



BUCKLEY CITY COUNCIL AGENDA

Tuesday, March 11, 2025, at 6:00 P.M.

Multi-Purpose Center, 811 Main Street

Next Ordinance #02-25, Next Resolution #25-03, Next Agenda Bill #25-009

Or Via Zoom:

<https://us02web.zoom.us/j/83366597529?pwd=N2hMTmh5eEZ4TGpJd2dpbFp0cnkvdz09>

Call-in Number: 253-215-8782

Meeting ID: 833 6659 7529 Meeting Passcode: 863441

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll call
3. Agenda Modifications
4. Announcements, Appointments and Presentations
 - a. Street Naming Presentation – Pecheos Avenue

B. PUBLIC COMMENTS - *Time Limit of Three Minutes* (Citizens wishing to speak are Encouraged to sign up at City Hall by Wednesday prior to the Council Meeting)

C. COMMITTEE REPORTS

- | | |
|--|-----------|
| 1. Mayor's Report | Burkett |
| 2. Parks & Community Services Committee | Anderson |
| 3. Admin/Finance/Public Safety Committee | Smith |
| 4. Senior Citizens Advisory Commission | Bergerson |
| 5. Planning Commission | Arsanto |

D. CONSENT AGENDA

- a. Claims & Payroll

E. REGULAR AGENDA

- a. Doc Tait Pavilion Project Final Design
- b. Employment Agreement between the City of Buckley and Chris Banks for the Public Services Director Position

F. STAFF REPORTS

1. Development Projects Update
2. City Administrator Update

G. PUBLIC COMMENTS - *Time Limit of Three Minutes*

H. COUNCIL MEMBER COMMENTS & GOOD OF THE ORDER

I. ADJOURNMENT

B. PUBLIC COMMENTS

C. COMMITTEE REPORTS

D. CONSENT AGENDA

CITY OF BUCKLEY			
Payroll and Claims/Treasurer Checks - February 2025			
March 11, 2025 Council Meeting			
FUND #	FUND NAME	AMOUNT	ITEM
001	General Fund	\$ 661,757.54	Payroll
		\$ 283,891.53	Claims/Treasurer Checks
003	GF Cumulative Reserve	\$ -	Claims/Treasurer Checks
004	Cemetery	\$ -	Claims/Treasurer Checks
007	Police Equip. Maintenance Reserve	\$ -	Payroll
		\$ 1,726.76	Claims/Treasurer Checks
008	Railroad ROW	\$ 3,153.21	Payroll
		\$ -	Claims/Treasurer Checks
030	Fire Equipment & EMS Reserve	\$ 9,950.61	Claims/Treasurer Checks
035	Park Construction	\$ 1,521.45	Claims/Treasurer Checks
101	Street Operations	\$ 8,504.92	Payroll
		\$ 16,151.95	Claims/Treasurer Checks
102	Street Capital Improvement	\$ 22,535.32	Claims/Treasurer Checks
103	Transportation Benefit District	\$ -	Claims/Treasurer Checks
105	EMS	\$ 55,475.49	Payroll
		\$ 13,331.26	Claims/Treasurer Checks
109	Criminal Justice		Payroll
			Claims/Treasurer Checks
134	Fire Dept Facility Maint & Cap Imp	\$ 2,686.55	Claims/Treasurer Checks
136	Visitor Promotion	\$ 891.03	Claims/Treasurer Checks
202	Fire Station Construction Bond	\$ 350.00	Claims/Treasurer Checks
307	Capital Improvement	\$ 349,592.06	Claims/Treasurer Checks
308	Comp Plan Capital Improvements		Payroll
		\$ 8,382.22	Claims/Treasurer Checks
401	Natural Gas Operations	\$ -	Claims/Treasurer Checks
402	Water Sewer Operations	\$ 189,368.71	Payroll
		\$ 77,473.15	Claims/Treasurer Checks
403	Solid Waste	\$ -	Claims/Treasurer Checks

FUND #	FUND NAME	AMOUNT	ITEM
405	Sewer Construction	\$ 11,880.30	Claims/Treasurer Checks
406	Water Construction	\$ 19,322.54	Claims/Treasurer Checks
407	Storm Drain Operation & Maint	\$ 44,953.31	Payroll
		\$ 11,411.88	Claims/Treasurer Checks
408	Stormwater Construction	\$ 3,540.79	Claims/Treasurer Checks
430	Utility Equipment Reserve	\$ -	Claims/Treasurer Checks
631	Municipal Court Trust	\$ -	Claims/Treasurer Checks
632	Custodial Activities	\$ 20,769.05	Claims/Treasurer Checks
	Total Payroll	\$ 963,213.18	
	Total Claims & Treasurer Checks	\$ 855,408.45	
	Date Approved by Council -		Finance Director, Sandi Hines
Payroll =	January- mid-month draw & end of month		
Claims =	January - all batches		

E. REGULAR AGENDA



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Approval of the Final Design of the Doc Tait Pavilion Project Cost Impact: Fund Source: Timeline:	Agenda Date: March 11, 2025		AB25-009
	Department/Committee/Individual	Created	Reviewed
	Mayor		X
	City Administrator	X	X
	City Attorney		X
	City Engineer		
	City Clerk		X
	Finance Dept		X
	Building Official		
	Fire Dept		
	Parks & Recreation		
	Building & Planning		
	Police Dept		
	Municipal Court		
	PW/Utilities		X
Staff Contact: City Administrator Courtney Brunell			
Attachments: Design Documents			
<p>SUMMARY STATEMENT: The Doc Tait Pavilion project, originally approved in 2021, has progressed through site relocation, planning, and permitting phases in collaboration with the Foothills Rails to Trails Coalition. The project aligns with the City's Parks, Recreation, and Open Space (PROs) Plan and Comprehensive Plan. Since the approval of the Donation and Construction Agreement in December 2023, the Coalition has secured full funding and finalized its building permit application. City staff have reviewed the application and confirmed compliance with all City requirements.</p> <p>The pavilion will serve as a formal trailhead at the Foothills Trail parking lot and will include interpretive panels highlighting local history, ecology, and the contributions of Doc Tait and the Foothills Coalition. Per the agreement, Council approval of the final design is required before construction may proceed.</p>			
COMMITTEE REVIEW AND RECOMMENDATION:			
RECOMMENDED ACTION: MOVE to approve the final design of the Doc Tait Pavilion and authorize the Foothills Rails to Trails Coalition to proceed with construction as designed and permitted			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	



OWNER:
City of Buckley
 933 Main St., Buckley, WA 98321
 Phone (360) 829-1921
 Contact: Courtney Brunell, City Administrator
 cbrunell@cityofbuckley.com



DEVELOPER / DONOR:
Foothills Rails-To-Trails Coalition
 P.O. BOX 192, Puyallup, WA 98371-0021
 Phone (253) 224-4953
 Contact: Shayne Miles, Executive Director
 smiles@foothillstrailscoalition.org

CONSULTANT /
LANDSCAPE ARCHITECT

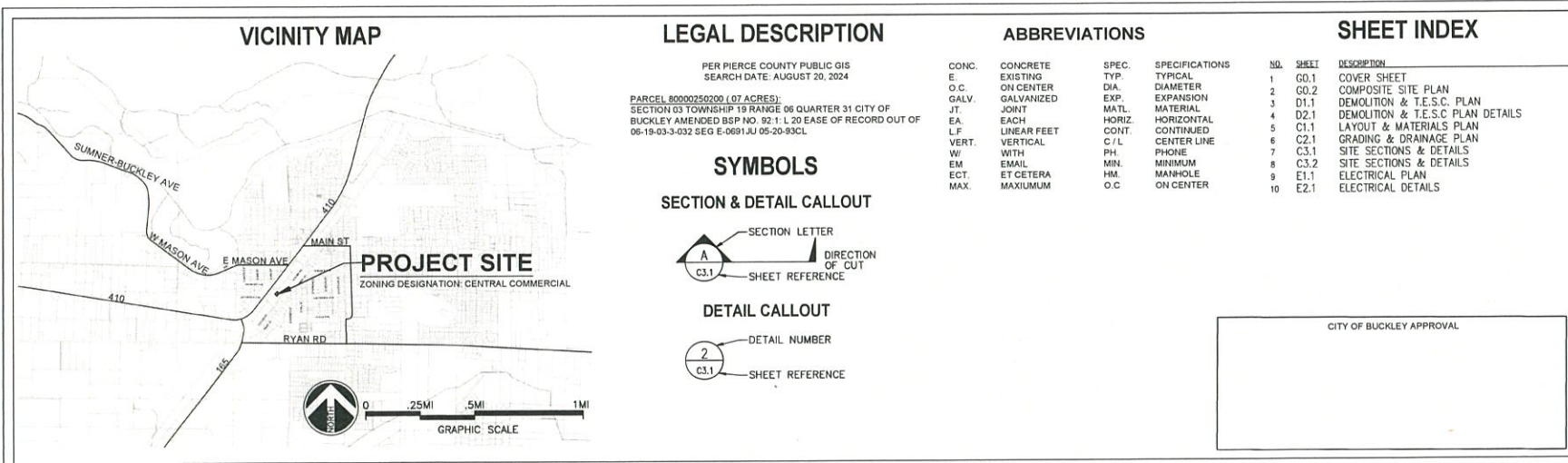


Landscape Architecture • Urban Design
 Site Planning • Recreation Facilities Design
 221 S 28TH ST, Ste 100, Tacoma, WA 98402 (253) 627-7947
 www.brucedees.com info@brucedees.com
 Contact: Michael Faulkner, PLA, ASLA
 mfaulkner@brucedees.com

SUBCONSULTANTS:

Stantec
 3400 168TH ST SW, Suite 285
 Seattle, WA 98101
 Phone (206) 224-3667
 Contact: Chris Fole, PE

PERMIT DRAWINGS FOR: **CITY OF BUCKLEY** **DOC TAIT PAVILION**



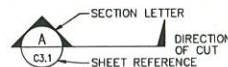
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PER PIERCE COUNTY PUBLIC GIS
 SEARCH DATE: AUGUST 20, 2024

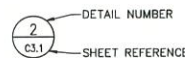
PARCEL 80000250200 (.07 ACRES):
 SECTION 03 TOWNSHIP 19 RANGE 06 QUARTER 31 CITY OF
 BUCKLEY AMENDED BSP NO. 92:1: L 20 EASE OF RECORD OUT OF
 06-19-03-3-032 SEG E-0691JU 05-20-93CL

SYMBOLS

SECTION & DETAIL CALLOUT



DETAIL CALLOUT



ABBREVIATIONS

CONC.	CONCRETE	SPEC.	SPECIFICATION
E	EXISTING	TYP.	TYPICAL
O.C.	ON CENTER	DIA.	DIAMETER
GALV.	GALVANIZED	EXP.	EXPANSION
JT.	JOINT	MATL.	MATERIAL
EA.	EACH	HORIZ.	HORIZONTAL
LF	LINEAR FEET	CONT.	CONTINUED
VERT.	VERTICAL	C/L	CENTER LINE
W/	WITH	PH.	PHONE
EM	EMAIL	MIN.	MINIMUM
ECT.	ET CETERA	HM.	MANHOLE
MAX.	MAXIMUM	O.C.	ON CENTER

SHEET INDEX

NO.	SHEET	DESCRIPTION
1	G0.1	COVER SHEET
2	G0.2	COMPOSITE SITE PLAN
3	D1.1	DEMOLITION & T.E.S.C. PLAN
4	D2.1	DEMOLITION & T.E.S.C. PLAN DETAILS
5	C1.1	LAYOUT & MATERIALS PLAN
6	C2.1	GRADING & DRAINAGE PLAN
7	C3.1	SITE SECTIONS & DETAILS
8	C3.2	SITE SECTIONS & DETAILS
9	E1.1	ELECTRICAL PLAN
10	E2.1	ELECTRICAL DETAILS

CITY OF BUCKLEY APPROVAL

PERMIT SET

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DATE: 05.05.24	DWN: KP	CHK: MF	APP: DATE:
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REVISIONS	DATE	BY

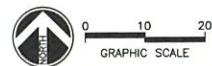
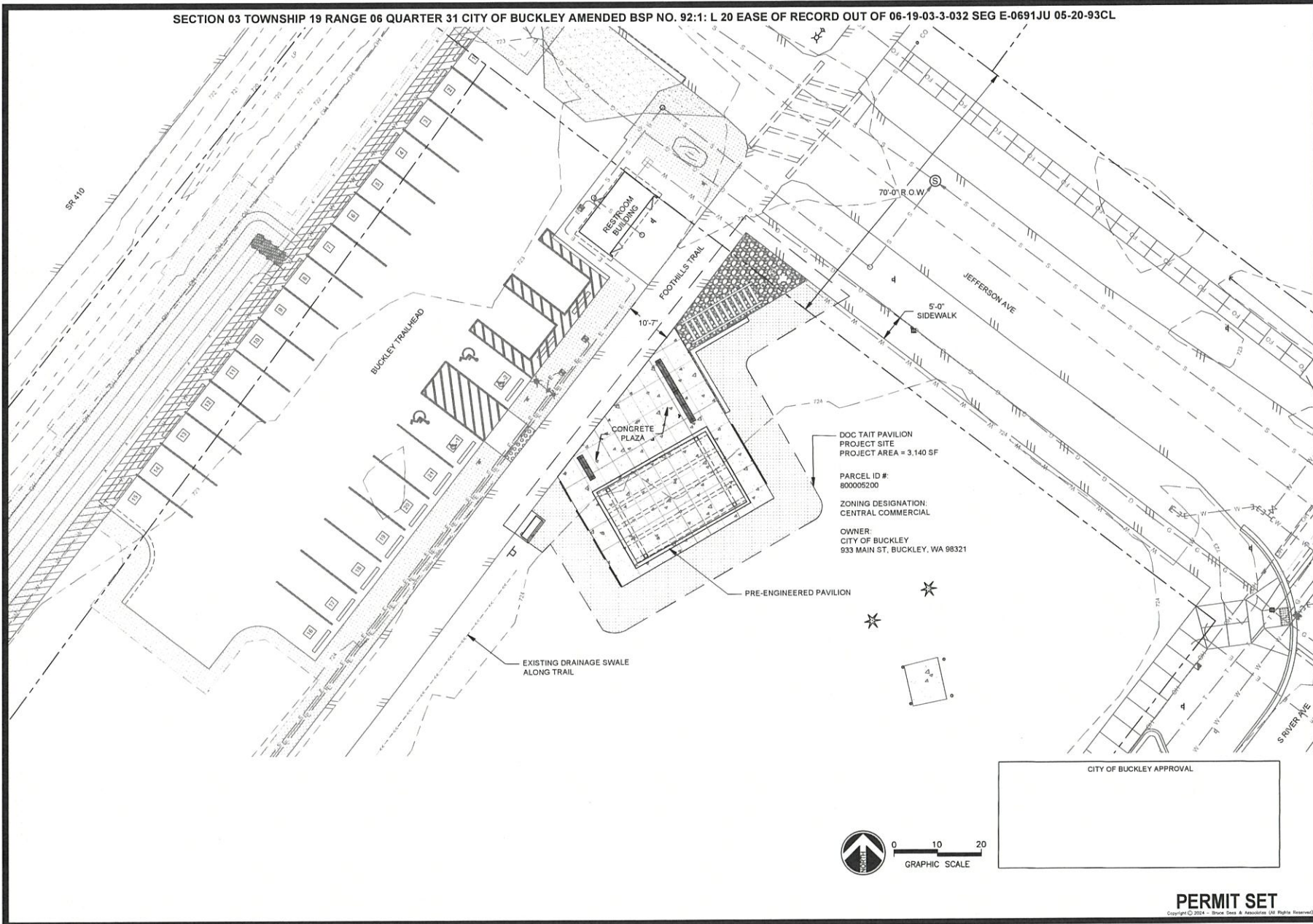
Doc Tait Pavilion
 251 S River Rd
 Buckley, WA 98321
COVER SHEET

JOB: 18003

SCALE: NOTED

G0.1
 Sheet 1 of 10

SECTION 03 TOWNSHIP 19 RANGE 06 QUARTER 31 CITY OF BUCKLEY AMENDED BSP NO. 92:1: L 20 EASE OF RECORD OUT OF 06-19-03-3-032 SEG E-0691JU 05-20-93CL



CITY OF BUCKLEY APPROVAL

PERMIT SET
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DATE: 09.05.24	OWN: KP
CHK: MF	APP: DATE:



REVISIONS	DATE	BY

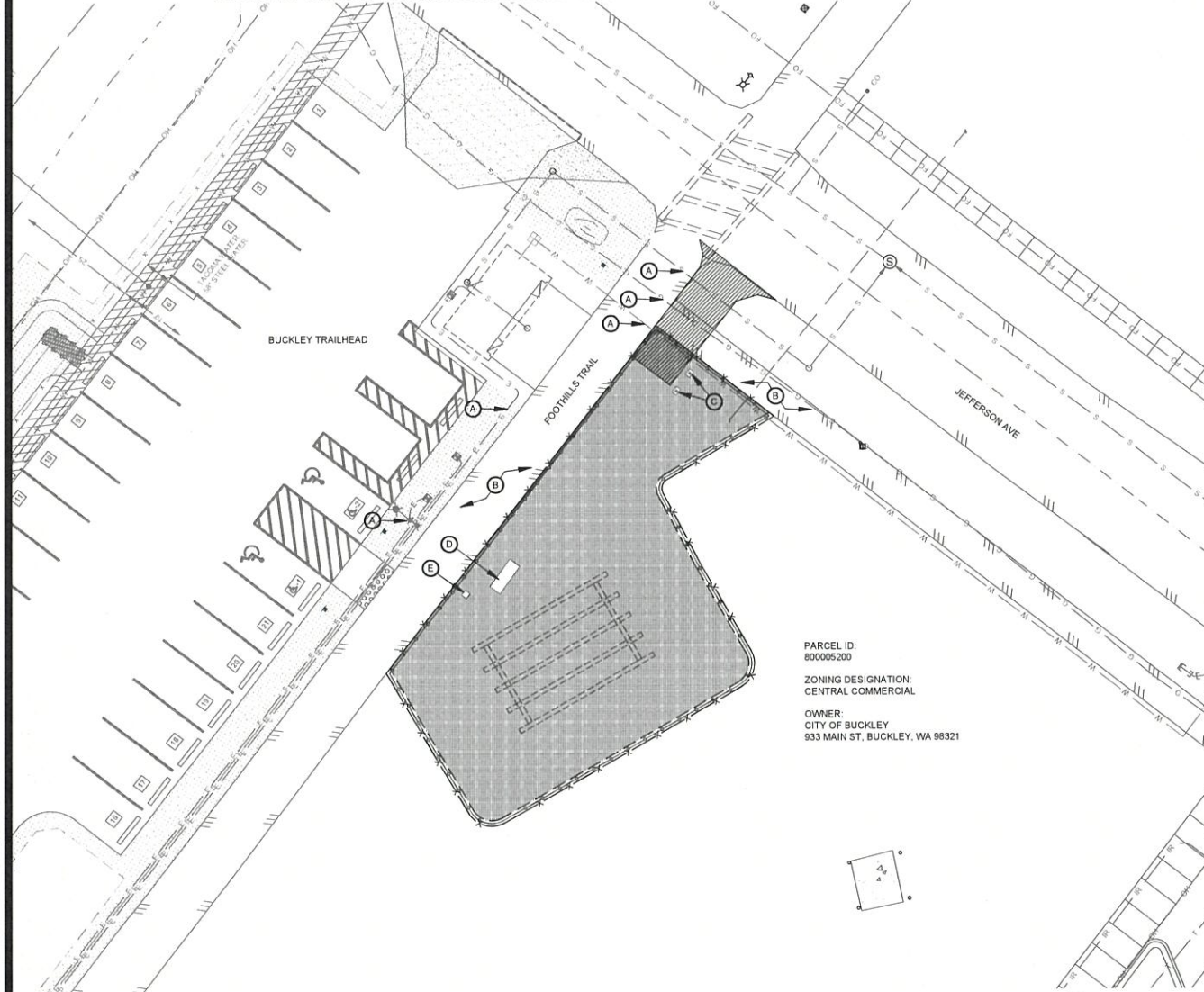
Doc Tait Pavilion
251 S River Rd
Buckley, WA 98321
COMPOSITE SITE PLAN

JOB: 18003

SCALE: NOTED

G0.2
Sheet 2 of 10

SECTION 03 TOWNSHIP 19 RANGE 06 QUARTER 31 CITY OF BUCKLEY AMENDED BSP NO. 92:1: L 20 EASE OF RECORD OUT OF 06-19-03-3-032 SEG E-0691JU 05-20-93CL



PARCEL ID:
800005200

ZONING DESIGNATION:
CENTRAL COMMERCIAL

OWNER:
CITY OF BUCKLEY
933 MAIN ST, BUCKLEY, WA 98321

DEMOLITION, CLEARING, & T.E.S.C. LEGEND

- TEMPORARY EROSION CONTROL SILT FENCE
- TEMPORARY CONSTRUCTION FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- CLEAR AND GRUB - REMOVE EXISTING TURF AS REQUIRED FOR NEW CONSTRUCTION

PROTECTION NOTES:

- (A) PROTECT EXISTING IMPROVEMENTS AND UTILITIES.
- (B) PROTECT EXISTING PATHWAY.
- (C) PROTECT EXISTING UTILITY BOXES.
- (D) SALVAGE EXISTING BENCH. REMOVE AND DISPOSE OF CONCRETE PAD.
- (E) SALVAGE EXISTING DOG BAG DISPENSER AND POST.

CLEARING & T.E.S.C. NOTES:

1. CONTRACTOR SHALL ESTABLISH, MAINTAIN, ADJUST, AND REMOVE TEMPORARY EROSION CONTROL MEASURES (SILT FENCING, ECT.) AS REQUIRED FOR NEW CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS PRIOR TO DEMOLITION AND CLEARING. CONTACT 'CALL BEFORE YOU DIG' AT (800) 424-5555 FOR FIELD LOCATION ASSISTANCE WITHIN PUBLIC RIGHT-OF-WAY/RETAIN A PRIVATE LOCATOR SERVICE TO LOCATE UTILITIES WITHIN THE PROJECT SITE.
3. TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED ON ALL EXISTING AND NEW MH'S & CB'S. CONTRACTOR SHALL ADJUST THE FENCE AND MAINTAIN THE SEDIMENT BARRIERS DURING CONSTRUCTION TO PREVENT SEDIMENT LADEN WATER FROM LEAVING THE SITE.
4. AT ALL CLEAR & GRUB AREAS, REMOVE ALL EXIST. STRUCTURES OR OTHER ITEMS AS REQUIRED FOR NEW CONSTRUCTION AND PROTECT EXISTING IMPROVEMENTS AND UTILITIES.
5. SEE SHEET D2.1 FOR TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS, NOTES, CONSTRUCTION SEQUENCE NOTES, AND EROSION CONTROL SEEDING NOTES.

IMPORTANT SITE WORK NOTES:

- PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE DEMOLITION WORK NECESSARY TO ACCOMMODATE NEW CONSTRUCTION UNDER THIS CONTRACT AS SHOW AND SPECIFIED ON THESE PLANS.
- CONTRACTOR SHALL PROVIDE THE INSPECTION AND REPORTING BY A CERTIFIED EROSION AND SEDIMENTATION CONTROL LEAD (CESCL) AS REQUIRED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY (WSDOE).
- CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN EARTHWORK TAKEOFF.

CITY OF BUCKLEY APPROVAL



0 10 20
GRAPHIC SCALE

PERMIT SET

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DATE: 09.05.24
DWN: KP
CHK: MP
APP: DATE:



REVISIONS	DATE	BY

Doc. Tait, Pavillion
251 S. River Rd
Buckley, WA 98321

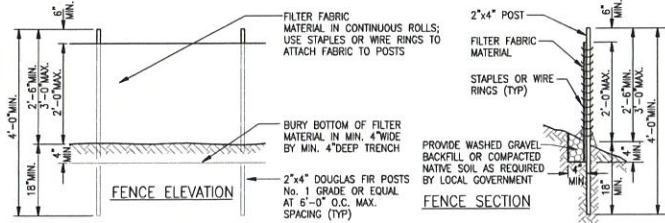
DEMOLITION & T.E.S.C. PLAN

JOB#: 18003

SCALE: NOTED

D1.1
Sheet 3 of 10

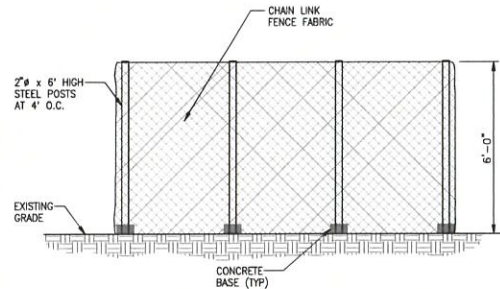
SECTION 03 TOWNSHIP 19 RANGE 06 QUARTER 31 CITY OF BUCKLEY AMENDED BSP NO. 92:1: L 20 EASE OF RECORD OUT OF 06-19-03-3-032 SEG E-0691JU 05-20-93CL



MAINTENANCE STANDARDS NOTES:

1. ANY DAMAGE TO THE FENCE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
4. REMOVE SEDIMENT DEPOSITS WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-THIRD THE HEIGHT OF THE FENCE, OR INSTALL A SECOND SILT FENCE.
5. IF THE FILTER FABRIC (GEOTEXTILE) HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED IMMEDIATELY.

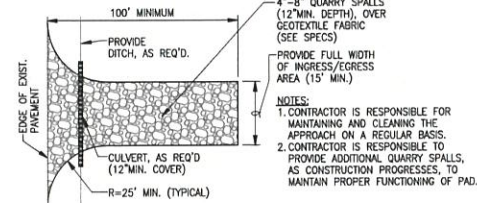
1 TEMPORARY EROSION CONTROL SILT FENCE
D1.1 SCALE : N.T.S.



MAINTENANCE STANDARDS NOTES:

1. IF THE FENCE HAS BEEN DAMAGED OR VISIBILITY REDUCED, IT SHALL BE REPAIRED OR REPLACED IMMEDIATELY AND VISIBILITY RESTORED.

3 TEMPORARY CONSTRUCTION FENCE
D1.1 SCALE : N.T.S.



MAINTENANCE STANDARDS NOTES:

1. ADD QUARRY SPALLS IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. NO TRACKING OF SEDIMENT ONTO THE ROADWAY IS ALLOWED. IF SEDIMENT IS TRACKED ONTO THE ROAD, CLEAN THE ROAD THOROUGHLY BY SHOVELING OR PICKUP SWEEPING. TRANSPORT SEDIMENT TO A CONTROLLED SEDIMENT DISPOSAL AREA.
4. KEEP STREETS CLEAN AT ALL TIMES. CLEAN TRACKED SEDIMENT IMMEDIATELY.
5. STREET WASHING OF SEDIMENT TO THE STORM DRAIN SYSTEM IS NOT ALLOWED.
6. IMMEDIATELY REMOVE ANY QUARRY SPALLS THAT ARE LOOSEENED FROM THE PAD AND END UP ON THE ROADWAY.
7. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE, FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.
8. UPON PROJECT COMPLETION AND SITE STABILIZATION, PERMANENTLY STABILIZE ALL CONSTRUCTION ACCESSES INTENDED AS PERMANENT ACCESS FOR MAINTENANCE.

2 STABILIZED CONSTRUCTION ENTRANCE
D1.1 SCALE : N.T.S.

STANDARD EROSION AND SEDIMENTATION CONTROL NOTES:

THE CONTRACTOR SHALL PROVIDE THE INSPECTION AND REPORTING BY A CERTIFIED EROSION AND SEDIMENTATION CONTROL LEAD (CESCL) AS REQUIRED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY (WSDOE).

THE FOLLOWING EROSION AND SEDIMENTATION CONTROL NOTES APPLY TO ALL CONSTRUCTION SITE ACTIVITIES AT ALL TIMES, UNLESS OTHERWISE SPECIFIED ON THESE PLANS.

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM OR ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN SEDIMENT TRAP. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAYING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
10. ASSURE ALL BEST MANAGEMENT PRACTICES (BMP'S) REQUIRED IN THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ARE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

RECOMMENDED

CONSTRUCTION SEQUENCE:

1. ARRANGE FOR AND ATTEND PRE-CONSTRUCTION MEETING.
2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR.
3. MARK CLEARING/GRADING LIMITS AS REQUIRED BY THE APPROVED PLANS OR PERMIT CONDITIONS.
4. CONTACT CITY INSPECTOR (AND OWNER'S REPRESENTATIVE) TO INSPECT AND SIGN-OFF ON CLEARING LIMITS PRIOR TO ANY CLEARING.
5. INSTALL INITIAL EROSION CONTROL PRACTICES; GRADE AND INSTALL CONSTRUCTION ENTRANCE(S), INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.), CONSTRUCT SEDIMENT PONDS AND TRAPS (IF REQUIRED).
6. CONTACT BUILDING INSPECTOR FOR INSPECTION OF INITIAL EROSION CONTROL PRACTICES PRIOR TO COMMENCEMENT OF GRADING ACTIVITY.
7. CLEAR, GRADE, AND FILL SITE AS OUTLINED IN THE SITE PLAN WHILE IMPLEMENTING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES AT THE SAME TIME.
8. INSTALL PROPOSED UNDERGROUND UTILITIES AND OTHER IMPROVEMENTS.
9. INSTALL PERMANENT EROSION PROTECTION (IMPERVIOUS SURFACE, LANDSCAPING, ETC.).
10. CONTACT CITY INSPECTOR FOR APPROVAL OF PERMANENT EROSION PROTECTION AND SITE GRADES.
11. REMOVE EROSION CONTROL METHODS AS PERMITTED BY THE CITY INSPECTOR AND REPAIR PERMANENT EROSION PROTECTION AS NECESSARY.
12. MONITOR, MAINTAIN, AND RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF TACOMA EROSION AND SEDIMENT CONTROL STANDARDS.
13. CLEAN STORM WATER CONVEYANCE SYSTEM (ON-SITE AND DOWNSTREAM) OF ALL SEDIMENT AND DEBRIS TO THE SATISFACTION OF THE CITY. ENSURE OPERATION OF THE SYSTEM.
14. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED AS APPROPRIATE.

CITY OF BUCKLEY APPROVAL

PERMIT SET

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DATE: 09.05.24	DWN: KP	CHK: MF	APPR: DATE:
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REVISIONS	DATE	BY

Doc Taft Pavilion
251 S River Rd
Buckley, WA 98321
DEMOLITION & T.E.S.C DETAILS

JOB: 18003

SCALE: NOTED

D2.1
Sheet 4 of 10

SECTION 03 TOWNSHIP 19 RANGE 06 QUARTER 31 CITY OF BUCKLEY AMENDED BSP NO. 92:1 L 20 EASE OF RECORD OUT OF 06-19-03-3-032 SEG E-0691JU 05-20-93CL

LAYOUT AND MATERIALS:

- 6" DEPTH REINFORCED CONCRETE PAVING
- TURF RESTORATION (PROVIDE AT ALL AREAS DISTURBED BY CONSTRUCTION UNLESS NOTED OTHERWISE)
- BALLAST & ALUMINUM EDGING
- EXPANSION JOINT
- CONTROL JOINT

CONSTRUCTION NOTES:

- PROTECT EXISTING CONCRETE, VEGETATION, INFRASTRUCTURE, AND UTILITIES DURING CONSTRUCTION.
- REPAIR EXISTING PATHWAYS TO THEIR EXISTING CONDITION AS NECESSARY UPON COMPLETION OF CONSTRUCTION ACTIVITY.
- ALL DISTURBED LANDSCAPE AREAS SHALL BE REHABILITATED TO THEIR EXISTING CONDITION, UNLESS NOTED OTHERWISE.

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTACT "CALL BEFORE YOU DIG" AT (800)424-555 FOR FIELD LOCATION ASSISTANCE WITHIN PUBLIC RIGHT-OF-WAY. RETAIN A PRIVATE LOCATOR SERVICE TO LOCATE UTILITIES WITHIN THE PROJECT SITE.
- PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A PRE-CONSTRUCTION.
- T.E.S.C. CONTROL FACILITIES SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING IN ACCORDANCE WITH THE APPROVED TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN (SEE SHEETS D1.1). THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.

PARCEL ID #
800005200

ZONING DESIGNATION:
CENTRAL COMMERCIAL

OWNER:
CITY OF BUCKLEY
933 MAIN ST, BUCKLEY, WA 98321

CITY OF BUCKLEY APPROVAL

GRAPHIC SCALE

PERMIT SET

DATE:	09.05.24
DWN:	KP
CHK:	MF
APP:	
DATE:	

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Doc Tait Pavilion
251 S River Rd
Buckley, WA 98321

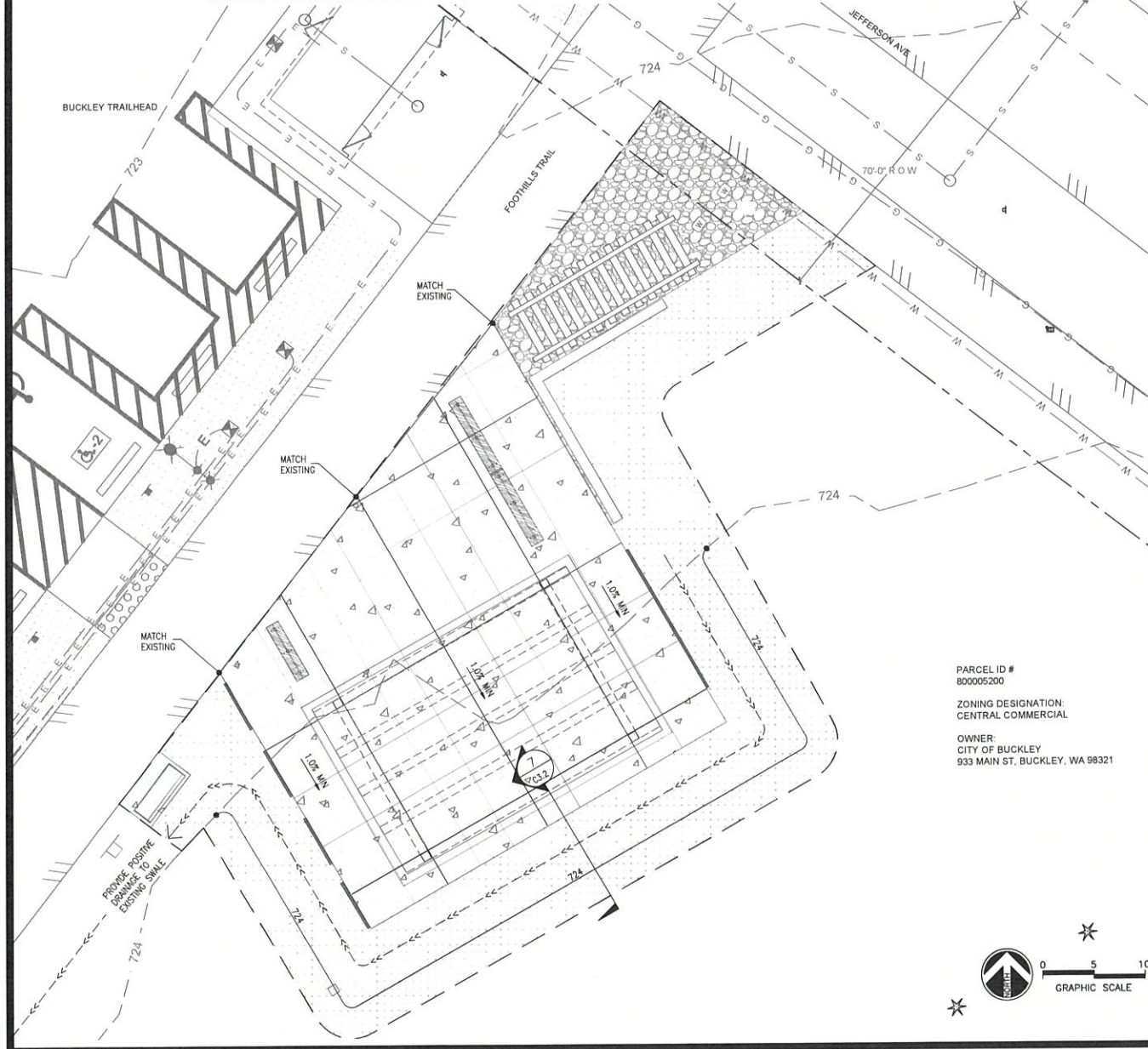
LAYOUT & MATERIALS PLAN

JOB: 18003

SCALE: NOTED

C1.1
Sheet 5 of 10

SECTION 03 TOWNSHIP 19 RANGE 06 QUARTER 31 CITY OF BUCKLEY AMENDED BSP NO. 92:1: L 20 EASE OF RECORD OUT OF 06-19-03-3-032 SEG E-0691JU 05-20-93CL



PARCEL ID #
800005200

ZONING DESIGNATION:
CENTRAL COMMERCIAL

OWNER:
CITY OF BUCKLEY
933 MAIN ST, BUCKLEY, WA 98321

PROPOSED GRADING & DRAINAGE LEGEND

- 724 ● PROPOSED CONTOUR LINES
- 725 — EXISTING CONTOUR LINES
- LIMITS OF GRADING LINE
- << — DRAINAGE SWALE

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTACT 'CALL BEFORE YOU DIG' AT (800) 424-5555 FOR FIELD LOCATION ASSISTANCE WITHIN PUBLIC RIGHT-OF-WAY. RETAIN A PRIVATE LOCATOR SERVICE TO LOCATE UTILITIES WITHIN THE PROJECT SITE.
2. AFTER CLEARING & GRUBBING, GRADE THE SITE TO PROVIDE POSITIVE DRAINAGE FROM THE CONCRETE PLAZA TO THE EXISTING DRAINAGE SWALE.
3. GRADING ON PAVED SURFACES SHALL HAVE A MINIMUM OF 1% AND A MAXIMUM OF 2%.
4. ADJUST EXISTING UTILITY APPURTENANCES WITHIN THE PROJECT LIMITS TO NEW FINISH GRADE (TYP).
5. FINISH GRADE OF TOPSOIL IN LAWN AREAS IS FLUSH WITH ADJACENT PAVEMENT, WALKS, AND/OR CURBS (TYP). SLOPE PAVED AREAS TO DRAIN INTO ADJACENT LAWN / LANDSCAPE AREAS.

HORIZONTAL & VERTICAL CONTROL

FOR HORIZONTAL & VERTICAL CONTROL INFORMATION SEE BOUNDARY AND TOPOGRAPHIC SURVEY PLAN, SHEET G02

EARTHWORK NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR HIS OR HER OWN EARTHWORK TAKEOFFS.



DATE: 09.05.24	DWN: KP	CHK: MF	APP: DATE:
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REVISIONS	DATE	BY

Doc Tait Pavilion
251 S River Rd
Buckley, WA 98321

GRADING & DRAINAGE PLAN

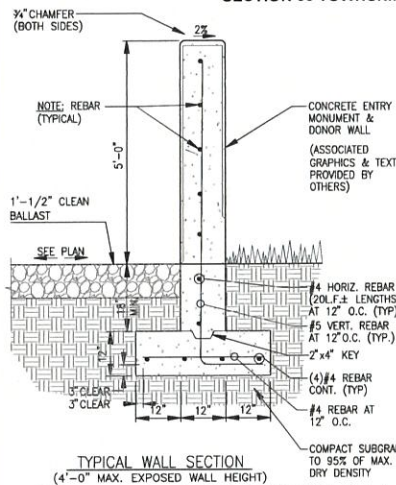
JOB: 18003

SCALE: NOTED

C2.1
Sheet 6 of 10

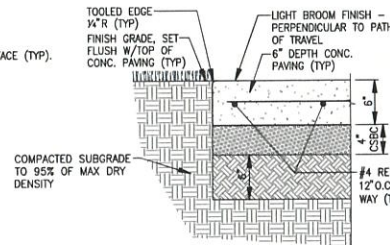
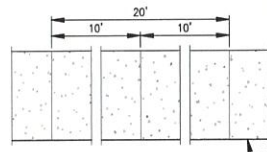
PERMIT SET

SECTION 03 TOWNSHIP 19 RANGE 06 QUARTER 31 CITY OF BUCKLEY AMENDED BSP NO. 92:1 L 20 EASE OF RECORD OUT OF 06-19-03-3-032 SEG E-0691JU 05-20-93CL



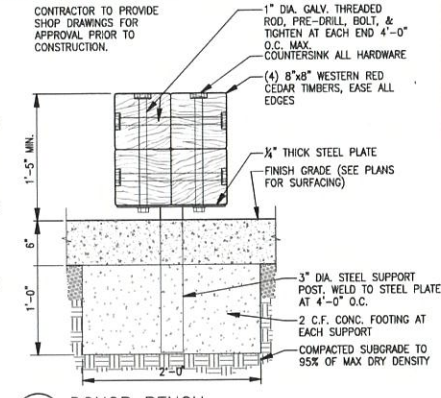
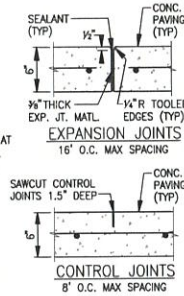
TYP. CONC. ENTRY MONUMENT & DONOR WALL

1. MINIMUM ULTIMATE 28 DAY COMPRESSIVE STRENGTH: CONCRETE WALLS = 4,000 PSI. CONCRETE SLABS, FOOTINGS = 3,000 PSI.
2. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE CONFORMING TO ASTM A-15.
3. SMOOTH FINISH ON ALL EXPOSED VERTICAL WALL SURFACE (TYP.).
5. INSTALL WALL JOINTS ON EXPOSED FACES (SEE DETAIL BELOW), TYPICAL.
6. TO LOCATE WALLS, COORDINATES/DIMENSIONS ARE TAKEN AT 'FACE OF WALL' AS INDICATED.



TYPICAL CONCRETE SECTION

2 6" REINFORCED CONCRETE PAVING
C1.1 1'-1/2" = 1'-0" (UNLESS NOTED)



3 1'-1/2" = 1'-0" (UNLESS NOTED)
C1.1

1 CAST-IN-PLACE CONCRETE WALL
C1.1 SCALE: 3/4" = 1'-0" (UNLESS NOTED)

FOOTHILLS NATIONAL RECREATION TRAIL

NOTES:
CONTRACTOR TO SCHEDULE COORDINATION MEETING TO DISCUSS MAP DESIGN AND EXECUTION.
FOOTHILLS TRAIL MAP TO BE SANDBLASTED AND/OR ETCHED INTO THE CONCRETE PAVING.
OWNERS REPRESENTATIVE TO APPROVE FINAL SANDBLASTING/ETCHING.
UPON APPROVAL, STAIN SANDBLASTED/ETCHED AREAS AS DIRECTED BY OWNER'S REPRESENTATIVE.
CAD FILES WILL BE PROVIDED TO THE CONTRACTOR ONCE SELECTED.
HIERARCHY OF MAP LAYERS IS AS FOLLOWS:
A. FOOTHILLS TRAIL = BOLD/THICK
B. TEXT = BOLD/THICK
C. PRIMARY STREETS = SEMI-BOLD/MEDIUM
D. RIVERS/LAKES = SEMI-BOLD/MEDIUM
E. SECONDARY ROADS/STREAMS=MEDIUM
ONCE COMPLETED, TOUCH UP AREAS AS DIRECTED BY OWNER'S REPRESENTATIVE.

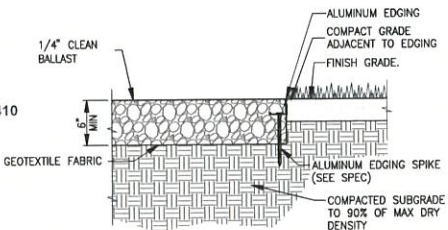
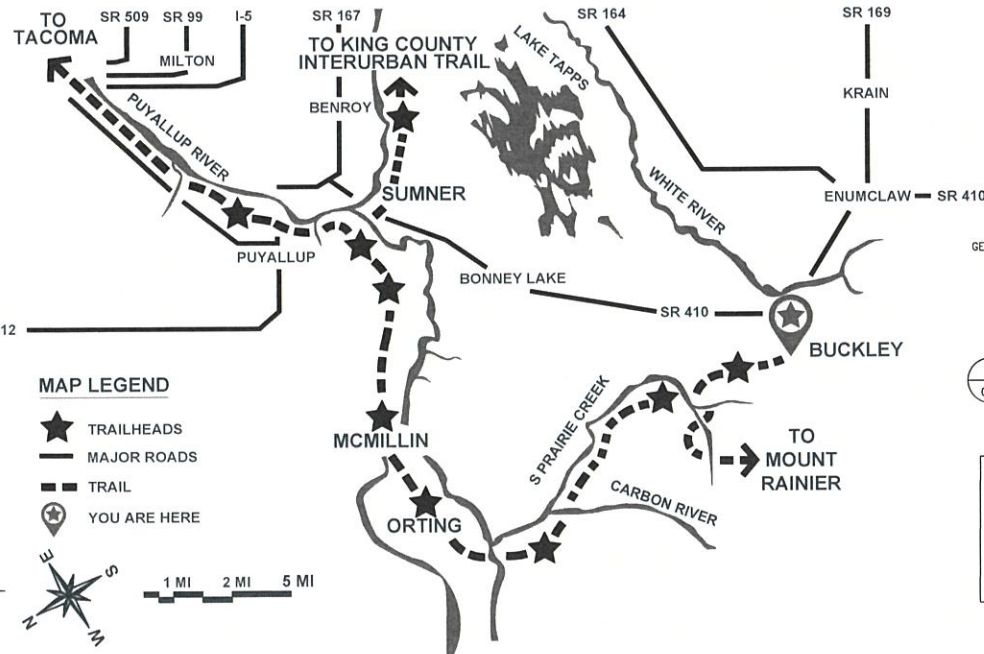
MIN. TEXT SIZE: 3"

MAP LEGEND

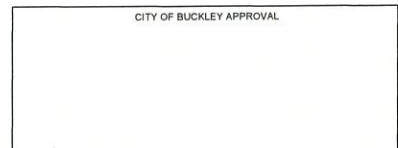
- ★ TRAILHEADS
- MAJOR ROADS
- TRAIL
- ☆ YOU ARE HERE



1 MI 2 MI 5 MI



5 1'-1/2" = 1'-0" (UNLESS NOTED)
C1.1



PERMIT SET



DATE: 09.05.24
DWG: KP MF
CHK: MF
APP: DATE:



DATE	BY

Doc Tait Pavilion
251 S. River Rd
Buckley, WA 98321

SITE SECTIONS & DETAILS

JOB: 18003

SCALE: NOTED

C3.1
Sheet 7 of 10

**BRUCE
DEES &
ASSOCIATES**

Landmarks Architecture • Urban Planning
Site Planning • Rehabilitation of Historic Districts

1000 N. 1st St., Suite 1000, Tampa, FL 33604 • Tel: 813/251-1100
www.brucedees.com



STATE OF
WASHINGTON
LICENSED
JUDICIAL OFFICER
SYBIL ALAN JOHNS
LICENSE NO. 1408
EXPIRES ON 04/01/2023



Doc. Taft Pavilion
251 S River Rd
Buckley, WA 98321

SITE SECTIONS & DETAILS



PERMIT SET

SECTION 03 TOWNSHIP 19 RANGE 06 QUARTER 31 CITY OF BUCKLEY AMENDED BSP NO. 92:1: L 20 EASE OF RECORD OUT OF 06-19-03-3-032 SEG E-0691JU 05-20-93CL

LEGEND:

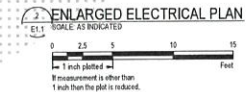
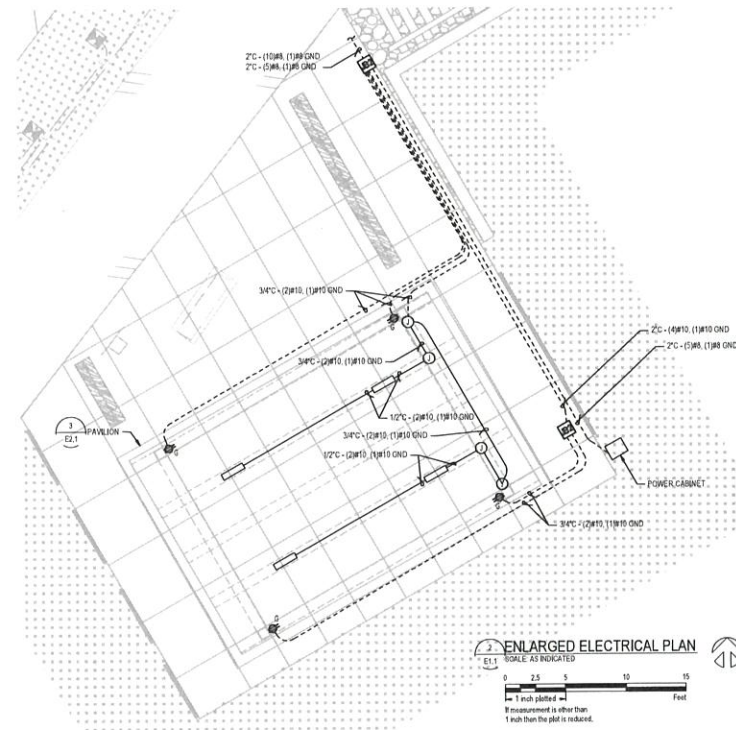
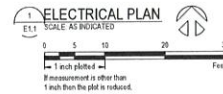
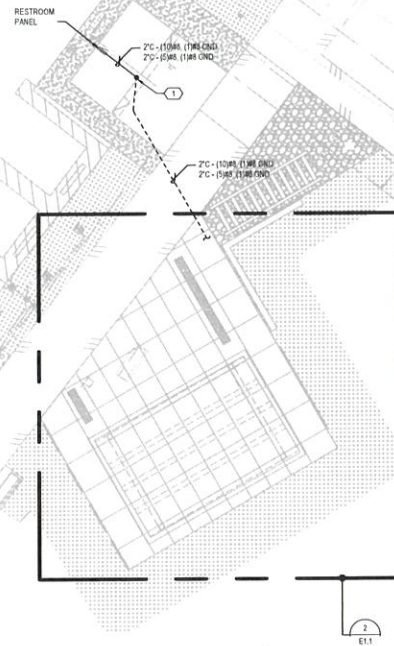
- RIGS RACEWAY
- - - UNDERGROUND RACEWAY
- ⊠ TYPE 2 JUNCTION BOX, W/SDOT WITH SLIP-NOT BOLT DOWN LID
- OUTDOOR RATED JUNCTION BOX
- LED SURFACE MOUNT LIGHT FIXTURE, WEATHER AND VANDAL RESISTANT, NOMINALLY 4' X 2', 20 WATT LED, 120 VOLT, LUMINAIRE LED RUFF 4-2FT-400MA-20W-40K-MVOLT-CLP-WL
- ⊞ DUPLEX RECEPTACLE, 120 VOLT, 20A, GFI WITH WEATHERPROOF COVER, CAST IRON BOX

GENERAL NOTES:

1. JUNCTION BOX LOCATIONS AND CONDUIT ROUTING ARE SCHEMATIC. ALLOW JUNCTION BOXES WITH PAYMENT LOGS. CONDUIT ROUTING SHALL AVOID TREES, SUMMIT CONDUIT AND JUNCTION BOX LAYOUT PLAN TO ENGINEER PRIOR TO INSTALLATION.
2. MAINTAIN AND PROTECT ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO PROVIDE LOCATE PRIOR TO ANY EXCAVATION PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL CALL "ONE-CALL" FOR UTILITY LOCATIONS.
3. ALL SPARE/EMPTY CONDUIT TO BE PROVIDED WITH NYLON PULL STRINGS.
4. ALL JUNCTION BOXES AND CONDUITS ARE SHOWN IN APPROXIMATE LOCATIONS. VERIFY LOCATION OF PROPERTY LINE, EASEMENTS, AND UTILITIES PRIOR TO PLACEMENT.
5. ALL CONDUIT LENGTHS ARE APPROXIMATE. REFER TO CIVIL FOR EXACT LENGTHS.
6. CAP ALL UNUSED CONDUITS WHERE CONDUITS ARE CAPPED, MARK LOCATION WITH AN ELECTRICAL MARKER.

KEY NOTES:

1. CORE DRILL AND SEAL ALL BUILDING PENETRATIONS. PROVIDE RIGS CONDUIT AND ELBOW.



PERMIT SET

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DATE: 05.09.24	DRAWN: KP	CHECK: MF	APP: DATE:
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REVISIONS	DATE	BY

Foothills Rails-to-Trails Coalition
Doc Tent Pavilion
Buckley, WA 98321

ELECTRICAL PLAN

JOB: 18003

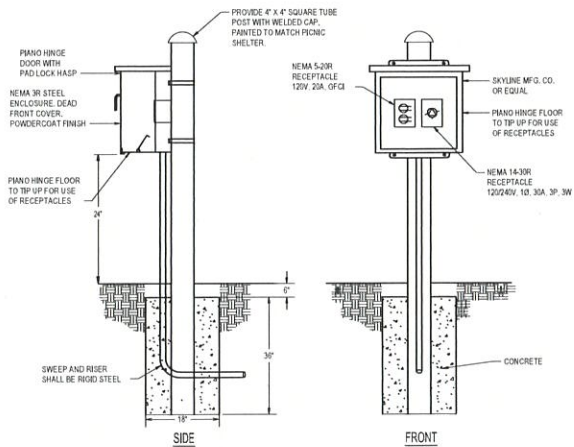
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E1.1
Sheet 9 of 10

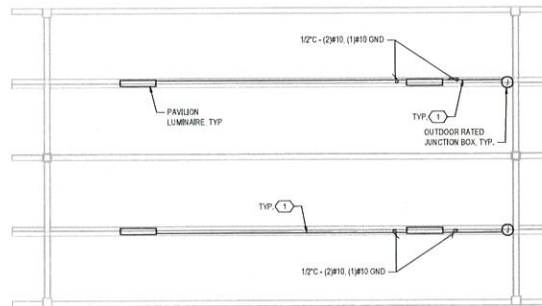
SECTION 03 TOWNSHIP 19 RANGE 06 QUARTER 31 CITY OF BUCKLEY AMENDED BSP NO. 92:1: L 20 EASE OF RECORD OUT OF 06-19-03-3-032 SEG E-0691JU 05-20-93CL

Panel											
Starters		Name: RESTROOM PNL 120/240V		1PH	3W	100A	Main CB	Surface Mounted	Type: Panelboard		
Location: RESTROOM		22,000 AIC									
#	Description	Load	CB	A	B	C	Load	Description	#		
1#	Lighting ET EXT. LIGHTS	0.05	20/1	CB	X	20/1	CB	0.10	Recept CHASE RECEPTACLE	2#	
3#	Lighting CHASE LIGHT	0.05	20/1	CB	X	20/1	CB	0.13	Equip RR#2 LIGHT AND FAN	4#	
5#	Equip RR#1 LIGHT AND FAN	0.13	20/1	CB	X	20/1	CB	1.40	Recept WATER HTR OUTLET	6#	
7#	Equip RR#1 HAND DRYER	1.14	20/1	CB	X	20/1	CB	1.14	Equip RR#2 HAND DRYER	8#	
9#	Recept PLUMBING SENSORS	0.14	20/1	CB	X	20/1	CB	1.40	Recept WATER HT OUTLET	10#	
11#	Recept RR RECEPTACLES	0.36	20/1	CB	X	20/2	CB	2.50	Recept FESTIVAL BOX RECEPT	12*	
13*	Recept PAVILION RECEPT	0.80	20/1	CB	X	20/1	CB	2.50	Recept FESTIVAL BOX RECEPT	14*	
15*	Recept PAVILION RECEPT	0.80	20/1	CB	X	20/1	CB	0.80	Recept FESTIVAL BOX PLUG	16*	
17*	Recept PAVILION RECEPT	0.80	20/1	CB	X	20/1	CB	0.10	Lighting PAVILION LIGHTS	18*	
19*	Recept PAVILION RECEPT	0.80	20/1	CB	X	20/1	CB	0.00	space	20	
Rev:				PH A	PH B	* Circuit Breaker Code					
Revised KVA Demand * Existing KVA Marked *				Connected KVA	5.70	7.72	G = GFCI H = HD Rated				
204827828								S = Short Trip M = HACR Rated			
File: U:\00827828\working_file\A\0_circuitbreaker\PNL								D = Switching Duty A = See Note			
								A = AFCI			
Notes:											
Equip	Conn	KVA	NEC Demand Factor	Dem.		KVA	Dem	Amp	% NEC	NEC Demand	
Lighting	2.54	100%		2.54	11	2.54	11	100%		11	
Lighting	0.20	100%		0.20	3	0.20	3	125%		3	
Recept	12-48	100kVA @ 100%, rest @ 50%		11.24	47	11.24	47	100%		47	
	15.22	63		13.98	58	13.98	58			58	

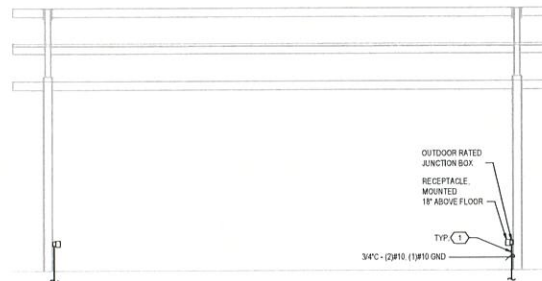
EXISTING PANEL SCHEDULE
E2.1 SCALE: NONE



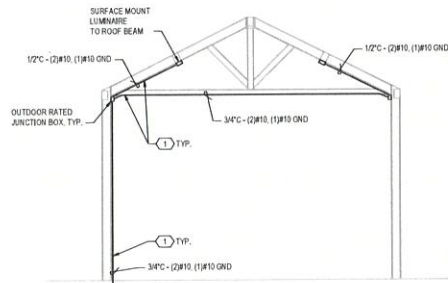
POWER CABINET ELEVATION DETAIL
E2.1 SCALE: NONE



TOP VIEW
NOTE: ALL CONDUIT RGS TYPE.



FRONT VIEW
NOTE: ALL CONDUIT RGS TYPE.



SIDE VIEW
NOTE: ALL CONDUIT RGS TYPE.

PAVILION DETAIL
E2.1 SCALE: NONE

- KEY NOTES:
- ROUTE RGS CONDUIT STRAIGHT UP TIGHT TO PAVILION SUPPORT POST. NO BENDS.
 - PROVIDE NEW CIRCUIT BREAKER IN EXISTING PANEL.



DATE: 05.09.24
DWN: KP
CHK: MF
APP: [blank]
DATE: [blank]



REVISIONS	DATE	BY

Foothills Rails-to-Trails Coalition
Doc Tent Pavilion
Buckley, WA 98321

JOB: 18003
SCALE: NOTED
E2.1
Sheet 10 of 10

PERMIT SET

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CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Employment Agreement Between the City and Chris Banks for the Public Services Director Position	Agenda Date: March 11, 2025		AB25-010
	Department/Committee/Individual	Created	Reviewed
	Mayor		X
	City Administrator		X
	City Attorney		X
	City Engineer		
	City Clerk	X	X
	Finance Dept		X
	Building Official		
	Fire Dept		
	Parks & Recreation		
	Building & Planning		
	Police Dept		
	Municipal Court		
	PW/Utilities		X
Cost Impact:			
Fund Source:			
Timeline:			
Staff Contact: City Administrator Courtney Brunell			
Attachments: Employment Agreement			
<p>SUMMARY STATEMENT: Employment Agreement for the Public Services Director position for the city of Buckley with Chris Banks. Salary for the position was established under the exempt salary schedule adopted in December 2024 and the employee is to receive the same medical benefits, vacation accrual, holiday scheduling, and sick leave as those other City employees classified as "exempt" and as provided for in accordance with the City's Personnel Policy.</p> <p>The Agreement establishes the appointment of Chris Banks to the position of Public Services Director. Chris has been filling in as the Building and Planning Director since November 2023 and this new title and position encompasses his current job as Public Works Director and as the Building and Planning Director into one position of Public Services Director.</p>			
COMMITTEE REVIEW AND RECOMMENDATION:			
RECOMMENDED ACTION: MOVE to Approve the Employment Agreement between the City of Buckley and Chris Banks for the position of Public Services Director.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

EMPLOYMENT AGREEMENT BETWEEN THE CITY OF BUCKLEY, WASHINGTON, AND CHRIS BANKS

THIS AGREEMENT, is made this 11th day of March, 2025, by and between the City of Buckley (hereinafter referred to as the "Employer"), and Chris Banks (hereinafter referred to as the "Employee").

WHEREAS, the City of Buckley is a non-charter, optional municipal code city organized under the Mayor-Council form of government; and

WHEREAS, Chris Banks has performed the duties of the Public Works Director and Planning and Building Director since November, 2023; and,

WHEREAS, the City desires to have Chris Banks continue to perform his current duties under a revised title of City Public Services Director; and

WHEREAS, due to funding constraints, limited staffing and complexity of job duties the City desires to allow the Employee to accrue and carryover vacation time above the threshold established under City Personnel Policies; and

WHEREAS, the City wishes to enhance work productivity by protecting Employee's morale and peace of mind and provide a fair method of terminating Employee's services in a professional and businesslike manner, should this be in the City's best interest;

NOW, THEREFORE, in consideration of the mutual benefits to be derived, the parties agree as follows:

TERMS

1. **Commencement of Services.** The Employer agrees to continue the employment of Chris Banks as its City Public Services Director, and Chris Banks agrees to continue serving as the City Public Services Director in accordance with the terms and conditions of this Agreement.

2. **Term.** The Employee shall commence performing services as required under this Agreement effective April 1, 2025, and shall continue employment in this position until terminated under the provisions of this Agreement, Promotion, or for Retirement from the City, which ever comes first.

3. **Duties.** Employee will serve as the Public Services Director for the City of Buckley, Washington performing the duties that have been established by the parties over the existing course of employment. Such duties shall include, but shall not be limited to, duties assigned by the Mayor and/or City Administrator and those specified within City adopted position description.

4. **Executive.** The Employee acknowledges that he is an administrative, executive or professional employee within the meaning of the Fair Labor Standards Act or comparable state laws and as such, is not entitled to overtime pay for hours in excess of forty (40) hours per week.

5. **Annual Compensation.** Employee shall be compensated pursuant to the adopted exempt employee salary scale. Employee shall be compensated at Range 11, Step F of the salary scale, which is listed at \$12,334 per month, which shall be paid in accordance with procedures for other employees of the City classified as exempt under the Fair Labor Standards Act ("FLSA") (29 U.S.C. 201 et seq.). Employee shall be eligible for subsequent pay increases subject to the adopted City Salary Ordinance.

6. **Benefits.** The Employee shall be paid the same benefits as other full-time City of Buckley employees that are classified as FLSA exempt.

In accordance with the City's Personnel Policy the Employee shall be authorized to earn administrative compensatory time at a straight time rate for time worked in excess of 40 hours per week. However, in the event that this provision/benefit is repealed or terminated by the City then the Employee shall begin to be annually credited with six (6) days of executive leave to be used at the Employee's discretion.

The Employee is entitled to accrue and carryover, year to year, all unused leave (vacation & holiday) to a maximum of 360 hours and sick time to a maximum of 1760 hours. The Employee shall be compensated on an annual basis for all unused vacation & holiday leave beyond the maximum amount. Accrual of sick time beyond the maximum limits will be forfeited by the Employee. In the event the Employee's employment is terminated, either voluntarily or involuntarily, the Employee shall be compensated for all accrued vacation time, all paid holidays, administrative/executive compensatory time, 25% of sick time and other benefits to date.

7. **No Reduction of Benefits.** Employer shall not, at any time during the term of the Employee's tenure in office reduce the salary, compensation, or other financial benefits of Employee, including office arrangements, except to the same degree of such a reduction across-the-board for all exempt employees of the Employer.

8. **Alternate Work Scheduling.** Employee and Employer agree that depending on the needs of the City and the interests of the Employee, the Employee may elect to adopt an alternative work schedule that includes, but is not limited to, flexible scheduling and/or

telecommuting for a portion of the weekly work schedule, subject to the approval of the Mayor

9. **Termination.**

A. Employee is, at all times, an “at will” employee who can be terminated at any time, with or without cause. Nothing in this agreement is to be interpreted as changing Employee’s status as an “at will” employee.

B. Termination “for cause” shall have the same meaning as those actions, dispositions and/or acts specified in RCW 41.12.080.

C. The City of Buckley Mayor must provide the Employee with written notice of any disciplinary action as a sanction. Prior to terminating the Employee, the City of Buckley Mayor will also provide the Employee with a hearing and an opportunity to be heard regarding any alleged disciplinary infractions or performance issues that may result in termination. In the event that the City of Buckley Mayor terminates the Employee for convenience (as opposed to termination for “cause”), the Employer will provide not less than forty-five (45) notice prior to the effective date of said termination of employment.

D. If terminated “for cause” the City’s obligation to pay Employee salary and benefits ceases on the effective date of termination; however Employee shall be compensated for one-hundred percent of his unused vacation accrual.

10. **Applicable Law.** This Agreement shall be governed by the laws of the State of Washington. In case of a dispute arising out of this Agreement, the venue of any lawsuit shall be Pierce County, Washington.

11. **Attorney’s fees.** If any action, arbitration or mediation is commenced to enforce any of the provisions of this Agreement or resolve any disputes arising out of this Agreement, the prevailing party shall in addition to other remedies, be entitled to recover its reasonable attorney’s fees.

12. **Dispute Resolution.** In the event a dispute arises, the parties agree to submit the dispute to alternate dispute resolution prior to commencing arbitration or litigation.

13. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties, and both parties acknowledge that there are no other agreements, oral or otherwise, that have not been fully set forth in the text of this Agreement. In addition to this Agreement, however, the Assistant Police Chief shall also be subject to the personnel policies of the City of Buckley to the extent they do not conflict with this Agreement.

14. **Presumption of Drafting.** All parties agree that they have had the opportunity to have the Agreement reviewed with counsel so there shall be no presumption of drafting.

15. **Modification.** The parties agree that this Agreement can be amended or modified only with the written concurrence of both parties.

16. **Notices.** Any notice required to be given under this Agreement shall be delivered or mailed to the following parties at the following addresses:

City of Buckley
Office of the Mayor
P.O. Box 1960
WA 98321

Public Services Director
(Address as shown on the most
current City roster at the time of Buckley,
mailing)

Notices may be delivered either personally to the addresses of the notice, or may be deposited in the United States mail, postage prepaid to the address set forth above. Any notice so posted in the United States mail shall be deemed received three (3) days after the date of mailing.

DATED this _____ day of _____, 2025.

CITY OF BUCKLEY

PUBLIC SERVICES DIRECTOR

By _____
Mayor Beau Burkett

By _____
Chris Banks

Attest/Authenticated

By _____
Treva Zumek, City Clerk

Approved as to Form:

By _____
Phil Olbrechts, City Attorney

F. STAFF REPORTS



TO: Mayor and City Councilmembers
FROM: Chris Farnsworth, Senior Planner
THROUGH: Courtney Brunell, City Administrator
DATE: 3/11/2025
SUBJECT: Development Projects Update

Purpose: The purpose of this memo is to provide an update on development projects currently under review.

Discussion: Enclosed is a table listing active development projects.

Attachments: Active Development Projects

Project Name	Project Number	Project Status	Project Summary
Blueberry Farms	SUB-19-0002	Final Plat review ongoing.	74-unit residential development including duplexes.
Luke's Landing	SUB-22-0001	Building construction ongoing.	31-unit single-family residential development.
Spruce Townhomes	SPR-22-0005	Under Civil Construction.	18-unit townhome development.
Peach Farms Townhomes	SUB-22-0006	Under Civil Review.	111-unit townhome development.
Spiketon Subdivision	SUB-23-0002	Final Plat review ongoing.	75-unit single-family residential.
Marcel Estates	SUB-22-0002	Under Civil Review.	29-unit single-family residential development.
Anderson Subdivision	FSUB-25-0001	Final Plat complete, building construction to begin.	17-unit single-family residential development.
Zhang RV	SPR-23-0002	Under Civil Review.	Covered RV storage facility.
Buckley Gas & Coffee	SPR-22-0003	Under Civil Review.	Gas station and drive-thru coffee stand.
Robertson's Landing	BSP-21-0001 SPR-21-0004	Under Civil Review.	Commercial development along 410.
410 Espresso	SPR-22-0007	Pre-Con held, waiting on applicant.	Drive-thru coffee stand. (Match Mart)
White River Industrial	SPR-24-0002	Hearing scheduled for Thursday, March 13.	Shell buildings with yet to be determined tenants.
White River Senior Services	SPR-24-0003	Hearing scheduled for Thursday, March 13.	3-building, 10-unit senior living facility.