic(s) and duration will be announced prior to the session.

IX. 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.

City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Agenda Bill Number:

Agenda Item Type: Resolution

Presenter: Norielle Hernandez, Accounting Specialist II

City Strategic Goal Category: None

Department/Division Submitting: Finance Staff

Impacted Departments That Received Notification: Finance

Full Title/Motion: Approval of Accounts Payable and Utility Refund Checks/Vouchers: For Checks/Vouchers #100863 to #100918, and Wire Transfers #202601281 and #20280128 in the amount of \$1,514,256.62. For Checks/Vouchers #100919 to #100989, and Wire Transfers #202601211, #20260212, #202602110, #20260206, and #20260202 in the amount of \$553,289.79 For Wire Transfer #PC012026 for City purchasing cards in the amount of \$41,107.40. For Checks/Vouchers #100990 to #101078, and Wire Transfers #20260226, #202602221, and #20260203 in the amount of \$337,544.37. **Void:** None.

Short Background Summary:

AP Numbers 03/10/2026

Budget Explanation:

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting:

Date of Committee/Commission/Examiner Meeting:

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Agenda Bill Number:

Agenda Item Type: None

Presenter: Kandice Besaw, Records & Disclosure Coordinator

City Strategic Goal Category: None

Department/Division Submitting: Admin

Impacted Departments That Received Notification: None

Full Title/Motion: Approval of Minutes: February 10, 2026 City Council Meeting, And February 17, 2026, City Council Meeting

Short Background Summary:

minutes

Budget Explanation:

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting:

Date of Committee/Commission/Examiner Meeting:

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

City Council Meeting

**February 10, 2026
6:00 PM**



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

Minutes

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 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 Angela Baldwin, Councilmember Aaron Davis, Councilmember Gwendolyn Fullerton, Councilmember Kerri Hubler, Councilmember J. Kelly McClimans, Councilmember Brittany Rock.

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 Clerk Sadie Schaneman, and Administrative Specialist II Debbie McDonald.

Staff member in virtual attendance was Chief Finance Officer Cherie Reiersen.

C. Agenda Modifications

None.

II. Council Committee Reports

Councilmember Baldwin reported the Public Safety Committee met in person and virtually today at 3:45 p.m. The Committee discussed East Pierce Fire & Rescue Report, January 2026 Public Safety Report, Quarter4 Code Enforcement Report and Emergency Management Report. Judge Berry introduced herself to the Committee. Open Discussion was on upcoming state legislation, including a bill on electronic bikes.

Deputy Mayor Swatman reported the Finance Committee met in person and virtually today at 5:00 p.m. The Committee discussed HR Staffing update, a resolution for rate adjustment for Murrey's Disposal and a motion to approve the purchase of two satellites from OneWeb Satellite Systems..

III. Consent Agenda

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

Motion 7-0.

- A. **Approval of Payroll:** January 16-31, 2026 For Checks #35389-35400 Including Direct Deposits And Electronic Transfers Totaling \$991,028.82. **Voids:** None.
- B. **Approval of Accounts Payable and Utility Refund**
Checks/Vouchers: 01/13/2026 For Checks/Vouchers #100595 To #100757, And Wire Transfers #20251209, #20251211, #2025121701, #2025112001, #2025120201, #20251218, #50009564, #2025121501, And #2025121801 In The Amount Of \$1,824,142.37. 02/03/2026 For Checks/Vouchers #100758 to #100862, And Wire Transfers #20251222, #20251231, #20260102, #20260109, #50430461, #50432973, #2025123102, 2025123103, #2026011301, and #2026012001 In The Amount Of \$1,064,250.31 **Voids:** Ck# 100603 – Replaced With Ck# 100767.
- C. **Approval of Council Minutes:** January 13, 2026, City Council Meeting And January 20, 2026, City Council Meeting.

IV. Full Council Issues

- A. **AB26-17** - An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Bonney Lake Municipal Code (BLMC) Section 10.22.070 Relating To Personal Watercraft Regulations; Correcting A Scrivener’s Error In The Penalty Subsection; Clarifying Wake Related Operating Standards To Be Consistent With Other Watercraft Regulations In BLMC Chapter 10.22; Providing For Severability And Corrections; And Establishing An Effective Date. Introduced by Chief of Police Berry, who gave an overview of the amendments to the Bonney Lake Municipal Code that references watercraft.

The Council discussed and shared their concerns, including:

- Wakes being created even while going slow.
- Fund account will the project be under.

Deputy Mayor Swatman moved to approve AB26-17. Councilmember Hubler seconded the motion.

Motion 7 – 0 .

V. Public Hearings

None.

VI. Correspondence

None.

VII. Audience Comments

For efficient use of city resources, comments will be a short summary and not verbatim. An audio recording is available on the [state digital archives](#) and [public portal website](#) if you are needing a complete review of comments.

Todd Dayle with Patera in Tehaleh wanted to thank the East Pierce Fire and Rescue for all their Community Outreach.

Dan Decker, thanked Councilmember Davis and Councilmember Rock for what they did at the last meeting. Provided information on the Pledge of Allegence.

VIII. Council Open Discussion

Councilmember Baldwin:

Apology: Wanted to take the time to apologize to staff, especially Chief Finance Officer Reaerson and to her Council members for the way she acted at the last Council meeting.

Councilmember Fullerton:

Senior Center: Discussed what the seniors will do when the Senior Center is closed for remodeling. The Council discussed and shared their concerns, including:

- School District
- The old food bank spot.
- Splitting the location.
- Calvary Church

Councilmember Davis:

Community For Family Coalition: Attended the last meeting, the Mayor had a presentation, learned there are 258 homeless kids attending school. There are 58 students that are homeless without an adult. Families are still recovering from the flood and they have a need for shoes. Pierce County offers free mental health for children. The next meeting will be March 5, 2026.

Councilmember McClimans:

Murray's Disposal Rate Adjustment: Would like to understand the reasoning for the increase. Council discussed and shared their concerns, including:

- How much is the increase?
- Length of contract.
- Carbon tax.
- Council approval.
- Is the increased capped

Councilmember Rock:

Power Pole: There is a power pole down across from Allan Yorke Park. Public Service

Director Sullivan will give Puget Sound Energy a call.

IX. Workshop Discussion Items

- A. **Review of Minutes:** February 03, 2026 City Council Minutes
The draft minutes were forwarded to the February 17, 2026, Meeting for approval.

X. Executive/Closed Session

None.

XI. Adjournment

At 6:47 p.m. the Meeting was adjourned by Mayor Carter with the common consent of the City Council.

Sadie A. Schaneman, MMC, City Clerk

Terry Carter, Mayor

Items presented to Council at the February 10, 2026, Meeting for the record: None.

Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are added to the back of the packet the next day. 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.

City Council Meeting

**February 17, 2026
6:00 PM**



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

Minutes

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

Deputy Mayor Swatman called the meeting to order at 6:00 p.m.

A. Pledge of Allegiance

Deputy Mayor Swatman led the audience in the Pledge of Allegiance.

- B. Roll Call** City Clerk Sadie Schaneman noted for the record that Mayor Carter was not in attendance. In addition to elected officials attending were Deputy Mayor Dan Swatman, Councilmember Aaron Davis, Councilmember Kerri Hubler, Councilmember Brittany Rock. Councilmember Hubler was in virtual attendance. Councilmembers Angela Baldwin, Gwendolyn Fullerton and J. Kelly McClimans were not in attendance.

Councilmember Davis moved to Excuse. Councilmember Rock seconded the motion.

Motion approved 4 – 0.

Staff members in attendance at the physical location were City Administrator John P. Vodopich, Police Chief Mark Berry, Chief Finance Officer Cherie Reiersen, Administrative Services Director Chuck McEwen, Public Services Director Jason Sullivan, Assistant to City Administrator Leslie Harris, City Engineer Ken Gill, and City Clerk Sadie Schaneman.

C. Agenda Modifications

None.

D. Presentations

1. Arts Commission Annual Presentation
Erin Olds gave a presentation on the Arts Commission regarding past projects and their goals for future projects within the city.

II. Council Committee Reports

Councilmember Rock reported the Community Development Committee met in person and virtually today. The Committee discussed moving to a future Council meeting AB26-

16, AB26-18, AB26-20, and AB26-23 and approved their minutes.

III. Consent Agenda

**Councilmember Rock moved to Adopt . Councilmember Davis seconded the motion.
Motion approved 4 – 0.**

- A. **Approval of Minutes:** February 03, 2026, City Council Meeting Minutes
- B. **AB26-25 -** A Motion of the City Council of the City of Bonney Lake, Pierce County, Washington, To Approve A Quote For Installation Of Two (2) OneWeb Satellite Systems At Public Safety And Victor Falls Pump House.
There was Council consensus to place the item for action on the next Council agenda under the Consent Agenda.

IV. Full Council Issues

- A. **AB26-24 -** A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, Approving the Application for Rate Adjustment to Reflect Unforeseen Costs Requested by Murrey's Disposal Company, Inc.
Councilmember Davis moved to Motion to Discuss. Councilmember Rock seconded the motion.

Introduced by [Who] who gave an overview of [What]. The [Council, Committee, Commission] discussed and shared their concerns, including:

- **Agreement already gives Murrey's the right to increase for CPI**
- **Cost increase for the residents**

Motion approved 4 – 0.

V. Public Hearings

None.

VI. Correspondence

None.

VII. Audience Comments

For efficient use of city resources, comments will be a short summary and not verbatim. An audio recording is available on the [state digital archives](#) and [public portal website](#) if you are needing a complete review of comments.

Dan Decker, spoke about Councilmembers being absent and the reasons for their absence.

VIII. Council Open Discussion

Kelley Farm Water Bill / Vandalisim.

Introduced by Councilmember Rock. The Council discussed and shared their concerns, including:

- Unincorporated Pierce County
- Does not qualify

IX. Workshop Discussion Items

A. Moving Park Board And Tree Board to Council.

Introduced by Deputy Mayor Swatman who discussed having the City Council become the board and handle any decisions.

The Council discussed and shared their concerns, including:

- Public Attendance
- Having more options for the public to comment
- Leave with Planning Commission

X. Executive/Closed Session

None.

XI. Adjournment

At 6:44 p.m. the Meeting was adjourned by Deputy Mayor Swatman with the common consent of the City Council.

Sadie A. Schaneman, MMC, City Clerk

Dan Swatman, Deputy Mayor

Items presented to Council at the February 17, 2026, Meeting for the record: None

Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are added to the back of the packet the next day. 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.

City Council Meeting

**February 3, 2026
6:00 PM**



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

Minutes

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

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 Angela Baldwin, Councilmember Aaron Davis, Councilmember Gwendolyn Fullerton, Councilmember Kerri Hubler, Councilmember J. Kelly McClimans, Councilmember Brittany Rock.

Staff members in attendance at the physical location were City Administrator John P. Vodopich, Police Chief Mark Berry, Chief Finance Officer Cherie Reiersen, Administrative Services Director Chuck McEwen, Public Services Director Jason Sullivan, City Clerk Sadie Schaneman, and Records & Disclosure Coordinator Kandice Besaw.

Staff members in virtual attendance were Assistant to City Administrator Leslie Harris.

C. Agenda Modifications

None.

II. Council Committee Reports

Councilmember Fullerton reported the Community Development Committee did not meet and was replaced by a Joint Advisory Committee (JAC) session, where they went over their 2025 review. Key topics included the digester cleaners, pre-treatment delegation, personnel updates, 2025 flood response, and exploring AI for future program development.

Councilmember Hubler: Shared highlights from the Bonney Lake High School Youth Forum, noting the students' enthusiasm for providing feedback on local government and their desire to impact the community.

III. Consent Agenda

Councilmember Baldwin moved to Approve the Consent Agenda. Councilmember Fullerton seconded the motion.

Motion approved 7 – 0.

- A. **Approval of Minutes:** November 25, 2025, City Council Meeting, December 2, 2025, City Council Workshop, December 9, 2025, City Council Meeting, December 16, 2025, City Council Workshop, and January 6, 2026, City Council Workshop.
- B. **Approval of Accounts Payable and Utility Refund Checks/Vouchers:** None.
- C. **Approval of Payroll:** January 1–15, 2026 For Checks #35347-35388 Including Direct Deposits And Electronic Transfers Totaling \$959,740.46. **Voids:** None.
- D. **AB26-19** - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Granting A Non-Exclusive Telecommunications Franchise In, Across, Over, Along, Under, Through And Below The Public Rights-Of-Way Of The City Of Bonney Lake To Ezee Fiber Texas, LLC, Providing For Severability And Corrections; Requiring Acceptance By The Franchisee Within 30 Days; And Establishing An Effective Date.
- E. **AB26-15** - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Granting A Non-Exclusive Telecommunications Franchise In, Across, Over, Along, Under, Through And Below The Public Rights-Of-Way Of The City Of Bonney Lake To Forged Fiber 37, LLC, A Delaware Limited Liability Company, And Wholly Owned Subsidiary Of AT&T, Inc.; Providing For Severability And Corrections; Requiring Acceptance By The Franchisee Within 30 Days; And Establishing An Effective Date.

IV. Full Council Issues

None.

V. Audience Comments

For efficient use of city resources, comments will be a short summary and not verbatim. An audio recording is available on the [state digital archives](#) and [public portal website](#) if you are needing a complete review of comments.

Dan Decker, Provided an update regarding the details of his ongoing court proceedings.

Jennifer Jones, Requested clarification from the Police Department regarding their procedural interactions with Federal Immigration Authorities.

VI. Council Open Discussion

Councilmember, Baldwin:

Buoy Agenda Bill: Discussed the delay of the buoy agenda bill and inquired about budget discrepancies. Chief Financial Officer Reierson clarified that the items lacked formal Council authorization for the General Fund, but confirmed the issue is being rectified.

Legislative Videos & Ad Hoc Committee: Proposed creating public-facing videos to highlight legislative priorities and suggested forming an ad hoc committee for this purpose. The Council reached a consensus to produce the videos in rotating groups of three members, allowing each to speak on the specific topics they are most passionate about. In response to Council inquiries regarding further requirements, Assistant to City Administrator Harris advised that the primary remaining task is to establish the schedule.

Councilmember Fullerton:

Point of Order & Council-Staff Relations: Raised a point of order reminding the Council of their previous vote to follow Robert’s Rules of Order, specifically the requirement to address the Mayor to set a professional tone. Emphasized that while Council must be direct when seeking information on the budget, Public Works, etc., conversations must remain professional to ensure staff do not feel pressured or directed. It was noted that the Council’s role is to create laws and ordinances, not to manage staff, and that improving the "unapproachable" disconnect between the two groups requires listening to staff expertise rather than attacking the speaker.

Deputy Mayor Swatman:

AWC City Action Days: Commended the strong attendance of the Council and the Mayor at the recent AWC City Action Days.

Parks Board Inquiry: Inquired about the necessity of a dedicated Parks Board. Public Services Director Sullivan explained that previous boards, such as the parks, were consolidated into the current Planning Commission.

VII. Workshop Discussion Items

- A. **Review of Council Minutes:** January 13, 2026, City Council Meeting And January 20, 2026, City Council Meeting.
The draft minutes were forwarded to the 02/10/2026 Meeting for approval.

VIII. Executive/Closed Session

None.

IX. Adjournment

At 6:48 p.m. the Meeting was adjourned by Mayor Carter with the common consent of the City Council.

Sadie A. Schaneman, MMC, City Clerk

Terry Carter, Mayor

Items presented to Council at the February 03, 2026, Meeting for the record: None

Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are added to the back of the packet the next day. 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.

**FIRST AMENDMENT TO LEASE AGREEMENT BETWEEN
CITY OF BONNEY LAKE AND GOODROOTS NORTHWEST**

THIS FIRST AMENDMENT TO LEASE AGREEMENT (this “Amendment”) is made and entered into effective as of March 10, 2026 (the “Effective Date”), by and between City of Bonney Lake, a Washington municipal corporation (“Landlord” or “City”), and Goodroots Northwest, a Washington nonprofit corporation (“Tenant” or “Goodroots”). Individually each is a “Party” and together they are the “Parties”.

RECITALS:

A. The Parties entered into a Lease Agreement with an effective date of November 13, 2023 (the “Lease”) for a portion of real property commonly known as 18501 90th St E, Bonney Lake, WA.

B. The portion of the property that was leased to Tenant was described in recital C of the lease as 85.5 square feet and depicted in Exhibit B.

C. The rent payable under the Lease for December 1, 2023 through December 1, 2028 is \$1.00 annually. There will be no change in the Rent amount identified in the Original Agreement

E. There will be no change to the maintenance and improvement requirements established in Sections 7 and 8 of the Lease.

F. The Parties desire to amend the Lease effective February 5, 2026 to increase the rental area by 67.5 square feet for a new total lease area of 153 square feet for the purpose of increasing the number of locker towers from 4 (current count) to 10 locker towers.

AGREEMENT

NOW, THEREFORE, in consideration of the provisions hereof, the Parties agree as follows:

Exhibit B of the Lease which defines the “Premises” for the Tenant is hereby replaced with a new Exhibit “B-1” to this Amendment. Exhibit B-1 shall supersede Exhibit B to the Agreement to increase the Premises square footage from 85.5 square feet to 152.5 square feet in the location shown on Exhibit B-1.

1. Reaffirmation; Intention to be Bound. Except as expressly amended by this Amendment, each and every term, condition and agreement contained in the Lease shall remain in full force and effect. The Parties reaffirm that the representations and warranties made by each Party in the Lease are true and accurate as of the Effective Date. The Parties executing this First Amendment on behalf of themselves, their assigns, and successors, hereby acknowledge and reaffirm their intention to be bound by the terms and conditions of the Agreement. Nothing in this Amendment shall be deemed to supersede or otherwise modify any other term or provision of the Agreement except as expressly stated herein.

2. Recitals; Exhibits. The recitals and exhibits to this Amendment are a part hereof and are incorporated herein by this reference.

3. Counterparts. This Amendment may be executed by the Parties in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one and the same instrument.

4. No Other Modifications. Except as set forth herein, the Parties' Lease remains unmodified and shall continue in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the Effective Date.

LANDLORD:

City of Bonney Lake

By: Terry Carter
Its: Mayor
Date: _____

TENANT:

GoodRoots NW

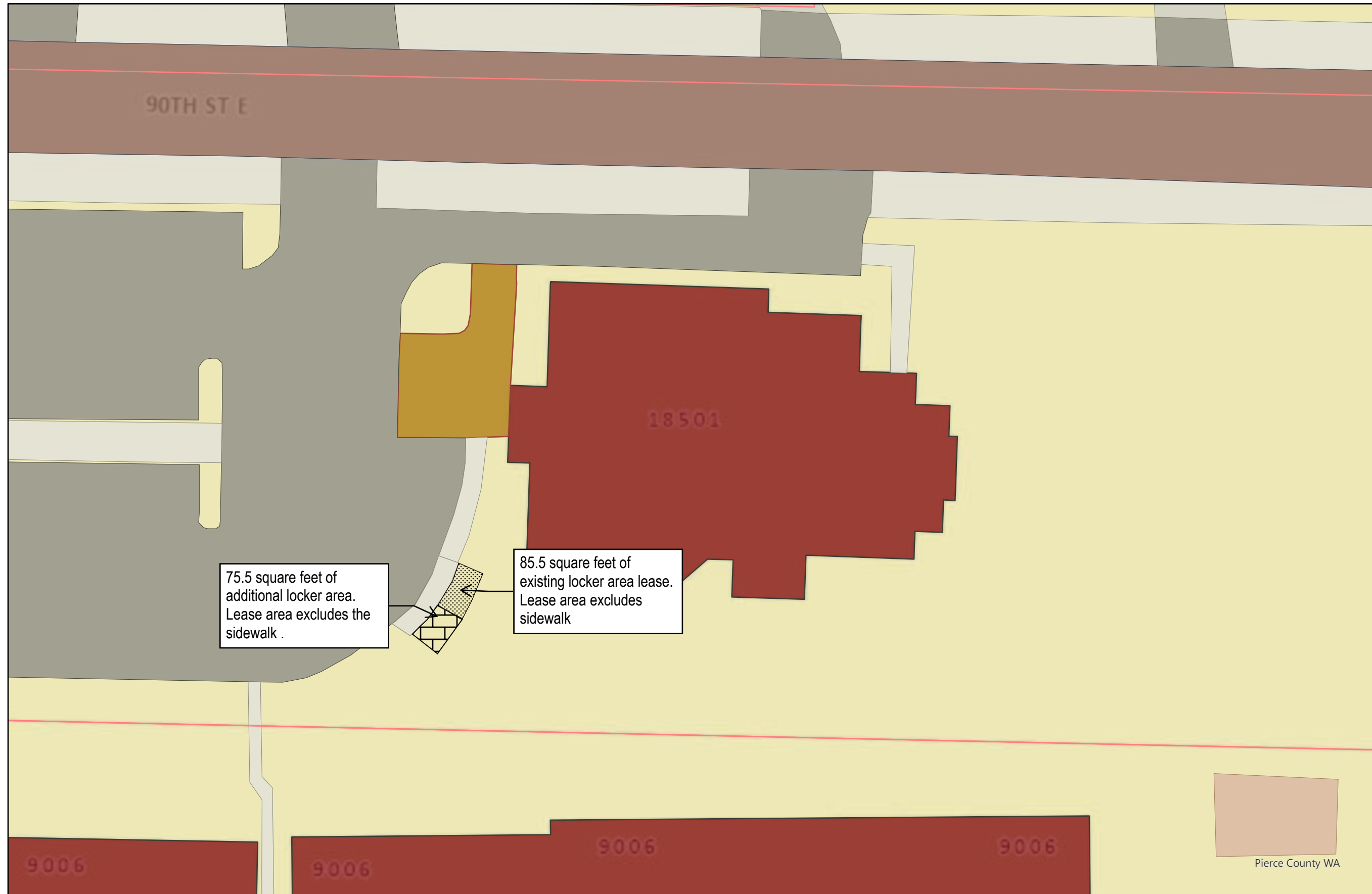
By: Stacey Crnich
Title: CEO
Date: _____

ATTEST

Sadie Schaneman, City Clerk

APPROVED AS TO FORM

Jennifer S. Robertson
Office of the City Attorney



Legend

Tax Parcels

- Base Parcel

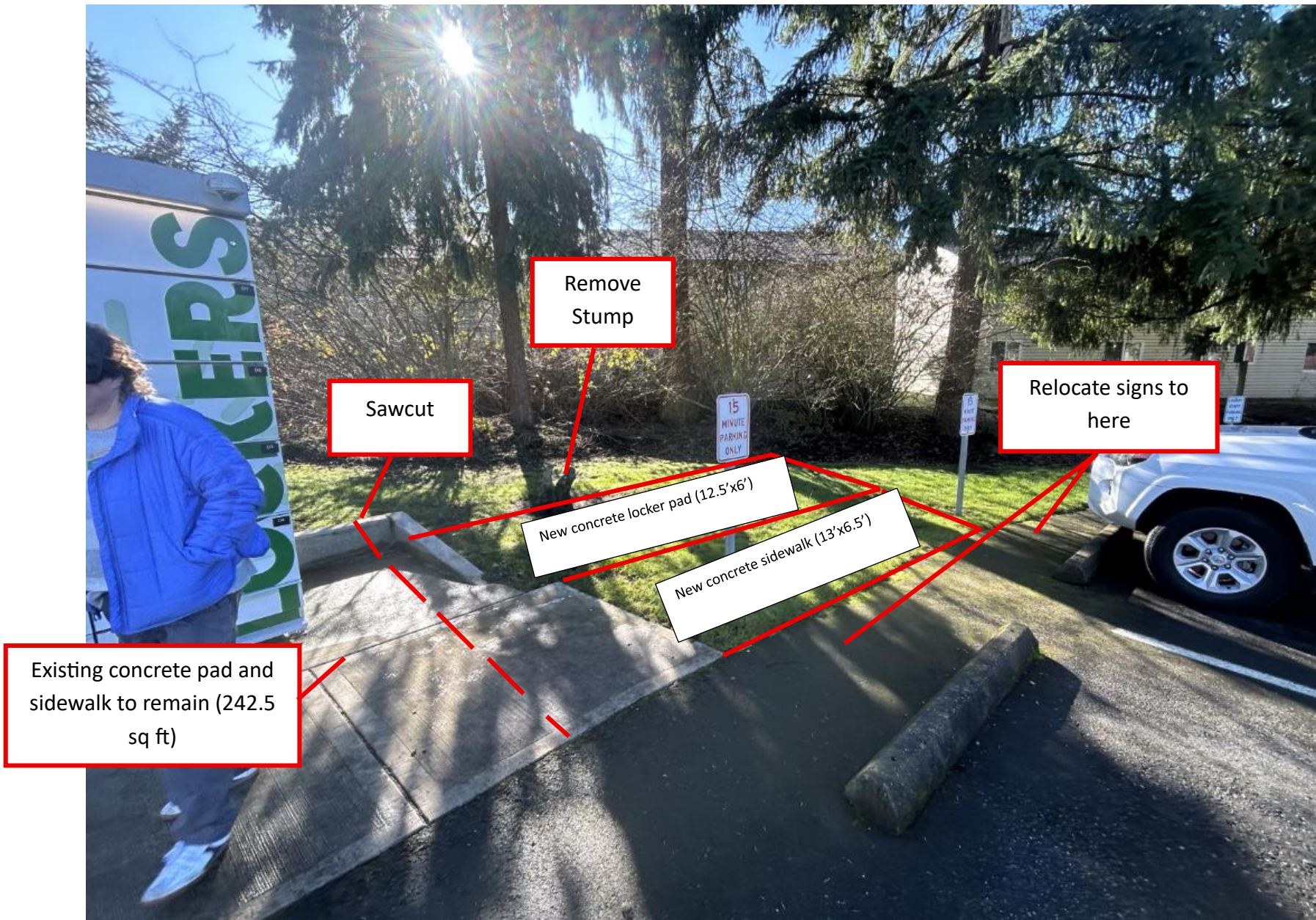
Planimetrics - Current

- Building
- Deck or Patio
- Paved Driveway or Parking Lot
- Unpaved Driveway or Parking Lot
- Sidewalk
- Bridge
- Other Impermeable Surface

0 5 10 20 Feet

BONNEY Lake

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.



Remove Stump

Sawcut

New concrete locker pad (12.5'x6')

New concrete sidewalk (13'x6.5')

Relocate signs to here

Existing concrete pad and sidewalk to remain (242.5 sq ft)

**City of Bonney Lake, Washington
City Council Agenda Bill (AB)**

Agenda Bill Number: AB26-27 -

Agenda Item Type: Motion

Presenter: Lauren Balisky, Development Services
Manager, Jason Sullivan, Public Services
Director

City Strategic Goal Category: Growth Vision
Economic Development Vision
Parks Rec & Green Space Vision
Mobility Vision
Community Engagement Vision

Department/Division Submitting: Public Services Staff

Impacted Departments That Received Notification: None

Full Title/Motion: A Motion Of The City Council of the City of Bonney Lake, Pierce County, Washington, To Amend The 2025-2026 Planning Commission Work Plan Adopted Under Resolution 3263 To Remove The Comprehensive Plan Update; Remove The Statutory Update Items Completed Under AB25-80 – Ordinance 1745; Remove The Annual Development Regulation Maintenance; Remove The Midtown Countywide Growth Center (CWGC) Designation; Add Removing Residential Fire Sprinkler Requirements; Add Removing Residential Sheetrock And Accessory Structures Requirements; Keep The Impact Fees Update; Add The 6-Year Capital Improvement Program (CIP); Add A Residential Reroof Permit Exemption; Add A Bulkhead Repair And Replacements Exemption; Keep The Construction Code Update; Add Geological Hazard Areas Update; And Add Replacement Of Chapter 14.130 BLMC With A Code Enforcement Title.

Short Background Summary:

PURPOSE

In 2010, the City Council adopted Resolution 2089, which requires that the Planning Commission Work Plan be amended by a City Council motion after the Planning Commission has had an opportunity to review and comment on proposed changes. Council adopted the Planning Commission 2025-2026 Work Plan under Resolution 3263 (see **Attachment A**) and met with the Planning Commission on March 3, 2026.

The purpose of this item is to pass a motion to update the 2025-2026 Planning Commission Work Plan.

WORK ITEMS

An abbreviated list of work items is below. For full descriptions, please see **Attachment B**.

- Chapter 15.16 BLMC – Residential Fire Sprinklers
- 15.04.082 BLMC – Remove Residential Sheetrock Requirement and 15.04.082 BLMC – Remove Accessory Structure Exemption Amendment
- Title 19 BLMC – Impact Fees Update (OVERDUE)
- 6-Year Capital Improvement Program (CIP) (REQUIRED)
- 15.04.082 BLMC – Exemption for Reroofing Residential Structures
- Chapter 16.50 BLMC – Allow Bulkhead Repair / Replacements in the Shoreline Jurisdiction to be Completed Under a Shoreline Exemption
- Chapter 15.04 BLMC – Construction Code Update (OVERDUE)
- Chapter 16.38 BLMC – Geological Hazard Areas
- Chapter 14.130 BLMC – Replace with Code Enforcement Title

Budget Explanation:

Development Services has a total of \$59,500 available for on-call services. This funding is used for:

- Planning services, including work on amendments to the Bonney Lake Municipal Code
- Third-party environmental and building permit review, when an application requires expertise not available on staff
- Third-party inspections, when inspectors are unavailable due to training or other unforeseen circumstances

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting: Joint City Council-Planning Commission Meeting

Date of Committee/Commission/Examiner Meeting: 3/3/2026

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision:

Council Action		
Date of Council Workshop	Date of Council Meeting	Date of Council Public Hearing
	3/3/2026	

RESOLUTION NO. 3263

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ADOPTING THE 2025 – 2026 PLANNING COMMISSION WORK PLAN.

WHEREAS, the City Council adopted Resolution 2089 requiring the establishment and maintenance of a work plan for the Planning Commission to facilitate comprehensive planning and the development of land use regulation in the City; and

WHEREAS, the intention of Resolution 2089 is that the work plan is adopted during either the last two months of the previous biennium or the first two months of the new biennium; and

WHEREAS, the Planning Commission met on January 8, 2025, to review and discuss the proposed work plan for the 2025 – 2026 biennium; and

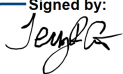
WHEREAS, the City Council met January 21, 2025, to review and discuss the proposed work plan for the 2025 – 2026 biennium.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DOES HEREBY RESOLVE AS FOLLOWS:

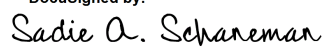
Section 1. 2025 – 2026 Work Plan Adopted. The 2025 – 2026 Planning Commission Work Plan, attached hereto as Attachment “A”, is hereby adopted.

Section 2. Changes to the Work Plan. Modifications to the Work Plan will be made consistent with the process provided in Resolution 2089, Section 4.

PASSED by the City Council this 28th day of January 2025.

Signed by:

339AD7C13E9E492...
Terry Carter, Mayor

AUTHENTICATED:

DocuSigned by:

975A05C52D704C6...
Sadie A. Schaneman, CMC, City Clerk

City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Agenda Item Type: Resolution	Agenda Bill Number & Ordinance/Resolution/Motion Number: AB25-04/R25-04	
Department/Division Submitting: Development Services	Presenter: Jason Sullivan, Public Services Director	City Strategic Goal Category: DON'T FILL OUT YET

Agenda Subject: Bonney Lake 2025 – 2026 Planning Commission Work Plan

Full Title/Motion: A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington Adopting The 2025 – 2026 Planning Commission Work Plan.

Administrative Recommendation: Approve

Short Background Summary (Use a memo to write a full history): On January 8, 2025, the Planning Commission reviewed the draft 2025 – 2026 Planning Commission Work Plan. There were no adjustments proposed. This Work Plan is forwarded without a joint Planning Commission – City Council meeting, in order to reserve the joint meeting for the Comprehensive Plan Public Hearing. The City has moved to only adopting a new Planning Commission Work Plan every two years. This was done to better coordinate budgetary requests needed to support the work plan with the adoption of the biennium budget and to be also more consistent with Resolution 2089. Resolution No. R25-04 will officially adopt the 2025 – 2026 Planning Commission Work Plan as required by Resolution Number 2089.

Attachments: Draft Resolution No. R25-04; Draft 2025 – 2026 Planning Commission Work Plan

BUDGET INFORMATION			
Budgeted Amount	Current Balance	Expenditure Amount Needed	Budgeted Balance Difference
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW					
Public Hearing Date:	Name Of Committee/Commission Public Hearing Was Done At:				
Date & Name Of Committee/ Commission Meeting	Return To Committee/ Commission/Board	Council Workshop Discussion	Consent Agenda	Council Full Issues	Chair’s Signature For Approval Of Next Steps
Date: 1/8/2025 Name: Planning Commission	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	GAF
Date: 1/21/2025 Name: CDC	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	
Date: Name:	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
Date: Name:	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	

Hearing Examiner Review:

COUNCIL ACTION	
Workshop Date(s): Meeting Date(s): 1/28/2025	Public Hearing Date(s): Tabled To:

APPROVALS		
Department Director: Jason Sullivan	Mayor: Terry Carter	Date Reviewed By City Attorney (if applicable):



Planning Commission Work Plan

January 2025 – December 2026

21719 96th St E
Buckley, WA 98321

p. (253) 447-4355
f. (253) 862-1116

planning@cobl.us
www.ci.bonney-lake.wa.us

Contents

I.	Introduction	3
II.	Role of the Planning Commission	3
III.	Work Plan	3
	Primary Tasks	4
	1. Comprehensive Plan Periodic Update.....	4
	2. Statutory Updates	4
	3. Construction Codes Update.....	5
	4. Annual Development Regulation Maintenance	5
	5. Midtown Countywide Growth Center (CWGC) Designation.....	5
	Advisory Tasks	6
	6. None Budgeted or Planned.....	6
IV.	Timeline	6

Introduction

The City recognizes that the adoption of the City’s Comprehensive Plan is the beginning of the planning process. The Comprehensive Plan contains an Implementation Element, which lists specific actions, such as updates to development regulations, that the City must take to carry out the plan. In addition to these items, the City must consider subsequent changes in state and federal law and make appropriate updates to its development regulations and permit processing procedures.

Role of the Planning Commission

The Planning Commission was established as an advisory body to the City Council and is responsible for providing advice and recommendations for Bonney Lake’s future growth (BLMC 2.26.020). Additionally, the Planning Commission is required to review and make recommendations to the City Council on:

- Amendments to the comprehensive plan, subarea plans, and development regulations;
- Special planning studies assigned to the Planning Commission;
- Planning fees, policies, and procedures; and
- Area-wide zoning changes, including zoning related to annexations (BLMC 14.20.020.A).

Work Plan

In 2010, the City Council adopted Resolution 2089, which requires adoption of a work plan for the Planning Commission within either the last or first two months of the year/biennium. It requires the work plan consider:

- Any statutory planning updates required by law;
- Priorities of the City Council;
- Desires of the Planning Commission;
- Available planning staff or consultant work hours, and the planning related projects; or
- Assignments contemplated by the Public Services Director or Mayor's Office.

The Planning Commission Work Plan is developed in concert with the Bonney Lake Planning Commission and the City Council, but may change in response to other legislative requirements, community requests, Council priorities, budget, staff constraints, or other emergency situations.

NOTE: This Work Plan may need to be revised after the adoption of the 2024 Comprehensive Plan, anticipated for completion in 2025.

Primary Tasks

1. *Comprehensive Plan Periodic Update*

The City is required to have a comprehensive plan under the Growth Management Act (GMA) – Chapter 36.70A RCW and is required to complete a periodic update to ensure compliance with changes to the GMA since the last periodic update in 2015. This update was due by December 31, 2024, pursuant to RCW 36.70A.130; however, was unable to be completed on time due to severe staffing shortages. The plan must also with the newly adopted PSRC Multi-County Planning Policies (MPPs) in VISION 2050 and the Countywide Planning Polices (CPPs) for Pierce County. The update will also involve some mandatory changes to the City’s development regulations related to changes in state law since the last periodic update.

2. *Statutory Updates*

The Washington State Legislature routinely updates state law to clarify the GMA and other related requirements. Based on their size, location, and local conditions, cities are required to adopt local changes to development regulations to comply with these updates.

Updates anticipated in 2025 – 2026 include, but are not limited to:

- a. Updating Title 14 BLMC, Development Code Administration, to clarify the requirements for public notices ([SHB 1105, 2024](#)), streamline permit processes ([SSSB 5290, 2023](#) and [ESHB 1293, 2023](#)).
- b. Updating Title 17 BLMC, Divisions of Land, to allow for a unit lot subdivision process ([ESSSB 5258, 2023](#))
- c. Updating Title 18 BLMC, Zoning, to allow co-living housing ([ESHB 1998, 2024](#)), conversion of nonresidential buildings to residential units ([ESHB 1042, 2023](#)), update residential parking standards ([SSB 6015, 2024](#)), ensure design standards are objective ([ESHB 1293, 2023](#)), and remove barriers to Accessory Dwelling Unit (ADU) construction ([EHB 1337, 2023](#)).
- d. Updating Title 19 BLMC, Concurrency Management, to update impact fees ([ESSSB 5258, 2023](#)).

Certain changes, such as amendments related to accessory dwelling units, must be adopted by the end of June 2025. Failure to adopt changes by the deadline in the legislation will result in the state law superseding local law until the amendments can be completed.

3. Construction Codes Update

The State Building Code Council is tasked by the Washington State Legislature to update the construction codes on a regular cycle. Anticipated updates to Title 15 BLMC, Buildings and Construction, may include, but are not limited to:

- a. Updating sections numbers;
- b. Updating titles to appendices or other referenced documents to match the current construction codes;
- c. Clarifying exemptions;
- d. Clarifying permit procedures.

4. Annual Development Regulation Maintenance

As capacity allows, staff will complete an annual update to improve the clarity and effectiveness of the existing Development Code (Titles 14 through 19 of the Bonney Lake Municipal Code (BLMC)) and those portions of Title 12 and 13 BLMC that are related to development.

The goal of this process is to keep information current, address inconsistencies, correct minor errors, and improve confusing or ineffective provisions or standards. Proposed amendments included in the ordinance address issues that have been the subject of a code interpretation issued by the Director or those identified by staff, customers of the Public Services Department, the Planning Commission, the City Council, and/or the public. A list of the specific of the amendments will be prepared as part of the development of the amendments.

5. Midtown Countywide Growth Center (CWGC) Designation

Staff will prepare the application materials to have Midtown classified as a Countywide Growth Center by Pierce County. Given that the current area of Midtown is approximately 734 acres and the maximum size for a Countywide Center without transit is 160 acres, the City will need to identify a one or more smaller areas within Midtown to be designate as a Countywide Growth Center. The City's designated boundaries of Midtown would remain the same, but smaller identifiable Countywide Growth Centers would be designated within its boundaries. Staff will work with the Planning Commission and the City Council to identify these areas prior to submitting the application to Pierce County. This designation will help the City be more competitive for grant funding as additional points are given to infrastructure improvements that support Centers.

Advisory Tasks

The Development Services Division will also be working on the following items. As part of those efforts, the Development Services Division or City Council may also require support from the Planning Commission in an advisory capacity as provided for in BLMC 2.26.020 for the item(s) listed below:

6. None Budgeted or Planned

Timeline

Below is the overall timeline for the projects identified in the work plan. The items in italics are those items that may require Planning Commission input.

PROJECT	2025 Q1	2025 Q2	2025 Q3	2025 Q4	2026 Q1	2026 Q2	2026 Q3	2026 Q4
Comprehensive Plan Update								
Statutory Updates								
Construction Codes Update								
2025 Development Code Amendments								
2026 Development Code Amendments								
Midtown CWGC Designation								



Public Services Briefing Memorandum

Meeting Date: March 10, 2026

Memo Date: March 4, 2026

Staff Contact: Lauren Balisky – Development Services Manager

Prepared By: Lauren Balisky – Development Services Manager

Action Type: Discussion

Agenda Title: AB26-26 – Joint City Council and Planning Commission Meeting
2025-2026 Planning Commission Work Plan Amendment Discussion

PURPOSE

City Council has requested for a variety of ordinances to be completed. Many of these ordinances are for items reviewed by the Planning Commission. The purpose of this item is to make a motion to update the 2025-2026 Planning Commission Work Plan based on the discussion with Planning Commission on March 3, 2026. The current 2025-2026 Work Plan was adopted in January 2025 under Resolution 3263.

PROCESS

Under Resolution 2089, the Planning Commission work plan can be amended by a motion of the City Council after the Planning Commission has had an opportunity to review and comment on proposed changes to the work plan. Resolution 2089 requires that City Council consider:

1. Planning-related projects or assignments contemplated by the Public Services Director or Mayor's Office;
2. Available planning staff or consultant work hours;
3. Any statutory planning updates required by law;
4. Priorities of the City Council; and
5. Desires of the Planning Commission.

BACKGROUND

The City recognizes that the adoption of the City's Comprehensive Plan is the beginning of the planning process. Specific actions, such as updates to development regulations, must be completed to carry out the plan. In addition to these items, the City must consider changes in state and federal

law and that result in needed updates to its development regulations and permit processing procedures.

The Planning Commission Work Plan is developed in concert with the Bonney Lake Planning Commission and the City Council, but may change in response to other legislative requirements, community requests, Council priorities, budget, staff constraints, or other emergency situations.

ROLE OF THE PLANNING COMMISSION

The Planning Commission was established as an advisory body to the City Council and is responsible for providing advice and recommendations for Bonney Lake’s future growth (see Bonney Lake Municipal Code (BLMC) Section 2.26.020) on:

1. Amendments to the comprehensive plan, subarea plans, and development regulations (Titles 15 – 19 BLMC);
2. Special planning studies assigned to the Planning Commission;
3. Area-wide zoning changes, including zoning related to annexations (BLMC 14.20.020.A);
4. Planning for city park, trail, and open space to include acquisition of land and development, design, and operation of these facilities and spaces; and
5. City regulations adopted for the use of city parks, trails, and open space by the public (Chapter 12.12 BLMC).

The Planning Commission can request the City Council to initiate action on:

1. Amendments to the comprehensive plan, subarea plans, and development regulations;
2. Special planning studies assigned to the Planning Commission;
3. Planning fees, policies, and procedures; and
4. Area-wide zoning changes, including zoning related to annexations.

City Council may refer any proposed ordinance, resolution or other proposal to Planning Commission for its recommendation.

WORK PLAN CONSIDERATIONS

Current Major Projects or Assignments

Current projects or assignments contemplated by the Public Services Director or Mayor’s office that impact planning staff include:

1. **Permit Review**

Current Due Date: Ongoing

Description: In 2025, Development Services processed approximately 1,560 permits. This includes intake, review, issuance, inspections, and closeout. Of these, planning staff had a role in approximately 580 permits, or 37% of permits.

Estimated 2026 Staff Hours: 3,500 (Planning Staff; does not include time for general customer inquiries prior to an application)

2. Records Management Project

Current Due Date: December 31, 2026

Description: In 2025, Development Services had most remaining paper files scanned. Approximately 3,850 files (115,000 pages) were returned at the beginning of 2026. Staff need to prepare the physical files for destruction and relocate all digital files to the correct digital address files. This work is critical for completing permit review, ensuring files are available for emergency responders, and for responding to records requests.

Estimated 2026 Staff Hours: 1,000 (all Development Services Staff)

3. Forms and Checklist Updates for ADA Compliance

Current Due Date: March 31, 2027

Description: Development Services staff is actively working on updating all forms and checklists to be ADA-compliant in preparation for the permit system upgrade and US Department of Justice deadline. Any form that is not compliant after that date will be removed from the website and will be unavailable to customers until we can complete the update. Planning staff will have a primary or secondary role in updating approximately 45 of the remaining checklists and handouts.

Estimated 2026 Staff Hours: 675 (all Development Services Staff)

4. Eden Upgrade to Enterprise Permits & Licenses

Current Due Date: October 1, 2027

Description: Staff is currently working with IT to develop the work schedule for programming, testing, training, and implementing the new permit software system over the next 18 months. Tyler Technologies estimates that each permit type takes approximately 40 hours to program, not including. Planning staff will have a primary or secondary role in setting up approximately 70 permit types based on the existing permit schema. Some permit types may be able to be consolidated.

Estimated 2026 Staff Hours: 1,750 (Planning Staff)

Available Planning Staff or Consultant Hours

Development regulation updates are typically tasked to senior-level planning staff. Approximately 50 total hours are available for long-range planning work each month, or a total of 250 staff hours remaining for 2026. Additionally, Development Services has \$59,500 available for on-call planning and other permit services. This funding is also used for third-party review, when an application requires expertise not available on staff, and for third-party inspections, when inspectors are unavailable due to training or other unforeseen circumstances. The estimated number of consulting hours available for 2026 is approximately 175.

The total available planning staff and consultant hours is estimated at 425.

DEFERRED AND REASSIGNED WORK ITEMS

- Administrative Lot Splits ([ESSHB 1096, Laws of 2025](#)) – Due July 27, 2027
- Unit Lot Subdivisions ([ESSHB 5559, Laws of 2025](#)) – Due July 27, 2027
- Solicitation on City Property – Reassigned to Executive Department
- Administrative Variance Process – Deferred to 2027
- Comprehensive Plan Amendment Cycle – Deferred to 2027
- Street Naming and Addressing – Deferred to 2027

WORK ITEMS FOR AMENDED 2025-2026 WORK PLAN

The items below are listed in priority order based on staff's understanding of the discussion on March 3, 2026:

1. Chapter 15.16 BLMC – Residential Fire Sprinklers

- **Description:** Request by City Council to amend Chapter 15.16 BLMC to remove the requirement for residential fire sprinklers.
- **Source:** City Council, under AB25-80 – Ordinance 1745
- **Estimated Planning Work Hours: 40 (staff, initial draft to CDC on April 7, 2026)**

2. 15.04.082 BLMC – Remove Residential Sheetrock Requirement and 15.04.082 BLMC – Remove Accessory Structure Exemption Amendment

- **Residential Sheetrock Description:** The City currently requires two layers of sheetrock in garages for new single-family homes. This is a local amendment and is not required in the Washington State version of the International Residential Code.
- **Accessory Structure Description:** The current building code allows accessory structures up to 200 square feet to be constructed without a building permit. The City's current code is more restrictive and requires a building permit for any

residential accessory structure over 120 square feet. All accessory structures associated with multifamily or commercial development are required to have a building permit. This amendment would update the list of exemptions for residential properties to revert to the standard permit exemption for accessory structures of 200 square feet.

- **Source:** Public Services Director
- **Estimated Planning Work Hours: 15 (staff)**

3. Title 19 BLMC – Impact Fees Update (OVERDUE)

- **Description:** The City is required to update impact fees to be based on proportional impact of the development. Now that the capital improvement lists in the 2024 Comprehensive Plan are adopted, the City can now complete this work.
- **Source:** Statutory ([ESSSB 5258, Laws 2023](#)), in existing 2025-2026 Work Plan
- **Estimated Planning Work Hours: 60 (consultant assistance)**

4. 6-Year Capital Improvement Program (CIP) (REQUIRED)

- **Description:** The 6-Year Capital Improvement Program (CIP) is updated at least once every two years to ensure the City is budgeting for planned capital expenditures as part of its biennial budget process. The City is required to make capital budget decisions consistent with its adopted comprehensive plan and CIP. The City must adopt a new six-year CIP by the end of the year.
- **Source:** Statutory ([RCW 36.70A.120](#))
- **Estimated Planning Work Hours: 60 (consultant assistance)**

5. 15.04.082 BLMC – Exemption for Reroofing Residential Structures

- **Description:** Request by Councilmember Rock to no longer require a permit to reroof residential structures.
- **Source:** Councilmember Rock
- **Estimated Planning Work Hours: 20 (staff; requires State Building Code Council Approval)**

6. Chapter 16.50 BLMC – Allow Bulkhead Repair / Replacements in the Shoreline Jurisdiction to be Completed Under a Shoreline Exemption

- **Description:** The current shoreline use and modification matrix in [BLMC 16.50.020](#) requires a Shoreline Conditional Use Permit for any work related to a bulkhead. This update would allow for existing bulkheads to be repaired or replaced in the same configuration and the same location under a shoreline exemption.
- **Source:** Mayor's Office
- **Estimated Planning Work Hours: 50 (consultant assistance, requires Department of Ecology approval)**

7. Chapter 15.04 BLMC – Construction Code Update (OVERDUE)

- **Description:** The City is required to enforce the state building code and to adopt the local minimum design requirements. The City did not complete a cleanup update related to the 2021 construction code cycle, causing inconsistency between the BLMC and 2021 construction codes. Staff anticipate that the 2024 codes will go into effect either November 2026 or May 2027. This update is necessary to align the BLMC with the work for the EP&L system, particularly for building permit processing procedures and consistency across the construction codes.
- **Source:** Statutory ([Chapter 19.27 RCW](#)), in existing 2025-2026 Work Plan
- **Estimated Planning Work Hours: 100+ (staff)**

8. Chapter 16.38 BLMC – Geological Hazard Areas

- **Description:** Update the geological hazard areas to focus requirements and the need for review on the areas of the City with the most significant hazard, and eliminate the need to complete review for small, isolated hazards (as identified under the current BLMC).
- **Source:** Staff
- **Estimated Planning Work Hours: 80+ (consultant assistance)**

9. Chapter 14.130 BLMC – Replace with Code Enforcement Title

- **Description:** Develop a new code enforcement title that provide clear procedures for code enforcement that reflects the current direction of City Council and that complies with due process rights for investigation, inspection, and enforcement.
- **Source:** Staff and City Attorney
- **Estimated Planning Work Hours: 100+ (staff and city attorney; will complete as time allows or defer to 2027)**

City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Agenda Bill Number:	AB26-28 -
Agenda Item Type:	Ordinance
Presenter:	Terry Carter, Mayor
City Strategic Goal Category:	Public Safety Vision
Department/Division Submitting:	Admin
Impacted Departments That Received Notification:	Police Department Finance Court

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Relating To The Implementation Of A Public Safety Sales And Use Tax For Criminal Justice Purposes; Adding A New Chapter 3.46 Public Safety Sales And Use Tax To The Bonney Lake Municipal Code; Providing For Severability And Corrections; And Establishing An Effective Date.

Short Background Summary:

The City’s public safety expenses are increasing annually, creating negative budget impacts and the inability to maintain services at their current level or expand to address increased demands on community health and public safety programs. During the Council Budget Retreat, Council requested for administration to bring forward an Ordinance to implement a public safety sales and use tax. Implementation of a public safety sales and use tax of one-tenth of one percent (0.1%), effective July 1, 2026, and use the revenues collected for criminal justice purposes.

Budget Explanation:

Anticipated to bring in \$880,000 in revenue annually.

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting:

Date of Committee/Commission/Examiner Meeting:

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

2/24/2026

3/10/2026

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, RELATING TO THE IMPLEMENTATION OF A PUBLIC SAFETY SALES AND USE TAX FOR CRIMINAL JUSTICE PURPOSES; ADDING A NEW CHAPTER 3.46 PUBLIC SAFETY SALES AND USE TAX TO THE BONNEY LAKE MUNICIPAL CODE; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bonney Lake currently provides many regional and local services which advance community health and public safety through the criminal justice system; and

WHEREAS, the City’s public safety expenses are increasing annually, creating negative budget impacts and the inability to maintain services at their current level or expand to address increased demands on community health and public safety programs; and

WHEREAS, through Section 201, Chapter 350, Laws of Washington 2025, the Washington State Legislature has authorized the legislative authority of a qualified city to implement, by resolution or ordinance, a sales and use tax by June 30, 2028; and

WHEREAS, in order to be eligible to implement the authorized public safety sales and use tax, the City must meet the requirements to receive the public safety grant authorized in Section 201, Chapter 350, Laws of Washington 2025, and must issue and implement policies and procedures as required under the law; and

WHEREAS, the City, through its law enforcement agency, will submit documentation to the Criminal Justice and Training Commission (“CJTC”) concurrently with the adoption of this ordinance, demonstrating that it has met the requirements of Section 201, Chapter 350, Laws of Washington 2025, and is eligible to receive the public safety grant and to implement the public safety sales and use tax, and will submit any additional documentation required by the CJTC to obtain such eligibility; and

WHEREAS, the authorized tax is in addition to any other taxes authorized by law and must be collected from those persons who are taxable by the State pursuant to Chapters 82.08 and 82.12 RCW upon the occurrence of any taxable event within the city; and

WHEREAS, the rate of tax shall be equal to one-tenth of one percent (0.1%) of the selling price, in the case of sales tax, or value of the article used, in the case of a use tax; and

WHEREAS, revenue received from the public safety sales and use tax must be used for criminal justice purposes, meaning activities that substantially assist the criminal justice system, including circumstances where ancillary benefits to civil justice and behavioral health system occur, which may include domestic violence victim services, staffing of adequate public defense counsel, diversion programs, reentry work for incarcerated individuals, programs that have a reasonable relationship to reducing the number of individuals interacting with the criminal justice

system, improving behavioral health, reducing incidents of homelessness, community placements for juvenile offenders, and community outreach and assistance programs; and

WHEREAS, cities implementing the public safety sales and use tax shall, within one calendar year of implementation of the tax, and annually thereafter, make a report to the Association of Washington Cities (“AWC”) and such report shall include information on how the revenues received from the public safety sales and use tax were expended by the city; and

WHEREAS, the City Council finds that it is in the best interests of the public health, safety, and welfare of its citizens to implement the public safety sales and use tax of one-then of one percent (0.1%), effective July 1, 2026, and use the revenues collected for criminal justice purposes; **NOW THEREFORE**,

THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The findings and recitals set forth above are hereby adopted and incorporated by reference.

Section 2. New Chapter 3.46 Imposing Tax. A new chapter is hereby added to the Bonney Lake Municipal Code, Chapter 3.46 entitled “Public Safety Sales and Use Tax” to read as follows:

**CHAPTER 3.46
PUBLIC SAFETY SALES AND USE TAX**

Sections

3.46.010 Tax imposed.

3.46.020 Applicability of tax.

3.46.030 Administration and collection.

3.46.040 Allowable uses of tax receipts.

3.46.050 Violation and penalty.

3.46.050 Violation and penalty.

3.46.010 Tax imposed.

Effective beginning July 1, 2026, an additional one-tenth of one percent (0.1%) sales and use tax, as authorized by Section 201, Chapter 350, Laws of Washington 2025, is hereby levied, fixed, and imposed on all taxable events within the city as defined in RCW 82.14.020, as currently enacted or later amended. The sales and use tax imposed pursuant to this chapter shall be in addition to all other sales and use taxes imposed by the city

3.46.020 Applicability of tax.

The tax imposed pursuant to this chapter shall be imposed upon and collected from those persons from whom sales tax or use tax is collected in accordance with chapter 82.08, 82.12, and 82.14 RCW, and shall be collected at the rate of one-tenth of one percent of (a) the selling price, in the case of a sales tax; or (b) the value of the article used, in the case of a use tax.

3.46.030 Administration and collection.

The administration and collection of the tax imposed by this chapter shall be in accordance with the provisions of RCW 82.14.050.

3.46.040 Allowable uses of tax receipts.

Moneys received by the city from the tax imposed under this chapter must be expended for Criminal Justice Purposes. As used in this chapter, “Criminal Justice Purposes” means activities that substantially assist the criminal justice system, which may include circumstances where ancillary benefit to the civil justice behavioral health system occurs, and which includes:

- A. Domestic violence services, such as those provided by domestic violence programs, community advocates, and legal advocates, as those terms are defined in RCW 70.123.020;
- B. Staffing adequate public defenders to provide appropriate defense for individuals;
- C. Diversion programs;
- D. Reentry work for inmates
- E. Local government programs that have a reasonable relationship to reducing the numbers of people interacting with the criminal justice system including, but not limited to, reducing homelessness or improving behavioral health;
- F. Community placements for juvenile offenders; and
- G. Community outreach and assistance programs, alternative response programs, and mental health crisis response including, but not limited to, the recovery navigator program.

3.46.050 Violation and penalty.

Any seller who fails or refuses to collect the tax imposed by this chapter with the intent to violate the provisions of this chapter or to gain some advantage or benefit, whether direct or indirect, and any buyer who refuses to pay any tax due under this chapter shall be guilty of a misdemeanor.

3.46.060 Annual reporting.

The finance director shall, within one calendar year of imposition of the tax imposed under this chapter, and annually thereafter, make a report to the Association of Washington Cities on how the moneys received by the city from the tax were expended.

Section 3. Documentation to CJTC. The City Council requests that the Mayor or his designee submit all required documentation to the Criminal Justice Training Commission demonstrating that the City meets the requirements of Section 101, Chapter 350, Laws of Washington 2025, as described in this Ordinance. Such documentation shall be submitted in a form and manner prescribed by the Criminal Justice Training Commission. The City shall timely rectify any deficiencies identified by the Commission.

Section 4. Notice to Department of Revenue. The City Council requests that the Mayor or designee submit a copy of this Ordinance to the Washington State Department of Revenue and take all other reasonable steps necessary to collect the tax imposed by this Ordinance.

Section 5. Direction to Clerk. The City Clerk is directed to maintain one copy of this Ordinance and one copy of each of the statutes, regulations, or standards referenced herein on file at the City Clerk’s office for use and examination by the public during regular business hours.

Section 6. Implementation. The Mayor is hereby authorized to implement this Ordinance, including adopting such administrative procedures as may be necessary to carry out the directions of this legislation and is authorized to prepare documents for the administration and approval of grant funds.

Section 7. Severability. If any section, sentence, clause, or phrase of this Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 8. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 9. Corrections. Upon the approval of the city attorney, the city clerk, and/or the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto, provided such corrections do not change the intent of this Ordinance.

Section 10. Effective Date. This Ordinance shall be effective thirty (30) days after adoption and publication as provided by law. Pursuant to Section 2, above, the tax imposed by this Ordinance shall take effect on July 1, 2026.

ADOPTED by the City Council of the City of Bonney Lake and attested by the City Clerk in authentication of such passage on this 10th day of March 2026.

APPROVED by the Mayor this 10th day of March 2026.

Terry Carter, Mayor

AUTHENTICATED:

Sadie A. Schaneman, MMC, City Clerk

AB _____
Passed:
Valid:
Published:
Effective Date:
This Ordinance totals _____ page(s)

**City of Bonney Lake, Washington
City Council Agenda Bill (AB)**

Agenda Bill Number:

Agenda Item Type: None

Presenter: Kandice Besaw, Records & Disclosure
Coordinator

City Strategic Goal Category: None

Department/Division Submitting: Admin

**Impacted Departments That Received
Notification:** None

Full Title/Motion: Review of Minutes: February 24, 2026, City Council Retreat and March 3, 2026, Joint Planning Commission Meeting/City Council Meeting Minutes

Short Background Summary:

Minutes

Budget Explanation:

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting:

Date of Committee/Commission/Examiner Meeting:

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

City Council Meeting

March 3, 2026

6:00 PM

Minutes



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

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

Deputy Mayor Swatman called the meeting to order at 6:00 p.m.

A. Pledge of Allegiance

Deputy Mayor Swatman led the audience in the Pledge of Allegiance.

B. Roll Call

City Clerk Sadie Schaneman noted for the record that Mayor Carter was not in attendance. In addition to elected officials attending were Deputy Mayor Dan Swatman, Councilmember Angela Baldwin, Councilmember Aaron Davis, Councilmember Gwendolyn Fullerton, Councilmember Kerri Hubler, and Councilmember Brittany Rock. Councilmember J. Kelly McClimans was in virtual attendance.

C. Roll Call

Planning Commission

Commissioner Grant Sulham, Commissioner Jessica Bennion, Commissioner Brad Doll, Commissioner Sara Hallstead, Commissioner Ernie Gilmer, and Commissioner Jeffery Wilkins. Commissioner Debbie Strous-Boyd was absent.

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, Development Services Manager Lauren Balisky, City Clerk Sadie Schaneman, and Records & Disclosure Coordinator Kandice Besaw.

Staff members in virtual attendance were Assistant to City Administrator Leslie Harris.

D. Agenda Modifications

None.

II. Planning Commission & Council Open Discussion

A. AB26-26 - Joint City Council-Planning Commission Meeting

Introduced by Public Services Director Sullivan and Development Services Manager Balisky who provided an overview of the Work Plan packet and requested that the Council and Planning Commission review the materials. Specifically, seeking feedback on the general ranking of primary tasks to provide the Public Services Department with clear direction on how to proceed. The Council and Planning Commission discussed and shared their concerns, including:

- Future Outlook for the Dog Park
- Park Board Governance
- Work Item Prioritization

Public Services Director Sullivan and Development Services Manager Balisky will work on making amendments as directed by Council and bring to the next Council Meeting for Full Council Discussion.

B. ** End of Special Joint City Council & Planning Commission Meeting**

Followed by Regular Council Items.

Deputy Mayor Swatman ended the Joint City Council & Planning Commission Meeting at 7:07 p.m. and opened the Regular Council Meeting at 7:08 p.m.

III. Council Committee Reports

Community Development Committee. Councilmember Fullerton reported the Community Development Committee met in person and virtually today. The Committee discussed the 2025 permit summary report, had open discussion about the community garden and approved their minutes.

IV. Consent Agenda

Councilmember Baldwin moved to Adopt Consent Agenda. Councilmember Fullerton seconded the motion.

Motion approved 7 – 0.

- Approval of Payroll:** February 1-15, 2026 For Checks #35401-35406 Including Direct Deposits and Electronic Transfers Totaling \$874,260.43. Voids: None.
- AB26-16** - A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign A Contract With Witherspoon Brajcich Mcphee, PLLC, To Provide Hearing Examiner Services And Reappointing The Hearing Examiner.
- AB26-20** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Approve The Professional Services Agreement With RH2 Engineering, Inc. To Complete The American Water Infrastructure Act Risk And Resilience Assessment And Emergency Response Plan Update.

V. Full Council Issues

- A. **AB26-18** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Renaming Downtown Park To Veterans Memorial Park And Directing Staff To Work With The Greater Bonney Lake Veterans Memorial Committee To Update The 2012 Memorandum Of Understanding.

**Councilmember Hubler moved to Approve Resolution AB26-18.
Councilmember Davis seconded the motion.**

Public Services Director Jason Sullivan explained the naming procedure. Council had no discussion.

Motion 7 – 0.

- B. **AB26-27** - A Motion of the City Council of the City of Bonney Lake, Pierce County, Washington, To Amend The 2025-2026 Planning Commission Work Plan Adopted Under Resolution 3263

Councilmember Baldwin moved to Approve AB26-27. Councilmember Hubler seconded the motion.

Public Services Director Sullivan suggested to have this item brought back for approval at the next Council Meeting with the amendments that Council gave direction on.

Councilmember Fullerton moved to Postpone AB26-27 until the next Council Meeting. Councilmember Hubler seconded the motion.

Motion approved to Postpone 7 – 0.

VI. Audience Comments

For efficient use of city resources, comments will be a short summary and not verbatim. An audio recording is available on the [state digital archives](#) and [public portal website](#) if you are needing a complete review of comments.

Julian Ametsitsi, Spoke about the CEPA Review and Lakeridge 748 Reservoirs Project.

Dan Decker, Spoke about the lack of access, accountability and fairness within the court system.

VII. Council Open Discussion

Councilmember Fullerton:

House Bill 2015. Shared an update that Pierce County voted in favor of a jurisdiction-wide sales tax increase.

Councilmember Baldwin:

Phishing. Requested clarification on the City’s official protocol for handling and reporting spam emails.

Councilmember McClimans:

Council Salary. Brought forward the topic of Mayor and Councilmember compensation.

Assistant to City Administrator Leslie Harris:

Arts Commission. Requested a Councilmember to help judge for the utility art box wrapping project. Councilmembers Baldwin, McClimans, and Fullerton expressed interest in the role.

AWC Classes. Inquired which members would like to attend the Washington Collaborative Elected Leaders Institute this year. Councilmembers Baldwin, Davis, Hubler, and Deputy Mayor Swatman indicated their interest.

VIII. Workshop Discussion Items

A. **Review of Minutes:** February 10, 2026, City Council Minutes and February 17, 2026, City Council Minutes.
The draft minutes were forwarded to the March 10, 2026, Meeting for approval.

B. Reroof Permits

Introduced by Councilmember Rock who expressed residents should not have to get a permit to re-roof their houses. The Council discussed and shared their concerns, including:

- Not requiring a permit
- Trust homeowners to act responsibly
- How long would it take to pass the ordinance amendment

There was Council consensus to place the item on a future Council Meeting agenda for discussion.

C. A Motion of the City Council of the City of Bonney Lake, Pierce County, Washington, Authorizing The Mayor to Sign The First Amendment To Lease Agreement Between City Of Bonney Lake And Goodroots Northwest

Introduced by Public Services Director Sullivan, who gave an overview of the lease agreement to add more lockers in the Justice & Municipal Center parking lot. The Council discussed and shared their concerns, including:

- Funding sources
- Mobile storefront and new tower installations.
- Distribution needs and volunteers

There was Council consensus to place the item for action on the next Council agenda under the Consent Agenda.

D. Allen Yorke Paid Parking Update

Introduced by Public Services Director Jason Sullivan, who gave an overview of paid parking since implemented. The Council discussed and shared their concerns, including:

- Re-approaching the fee structure
- Experienced a significant decrease in issues since implementation.
- Fees directly support the Park Fund

There was Council consensus to have administration research capabilities of adding time per hour after the minimum four (4) hours and bring forward to a future Council Meeting for discussion.

IX. Executive/Closed Session

None.

X. Adjournment

At 8:27 p.m. the Meeting was adjourned by Deputy Mayor Swatman with the common consent of the City Council.

Sadie A. Schaneman, MMC, City Clerk

Dan Swatman, Deputy Mayor

Items presented to Council at the March 3, 2026, Meeting for the record:

1. Lakeridge 748 Reservoirs Project Map – Julian Ametsitsi

Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are added to the back of the packet the next day. 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.

City Council Meeting

**February 24, 2026
4:00 PM**



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

Minutes

Location: Bonney Lake Public Services Center, 21719 96th St. E., Buckley, Washington, 98321. The public was also given the option to ask for accommodations to attend.

I. 4:00 pm Dinner (Not open to public)

II. 4:15 pm Call To Order And Roll Call

Deputy Mayor Swatman called the meeting to order at 4:15 p.m.

In addition to Mayor Carter, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Angela Baldwin, Councilmember Aaron Davis, Councilmember Gwendolyn Fullerton, Councilmember Kerri Hubler, and Councilmember Brittany Rock. Councilmember J. Kelly McClimans was remote.

Staff members in attendance at the physical location were City Administrator John P. Vodopich, Police Chief Mark Berry, Chief Finance Officer Cherie Reiersen, Administrative Services Director Chuck McEwen, Municipal Judge Anneke Berry, Judicial Branch Administrator Geri Resch, Public Services Director Jason Sullivan, Assistant to the City Administrator Leslie Harris, City Clerk Sadie Schaneman, and Records & Disclosure Coordinator Kandice Besaw.

III. 4:20pm Retreat Introduction And Ground Rules

Deputy Mayor Swatman thanked everyone for attending and went over the ground rules for sharing the floor, being respectful, and listening.

IV. 4:25pm Around The Horn: 5 Minutes Each Councilmember

A. I Ran For Election/Re-Election To The City Council Because

B. What I Hope The City Accomplishes During My Time On The Council Is

C. What I Think The City Needs To Work On Most Is

Each Councilmember and the Mayor took turns explaining why they ran for election, what they hope to accomplish, and what they feel the city needs to work on.

Deputy Mayor Swatman ran for election to work with the Council and to get the perspective of others. He hopes to accomplish having a mature budget and feels the city needs to work on budgeting.

Councilmember Davis ran for election because he grew up in Bonney Lake, is interested in the community, and working with dedicated staff. He hopes to strengthen public safety, infrastructure growth, and keeping the integrity of Bonney Lake. He feels the city needs to work on the Bonney Lake sports complex plan, the veterans' memorial, and improvements at Allan Yorke Park.

Councilmember Fullerton ran for election because she likes the current Council and feels everyone is on the same page. She would like to accomplish a good budget without raising taxes and making sure police get funding. She feels the city needs to work on the permitting process.

Councilmember Hubler ran for election to work on parks and making Bonney Lake safer for pedestrians. She hopes to accomplish bringing down labor costs and feels the city needs to work on the veterans' memorial and finishing midtown park.

Councilmember Baldwin ran for election because she wanted to listen to constituents and help them get their voice heard. She wants to accomplish the veterans memorial and finding better ways to communicate with public legislators. She feels the city needs to work on public safety and keeping small government.

Councilmember Rock ran for election to serve the citizens of Bonney Lake, give the community the type of government they want, to advocate for the city, and balance the state and community. She wants to make sure decisions that are made are in the best interest of the city and feels the city needs to work on keeping costs down and not have all decisions be in the best interest of the state.

Councilmember McClimans ran for election because he lives in Bonney Lake and his family is here. He wants to keep government small and feels the city needs to work on growing the city but not the government.

Mayor Carter ran for election because he likes the current Council and the great staff. He wants to set an example for others and leave the city better off than it was before.

V. 5:00pm Chief Financial Officer Budget Forecast

A. General Fund Balance History

Introduced by Chief Financial Officer Reiersen who gave an overview of the general fund. The Council discussed and shared their concerns, including:

- General fund continuing to go down
- Causes

B. Revenue vs Expenses

Introduced by Chief Financial Officer Reiersen who gave an overview of the revenues and expenses. The Council discussed and shared their concerns, including:

- The net balance does not include limited-term positions or recruitments
- Why revenue is down

VI. 5:30pm Expense Discussion

The Council discussed and shared their concerns, including:

- The increase in community development
- The importance of limited-term employees
- Moving funds around
- Insurance rates
- Sales tax
- Recreation program costs
- Emergency management costs
- Special events need to be more donation-based
- Permit fees
- Animal control increases
- Needing more staff for public disclosures
- The fluctuation in other revenue sources
- Bringing disc golf to midtown park

VII. 6:00pm Revenue Streams

A. B & O Taxes

The Council discussed and shared their concerns, including:

- How to not have small business be effected
- Effects on big box stores
- Timeline to implement

Council decided not to go forward with this item at this time.

B. Car Tab Tax - No Advance Material

The Council discussed and shared their concerns, including:

- Can only be used for streets
- Hardship on residents

Council decided not to go forward with this item at this time.

C. Public Safety Tax

The Council discussed and shared their concerns, including:

- What tax can be used for
- The estimated amount
- Hardship on Residents

Council asked the administration to bring forward an Ordinance to implement the Public Safety Tax to a future Council Meeting.

VIII. 6:30pm Rest Break As Needed

IX. 6:40pm New Website Update Discussion

A. ADA Compliance For Videos

Introduced by City Clerk Schaneman who gave an overview of the ADA requirements for posting videos. The Council discussed and shared their concerns, including:

- Options for audio descriptions
- Costs for compliancy
- Necessity
- Types of videos

There was Council consensus to not post meeting videos at this time due to costs.

X. 7:00pm Open Discussion

XI. 7:45pm Goal Review and Prioritization

There was consensus of the Council to table the goal review and prioritization discussion for a future council workshop.

- A. Addition Of Items To Add To Goals
- B. Discuss List Of Goals And Add/Strike Items As Desired
- C. Prioritize Goal/Project List

XII. Adjournment

At 8:05 p.m. the Meeting was adjourned by eputy Mayor Swatman with the common consent of the City Council.

Sadie A. Schaneman, MMC, City Clerk

Dan Swatman, Deputy Mayor

Items presented to Council at the February 24, 2026, Meeting for the record: None.

Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are added to the back of the packet the next day. 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.