



CITY OF BLACK DIAMOND
November 7, 2024 Council Meeting Agenda
Council Chambers, 25510 Lawson St.
Black Diamond, WA 98010

THIS IS OFFERED AS A HYBRID MEETING AND MAY BE ATTENDED IN PERSON AT THE ABOVE NOTED ADDRESS OR BY JOINING VIRTUAL/TELEPHONICALLY. CALL IN AND JOINING INFORMATION FOLLOWS:

Zoom link to join meeting: <https://zoom.us/j/4454477047?pwd=eGxRY3ZEeU14SVM2cGRBcUxCSjdmZz09>

(Note: You do not need a web cam to join the meeting, but you will need audio to hear the proceedings.)

Meeting ID: 445 447 7047 Password: Council

Telephone dial in options: +1 253 215 8782 US (Tacoma) +1 206 337 9723 US (Seattle) Meeting ID: 445 447 7047

7:00 P.M. CALL TO ORDER, FLAG SALUTE, ROLL CALL

READING OF GUIDING PRINCIPLES:

AGENDA REVIEW AND APPROVAL:

COMMITTEE REPORTS:

DEPARTMENT REPORTS:

Community Development – Mr. Williamson

City Clerk's Department – Ms. Martinez

PUBLIC COMMENTS: Persons wishing to address the City Council regarding items of new business are encouraged to do so at this time. When recognized by the Mayor, please come to the podium and clearly state your name. Please limit your comments to 3 minutes. If you desire a formal agenda placement, please contact the City Clerk at 360-851-4500. Thank you for attending.

APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS:

Presentation – Daughters of the American Revolution (DAR)

CONSENT AGENDA:

1) Claim Checks – November 7, 2024, Check No. 55188 through Check No. 55266 in the amount of \$628,910.96

2) Minutes– Special Meeting of October 10, 2024, Work Session of October 10, 2024, Town Hall Meeting of October 10, 2024, Special Meeting of October 17, 2024, and Council Meeting of October 17, 2024

3) AB24-071 – Resolution Adopting Addendum to Agreement with Valley Communications Chief Kiblinger

4) AB24-072 – Resolution Adopting Interlocal Agreement with City of Issaquah for Jail Services Chief Kiblinger

5) AB24-073 – Resolution Granting Approval of Final Plat for The Villages Ten Trails Mountain View 1B Plat A Division 4 Mr. Williamson

6) AB24-074 – DRC Trust Agreement with Palmer Coking Coal for Use of the City TDR Bank

Mr. Linehan

PUBLIC HEARINGS:

7) AB24-075 – Proposed Cannabis Regulations

Mr. Williamson

8) AB24-076– Comprehensive Plan Amendment Adding School Capital Facility Plans

Ms. Kuzaro

9) AB24-077 – 2025 Preliminary Budget

Mr. Mason

UNFINISHED BUSINESS:

NEW BUSINESS:

10) AB24-078 – Ordinance Adopting Percentage of Increase in 2025 Property Taxes

Mr. Mason

11) AB24-079– Ordinance Adopting Total Property Tax Dollars for 2025

Mr. Mason

12) AB24-080 – Professional Services Agreement with Mackenzie, Inc.

Mayor Benson

MAYOR'S REPORT:

COUNCIL REPORTS:

- Councilmember Page
- Councilmember Deady
- Councilmember Douglass
- Councilmember Peterson
- Councilmember Mulvihill
- Councilmember de Leon
- Councilmember Jones

ATTORNEY REPORT:

PUBLIC COMMENTS:

EXECUTIVE SESSION:

ADJOURNMENT:



CERTIFICATION

Finance Committee Meeting
Council Date:

October 31, 2024
November 7, 2024

Check No.'s / EFT	Batch Name	Check / EFT Date	Amount
55188 - 55264	3rd October Batch	11/08/24	\$ 610,863.91
55265 - 55266	1st November Batch	11/08/24	\$ 18,047.05
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
		TOTAL	\$ 628,910.96

I, THE UNDERSIGNED DO HEREBY CERTIFY UNDER THE PENALTY OF PERJURY, THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED AND OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE CLAIM IS A JUST, DUE AND UNPAID OBLIGATION AGAINST THE CITY OF BLACK DIAMOND, AND THAT I AM AUTHORIZED TO AUTHENTICATE AND CERTIFY TO SAID CLAIM.

Xavier Mason
Xavier Mason, Finance Director or

CAROL BENSON, MAYOR

DATE: 10/30/2024

DATE



Register

Fiscal: 2024

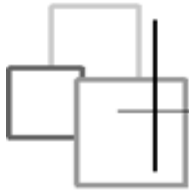
Deposit Period: 2024 - November, 2024 - October

Check Period: 2024 - November - 1st November 2024 Batch, 2024 - October - 3rd October 2024 Batch

Number	Name	Print Date	Clearing Date	Amount
Umpqua Bank Check	4026			
<u>55188</u>	AHBL, Inc.	11/8/2024		\$26,412.50
<u>55189</u>	Alsco	11/8/2024		\$266.11
<u>55190</u>	Amazon Capital Services, Inc.	11/8/2024		\$10,511.07
<u>55191</u>	Association of Washington Cities	11/8/2024		\$8,652.50
<u>55192</u>	Big Mountain Electric, Inc	11/8/2024		\$5,871.94
<u>55193</u>	Black Diamond Auto Parts	11/8/2024		\$436.23
<u>55194</u>	Black Diamond Municipal Court	11/8/2024		\$228.00
<u>55195</u>	Brenda Martinez	11/8/2024		\$305.78
<u>55196</u>	Carina Thornquist	11/8/2024		\$192.29
<u>55197</u>	Frye, Ray	11/8/2024		\$3,421.00
<u>55198</u>	, OCR US Holdings, LLC dba Tough Mudder	11/8/2024		\$8,500.00
<u>55199</u>	CenturyLink (WA)	11/8/2024		\$665.95
<u>55200</u>	Chris Madeo	11/8/2024		\$297.65
<u>55201</u>	City of Enumclaw	11/8/2024		\$11,140.00
<u>55202</u>	City of Renton/EHD	11/8/2024		\$672.00
<u>55203</u>	CIVICPLUS	11/8/2024		\$3,808.00
<u>55204</u>	Clair Kintanar	11/8/2024		\$240.00
<u>55205</u>	Comcast	11/8/2024		\$36.58
<u>55206</u>	Confidential Data Disposal	11/8/2024		\$90.00
<u>55207</u>	Core & Main LP	11/8/2024		\$4,281.00
<u>55208</u>	Cutters Supply Inc.	11/8/2024		\$84.89
<u>55209</u>	Darla Clifton	11/8/2024		\$1,169.37
<u>55210</u>	DCW - Data Center Warehouse	11/8/2024		\$2,837.24
<u>55211</u>	Department of Enterprise Services	11/8/2024		\$870.72
<u>55212</u>	Enumclaw Painting Co.	11/8/2024		\$4,569.60
<u>55213</u>	FCS Group	11/8/2024		\$7,820.00
<u>55214</u>	Fidelity Solutions	11/8/2024		\$23,132.35
<u>55215</u>	Financial Consultants International Inc	11/8/2024		\$1,265.56
<u>55216</u>	Furrow Pump	11/8/2024		\$660.57
<u>55217</u>	Future Vision Programs, Inc	11/8/2024		\$890.00
<u>55218</u>	Ginger Wang	11/8/2024		\$160.00
<u>55219</u>	Greater Maple Valley-Black Diamond Chamber of Commerce	11/8/2024		\$25.00
<u>55220</u>	Grindline Skateparks	11/8/2024		\$212,271.94
<u>55221</u>	Home Depot Credit Service	11/8/2024		\$1,165.68
<u>55222</u>	Honey Bucket/Northwest Cascade Inc.	11/8/2024		\$294.00

Number	Name	Print Date	Clearing Date	Amount
<u>55223</u>	Jill Kuzaro	11/8/2024		\$76.15
<u>55224</u>	Johnsons Home & Garden	11/8/2024		\$763.09
<u>55225</u>	Kim McClay	11/8/2024		\$120.00
<u>55226</u>	King County Finance	11/8/2024		\$20,955.89
<u>55227</u>	King County Finance - I-Net	11/8/2024		\$1,135.00
<u>55228</u>	L.N. Curtis & Sons	11/8/2024		\$293.72
<u>55229</u>	Les Schwab Tire Ctr - MV	11/8/2024		\$904.68
<u>55230</u>	Maria Moscoso	11/8/2024		\$420.00
<u>55231</u>	McDonough & Sons, Inc.	11/8/2024		\$2,415.36
<u>55232</u>	Mountain View Fire & Rescue	11/8/2024		\$840.24
<u>55233</u>	Office Products Nationwide	11/8/2024		\$220.06
<u>55234</u>	Palmer Coking Coal Company	11/8/2024		\$1,383.22
<u>55235</u>	Parametrix, Inc.	11/8/2024		\$34,069.75
<u>55236</u>	Tandasi, Olivia	11/8/2024		\$5.00
<u>55237</u>	Perteet Inc.	11/8/2024		\$5,375.00
<u>55238</u>	Positive Concepts/ATPI	11/8/2024		\$260.00
<u>55239</u>	Republic Services #176	11/8/2024		\$81.11
<u>55240</u>	RH2 Engineering Inc.	11/8/2024		\$59,141.16
<u>55241</u>	Ryan Sweet	11/8/2024		\$921.35
<u>55242</u>	Seattle Times	11/8/2024		\$1,045.00
<u>55243</u>	Somer Johnson	11/8/2024		\$53.52
<u>55244</u>	Sova Consulting	11/8/2024		\$2,000.00
<u>55245</u>	State Auditor's Office	11/8/2024		\$2,573.35
<u>55246</u>	Summit Law Group, PLLC	11/8/2024		\$6,742.00
<u>55247</u>	Tacoma Public Utilities	11/8/2024		\$18,521.19
<u>55248</u>	Trent Gray, LMHC	11/8/2024		\$237.81
<u>55249</u>	Estate of Janet Malgarini,	11/8/2024		\$186.34
<u>55250</u>	Wiebenga, Joshua & April	11/8/2024		\$45.82
<u>55251</u>	Flynn, Kevin & Kaitlyn	11/8/2024		\$75.80
<u>55252</u>	Vizzare, Dominick & Alexandra	11/8/2024		\$227.65
<u>55253</u>	Vivek Chopra,	11/8/2024		\$93.26
<u>55254</u>	Joffrey & Mary Jooste,	11/8/2024		\$152.39
<u>55255</u>	United Business Machines of WA Inc	11/8/2024		\$94.08
<u>55256</u>	Utilities Underground Location Center	11/8/2024		\$100.32
<u>55257</u>	Valley Communications Center	11/8/2024		\$10,903.90
<u>55258</u>	Valley Defenders	11/8/2024		\$5,750.00
<u>55259</u>	Varius Inc.	11/8/2024		\$70,452.00
<u>55260</u>	VenTek International	11/8/2024		\$90.00
<u>55261</u>	Wa Association of Sheriffs & Police Chiefs	11/8/2024		\$180.00
<u>55262</u>	Washington Law Enforcement Information and Records Association	11/8/2024		\$150.00
<u>55263</u>	Water Management Laboratories, Inc.	11/8/2024		\$56.00
<u>55264</u>	Williams Scotsman, Inc.	11/8/2024		\$18,507.18
<u>55265</u>	Secure Pacific Corporation	11/8/2024		\$3,940.63
<u>55266</u>	Sorci Family LLC	11/8/2024		\$14,106.42

Number	Name	Print Date	Clearing Date	Amount
		Total	Check	\$628,910.96
		Total	4026	\$628,910.96
		Grand Total		\$628,910.96



Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
AHBL, Inc.				
	55188	9/30/2024	2024 - October - 3rd October 2024 Batch	
	148055			
		September 2024 Service		
		001-000-240-558-60-41-01	PLN: Prof Serv - Long Range Planning	\$26,412.50
		Planning Consultant/Assistant		
	Total 148055			\$26,412.50
	Total 55188			\$26,412.50
Total AHBL, Inc.				\$26,412.50
Alsco				
	55189	10/8/2024	2024 - October - 3rd October 2024 Batch	
	LTAC1084492			
		PW - Uniform		
		101-000-000-542-30-31-04	STRT: Uniforms & Safety Supplies	\$13.61
		Streets - Uniforms		
		401-000-000-534-80-31-05	WTR - Uniform Allowance	\$13.61
		Water - Uniforms		
		407-000-000-535-80-31-04	SWR - Uniform Allowance	\$13.61
		Sewer - Uniforms		
		410-000-000-531-10-31-04	STRM - Uniforms and Safety Supplies	\$13.60
		Storm - Uniforms		
	Total LTAC1084492			\$54.43
	55189	10/15/2024	2024 - October - 3rd October 2024 Batch	
	LTAC1085504			
		PW - Uniform		
		101-000-000-542-30-31-04	STRT: Uniforms & Safety Supplies	\$26.46
		Streets - Uniforms		
		401-000-000-534-80-31-05	WTR - Uniform Allowance	\$26.46
		Water - Uniforms		
		407-000-000-535-80-31-04	SWR - Uniform Allowance	\$26.46
		Sewer - Uniforms		

Vendor	Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
		410-000-000-531-10-31-04	STRM - Uniforms and Safety Supplies	\$26.46
		Storm - Uniforms		
	Total LTAC1085504			\$105.84
55189		10/22/2024	2024 - October - 3rd October 2024 Batch	
	LTAC1086490			
	PW - Uniform			
		101-000-000-542-30-31-04	STRT: Uniforms & Safety Supplies	\$26.46
		Streets - Uniforms		
		401-000-000-534-80-31-05	WTR - Uniform Allowance	\$26.46
		Water - Uniforms		
		407-000-000-535-80-31-04	SWR - Uniform Allowance	\$26.46
		Sewer - Uniforms		
		410-000-000-531-10-31-04	STRM - Uniforms and Safety Supplies	\$26.46
		Storm - Uniforms		
	Total LTAC1086490			\$105.84
Total 55189				\$266.11
Total Alsco				\$266.11
Amazon Capital Services, Inc.				
55190		10/24/2024	2024 - October - 3rd October 2024 Batch	
	116J-Y76T-3QKD			
	Cinl - Supplies			
		001-000-180-518-50-31-00	CEN SVCS - Operating & Office Supplies	\$62.39
		City Hall - Office Supplies		
	Total 116J-Y76T-3QKD			\$62.39
55190		10/20/2024	2024 - October - 3rd October 2024 Batch	
	11G4-X6TY-DLGQ			
	PW - Supplies			
		401-000-000-534-80-31-02	WTR - Office Supplies	\$63.96
		PW - Office Supplies - Water		
	Total 11G4-X6TY-DLGQ			\$63.96
55190		10/1/2024	2024 - October - 3rd October 2024 Batch	
	11XH-VP PP-1V76			
	PW - Supplies			
		001-000-270-576-80-31-01	PRK - Office Supplies	\$8.81
		PW - Office Supplies - Parks		
		001-000-280-536-20-31-00	CEM: Office & Operating Supplies	\$5.28
		PW - Office Supplies - Cemetery		

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
		Account Number	Title	
		101-000-000-542-30-31-00	STRT: Office Supplies	\$15.85
		PW - Office Supplies - Streets		
		401-000-000-534-80-31-02	WTR - Office Supplies	\$19.37
		PW - Office Supplies - Water		
		407-000-000-535-80-31-02	SWR - Office Supplies	\$19.37
		PW - Office Supplies - Sewer		
		410-000-000-531-10-31-00	STRM - Office Supplies	\$19.38
		PW - Office Supplies - Strm		
	Total 11XH-VPPP-1V76			\$88.06
55190		10/4/2024	2024 - October - 3rd October 2024 Batch	
	11XH-VPPP-YV4F			
	Fin - Supplies			
		001-000-180-518-50-31-00	CEN SVCS - Operating & Office Supplies	\$51.95
		File Storage Boxes		
	Total 11XH-VPPP-YV4F			\$51.95
55190		10/16/2024	2024 - October - 3rd October 2024 Batch	
	11XL-D47X-DFG1			
	PW - Supplies			
		001-000-270-576-80-31-01	PRK - Office Supplies	\$1.93
		PW - Office Supplies - Parks		
		001-000-280-536-20-31-00	CEM: Office & Operating Supplies	\$1.16
		PW - Office Supplies - Cemetery		
		101-000-000-542-30-31-00	STRT: Office Supplies	\$3.48
		PW - Office Supplies - Streets		
		401-000-000-534-80-31-02	WTR - Office Supplies	\$4.25
		PW - Office Supplies - Water		
		407-000-000-535-80-31-02	SWR - Office Supplies	\$4.25
		PW - Office Supplies - Sewer		
		410-000-000-531-10-31-00	STRM - Office Supplies	\$4.25
		PW - Office Supplies - Strm		
	Total 11XL-D47X-DFG1			\$19.32
55190		10/18/2024	2024 - October - 3rd October 2024 Batch	
	14D9-G739-XM1J			
	IT - Supplies			
		001-000-145-518-80-35-00	IT: Small Tools & Equipment	\$771.38
	Total 14D9-G739-XM1J			\$771.38

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
55190	14KN-Y7MD-1QJ1 Fin - Supplies	10/15/2024	2024 - October - 3rd October 2024 Batch	
	001-000-180-518-50-31-00 Calendar		CEN SVCS - Operating & Office Supplies	\$8.98
	Total 14KN-Y7MD-1QJ1			\$8.98
55190	17CT-94G6-TGJC Fin - Supplies	10/12/2024	2024 - October - 3rd October 2024 Batch	
	001-000-180-518-50-31-00 Cup holder		CEN SVCS - Operating & Office Supplies	\$53.09
	Total 17CT-94G6-TGJC			\$53.09
55190	197L-YKF7-K7RW PW - Supplies	10/17/2024	2024 - October - 3rd October 2024 Batch	
	001-000-270-576-80-31-01 PW - Office Supplies - Parks		PRK - Office Supplies	\$13.75
	001-000-280-536-20-31-00 PW - Office Supplies - Cemetery		CEM: Office & Operating Supplies	\$8.25
	101-000-000-542-30-31-00 PW - Office Supplies - Streets		STRT: Office Supplies	\$24.75
	401-000-000-534-80-31-02 PW - Office Supplies - Water		WTR - Office Supplies	\$30.25
	407-000-000-535-80-31-02 PW - Office Supplies - Sewer		SWR - Office Supplies	\$30.25
	410-000-000-531-10-31-00 PW - Office Supplies - Strm		STRM - Office Supplies	\$30.25
	Total 197L-YKF7-K7RW			\$137.50
55190	19KT-DNCT-67X7 IT - Supplies	9/10/2024	2024 - October - 3rd October 2024 Batch	
	310-000-002-594-18-62-03 Msc Electronic Eq & supplies for Council Chamb Move		CIP - Gen Govt - Campus Improvements	\$6,907.94
	Total 19KT-DNCT-67X7			\$6,907.94
55190	1CQR-6PJ7-DVQP Council Chamber Move	10/14/2024	2024 - October - 3rd October 2024 Batch	
	310-000-002-594-18-62-03		CIP - Gen Govt - Campus Improvements	\$13.81
	Total 1CQR-6PJ7-DVQP			\$13.81

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
55190	1DX6-JPJY-7VFH IT - Supplies 001-000-145-518-80-35-00 Total 1DX6-JPJY-7VFH	10/16/2024	2024 - October - 3rd October 2024 Batch IT: Small Tools & Equipment	\$73.64 \$73.64
55190	1JKW-HTRD-3N76 Crt - Supplies 001-000-120-512-51-31-00 Ctrl - Office Supplies Total 1JKW-HTRD-3N76	10/24/2024	2024 - October - 3rd October 2024 Batch CRT: Office & Operating Supplies	\$14.00 \$14.00
55190	1MN6-3DJR-1MHL IT - Supplies 310-000-011-594-18-64-00 Gen Gov - PC Related Hardware Total 1MN6-3DJR-1MHL	10/24/2024	2024 - October - 3rd October 2024 Batch Gen Gvt-Pc related Hardware	\$865.97 \$865.97
55190	1MQ9-GD91-79NJ Clrk - Supplies 001-000-180-518-50-31-00 City Hall - Office Supplies Total 1MQ9-GD91-79NJ	10/21/2024	2024 - October - 3rd October 2024 Batch CEN SVCS - Operating & Office Supplies	\$56.12 \$56.12
55190	1NQR-K9T3-YN4K PW - Supplies 001-000-270-576-80-31-03 PW - Operating Supplies - Parks 001-000-280-536-20-31-02 PW - Operating Supplies - Cemetery 101-000-000-542-30-31-03 PW - Operating Supplies - Streets 401-000-000-534-80-31-01 PW - Operating Supplies - Water 407-000-000-535-80-31-01 PW - Operating Supplies - Sewer 410-000-000-531-10-31-01 PW - Operating Supplies - Storm Total 1NQR-K9T3-YN4K	10/8/2024	2024 - October - 3rd October 2024 Batch PRK - Operating Supplies CEM: Operating Supplies STRT: Operating Supplies WTR - Operating Supplies SWR - Operating Supplies STRM - Operating Supplies	\$4.63 \$2.78 \$8.33 \$10.18 \$10.18 \$10.19 \$46.29

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
55190	1TK1-QQMW-FVQY PW - Supplies	10/22/2024	2024 - October - 3rd October 2024 Batch	
	101-000-000-542-30-31-03		STRT: Operating Supplies	\$401.21
	PW - Operating Supplies - Streets			
	Total 1TK1-QQMW-FVQY			\$401.21
55190	1TTK-HML3-RKVR Kevin	10/23/2024	2024 - October - 3rd October 2024 Batch	
	101-000-000-542-30-31-03		STRT: Operating Supplies	\$25.56
	PW - Operating Supplies - Streets			
	401-000-000-534-80-31-01		WTR - Operating Supplies	\$25.57
	PW - Operating Supplies - Water			
	407-000-000-535-80-31-01		SWR - Operating Supplies	\$25.56
	PW - Operating Supplies - Sewer			
	410-000-000-531-10-31-01		STRM - Operating Supplies	\$25.56
	PW - Operating Supplies - Storm			
	Total 1TTK-HML3-RKVR			\$102.25
55190	1W4L-9M44-N4D9 IT - Supplies	10/17/2024	2024 - October - 3rd October 2024 Batch	
	001-000-145-518-80-35-00		IT: Small Tools & Equipment	\$50.86
	Total 1W4L-9M44-N4D9			\$50.86
55190	1WGV-9RFQ-R1CY PW - Supplies	10/12/2024	2024 - October - 3rd October 2024 Batch	
	001-000-270-576-80-31-01		PRK - Office Supplies	\$17.17
	Gloves			
	001-000-280-536-20-31-00		CEM: Office & Operating Supplies	\$10.30
	Gloves			
	101-000-000-542-30-31-03		STRT: Operating Supplies	\$30.91
	Gloves			
	401-000-000-534-80-31-01		WTR - Operating Supplies	\$37.78
	Gloves			
	407-000-000-535-80-31-01		SWR - Operating Supplies	\$37.78
	Gloves			
	410-000-000-531-10-31-01		STRM - Operating Supplies	\$37.79
	Gloves			
	Total 1WGV-9RFQ-R1CY			\$171.73

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
55190	1WWP-TRYC-1Q73	10/1/2024	2024 - October - 3rd October 2024 Batch	
	PW - Supplies			
	001-000-270-576-80-31-01		PRK - Office Supplies	\$1.88
	PW - Office Supplies - Parks			
	001-000-280-536-20-31-00		CEM: Office & Operating Supplies	\$1.13
	PW - Office Supplies - Cemetery			
	101-000-000-542-30-31-00		STRT: Office Supplies	\$3.39
	PW - Office Supplies - Streets			
	401-000-000-534-80-31-02		WTR - Office Supplies	\$4.14
	PW - Office Supplies - Water			
	407-000-000-535-80-31-02		SWR - Office Supplies	\$4.14
	PW - Office Supplies - Sewer			
	410-000-000-531-10-31-00		STRM - Office Supplies	\$4.13
	PW - Office Supplies - Strm			
	Total 1WWP-TRYC-1Q73			\$18.81
55190	1X9J-DCXK-GKHX	10/14/2024	2024 - October - 3rd October 2024 Batch	
	Council Chamber Move			
	310-000-002-594-18-62-03		CIP - Gen Govt - Campus Improvements	\$206.41
	Total 1X9J-DCXK-GKHX			\$206.41
55190	1XGC-Y93K-3C4V	10/5/2024	2024 - October - 3rd October 2024 Batch	
	Fin - Supplies			
	001-000-140-514-23-31-00		FIN: Office & Operating Supplies	\$34.78
	Break Room Supplies			
	Total 1XGC-Y93K-3C4V			\$34.78
55190	1YFQ-C73H-KXC3	10/7/2024	2024 - October - 3rd October 2024 Batch	
	PW - Supplies			
	101-000-000-542-30-48-00		STRT: Repair and Maintenance	\$46.85
	PW - Veh Maint - Streets			
	401-000-000-534-80-48-01		WTR: Vehicle Repair & Maintenance	\$46.85
	PW - Veh Maint - Water			
	407-000-000-535-80-48-01		SEW: Vehicle Repair & Maintenance	\$46.85
	PW - Veh Maint - Sewer			
	410-000-000-531-10-48-01		STRM: Vehicle Repair & Maintenance	\$46.87
	PW - Veh Maint - Strm			
	Total 1YFQ-C73H-KXC3			\$187.42

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	55190	10/17/2024	2024 - October - 3rd October 2024 Batch	
	1YGK-7HV6--J9PQ			
	IT - Supplies			
	001-000-145-518-80-35-00		IT: Small Tools & Equipment	\$16.31
	Total 1YGK-7HV6--J9PQ			\$16.31
	55190	10/15/2024	2024 - October - 3rd October 2024 Batch	
	1YYV-39TF-43D9			
	Fin - Supplies			
	001-000-180-518-50-31-00		CEN SVCS - Operating & Office Supplies	\$86.89
	Binder Clips, File Folders...			
	Total 1YYV-39TF-43D9			\$86.89
	Total 55190			\$10,511.07
Total Amazon Capital Services, Inc.				\$10,511.07
Association of Washington Cities				
	55191	9/25/2024	2024 - October - 3rd October 2024 Batch	
	132197 PW			
	PW GIS Annual Fee			
	001-000-270-576-80-42-03		PRK - GPS Subscription	\$104.88
	001-000-280-536-20-42-03		CEM: GPS Subscription	\$26.22
	101-000-000-542-30-42-03		PW - GPS Subscription & Costs	\$2,130.35
	401-000-000-534-80-42-03		WTR - GPS Subscription & Costs	\$2,130.35
	407-000-000-535-80-42-03		SEW - GPS Subscription & Costs	\$2,130.35
	410-000-000-531-10-42-03		GPS Subscription & Costs	\$2,130.35
	Total 132197 PW			\$8,652.50
	Total 55191			\$8,652.50
Total Association of Washington Cities				\$8,652.50
Big Mountain Electric, Inc				
	55192	10/15/2024	2024 - October - 3rd October 2024 Batch	
	5455-4			
	October 2024 Service			
	510-000-500-594-48-62-00		PW Bldg Related Impr.	\$5,871.94
	Electrical			
	Total 5455-4			\$5,871.94
	Total 55192			\$5,871.94
Total Big Mountain Electric, Inc				\$5,871.94

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
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Black Diamond Auto Parts

55193	474510	9/7/2024	2024 - October - 3rd October 2024 Batch	
		PW - Veh Maint		
		001-000-270-576-80-48-03	PRK - Vehicle Mtc. & Repair	\$43.63
		Ball, Fluids, Belts...		
		001-000-280-536-20-48-03	CEM: Vehicle Maintenance & Repair	\$26.17
		Ball, Fluids, Belts...		
		101-000-000-543-50-48-01	STRT: Vehicle Repair & Maintenance	\$78.52
		Ball, Fluids, Belts...		
		401-000-000-534-80-48-01	WTR: Vehicle Repair & Maintenance	\$95.97
		Ball, Fluids, Belts...		
		407-000-000-535-80-48-01	SEW: Vehicle Repair & Maintenance	\$95.97
		Ball, Fluids, Belts...		
		410-000-000-531-10-48-01	STRM: Vehicle Repair & Maintenance	\$95.97
		Ball, Fluids, Belts...		
	Total 474510			\$436.23
Total 55193				\$436.23
Total Black Diamond Auto Parts				\$436.23

Black Diamond Municipal Court

55194	10172024 BDMC	10/17/2024	2024 - October - 3rd October 2024 Batch	
		Transf Traffic Payment		
		001-000-210-342-10-01-00	PD: Traffic School Fee	\$176.00
		Miguel Angel Molina Pedroza		
	Total 10172024 BDMC			\$176.00
55194	10282024 BDMC	10/28/2024	2024 - October - 3rd October 2024 Batch	
		Transf Traffic Payment		
		001-000-210-342-10-01-00	PD: Traffic School Fee	\$52.00
		Jason Muir		
	Total 10282024 BDMC			\$52.00
Total 55194				\$228.00
Total Black Diamond Municipal Court				\$228.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Brenda Martinez				
	55195	10/14/2024	2024 - October - 3rd October 2024 Batch	
	10.14.2024 BM			
		Mileage Reimbursement		
		001-000-137-514-21-43-00	CLK: Lodging, Meals & Mileage	\$36.31
			WC Member Expo, RMSA Operating and EBAC Mtg - Seattle 9/10/2024 54.2 miles	
		001-000-137-514-21-43-00	CLK: Lodging, Meals & Mileage	\$36.31
			WC Member Expo, RMSA Operating and EBAC Mtg - Seattle 9/11/2024 54.2 miles	
		001-000-137-514-21-43-00	CLK: Lodging, Meals & Mileage	\$233.16
			WC Member Expo, RMSA Operating and EBAC Mtg - Chelan 10/08/2024 - 10/10/2024 348 miles	
	Total 10.14.2024 BM			\$305.78
	Total 55195			\$305.78
	Total Brenda Martinez			\$305.78
Carina Thornquist				
	55196	10/3/2024	2024 - October - 3rd October 2024 Batch	
	10.03.2024 CT			
		Employee Reimbursement		
		001-000-137-514-21-43-00	CLK: Lodging, Meals & Mileage	\$192.29
			Mileage Reimbursement - WMCA Fall Ed Day - Wenatchee, WA 287 Miles	
	Total 10.03.2024 CT			\$192.29
	Total 55196			\$192.29
	Total Carina Thornquist			\$192.29
CD - Transient Vendors				
	55197	10/10/2024	2024 - October - 3rd October 2024 Batch	
	PLN22-0089 / PLN22-0090		Ray Frye	
		Permit Refund		
		001-000-240-345-89-00-01	PLN - Various Land Use Fees	\$2,824.00
			Site Plan App Fee	
		001-000-240-345-89-00-09	SEPA Checklist/Misc. appeals	\$597.00
			SEPA Checklist	
	Total PLN22-0089 / PLN22-0090			\$3,421.00
	Total 55197			\$3,421.00
	55198	10/11/2024	2024 - October - 3rd October 2024 Batch	
	SEP24-0007		OCR US Holdings, LLC dba Tough Mudder	
		Deposit Refund		
		001-000-240-345-89-99-23	Special Event/Park Use Deposit	\$8,500.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
		Special Event Deposit Refund		
	Total SEP24-0007			\$8,500.00
	Total 55198			\$8,500.00
	Total CD - Transient Vendors			\$11,921.00
CenturyLink (WA)				
	55199	10/12/2024	2024 - October - 3rd October 2024 Batch	
	3333977608 10122024			
	September 2024 Service			
	401-000-000-534-80-42-00		WTR - Telephone / DSL / Radios / Air Cards	\$373.05
	360-886-7235 830B: Water Reservoir			
	407-000-000-535-80-42-00		SEW - Telephone / DSL / Radios / Air Cards	\$68.25
	360-886-0537 580B: Diamond Glen Sewer			
	407-000-000-535-80-42-00		SEW - Telephone / DSL / Radios / Air Cards	\$83.63
	360-886-8146 712B: Old Lawson Pump Station			
	407-000-000-535-80-42-00		SEW - Telephone / DSL / Radios / Air Cards	\$71.79
	360-886-0474 006B: Ridge Sewer Pump Station			
	407-000-000-535-80-42-00		SEW - Telephone / DSL / Radios / Air Cards	\$69.23
	360-886-2835 784B: Morganville Pump Station			
	Total 3333977608 10122024			\$665.95
	Total 55199			\$665.95
	Total CenturyLink (WA)			\$665.95
Chris Madeo				
	55200	10/15/2024	2024 - October - 3rd October 2024 Batch	
	10.10.2024 CM			
	Employee Reimbursement			
	101-000-000-542-30-49-01		STRT: Training	\$4.06
	Uncle Sam's - APWA Con 10.2024			
	101-000-000-542-30-49-01		STRT: Training	\$70.35
	APWA Conf 10.2024 Kennewick, WA 420 miles			
	401-000-000-534-80-49-01		WTR: Training & Workshops	\$4.06
	Uncle Sam's - APWA Con 10.2024			
	401-000-000-534-80-49-01		WTR: Training & Workshops	\$70.35
	APWA Conf 10.2024 Kennewick, WA 420 miles			
	407-000-000-535-80-49-01		SEW: Training & Workshops	\$4.06
	Uncle Sam's - APWA Con 10.2024			

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name Title	Void Amount
		407-000-000-535-80-49-01	SEW: Training & Workshops	\$70.35
		APWA Conf 10.2024 Kennewick, WA 420 miles		
		410-000-000-531-10-49-01	STRM: Training & Workshops	\$4.07
		Uncle Sam's - APWA Con 10.2024		
		410-000-000-531-10-49-01	STRM: Training & Workshops	\$70.35
		APWA Conf 10.2024 Kennewick, WA 420 miles		
	Total 10.10.2024 CM			\$297.65
	Total 55200			\$297.65
Total Chris Madeo				\$297.65
City of Enumclaw				
	55201	10/15/2024	2024 - October - 3rd October 2024 Batch	
	07063			
		3rd Qtr Jail Services		
		001-000-211-523-60-49-00	PD: Jail Costs	\$2,760.00
		23# days (Additional Bed)		
		001-000-211-523-60-49-00	PD: Jail Costs	\$8,380.00
		92# days (Guaranteed Bed)		
	Total 07063			\$11,140.00
	Total 55201			\$11,140.00
Total City of Enumclaw				\$11,140.00
City of Renton/EHD				
	55202	10/21/2024	2024 - October - 3rd October 2024 Batch	
	61378			
		September Services		
		001-000-211-523-60-49-01	PD: Electronic Home Monitor Costs	\$672.00
	Total 61378			\$672.00
	Total 55202			\$672.00
Total City of Renton/EHD				\$672.00
CIVICPLUS				
	55203	9/17/2024	2024 - October - 3rd October 2024 Batch	
	314328			
		2024 - 2025 Service Agreement		
		001-000-145-518-80-41-06	IT: CivicPlus-City Website Annual Svs Fee	\$3,808.00
		Website Annual Fee		
	Total 314328			\$3,808.00
	Total 55203			\$3,808.00
Total CIVICPLUS				\$3,808.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Clair Kintanar				
	55204	10162024 CK	10/16/2024	2024 - October - 3rd October 2024 Batch
		October 2024 Services		
		001-000-120-512-51-41-02	CRT: Protem Judge	\$240.00
		4 hours		
		Total 10162024 CK		\$240.00
	Total 55204			\$240.00
Total Clair Kintanar				\$240.00
Comcast				
	55205	8498 34 014 0152887 10.2024	10/10/2024	2024 - October - 3rd October 2024 Batch
		October 2024 Service		
		001-000-214-521-20-42-00	PD: Telephone / DSL / Radios / Air Cards	\$24.40
		PD Cable 0152887		
		Total 8498 34 014 0152887 10.2024		\$24.40
	55205	8498 34 014 0155476 10.2024	10/8/2024	2024 - October - 3rd October 2024 Batch
		October 2024 Service		
		001-000-191-525-60-31-00	EM - Supplies	\$12.18
		EM Cable 0125628		
		Total 8498 34 014 0155476 10.2024		\$12.18
	Total 55205			\$36.58
Total Comcast				\$36.58
Confidential Data Disposal				
	55206	227931	10/7/2024	2024 - October - 3rd October 2024 Batch
		October2024 Service		
		001-000-180-518-50-49-05	CEN SVCS: Shredding Services	\$45.00
		Total 227931		\$45.00
	55206	227934	10/7/2024	2024 - October - 3rd October 2024 Batch
		October2024 Service		
		001-000-120-512-51-49-06	CRT: Shredding Services	\$15.00
		001-000-180-518-50-49-05	CEN SVCS: Shredding Services	\$15.00

Vendor	Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
		001-000-210-521-10-49-05	PD: Shredding Services	\$15.00
	Total 227934			\$45.00
	Total 55206			\$90.00
	Total Confidential Data Disposal			\$90.00
Core & Main LP				
	55207	10/4/2024	2024 - October - 3rd October 2024 Batch	
	V612018			
		PW - Supplies		
		401-000-000-534-80-31-01	WTR - Operating Supplies	\$3,974.16
		Misc Couplings, Straps, Nipples,...		
	Total V612018			\$3,974.16
	55207	10/3/2024	2024 - October - 3rd October 2024 Batch	
	V757229			
		Skate Park Supplies		
		310-000-037-594-76-64-00	Skate Park: Construction	\$248.50
		Sewer Saddle		
	Total V757229			\$248.50
	55207	10/9/2024	2024 - October - 3rd October 2024 Batch	
	V766558			
		PW - Supplies		
		401-000-000-534-80-31-01	WTR - Operating Supplies	\$58.34
		Bushing, Nipple, Fittings		
	Total V766558			\$58.34
	Total 55207			\$4,281.00
	Total Core & Main LP			\$4,281.00
Cutters Supply Inc.				
	55208	8/28/2024	2024 - October - 3rd October 2024 Batch	
	155754			
		PW - Supplies		
		101-000-000-543-50-48-02	STRT: Equipment Repair & Maintenance	\$20.95
		401-000-000-534-80-48-02	WTR: Equipment Repair & Maintenance	\$20.95
		407-000-000-535-80-48-02	SEW: Equipment Repair & Maintenance	\$20.95
		410-000-000-531-10-48-02	STRM: Equipment Repair & Maintenance	\$20.94
	Total 155754			\$83.79

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	55208	9/11/2024	2024 - October - 3rd October 2024 Batch	
	164037			
		PW Supplies		
		101-000-000-543-50-48-02	STRT: Equipment Repair & Maintenance	\$0.28
		401-000-000-534-80-48-02	WTR: Equipment Repair & Maintenance	\$0.28
		407-000-000-535-80-48-02	SEW: Equipment Repair & Maintenance	\$0.28
		410-000-000-531-10-48-02	STRM: Equipment Repair & Maintenance	\$0.26
	Total 164037			\$1.10
	Total 55208			\$84.89
Total Cutters Supply Inc.				\$84.89
Darla Clifton				
	55209	10/17/2024	2024 - October - 3rd October 2024 Batch	
	10172024 DC			
		AFLAC Reimbursement		
		001-000-900-588-10-00-01	ADM - AWC Lia. Bld. Equip Ins / Flex Reimbs	\$1,169.37
	Total 10172024 DC			\$1,169.37
	Total 55209			\$1,169.37
Total Darla Clifton				\$1,169.37
DCW - Data Center Warehouse				
	55210	10/14/2024	2024 - October - 3rd October 2024 Batch	
	INVD212633			
		001-000-145-518-80-35-00	IT: Small Tools & Equipment	\$293.68
	Total INVD212633			\$293.68
	55210	10/25/2024	2024 - October - 3rd October 2024 Batch	
	INVD213711			
		3 yr Watchdog Security Suite		
		001-000-145-518-80-41-02	IT: Software Security Services	\$2,543.56
	Total INVD213711			\$2,543.56
	Total 55210			\$2,837.24
Total DCW - Data Center Warehouse				\$2,837.24

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Department of Enterprise Services				
	55211	10/21/2024	2024 - October - 3rd October 2024 Batch	
	731138415			
		001-000-210-521-10-31-00	PD: Office & Operating Supplies	\$870.72
	Total 731138415			\$870.72
	Total 55211			\$870.72
	Total Department of Enterprise Services			\$870.72
Enumclaw Painting Co.				
	55212	10/15/2024	2024 - October - 3rd October 2024 Batch	
	121 EP			
		PD - Building Maint		
		310-000-002-594-18-62-10	CIP - Future Campus Planning	\$4,569.60
		Painting		
	Total 121 EP			\$4,569.60
	Total 55212			\$4,569.60
	Total Enumclaw Painting Co.			\$4,569.60
FCS Group				
	55213	9/30/2024	2024 - October - 3rd October 2024 Batch	
	3972-22409152			
		September 2024 Services		
		404-000-011-534-80-41-00	WTR - Comp Plan	\$7,820.00
		Fire Service Study		
	Total 3972-22409152			\$7,820.00
	Total 55213			\$7,820.00
	Total FCS Group			\$7,820.00
Fidelity Solutions				
	55214	10/24/2024	2024 - October - 3rd October 2024 Batch	
	1984			
		Fire Station Alerting System		
		001-000-530-522-10-48-00	FIRE - Repair & Mtc. of Bldg & Equip.	\$23,132.35
	Total 1984			\$23,132.35
	Total 55214			\$23,132.35
	Total Fidelity Solutions			\$23,132.35

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Financial Consultants International Inc				
	55215	10/2/2024	2024 - October - 3rd October 2024 Batch	
	18366			
		PD - Veh Maint		
		001-000-210-521-10-48-01	PD: Vehicle/Eq. Mtc. & Repair	\$1,265.56
		Windshield Replacement		
	Total 18366			\$1,265.56
	Total 55215			\$1,265.56
Total Financial Consultants International Inc				\$1,265.56
Furrow Pump				
	55216	10/24/2024	2024 - October - 3rd October 2024 Batch	
	0022882-IN			
		401-000-000-534-80-48-02	WTR: Equipment Repair & Maintenance	\$660.57
	Total 0022882-IN			\$660.57
	Total 55216			\$660.57
Total Furrow Pump				\$660.57
Future Vision Programs, Inc				
	55217	8/8/2024	2024 - October - 3rd October 2024 Batch	
	08082024 FVP			
		July 2024 Service		
		001-000-121-512-51-41-02	CRT: AOC-Therapeutic Grant 07/01/2024 - 06/30/2025	\$175.00
	Total 08082024 FVP			\$175.00
	55217	9/26/2024	2024 - October - 3rd October 2024 Batch	
	09262024 FVP			
		September 2024 Service		
		001-000-121-512-51-41-02	CRT: AOC-Therapeutic Grant 07/01/2024 - 06/30/2025	\$715.00
	Total 09262024 FVP			\$715.00
	Total 55217			\$890.00
Total Future Vision Programs, Inc				\$890.00
Ginger Wang				
	55218	6/5/2024	2024 - October - 3rd October 2024 Batch	
	06052024 GW			
		001-000-120-512-51-41-04	CRT: Interpreter	\$160.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
		W9 Received 10/24/2024		
	Total 06052024 GW			\$160.00
	Total 55218			\$160.00
Total Ginger Wang				\$160.00
Greater Maple Valley-Black Diamond Chamber of Commerce				
	55219	10/16/2024	2024 - October - 3rd October 2024 Batch	
	1794-2492			
		October 2024 Meeting		
		001-000-130-513-10-43-00	MAYOR: Lodging, Meals & Mileage	\$25.00
		C. Benson		
	Total 1794-2492			\$25.00
	Total 55219			\$25.00
Total Greater Maple Valley-Black Diamond Chamber of Commerce				\$25.00
Grindline Skateparks				
	55220	10/25/2024	2024 - October - 3rd October 2024 Batch	
	6467			
		Payment #2		
		310-000-037-594-76-64-00	Skate Park: Construction	\$212,271.94
		Construction Phase		
	Total 6467			\$212,271.94
	Total 55220			\$212,271.94
Total Grindline Skateparks				\$212,271.94
Home Depot Credit Service				
	55221	10/23/2024	2024 - October - 3rd October 2024 Batch	
	0512325			
		EM - Operating Supplies		
		001-000-191-525-60-31-00	EM - Supplies	\$16.86
		EM - Operating Supplies		
	Total 0512325			\$16.86

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
55221	0512326	10/23/2024	2024 - October - 3rd October 2024 Batch	
		PW - Supplies		
		001-000-270-576-80-31-03 Parks - Operating Supplies	PRK - Operating Supplies	\$18.60
		001-000-280-536-20-31-02 Cemetery - Operating Supplies	CEM: Operating Supplies	\$11.16
		101-000-000-542-30-31-03 Streets - Operating Supplies	STRT: Operating Supplies	\$33.48
		401-000-000-534-80-31-01 Water - Operating Supplies	WTR - Operating Supplies	\$40.92
		407-000-000-535-80-31-01 Sewer - Operating Supplies	SWR - Operating Supplies	\$40.92
		410-000-000-531-10-31-01 Storm - Operating Supplies	STRM - Operating Supplies	\$40.93
	Total 0512326			\$186.01
55221	2542010	10/11/2024	2024 - October - 3rd October 2024 Batch	
		EM - Supplies		
		001-000-191-525-60-31-00 Water	EM - Supplies	\$74.25
	Total 2542010			\$74.25
55221	2623241	10/11/2024	2024 - October - 3rd October 2024 Batch	
		PW - Modular Move		
		510-000-500-594-48-62-00 Lock and Installation Supplies	PW Bldg Related Impr.	\$78.23
	Total 2623241			\$78.23
55221	3032669	10/10/2024	2024 - October - 3rd October 2024 Batch	
		PW - Supplies		
		001-000-270-576-80-31-01 Cordless Drill & Battery	PRK - Office Supplies	\$35.04
		001-000-280-536-20-31-00 Cordless Drill & Battery	CEM: Office & Operating Supplies	\$21.03
		101-000-000-542-30-31-03 Cordless Drill & Battery	STRT: Operating Supplies	\$63.08
		401-000-000-534-80-31-01 Cordless Drill & Battery	WTR - Operating Supplies	\$77.10

Vendor	Transaction Number	Invoice Date	Fiscal Description	Void
	Transaction Reference	Account Number	Name Title	Amount
		407-000-000-535-80-31-01	SWR - Operating Supplies	\$77.10
		Cordless Drill & Battery		
		410-000-000-531-10-31-01	STRM - Operating Supplies	\$77.09
		Cordless Drill & Battery		
	Total 3032669			\$350.44
55221		10/10/2024	2024 - October - 3rd October 2024 Batch	
	3032670			
		CH - Supplies		
		001-000-140-514-23-31-00	FIN: Office & Operating Supplies	\$219.30
		Water Dispenser		
	Total 3032670			\$219.30
55221		10/8/2024	2024 - October - 3rd October 2024 Batch	
	5554863			
		PD - Bldg Maint		
		001-000-212-521-50-48-00	PD: Bldg Repairs & Maintenance	\$121.92
		Paint & Painting Supplies		
	Total 5554863			\$121.92
55221		10/24/2024	2024 - October - 3rd October 2024 Batch	
	9012396			
		PW - Supplies		
		001-000-270-576-80-31-03	PRK - Operating Supplies	\$3.06
		Parks - Operating Supplies		
		001-000-280-536-20-31-02	CEM: Operating Supplies	\$1.83
		Cemetery - Operating Supplies		
		101-000-000-542-30-31-03	STRT: Operating Supplies	\$5.50
		Streets - Operating Supplies		
		401-000-000-534-80-31-01	WTR - Operating Supplies	\$6.73
		Water - Operating Supplies		
		407-000-000-535-80-31-01	SWR - Operating Supplies	\$6.73
		Sewer - Operating Supplies		
		410-000-000-531-10-31-01	STRM - Operating Supplies	\$6.73
		Storm - Operating Supplies		
	Total 9012396			\$30.58
55221		10/24/2024	2024 - October - 3rd October 2024 Batch	
	9012397			
		EM - Operating Supplies		
		001-000-191-525-60-31-00	EM - Supplies	\$88.09
		EM - Operating Supplies		
	Total 9012397			\$88.09

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	Total 55221			\$1,165.68
	Total Home Depot Credit Service			\$1,165.68
	Honey Bucket/Northwest Cascade Inc.			
	55222	10/8/2024	2024 - October - 3rd October 2024 Batch	
	0554466622			
	October 2024 Service			
	001-000-270-575-70-41-01		Lake Sawyer: Portable Restroom Facility	\$98.00
			Parks-Boat Launch Rental: 145291	
	Total 0554466622			\$98.00
	55222	10/8/2024	2024 - October - 3rd October 2024 Batch	
	0554466623			
	October 2024 Service			
	001-000-270-575-70-41-01		Lake Sawyer: Portable Restroom Facility	\$98.00
			Lake Sawyer Regional Park: 71400002	
	Total 0554466623			\$98.00
	55222	10/8/2024	2024 - October - 3rd October 2024 Batch	
	0554466624			
	October 2024 Service			
	001-000-270-575-70-41-01		Lake Sawyer: Portable Restroom Facility	\$98.00
			Regional Park w/ Hand Sanitizer: 0071400003	
	Total 0554466624			\$98.00
	Total 55222			\$294.00
	Total Honey Bucket/Northwest Cascade Inc.			\$294.00
	Jill Kuzaro			
	55223	10/24/2024	2024 - October - 3rd October 2024 Batch	
	10242024 JK			
	Employee Reimbursement			
	001-000-240-558-60-43-00		PLN: Lodging, Meals & Mileage	\$44.69
			Mileage	
	001-000-240-558-60-43-00		PLN: Lodging, Meals & Mileage	\$31.46
			Meals	
	Total 10242024 JK			\$76.15
	Total 55223			\$76.15
	Total Jill Kuzaro			\$76.15

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Johnsons Home & Garden				
55224	482915	10/5/2024	2024 - October - 3rd October 2024 Batch	
		Council Chambers move		
		310-000-002-594-18-62-03	CIP - Gen Govt - Campus Improvements	\$18.02
		Clamps, Drywall Anchors		
	Total 482915			\$18.02
55224	482985	10/9/2024	2024 - October - 3rd October 2024 Batch	
		PW Modular Move Supplies		
		510-000-500-594-48-62-00	PW Bldg Related Impr.	\$164.20
		Misc Paint & Landscape Tools & Supplies		
	Total 482985			\$164.20
55224	483012	10/10/2024	2024 - October - 3rd October 2024 Batch	
		PW Modular Move Supplies		
		510-000-500-594-48-62-00	PW Bldg Related Impr.	\$95.73
		Grass Seed		
	Total 483012			\$95.73
55224	483040	10/11/2024	2024 - October - 3rd October 2024 Batch	
		PW - Supplies		
		510-000-500-594-48-62-00	PW Bldg Related Impr.	\$7.61
		Hole Cover		
	Total 483040			\$7.61
55224	483066	10/14/2024	2024 - October - 3rd October 2024 Batch	
		PW - Supplies		
		001-000-270-576-80-31-01	PRK - Office Supplies	\$11.56
		Cement, Sand, Gloves...		
		001-000-280-536-20-31-00	CEM: Office & Operating Supplies	\$6.94
		Cement, Sand, Gloves...		
		101-000-000-542-30-31-03	STRT: Operating Supplies	\$20.81
		Cement, Sand, Gloves...		
		401-000-000-534-80-31-01	WTR - Operating Supplies	\$25.43
		Cement, Sand, Gloves...		
		407-000-000-535-80-31-01	SWR - Operating Supplies	\$25.43
		Cement, Sand, Gloves...		

Vendor	Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
		410-000-000-531-10-31-01	STRM - Operating Supplies Cement, Sand, Gloves...	\$25.43
	Total 483066			\$115.60
	55224	10/22/2024	2024 - October - 3rd October 2024 Batch	
	483244			
		PW - Supplies		
		001-000-270-576-80-31-03	PRK - Operating Supplies	\$36.19
			Operating Supplies - Parks	
		001-000-280-536-20-31-00	CEM: Office & Operating Supplies	\$21.72
			Operating Supplies - Cemetary	
		101-000-000-542-30-31-03	STRT: Operating Supplies	\$65.15
			Operating Supplies - Street	
		401-000-000-534-80-31-01	WTR - Operating Supplies	\$79.61
			Operating Supplies - Water	
		407-000-000-535-80-31-01	SWR - Operating Supplies	\$79.63
			Operating Supplies - Sewer	
		410-000-000-531-10-31-01	STRM - Operating Supplies	\$79.63
			Operating Supplies - Storm	
	Total 483244			\$361.93
	Total 55224			\$763.09
	Total Johnsons Home & Garden			\$763.09
Kim McClay				
	55225	10/15/2024	2024 - October - 3rd October 2024 Batch	
	10152024 KM			
		October 2024 Service		
		001-000-120-512-51-41-02	CRT: Protem Judge	\$120.00
	Total 10152024 KM			\$120.00
	Total 55225			\$120.00
	Total Kim McClay			\$120.00
King County Finance				
	55226	9/30/2024	2024 - October - 3rd October 2024 Batch	
	136658-136659			
		Striping Maintenance		
		101-000-000-542-64-41-02	STRT: Striping	\$20,955.89
	Total 136658-136659			\$20,955.89
	Total 55226			\$20,955.89
	Total King County Finance			\$20,955.89

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
King County Finance - I-Net				
	55227	9/30/2024	2024 - October - 3rd October 2024 Batch	
	382781			
		September 2024 Services		
		001-000-145-518-80-42-03	IT: Comm - INET Costs - First Net	\$1,135.00
	Total 382781			\$1,135.00
	Total 55227			\$1,135.00
Total King County Finance - I-Net				\$1,135.00
L.N. Curtis & Sons				
	55228	9/12/2024	2024 - October - 3rd October 2024 Batch	
	INV871552			
		PD - Uniforms		
		001-000-210-521-10-31-04	PD: Uniform Allowance	\$190.13
	Total INV871552			\$190.13
	55228	9/30/2024	2024 - October - 3rd October 2024 Batch	
	INV871563			
		PD - Uniforms		
		001-000-210-521-10-31-04	PD: Uniform Allowance	\$52.90
	Total INV871563			\$52.90
	55228	10/21/2024	2024 - October - 3rd October 2024 Batch	
	INV878119			
		PD - Uniforms		
		001-000-210-521-10-31-04	PD: Uniform Allowance	\$50.69
	Total INV878119			\$50.69
	Total 55228			\$293.72
Total L.N. Curtis & Sons				\$293.72
Les Schwab Tire Ctr - MV				
	55229	10/17/2024	2024 - October - 3rd October 2024 Batch	
	39800648821			
		October 2024 Services		
		001-000-270-576-80-48-03	PRK - Vehicle Mtc. & Repair	\$90.17
		001-000-280-536-20-48-03	CEM: Vehicle Maintenance & Repair	\$54.03
		101-000-000-543-50-48-01	STRT: Vehicle Repair & Maintenance	\$163.03
		401-000-000-534-80-48-01	WTR: Vehicle Repair & Maintenance	\$199.15
		407-000-000-535-80-48-01	SEW: Vehicle Repair & Maintenance	\$199.15

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
			Account Number	Name Title	Amount
			410-000-000-531-10-48-01	STRM: Vehicle Repair & Maintenance	\$199.15
		Total 39800648821			\$904.68
		Total 55229			\$904.68
		Total Les Schwab Tire Ctr - MV			\$904.68
Maria Moscoso					
	55230		9/25/2024	2024 - October - 3rd October 2024 Batch	
		24009			
			September 2024 Services		
			001-000-120-512-51-41-04	CRT: Interpreter	\$140.00
		Total 24009			\$140.00
	55230		10/16/2024	2024 - October - 3rd October 2024 Batch	
		24010			
			October 2024 Services		
			001-000-120-512-51-41-04	CRT: Interpreter	\$140.00
		Total 24010			\$140.00
	55230		10/21/2024	2024 - October - 3rd October 2024 Batch	
		24011			
			October 2024 Services		
			001-000-120-512-51-41-04	CRT: Interpreter	\$140.00
		Total 24011			\$140.00
		Total 55230			\$420.00
		Total Maria Moscoso			\$420.00
McDonough & Sons, Inc.					
	55231		10/3/2024	2024 - October - 3rd October 2024 Batch	
		277014			
			October 2024 Service		
			410-000-000-531-10-41-08	STRM - Street Sweeping	\$2,415.36
		Total 277014			\$2,415.36
		Total 55231			\$2,415.36
		Total McDonough & Sons, Inc.			\$2,415.36

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Mountain View Fire & Rescue				
	55232	10/8/2024	2024 - October - 3rd October 2024 Batch	
	24-054			
		August 2024 Service		
		001-000-240-558-51-41-04	COM DEV: Fire Inspection & Plan Check	\$312.63
		Fire Inspection & Plan Check		
	Total 24-054			\$312.63
	55232	10/24/2024	2024 - October - 3rd October 2024 Batch	
	24-057			
		September 2024 Service		
		001-000-240-558-51-41-04	COM DEV: Fire Inspection & Plan Check	\$527.61
		Fire Inspection & Plan Check		
	Total 24-057			\$527.61
	Total 55232			\$840.24
Total Mountain View Fire & Rescue				\$840.24
Office Products Nationwide				
	55233	10/11/2024	2024 - October - 3rd October 2024 Batch	
	1243802-0			
		PD - Supplies		
		001-000-210-521-10-31-00	PD: Office & Operating Supplies	\$220.06
		Building and Office Supplies		
	Total 1243802-0			\$220.06
	Total 55233			\$220.06
Total Office Products Nationwide				\$220.06
Palmer Coking Coal Company				
	55234	10/7/2024	2024 - October - 3rd October 2024 Batch	
	92517			
		PW - Supplies		
		510-000-500-594-48-62-00	PW Bldg Related Impr.	\$812.51
		Grav for Modular Prking		
	Total 92517			\$812.51
	55234	10/9/2024	2024 - October - 3rd October 2024 Batch	
	92550			
		PW - Supplies		
		510-000-500-594-48-62-00	PW Bldg Related Impr.	\$458.62
		Grav for Modular Prking		
	Total 92550			\$458.62

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	55234	10/10/2024	2024 - October - 3rd October 2024 Batch	
	92565			
		PW - Supplies		
		510-000-500-594-48-62-00	PW Bldg Related Impr.	\$112.09
		Grav for Modular Prking		
	Total 92565			\$112.09
	Total 55234			\$1,383.22
Total Palmer Coking Coal Company				\$1,383.22
Parametrix, Inc.				
	55235	10/15/2024	2024 - October - 3rd October 2024 Batch	
	60318			
		Roberts Dr Storm Review		
		410-000-000-531-10-41-13	STRM: Prof Service - Eng. Civil Review	\$986.25
	Total 60318			\$986.25
	55235	10/16/2024	2024 - October - 3rd October 2024 Batch	
	60411			
		Transportation Element Update		
		310-000-038-594-58-62-00	Comp PI Update-State DOE Grant	\$7,088.75
	Total 60411			\$7,088.75
	55235	10/22/2024	2024 - October - 3rd October 2024 Batch	
	60558			
		Covington Creek Culverts		
		320-000-050-595-50-62-00	CIP - STRT - Covington Creek Bridge	\$24,926.00
	Total 60558			\$24,926.00
	55235	10/24/2024	2024 - October - 3rd October 2024 Batch	
	60668			
		Ginder Creek Park		
		310-000-017-594-76-61-01	Ginder Creek Park Design	\$1,068.75
	Total 60668			\$1,068.75
	Total 55235			\$34,069.75
Total Parametrix, Inc.				\$34,069.75

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
PD - Transient Vendors				
	55236	10/25/2024	2024 - October - 3rd October 2024 Batch	
	10252024 OT		Olivia Tandasi	
		Overpayment Reimbursement		
		001-000-210-342-10-01-00	PD: Traffic School Fee	\$5.00
		Traffic School Reimbursement		
	Total 10252024 OT			\$5.00
	Total 55236			\$5.00
	Total PD - Transient Vendors			\$5.00
Perteet Inc.				
	55237	10/11/2024	2024 - October - 3rd October 2024 Batch	
	20170202.0020-2			
		September 2024 Service		
		001-000-257-558-70-41-04	MDRT - Environmental Consultant-Perteet	\$1,450.00
	Total 20170202.0020-2			\$1,450.00
	55237	10/11/2024	2024 - October - 3rd October 2024 Batch	
	20170202.0021-2			
		September 2024 Service		
		001-000-257-558-70-41-04	MDRT - Environmental Consultant-Perteet	\$3,925.00
	Total 20170202.0021-2			\$3,925.00
	Total 55237			\$5,375.00
	Total Perteet Inc.			\$5,375.00
Positive Concepts/ATPI				
	55238	10/24/2024	2024 - October - 3rd October 2024 Batch	
	0254643-IN			
		001-000-210-521-10-31-00	PD: Office & Operating Supplies	\$260.00
	Total 0254643-IN			\$260.00
	Total 55238			\$260.00
	Total Positive Concepts/ATPI			\$260.00
Republic Services #176				
	55239	9/30/2024	2024 - October - 3rd October 2024 Batch	
	0176-007491486 ADJ			
		Correcting Entry		
		001-000-240-558-51-47-02	COM DEV: Waste Disposal	\$12.98
		3-0176-0091940 24301 Roberts Dr - CD Permitting		

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
		Account Number	Title	
		001-000-240-558-60-47-02	PLN: Waste Disposal	\$3.24
		3-0176-0091940 24301	Roberts Dr - Pln	
		001-000-248-518-20-47-02	MDRT - Waste Disposal Costs	\$21.29
		3-0176-0091940 24301	Roberts Dr - MDRT	
		001-000-254-518-20-47-02	CH: Waste Disposal	\$18.25
		3-0176-0091940 24301	Roberts Dr - CH	
		001-000-254-518-20-47-02	CH: Waste Disposal	\$4.06
		3-0176-0091940 24301	Roberts Dr - ADM / Ctrl Svc	
		101-000-000-543-50-47-02	STRT: Waste Disposal	\$5.32
		3-0176-0091940 24301	Roberts Dr - PW - Streets	
		401-000-000-534-80-47-02	WTR: Waste Disposal	\$5.32
		3-0176-0091940 24301	Roberts Dr - PW - Water	
		407-000-000-535-80-47-02	SEW: Waste Disposal	\$5.32
		3-0176-0091940 24301	Roberts Dr - PW - Sewer	
		410-000-000-531-10-47-02	STRM - Waste Disposal	\$5.33
		3-0176-0091940 24301	Roberts Dr - PW - Storm	
	Total 0176-007491486 ADJ			\$81.11
	Total 55239			\$81.11
	Total Republic Services #176			\$81.11
RH2 Engineering Inc.				
	55240	9/24/2024	2024 - October - 3rd October 2024 Batch	
	97793			
		August 2024 Service		
		404-000-016-594-34-63-00	Water Loop 169- Const	\$403.08
	Total 97793			\$403.08
	55240	9/25/2024	2024 - October - 3rd October 2024 Batch	
	97882			
		August 2024 Service		
		402-000-003-594-34-63-13	WSFFA-Springs Source Rehab	\$8,725.86
	Total 97882			\$8,725.86
	55240	10/17/2024	2024 - October - 3rd October 2024 Batch	
	98148			
		September 2024 Service		
		001-000-257-558-70-41-02	MDRT - Civil Engineering	\$16,416.96
	Total 98148			\$16,416.96

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
55240	98154	10/17/2024	2024 - October - 3rd October 2024 Batch	
		101-000-000-542-30-41-00	STRT: Professional Services Castillo - General Technical Support	\$147.48
		101-000-000-542-30-41-13	STRT: Prof Service - Eng. Civil Review Wright - Engineering Services	\$2,882.39
		401-000-000-534-80-41-13	WTR: Prof Service- Eng. Civil Review Castillo - General Technical Support	\$147.47
		401-000-000-534-80-41-13	WTR: Prof Service- Eng. Civil Review Wright - Engineering Services	\$2,882.38
		404-000-021-594-63-00-00	Gym & Shop Water Main Extension Water Main Extension	\$2,016.94
		407-000-000-535-80-41-01	SEW - Prof Srvs-GIS & other review Castillo - General Technical Support	\$147.48
		407-000-000-535-80-41-13	SEW: Prof Service - Eng. Civil Review Future Lift Station Telemetry	\$1,456.64
		407-000-000-535-80-41-13	SEW: Prof Service - Eng. Civil Review Wright - Engineering Services	\$2,882.39
		410-000-000-531-10-41-13	STRM: Prof Service - Eng. Civil Review Wright - Engineering Services	\$2,882.39
		410-000-000-531-10-41-13	STRM: Prof Service - Eng. Civil Review Castillo - General Technical Support	\$147.48
	Total 98154			\$15,593.04
55240	98190	10/18/2024	2024 - October - 3rd October 2024 Batch	
		September 2024 Service		
		402-000-003-594-34-63-13	WSFFA-Springs Source Rehab	\$8,381.94
	Total 98190			\$8,381.94
55240	98222	10/18/2024	2024 - October - 3rd October 2024 Batch	
		September 2024 Service		
		404-000-016-594-34-63-00	Water Loop 169- Const	\$6,440.47
	Total 98222			\$6,440.47
55240	98277	10/23/2024	2024 - October - 3rd October 2024 Batch	
		September 2024 Service		
		404-000-011-534-80-41-00	WTR - Comp Plan	\$3,179.81
	Total 98277			\$3,179.81
Total 55240				\$59,141.16

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
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Total RH2 Engineering Inc.

\$59,141.16

Ryan Sweet

55241

10/15/2024

2024 - October - 3rd October 2024 Batch

10152024 RS

Employee Reimbursement

101-000-000-542-30-49-01	STRT: Training	\$2.00
McDonalds - APWA Con 10.2024		
101-000-000-542-30-49-01	STRT: Training	\$4.58
Drift Inn - APWA Con 10.2024		
101-000-000-542-30-49-01	STRT: Training	\$4.95
Uncle Sam's - APWA Con 10.2024		
101-000-000-542-30-49-01	STRT: Training	\$3.61
Target - APWA Con 10.2024		
101-000-000-542-30-49-01	STRT: Training	\$5.51
Red Robin- APWA Con 10.2024		
401-000-000-534-80-49-01	WTR: Training & Workshops	\$4.95
Uncle Sam's - APWA Con 10.2024		
401-000-000-534-80-49-01	WTR: Training & Workshops	\$5.51
Red Robin- APWA Con 10.2024		
401-000-000-534-80-49-01	WTR: Training & Workshops	\$2.00
McDonalds - APWA Con 10.2024		
401-000-000-534-80-49-01	WTR: Training & Workshops	\$3.61
Target - APWA Con 10.2024		
401-000-000-534-80-49-01	WTR: Training & Workshops	\$4.58
Drift Inn - APWA Con 10.2024		
407-000-000-535-80-49-01	SEW: Training & Workshops	\$2.00
McDonalds - APWA Con 10.2024		
407-000-000-535-80-49-01	SEW: Training & Workshops	\$4.95
Uncle Sam's - APWA Con 10.2024		
407-000-000-535-80-49-01	SEW: Training & Workshops	\$3.61
Target - APWA Con 10.2024		
407-000-000-535-80-49-01	SEW: Training & Workshops	\$4.58
Drift Inn - APWA Con 10.2024		
407-000-000-535-80-49-01	SEW: Training & Workshops	\$5.51
Red Robin- APWA Con 10.2024		
410-000-000-531-10-49-01	STRM: Training & Workshops	\$4.94
Uncle Sam's - APWA Con 10.2024		
410-000-000-531-10-49-01	STRM: Training & Workshops	\$3.62
Target - APWA Con 10.2024		

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name Title	Void Amount
		410-000-000-531-10-49-01	STRM: Training & Workshops McDonalds - APWA Con 10.2024	\$2.03
		410-000-000-531-10-49-01	STRM: Training & Workshops Drift Inn - APWA Con 10.2024	\$4.58
		410-000-000-531-10-49-01	STRM: Training & Workshops Red Robin- APWA Con 10.2024	\$5.49
	Total 10152024 RS			\$82.61
55241	10152024 RS 2	10/15/2024	2024 - October - 3rd October 2024 Batch	
	Employee Reimbursement			
		101-000-000-542-30-43-00	STRT: Lodging, Meals & Mileage Mileage - APWA Con 10.2024 428 miles	\$71.69
		101-000-000-542-30-43-00	STRT: Lodging, Meals & Mileage Red Lion APWA Conf 10.09 - 10.2024 - Kennewick, WA	\$138.00
		401-000-000-534-80-43-00	WTR - Lodging, Meals & Mileage Red Lion APWA Conf 10.09 - 10.2024 - Kennewick, WA	\$138.00
		401-000-000-534-80-43-00	WTR - Lodging, Meals & Mileage Mileage - APWA Con 10.2024 428 miles	\$71.69
		407-000-000-535-80-43-00	SEW - Lodging, Meals & Mileage Red Lion APWA Conf 10.09 - 10.2024 - Kennewick, WA	\$138.00
		407-000-000-535-80-43-00	SEW - Lodging, Meals & Mileage Mileage - APWA Con 10.2024 428 miles	\$71.69
		410-000-000-531-10-43-00	STRM - Lodging, Meals & Mileage Red Lion APWA Conf 10.09 - 10.2024 - Kennewick, WA	\$137.98
		410-000-000-531-10-43-00	STRM - Lodging, Meals & Mileage Mileage - APWA Con 10.2024 428 miles	\$71.69
	Total 10152024 RS 2			\$838.74
Total 55241				\$921.35
Total Ryan Sweet				\$921.35
Seattle Times				
55242	86280	9/30/2024	2024 - October - 3rd October 2024 Batch	
		September 2024 Service		
		001-000-180-518-50-41-75	CEN SVCS: Advertising	\$230.00
		Prelim Budget		
	Total 86280			\$230.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	55242	10/4/2024	2024 - October - 3rd October 2024 Batch	
	86565			
		October 2024 Service		
		407-000-000-535-80-41-75	SEW - Advertising	\$65.00
		Adpt Sewer Plan Ord 24-1210		
	Total 86565			\$65.00
	55242	10/4/2024	2024 - October - 3rd October 2024 Batch	
	86572			
		October 2024 Service		
		412-000-001-594-31-41-00	STRM - Mgmt Action Plan - Professionl Service	\$220.00
		Strmwtr Action Plan		
	Total 86572			\$220.00
	55242	10/11/2024	2024 - October - 3rd October 2024 Batch	
	86958			
		October 2024 Service		
		001-000-137-514-21-41-75	CLK: Advertising	\$265.00
		Planning Commission Vacancy		
	Total 86958			\$265.00
	55242	10/15/2024	2024 - October - 3rd October 2024 Batch	
	87094			
		October 2024 Service		
		001-000-137-514-21-41-75	CLK: Advertising	\$265.00
		Planning Commission Vacancy		
	Total 87094			\$265.00
	Total 55242			\$1,045.00
Total Seattle Times				\$1,045.00
Somer Johnson				
	55243	10/11/2024	2024 - October - 3rd October 2024 Batch	
	10112024 SJ			
		Crt Supplies		
		001-000-121-512-51-41-02	CRT: AOC-Therapeutic Grant 07/01/2024 - 06/30/2025	\$53.52
		Business Card		
	Total 10112024 SJ			\$53.52
	Total 55243			\$53.52
Total Somer Johnson				\$53.52

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Sova Consulting				
	55244	9/30/2024	2024 - October - 3rd October 2024 Batch	
	24057A			
		September 2024 Service		
		001-000-110-511-60-41-00	COUNC: Professional Services	\$2,000.00
		Appraisal Review		
	Total 24057A			\$2,000.00
	Total 55244			\$2,000.00
	Total Sova Consulting			\$2,000.00
State Auditor's Office				
	55245	10/10/2024	2024 - October - 3rd October 2024 Batch	
	L163687			
		September 2024 Service		
		001-000-140-514-23-41-01	FIN: State Auditor Services	\$643.34
		101-000-000-542-30-41-14	STRT: State Auditor Services	\$154.40
		401-000-000-534-80-41-03	WTR - State Auditor Services	\$591.87
		407-000-000-535-80-41-07	SEW - State Auditor Services	\$591.87
		410-000-000-531-10-41-02	STRM - State Auditor Services	\$591.87
	Total L163687			\$2,573.35
	Total 55245			\$2,573.35
	Total State Auditor's Office			\$2,573.35
Summit Law Group, PLLC				
	55246	9/19/2024	2024 - October - 3rd October 2024 Batch	
	157317			
		September 2024 Service		
		001-000-150-515-41-41-02	Legal - Employment	\$3,910.50
	Total 157317			\$3,910.50
	55246	9/19/2024	2024 - October - 3rd October 2024 Batch	
	157318			
		September 2024 Service		
		001-000-150-515-41-41-08	Legal Svcs-Union Contracts	\$205.00
		Teamsters		
	Total 157318			\$205.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	55246	10/17/2024	2024 - October - 3rd October 2024 Batch	
	158141			
		September 2024 Service		
		001-000-150-515-41-41-02	Legal - Employment	\$2,093.50
	Total 158141			\$2,093.50
	55246	10/17/2024	2024 - October - 3rd October 2024 Batch	
	158142			
		September 2024 Service		
		001-000-150-515-41-41-08	Legal Svcs-Union Contracts	\$533.00
		Teamsters		
	Total 158142			\$533.00
	Total 55246			\$6,742.00
	Total Summit Law Group, PLLC			\$6,742.00
Tacoma Public Utilities				
	55247	9/30/2024	2024 - October - 3rd October 2024 Batch	
	09302024 TPU			
		September 2024 Service		
		401-000-000-534-80-41-05	WTR - Tacoma PUD Wholesale Base Charge	\$14,899.89
		Base Fee		
		401-000-000-534-80-47-05	WTR: Tacoma PUD I- Water Purchase	\$3,621.30
		Consumption		
	Total 09302024 TPU			\$18,521.19
	Total 55247			\$18,521.19
	Total Tacoma Public Utilities			\$18,521.19
Trent Gray, LMHC				
	55248	10/15/2024	2024 - October - 3rd October 2024 Batch	
	10152024 TG			
		Reimbursement		
		001-000-121-512-51-41-02	CRT: AOC-Therapeutic Grant 07/01/2024 - 06/30/2025	\$237.81
		Desks for Crt Staff		
	Total 10152024 TG			\$237.81
	Total 55248			\$237.81
	Total Trent Gray, LMHC			\$237.81

Vendor	Transaction Number	Invoice Date	Fiscal Description	Void
	Transaction Reference	Account Number	Name Title	Amount
UB - Transient Vendors				
	55249	10/21/2024	2024 - October - 3rd October 2024 Batch	
	2982.0		Estate of Janet Malgarini	
		Utility Refund		
		401-000-000-343-40-00-01	Water Charges	\$186.34
		Refund Closed Account		
	Total 2982.0			\$186.34
	Total 55249			\$186.34
	55250	10/23/2024	2024 - October - 3rd October 2024 Batch	
	4513.0		Joshua & April Wiebenga	
		Utility Refund		
		401-000-000-343-40-00-01	Water Charges	\$45.82
		Refund Overcharge Stormwater Fees		
	Total 4513.0			\$45.82
	Total 55250			\$45.82
	55251	10/23/2024	2024 - October - 3rd October 2024 Batch	
	4590.0		Kevin & Kaitlyn Flynn	
		Utility Refund		
		401-000-000-343-40-00-01	Water Charges	\$75.80
		Refund Closed Account		
	Total 4590.0			\$75.80
	Total 55251			\$75.80
	55252	10/23/2024	2024 - October - 3rd October 2024 Batch	
	5275.0		Dominick & Alexandra Vizzare	
		Utility Refund		
		401-000-000-343-40-00-01	Water Charges	\$227.65
		Refund Closed Account		
	Total 5275.0			\$227.65
	Total 55252			\$227.65
	55253	10/21/2024	2024 - October - 3rd October 2024 Batch	
	7002.0 SW		Vivek Chopra	
		Utility Refund		
		410-000-000-343-10-00-00	Stormwater Charges	\$93.26
		Refund Overcharge Stormwater Fees		
	Total 7002.0 SW			\$93.26
	Total 55253			\$93.26

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	55254	10/21/2024	2024 - October - 3rd October 2024 Batch	
	7086.0 SW		Joffrey & Mary Jooste	
		Utility Refund		
		410-000-000-343-10-00-00	Stormwater Charges	\$152.39
		Refund Overcharge Stormwater Fees		
	Total 7086.0 SW			\$152.39
	Total 55254			\$152.39
	Total UB - Transient Vendors			\$781.26
United Business Machines of WA Inc				
	55255	10/3/2024	2024 - October - 3rd October 2024 Batch	
	INV525154			
		September 2024 Service		
		001-000-120-512-51-49-03	CRT: Printing & Binding	\$94.08
		Monthly Per Copy Charge		
	Total INV525154			\$94.08
	Total 55255			\$94.08
	Total United Business Machines of WA Inc			\$94.08
Utilities Underground Location Center				
	55256	9/30/2024	2024 - October - 3rd October 2024 Batch	
	4090128			
		September 2024 Service		
		401-000-000-534-80-41-08	WTR - Locating Service	\$100.32
		76 locates		
	Total 4090128			\$100.32
	Total 55256			\$100.32
	Total Utilities Underground Location Center			\$100.32
Valley Communications Center				
	55257	10/10/2024	2024 - October - 3rd October 2024 Batch	
	0028348			
		September 2024 Service		
		001-000-214-521-20-41-00	PD: Valley Comm - Dispatch Service	\$10,903.90
		210.5 calls		
	Total 0028348			\$10,903.90
	Total 55257			\$10,903.90
	Total Valley Communications Center			\$10,903.90

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Valley Defenders				
	55258	10/4/2024	2024 - October - 3rd October 2024 Batch	
	10042024 VD			
		September 2024 Service		
		001-000-121-512-51-41-02	CRT: AOC-Therapeutic Grant 07/01/2024 - 06/30/2025	\$750.00
		AOC Community Court		
		001-000-151-515-91-41-00	CRT - Legal-Public Defender	\$5,000.00
		Additional Cases		
	Total 10042024 VD			\$5,750.00
	Total 55258			\$5,750.00
	Total Valley Defenders			\$5,750.00
Varius Inc.				
	55259	10/21/2024	2024 - October - 3rd October 2024 Batch	
	1764 VAR			
		September 2024 Service		
		001-000-257-558-70-41-02	MDRT - Civil Engineering	\$7,416.00
	Total 1764 VAR			\$7,416.00
	55259	10/21/2024	2024 - October - 3rd October 2024 Batch	
	1765 VAR			
		September 2024 Service		
		001-000-257-558-70-41-02	MDRT - Civil Engineering	\$6,180.00
	Total 1765 VAR			\$6,180.00
	55259	10/21/2024	2024 - October - 3rd October 2024 Batch	
	1766 VAR			
		September 2024 Service		
		001-000-257-558-70-41-02	MDRT - Civil Engineering	\$4,944.00
	Total 1766 VAR			\$4,944.00
	55259	10/21/2024	2024 - October - 3rd October 2024 Batch	
	1767 VAR			
		September 2024 Service		
		001-000-257-558-70-41-02	MDRT - Civil Engineering	\$11,124.00
	Total 1767 VAR			\$11,124.00
	55259	10/21/2024	2024 - October - 3rd October 2024 Batch	
	1768 VAR			
		September 2024 Service		
		001-000-257-558-70-41-02	MDRT - Civil Engineering	\$2,472.00
	Total 1768 VAR			\$2,472.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	55259	10/21/2024	2024 - October - 3rd October 2024 Batch	
	1769 VAR			
		September 2024 Service		
		001-000-257-558-70-41-02	MDRT - Civil Engineering	\$14,214.00
	Total 1769 VAR			\$14,214.00
	55259	10/21/2024	2024 - October - 3rd October 2024 Batch	
	1770 VAR			
		September 2024 Service		
		001-000-257-558-70-41-02	MDRT - Civil Engineering	\$3,090.00
	Total 1770 VAR			\$3,090.00
	55259	10/21/2024	2024 - October - 3rd October 2024 Batch	
	1772 VAR			
		September 2024 Service		
		001-000-257-558-70-41-02	MDRT - Civil Engineering	\$16,068.00
	Total 1772 VAR			\$16,068.00
	55259	10/21/2024	2024 - October - 3rd October 2024 Batch	
	1773 VAR			
		September 2024 Service		
		001-000-257-558-70-41-02	MDRT - Civil Engineering	\$3,708.00
	Total 1773 VAR			\$3,708.00
	55259	10/21/2024	2024 - October - 3rd October 2024 Batch	
	1774 VAR			
		September 2024 Service		
		001-000-257-558-70-41-02	MDRT - Civil Engineering	\$1,236.00
	Total 1774 VAR			\$1,236.00
	Total 55259			\$70,452.00
Total Varius Inc.				\$70,452.00
VenTek International				
	55260	10/1/2024	2024 - October - 3rd October 2024 Batch	
	146075			
		October 2024 Service		
		001-000-270-575-70-41-00	Lake Sawyer: Ven Tek/Venvue Pay Station	\$90.00
	Total 146075			\$90.00
	Total 55260			\$90.00
Total VenTek International				\$90.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
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Wa Association of Sheriffs & Police Chiefs

55261	DUES 2024-00175	1/15/2024	2024 - October - 3rd October 2024 Batch	
	2024 Dues: Received 10/17/2024			
	001-000-210-521-10-49-02		PD: Memberships	\$180.00
			Active Duty Category C Orig Inv Lost in Mail	
	Total DUES 2024-00175			\$180.00
	Total 55261			\$180.00
	Total Wa Association of Sheriffs & Police Chiefs			\$180.00

Washington Law Enforcement Information and Records Association

55262	4183	10/10/2024	2024 - October - 3rd October 2024 Batch	
	PD - Training			
	001-000-210-521-10-49-01		PD: Training	\$150.00
			Regis J Sloss - 12/2024 Training	
	Total 4183			\$150.00
	Total 55262			\$150.00
	Total Washington Law Enforcement Information and Records Association			\$150.00

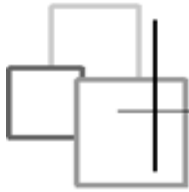
Water Management Laboratories, Inc.

55263	223565	10/8/2024	2024 - October - 3rd October 2024 Batch	
	October 2024 Service			
	401-000-000-534-80-41-02		WTR - Testing and Sampling	\$56.00
	Total 223565			\$56.00
	Total 55263			\$56.00
	Total Water Management Laboratories, Inc.			\$56.00

Williams Scotsman, Inc.

55264	9022030434	9/30/2024	2024 - October - 3rd October 2024 Batch	
	Oct 2024 Rent			
	510-000-500-594-48-62-00		PW Bldg Related Impr.	\$18,507.18

Vendor	Transaction Number	Invoice Date	Fiscal Description	Void
	Transaction Reference		Name	Amount
	Account Number		Title	
	Total 9022030434	Move Mod to PW		\$18,507.18
	Total 55264			\$18,507.18
Total Williams Scotsman, Inc.				\$18,507.18
Vendor Count	71		Grand Total	\$610,863.91



Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Secure Pacific Corporation				
55265	423044	11/1/2024	2024 - November - 1st November 2024 Batch	
		November 2024 - January 2025 Service		
		001-000-120-512-51-49-04	CRT: Security	\$755.00
		PD / Court 25510 Lawson - Court		
		001-000-212-521-50-49-04	PD: Security	\$1,456.41
		PD / Court 25510 Lawson - Police		
	Total 423044			\$2,211.41
55265	423045	11/1/2024	2024 - November - 1st November 2024 Batch	
		November 2024 - January 2025 Service		
		001-000-212-521-50-49-04	PD: Security	\$100.19
		Shop / PD Warehouse PD 32820 3rd Ave		
		101-000-000-543-50-49-04	STRT: Security	\$50.20
		Shop / PD Warehouse SHP Streets 32820 3rd Ave		
		401-000-000-534-80-49-04	WTR: Security	\$50.20
		Shop / PD Warehouse SHP Water 32820 3rd Ave		
		407-000-000-535-80-49-04	SEW: Security	\$50.20
		Shop / PD Warehouse SHP Sewer 32820 3rd Ave		
		410-000-000-531-10-49-04	STRM: Security	\$50.20
		Shop / PD Warehouse SHP Storm 32820 3rd Ave		
	Total 423045			\$300.99
55265	423046	11/1/2024	2024 - November - 1st November 2024 Batch	
		November 2024 Service		
		101-000-000-543-50-49-04	STRT: Security	\$18.47
		PW Shop - Streets Security		
		401-000-000-534-80-49-04	WTR: Security	\$18.46
		PW Shop - Water Security		
		407-000-000-535-80-49-04	SEW: Security	\$18.47
		PW Shop - Sewer Security		

Vendor	Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
		410-000-000-531-10-49-04	STRM: Security	\$18.47
		PW Shop - Storm Security		
	Total 423046			\$73.87
55265		11/1/2024	2024 - November - 1st November 2024 Batch	
	423047			
		November 2024 Service		
		001-000-137-514-21-49-04	CLK: Security	\$51.58
		City Hall / Mod Clrk/Adm	24301 Roberts	
		001-000-140-514-23-49-04	FIN: Security	\$213.96
		City Hall / Mod Finance / Cent Svc	24301 Roberts	
		001-000-240-558-51-49-04	COM DEV: Security	\$153.65
		City Hall / Mod Permitting	24301 Roberts	
		001-000-240-558-60-49-04	PLN: Security	\$42.30
		City Hall / Mod Planning	24301 Roberts	
		001-000-246-558-70-49-04	MDRT: Security	\$248.75
		City Hall / Mod MDRT	24301 Roberts	
		101-000-000-543-50-49-04	STRT: Security	\$66.09
		City Hall / Mod PW - Streets	24301 Roberts	
		401-000-000-534-80-49-04	WTR: Security	\$66.09
		City Hall / Mod PW - Water	24301 Roberts	
		407-000-000-535-80-49-04	SEW: Security	\$66.09
		City Hall / Mod PW - Sewer	24301 Roberts	
		410-000-000-531-10-49-04	STRM: Security	\$66.09
		City Hall / Mod PW - Strm	24301 Roberts	
	Total 423047			\$974.60
55265		11/1/2024	2024 - November - 1st November 2024 Batch	
	423048			
		November 2024 Service		
		001-000-270-575-51-49-04	GYM: Security	\$217.88
		GYM - 25511 Lawson		
	Total 423048			\$217.88
55265		11/1/2024	2024 - November - 1st November 2024 Batch	
	423049			
		November 2024 Service		
		401-000-000-534-80-49-04	WTR: Security	\$161.88
		PW - Water Tower	26200 Lawson	
	Total 423049			\$161.88
	Total 55265			\$3,940.63
Total Secure Pacific Corporation				\$3,940.63

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Sorci Family LLC				
	55266	10/10/2024	2024 - November - 1st November 2024 Batch	
	11012024 SFLLC			
	November 2024 Rent			
	001-000-240-591-58-70-00		COM DEV: Bld & Property Lease	\$1,331.22
	Com Dev Mod - Permitting			
	001-000-240-591-58-70-01		PLN: Bld & Property Lease	\$332.81
	Com Dev Mod - Planning			
	001-000-248-591-58-70-00		MDRT: Bld & Property Lease	\$4,209.24
	City Hall Building - MDRT			
	001-000-254-591-18-70-00		CH: Bld & Property Lease	\$3,607.92
	City Hall Building - Admin			
	001-000-254-591-18-70-01		MOD: Bld & Property Lease	\$416.01
	Com Dev Mod - Admin			
	101-000-000-591-95-70-00		STRT: Bld & Property Lease	\$1,052.30
	City Hall Building - Streets			
	401-000-000-591-34-70-00		WTR: Bld & Property Lease	\$1,052.30
	City Hall Building - Water			
	407-000-000-591-35-70-00		SEW: Bld & Property Lease	\$1,052.31
	City Hall Building - Sewer			
	410-000-000-591-31-70-00		STRM: Bld & Property Lease	\$1,052.31
	City Hall Building - Storm			
	Total 11012024 SFLLC			\$14,106.42
	Total 55266			\$14,106.42
Total Sorci Family LLC				\$14,106.42
	Vendor Count	2	Grand Total	\$18,047.05

BLACK DIAMOND CITY COUNCIL MINUTES
Council Special Meeting of October 10, 2024
Hybrid Meeting Via Zoom and In-Person
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the special meeting to order at 5:00 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Douglass, Mulvihill, Jones, Page

ABSENT: Councilmembers Peterson and de Leon

Staff present: David Linehan, City Attorney (Zoom); Jamey Kiblinger, Police Chief; Rob Reed, IS Manager (Zoom); Jake Kapsandy, IS Staff; Carina Thornquist, Deputy City Clerk.

EXECUTIVE SESSION: To discuss with legal counsel potential property acquisition pursuant to RCW 42.30.110(1)(b)

At 5:01 p.m. Mayor Benson announced that Council would be going into executive session to discuss with legal counsel potential property acquisition pursuant to RCW 42.30.110 (1)(b). The executive session was anticipated to last 20 minutes. Councilmembers left the Council Chambers and went to another room and the executive session started at 5:02 p.m.

At 5:22 p.m. a 10-minute extension was announced.

The executive session ended at 5:32 p.m. Council moved out of the room and back into the Council Chambers.

At 5:33 p.m. Mayor Benson called the special meeting back to order.

Attorney Linehan advised Council that they could not take action during this meeting because it wasn't on the agenda and cannot be added to the agenda tonight because it's a special meeting. A motion will need to be made at another meeting when it's disclosed that action will be taken.

ADJOURNMENT:

Councilmember Mulvihill **moved** to adjourn the meeting; **second** Councilmember Deady. Motion **passed** with all voting in favor (5-0). The meeting ended at 5:35 p.m.

ATTEST:

Carol Benson, Mayor

Carina Thornquist, Deputy City Clerk

BLACK DIAMOND CITY COUNCIL MINUTES
Work Session of October 10, 2024
Hybrid Meeting Via Zoom and In-Person
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE, ROLL CALL:

Mayor Benson called the work session to order at 6:00 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Douglass, Peterson, Mulvihill, de Leon (Zoom), Jones, Page

ABSENT: None

Staff present: Scott Hanis, Public Works Director; Andy Williamson, MDRT/Ec Dev Director; Rob Reed, IS Manager (Zoom); Jake Kapsandy, IT Support; David Linehan, City Attorney (Zoom); Carina Thornquist, Deputy City Clerk.

WORK SESSION:

1) Discussion Regarding Oakpointe's Recreational Facilities Proposal

Mayor Benson introduced Brian Ross from Oakpointe who spoke on Recreational Facilities and presented a proposal to the city. The highlights of the proposal are as follows:

- Mr. Ross passed out a handout of Recreational Facilities Proposal with a map of Offsite Softball/Baseball Fields and Tennis Court.
- Location of property is north of Diamond Glen and on the west side of Highway 169.
- Mr. Ross gave a background of where we are at with this property which is currently bonded for those type of recreational facilities.
- Required at unit count triggers, residential permits, to have certain recreational facilities built or located.
- Part of the obligation with the city last year is that they need to start construction by April 2025. The urgency to have the city decide which direction they want to go because the developer needs to get designs, engineering, permits, etc. before the April 2025 deadline.
- Oakpointe and the city came up with a bonding calculation and agreed on a valuation last year of \$1.8 million dollars.

- Proposal would be to pay the city a fee-in-lieu equivalent to building these fields and the city would forego the construction of these ballfields. The developer is required to build 7 ballfields overall, so they would take away 2 of these ballfields and a tennis court from what is required of them. The agreement right now states if the developer pays the city a fee-in-lieu, then the city would be responsible for building these fields. But the developer is not proposing this plan.
- The developer is proposing an amendment to the agreement for the city to use those funds for other uses such as seed a parks department, use to staff the current department, and or use for long term maintenance.
- If both parties agree, they would extend the runway on the current agreement to extend the April 2025 deadline.

Extensive back-and-forth discussion between the Councilmembers and Mr. Ross took place.

Mr. Ross continued his proposal with further information on the recreational facilities as well as the status of Oakpointe. Those main points are listed below:

- The proposed property is a 14-acre parcel, but the recreational facility would only encompass approximately 4 acres. Currently, this property is also available for other types of use such as medical facility. But once the ballfields are built, that would change the use of the property.
- The developer is diligently working on very large plats to get all the lots vested before the agreement expires next October.
- Currently, the proposed property is zoned as MPD.
- The Ten Trails Homeowner's Association (HOA) would be responsible for maintaining the recreational facility but there would be no level of service on maintenance.

Mr. Linehan joined in the conversation to give clarity on some items and procedural aspects.

The conversation continued with Mr. Ross and Councilmembers with main points listed below:

- The priority of the developer is to get everything vested. The market dictates when building takes place but full build out is most likely in 5-7 years.
- Once an agreement regarding fee-in-lieu has come to fruition, it would be applicable for other agreements in the future.
- \$1.8 million up front allows the city to invest the money for the future.
- What the councilmembers have heard from residents is that they are requesting to have recreational facilities now.
- Discussions have taken place with Enumclaw School District about building the elementary school in Ten Trails which would also host a ball field.

- There is an option to build ballfields and tennis courts at the Lake Sawyer Regional Park but there is a concern that there would be traffic issues on Lake Sawyer Rd.
- There are concerns from Ten Trails residents that they don't have the amenities promised which is part of the reason they have moved there.

Councilmembers expressed that they would like to hear Mr. Williamson's opinion on the proposal; he came up front and spoke to the council and public. He felt this piece of property was not the right fit for different reasons but mainly because it's on the highway. There would need to be a lot of work done to that section of road and he foresees that the state would require extensive road work for this type of usage. At one time, a medical facility had considered the property, and he feels that this type of usage would be the best. In addition to Mr. Williamson speaking, he asked Scott Hanis, Public Works Director what his thoughts were. Mr. Hanis stated that his brother works for the city of Covington and shared the stats of the parks and recreation department and what would be needed to keep up the facility.

ADJOURNMENT:

Councilmember Mulvihill **moved** to adjourn the meeting; **second** Councilmember Deady. Motion **passed** with all voting in favor (7 - 0). The meeting ended at 7:01 p.m.

ATTEST:

Carol Benson, Mayor

Carina Thornquist, Deputy City Clerk

**BLACK DIAMOND CITY COUNCIL
TOWN HALL MINUTES
October 10, 2024
Hybrid Meeting Via Zoom and In-Person
Council Chamber, 25510 Lawson Street, Black Diamond, Washington**

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the Town Hall meeting to order at 7:01 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Douglass, Peterson, Mulvihill, de Leon (Zoom), Jones, Page

Staff present: Andrew Williamson, MDRT/Ec Dev Director; Scott Hanis, Public Works Director; Rob Reed, IS Manager (Zoom); Jake Kapsandy, IS Staff; and Carina Thornquist, Deputy City Clerk.

PUBLIC COMMENTS:

Bill Bryant, Black Diamond spoke to Council.
Kristen Bryant, Bellevue spoke to Council.
Leah Grant, Black Diamond spoke to Council.
Suzi Dal Santo, Black Diamond spoke to Council.

Back-and-forth discussion between Councilmembers, Mayor Benson, and the public took place about concerns.

Dan Dal Santo, Black Diamond spoke to Council.
Bill Bryant, Black Diamond spoke to Council.

MDRT/Ec Dev Director Williamson responded to concerns from the public.

Additional back-and-forth discussion between Councilmembers, Mayor Benson, and the public took place about concerns.

Dan Dal Santo, Black Diamond spoke to Council.

Final back-and-forth discussion between Councilmembers, Mayor Benson, and the public took place.

ADJOURNMENT:

Councilmember Peterson **moved** to adjourn the meeting; **second** Councilmember Deady. Motion **passed** with all voting in favor (7 - 0). The meeting ended at 8:20 p.m.

ATTEST:

Carol Benson, Mayor

Carina Thornquist, Deputy City Clerk

BLACK DIAMOND CITY COUNCIL MINUTES
Council Special Meeting of October 17, 2024
Hybrid Meeting Via Zoom and In-Person
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE, ROLL CALL:

Mayor Benson called the special meeting to order at 6:00 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Peterson, de Leon, Jones (Zoom), Page

ABSENT: Councilmembers Douglass and Mulvihill (excused)

Staff present: Andrew Williamson, MDRT/Ec Development Director; Xavier Mason, Finance Director; Rob Reed, IS Manager; Brenda L. Martinez, City Clerk/HR Manager.

WORK SESSION:

- 1) Work Session on 2025 General Fund Revenues Sources Including Possible Property Tax Increase and Ordinances

Finance Director Mason reported that property tax accounts for 54.5% of the general fund revenue, with an anticipated total of \$3,125,929. He emphasized the City's heavy reliance on property tax, noting that these funds are entirely allocated to public safety, which is experiencing rising costs that outpace revenue growth.

He outlined the revenue sources projected for 2025 and discussed the general fund expenditure forecasts for the same year, clarifying how various revenue types support different fund functions. Additionally, he reviewed Black Diamond's property tax history and the expected collection for 2025.

Director Mason also explained the distribution of property taxes and presented the 2025 tax roll levy limit worksheet from King County. He discussed the formulas involved and mentioned two proposed ordinances that the City Council would need to adopt if they decide to approve the 1% increase.

ADJOURNMENT:

Councilmember de Leon **moved** to adjourn the meeting; **second** Councilmember Page. Motion **passed** with all voting in favor (5-0). The meeting ended at 6:53 p.m.

ATTEST:

Carol Benson, Mayor

Brenda L. Martinez, City Clerk

BLACK DIAMOND CITY COUNCIL MINUTES
Council Meeting of October 17, 2024
Hybrid Meeting Via Zoom and In-Person
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the regular meeting to order at 7:00 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Peterson, de Leon, Jones (Zoom), Page

ABSENT: Councilmembers Douglass and Mulvihill (excused)

Staff present: Andrew Williamson, MDRT/Ec Development Director; Xavier Mason, Finance Director; Scott Hanis, Public Works Director; Rob Reed, IS Manager; Jake Kapsandy, IT Staff; David Linehan, City Attorney; Brenda L. Martinez, City Clerk/HR Manager.

READING OF GUIDING PRINCIPLES

AGENDA REVIEW AND APPROVAL:

Councilmember Deady **moved** to approve the agenda; **second** Councilmember Peterson. Motion **passed** with all voting in favor (5-0).

COMMITTEE REPORTS: None

DEPARTMENT REPORTS:

MDRT/CD Departments – Director Williamson stated that hopefully on Monday the intersection at Roberts and 169 will be opened and noted that this information has gone out on the City's social media platforms. He also noted being ahead of schedule. He discussed that old projects in Community Development are being cleared out and should they want to resubmit they would need to adhere to newly adopted codes, and they are also working on code compliance.

PUBLIC COMMENTS: None

APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS:

1) Rainier Foothills Wellness Foundation – Sara Stratton

Ms. Stratton provided Council a PowerPoint presentation on the 2024 Human Services Funding Update. She gave a brief history of how the program came about, is funded, and shared statistics and success stories.

2) Presentation – Yiftee – Tyson Senevoravong

Mr. Senevoravong shared with Council a PowerPoint presentation on Yiftee which distributes community cards for local merchants.

CONSENT AGENDA:

Councilmember de Leon **moved** to approve the Consent Agenda; **second** Councilmember Deady, Motion **passed** with all voting in favor (5-0). The Consent Agenda was approved as follows:

- 3) Claim Checks** – October 17, 2024, Check No. 55121 through Check No. 55187 (void 55093) and EFTs in the amount of \$488,041.65.
- 4) Payroll** – September 2024, Check No. 20448 through Check No. 20455 and ACHs in the amount of \$585,170.84.
- 5) Minutes** – Special Meeting of September 26, 2024, Special Meeting of October 3, 2024, and Council Meeting of October 3, 2024.

PUBLIC HEARINGS:

- 6) AB24-069** – General Fund 2025 Revenue Review and Possible Property Tax Increase and Ordinances

Finance Director Mason reported on this item.

Mayor Benson opened the public hearing at 8:08 p.m. No comments were heard, and Mayor Benson closed the public hearing at 8:09 p.m.

- 7) AB24-070** – Stormwater Management Program Plan 2025 Update

Public Works Director Hanis spoke to Council on this item.

Mayor Benson opened the public hearing at 8:14 p.m. No comments were heard, and Mayor Benson closed the public hearing at 8:15 p.m.

UNFINISHED BUSINESS: None

NEW BUSINESS:

- 8) Possible Action** – Real Estate Acquisition

Councilmember Deady **moved** to table this to allow the Mayor and her team to pursue negotiations with the seller and then bring this potential property acquisition back to the Council for a vote once a purchase and sale agreement has been negotiated with the seller; **second** Councilmember Jones. Motion **passed** with all voting in favor 5-0.

MAYOR'S REPORT:

Mayor Benson reported attending the Community Center fundraiser auction, the SCATBd meeting and shared what was discussed. She also attended the SCA networking dinner and shared what was discussed.

COUNCIL REPORTS:

Councilmember Jones mentioned that it is the season for corn mazes and pumpkin patches and noted having a list of several places for people to go. Forthcoming will be notes for public safety meeting.

Councilmember Page – no report.

Councilmember Deady reported attending her Pro-Tem meeting. She noted all cities are struggling with the rising costs of public safety. She attended the Community Center auction and gave her condolences to the Gauthier family for the passing of Donna Gauthier.

Councilmember Peterson – no report.

Councilmember de Leon reminded people that they should have received their ballots and shared drop box locations.

ATTORNEY REPORT: None

PUBLIC COMMENTS: None

EXECUTIVE SESSION: None

ADJOURNMENT:

Councilmember de Leon **moved** to adjourn the meeting; **second** Councilmember Deady. Motion **passed** with all voting in favor (5-0). The meeting ended at 8:26 p.m.

ATTEST:

Carol Benson, Mayor

Brenda L. Martinez, City Clerk

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Yearly addendum to our agreement with Valley Communications for dispatch services.	Agenda Date: November 7, 2024	
	AB24-071	
	Mayor Carol Benson	X
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev –	
	Finance – Xavier Mason	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	X
Cost Impact (see also Fiscal Note): \$.64 increase per call.	Public Works – Scott Hanis	
Fund Source: General fund	Court – Tawnya Parks	
Timeline:		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Resolution and fee schedule addendum		
SUMMARY STATEMENT: This is our yearly addendum to our contract with Valley Communications for dispatch services. Increased cost in 2025 from \$51.80 to \$52.44 (\$.64 per call or 1.2% increase) Call assumptions: 2025 call assumption 2757 x \$52.44 = \$144,578 2025 Traffic stops 700 x \$26.22 = \$18,354 2025 Mobile traffic 5300 x 0 = <u>\$0.00</u> Total 162,932.00		
FISCAL NOTE (Finance Department):		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: MOTION to adopt Resolution No. 24-1643 authorizing the Mayor to execute the yearly addendum to our contract with Valley Communications for dispatch services.		

RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
November 7, 2024		

RESOLUTION NO. 24-1643

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BLACK DIAMOND, KING COUNTY, WASHINGTON,
AUTHORIZING THE MAYOR TO EXECUTE AN ADDENDUM
TO THE AGREEMENT FOR DISPATCH SERVICES WITH
VALLEY COMMUNICATIONS FOR 2025.**

WHEREAS, the City is authorized by Chapter 39.34 RCW to enter into agreements with other governmental jurisdictions; and

WHEREAS, currently the City of Black Diamond Police Department contracts with Valley Communications for dispatch services;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The Mayor is hereby authorized to execute an addendum to the agreement for dispatch services with Valley Communications for 2025 in the form as attached hereto as Exhibit A.

**PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON,
AT A REGULAR MEETING THEREOF, THIS 7TH DAY OF NOVEMBER, 2024.**

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk



A NATIONALLY ACCREDITED COMMUNICATIONS CENTER

**FEE SCHEDULE
to the
AGREEMENT
by and between
VALLEY COMMUNICATIONS CENTER
and
BLACK DIAMOND POLICE DEPARTMENT**

This **SCHEDULE** is supplemental to the **AGREEMENT** between **VALLEY COMMUNICATIONS CENTER** and **BLACK DIAMOND POLICE DEPARTMENT**

This schedule shall remain in effect from **January 1, 2025** thru **December 31, 2025**.

- A.1 The rate shall be **Fifty-Two Dollars and Forty Four Cents (\$52.44)** for each dispatchable call.
- A.2 ACCESS user fees will be charged on a quarterly basis determined by user agency transaction count.

Signed this **10th** day of **October 2024**.



VONNIE MAYER
EXECUTIVE DIRECTOR

MAYOR



CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Interlocal agreement between the City of Issaquah and the City of Black Diamond for Jail Services.	Agenda Date: November 7, 2024	AB24-072
	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev –	
	Finance – Xavier Mason	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	X
	Public Works – Scott Hanis	
Cost Impact (see also Fiscal Note): Unknown	Court – Tawyna Parks	
Fund Source: General Fund		
Timeline:		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Resolution, Agreement		
SUMMARY STATEMENT: This is an interlocal agreement between the City of Issaquah and the City of Black Diamond for Jail Services. The daily rate will be \$200.00 per day, with a \$20.00 booking fee. An administrative charge of \$20.00 shall be assessed for each inmate booked as well. The duration of the contract is indefinite. However, either party may elect to terminate the agreement by giving written notice of termination to the other party, which will be effective ninety (90) days from the date of receipt. The Issaquah Jail is our secondary booking option if Enumclaw is unavailable. We will also be billed for video court. The charge is one hundred dollars (\$100.00) per hour. Partial hours in the amount of ten (10) minutes or more will be rounded up to the nearest hour. FISCAL NOTE (Finance Department):		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: MOTION to approve Resolution No. 24-1644 authorizing the Mayor to execute an Interlocal Agreement with the City of Issaquah for Jail Services.		

RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
November 7, 2024		

RESOLUTION NO. 24-1644

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BLACK DIAMOND, KING COUNTY, WASHINGTON,
AUTHORIZING THE MAYOR TO EXECUTE AN
INTERLOCAL AGREEMENT FOR INMATE HOUSING WITH
THE CITY OF ISSAQUAH.**

WHEREAS, currently the City of Black Diamond contracts with the City of Issaquah for inmate housing and would like to continue utilizing the City of Issaquah as an option when booking offenders and;

WHEREAS, the City of Issaquah, which is a governmental agency, has provided a proposed renewal contract for approval;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The Mayor is hereby authorized to execute the interlocal agreement in substantially similar form to the attached agreement, for inmate housing with the City of Issaquah for an indefinite term, as shown in Attachment A hereto. The schedule of fees and charges included in the inmate housing agreement at Exhibit A is approved. Per Section 5(D) of the agreement, the Mayor is authorized to acknowledge receipt of an updated schedule of fees and charges from the City of Issaquah and to accept same without necessity of formal amendment or action by the Council or the City of Issaquah

**PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON,
AT A REGULAR MEETING THEREOF, THIS 7TH DAY OF NOVEMBER, 2024.**

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF ISSAQUAH, WASHINGTON
AND THE CITY OF BLACK DIAMOND, WASHINGTON, FOR THE HOUSING OF
INMATE IN THE ISSAQUAH CITY JAIL**

This agreement (“Agreement”) is between the City of Issaquah, a municipal corporation of the State of Washington (“Issaquah”) and the City of Black Diamond, a municipal corporation of the State of Washington (“Black Diamond”).

RECITALS

WHEREAS, this Agreement is entered pursuant to Chapter 39.34 RCW and Chapter 70.48 RCW, which authorize local governmental agencies to make the most efficient use of their powers by enabling them to cooperate and enter into agreements with each other for provision of jail services; and

WHEREAS Black Diamond wishes to secure the use of a guaranteed number of jail beds at the Issaquah City Jail (“Issaquah Jail”), and the City of Issaquah is willing to accept Black Diamond’s inmates at a rate of compensation and under the terms and conditions set forth below; and

WHEREAS the governing bodies of each of the parties hereto have decided to enter into this Agreement as authorized by RCW 39.34, RCW 70.48 and other Washington law, as may be amended;

Now, therefore, in consideration of the above and foregoing recitals, the payments to be made, the mutual promises and covenants herein contained, and for other good and valuable considerations, the parties hereto agree to the terms and conditions set forth herein:

1. **EFFECTIVE DATE**

This Agreement shall be effective following its mutual execution and posting on Issaquah’s website in accordance with RCW 39.34.040.

2. **TERMINATION**

(A) This Agreement shall be of indefinite duration. Provided, however, either party may elect to terminate this Agreement for any reason by giving written notice of termination to the other party and the State Office of Financial Management. Said termination shall be effective ninety (90) days from the date of said written notice to the Chief of Police of the jurisdiction receiving the notice. The notice will state the reason for termination and specific plans for accommodating the affected jail population.

(B) In the event of termination of this Agreement for any reason, Black Diamond shall compensate Issaquah for inmates housed by the Issaquah Jail after notice of termination until Black Diamond retakes its inmates in the same manner and at the same rates as if this Agreement had not been terminated, and the provisions of this Agreement shall remain in force until such time as all inmates from Black Diamond have been retaken.

3. NOTICES

All notices, reports, and correspondence to the respective parties of this Agreement shall be sent to the following:

City of Issaquah: Chief of Police
Issaquah Police Department
130 E. Sunset Way
Issaquah, Washington 98027

Contact: Issaquah Commander

City of Black Diamond: Black Diamond Police Department
450 110th Ave. NE
Black Diamond, WA 98004

Contact: Chief of Police

4. SERVICES PROVIDED

Issaquah agrees to provide jail services for gross misdemeanor/misdemeanor inmates for those offenses that have been committed by adults within Black Diamond's jurisdiction.

5. COMPENSATION

In consideration of Issaquah's commitment to provide housing and related services for its inmates, Black Diamond agrees to pay Issaquah the fees and charges set forth in this Agreement.

(A) Guaranteed Beds. Issaquah agrees to accept and house non-gendered specific inmates at the daily guaranteed bed rate of \$150.00 per bed day. The guaranteed rate is limited to the _____ guaranteed beds for Black Diamond. The \$150.00 per bed per day rate for guaranteed beds shall be assessed for each day this Agreement is in effect regardless of occupancy by a Black Diamond inmate. Either party may cancel or reduce the guaranteed bed commitment provided for herein by providing written notice to the other party at least ninety (90) days in advance of the effective date of the cancellation or reduction. A cancellation or reduction made pursuant to this Section shall be deemed to be an amendment to this Agreement and incorporated as if fully set forth herein without the necessity of a formal amendment or separate approval by the legislative authority of Issaquah or Black Diamond.

(B) Non-Guaranteed Beds. Black Diamond may use additional beds, as available, at the daily rate of \$200.00 per bed day. However, Issaquah shall have the right to refuse to

accept custody or house Black Diamond's inmates in excess of the minimum bed commitment set forth above.

(C) Billing and Payment. Issaquah agrees to provide a monthly invoice for the guaranteed beds by the 30th of each following month. Black Diamond agrees to make payment to Issaquah within 30 days of receipt of the undisputed portion of such bill for the amount billed for the previous calendar month. Issaquah agrees to provide Black Diamond with an itemized bill for all inmates housed, including inmate name(s), the number of days housed (including date of booking and date of releases), and the dollar amount due for each. Issaquah agrees to provide said bill by the 30th of each following month. Black Diamond agrees to make payment to Issaquah within 30 days of the date of such bill.

(D) Rate Increases. Issaquah may increase guaranteed and non-guaranteed rates from time-to-time but no more frequently than once per year, in order to reflect increased costs. Issaquah will give Black Diamond at least ninety (90) days' advance written notice of the increased rate prior to implementation. Such increase shall be deemed to be an amendment to this Agreement and incorporated as if fully set forth herein without the necessity of a formal amendment or separate approval by the legislative authority of Issaquah or Black Diamond.

6. BOOKING FEE

A booking fee in the amount of \$20.00 shall be charged for each inmate booked by or on behalf of Black Diamond into the Issaquah Jail. The booking fee shall remain fixed through the term of this agreement.

7. AMENDMENTS

Any changes in law or regulations governing jail operations impacting this Agreement will be addressed in an amendment to the Agreement. These and other amendments to this Agreement shall be in writing and approved by the governing body of each party, excepts as expressly provided for herein.

8. RESPONSIBILITY FOR OFFENDER'S CUSTODY

It shall be the responsibility of Issaquah to confine the inmate or inmates; to provide treatment, including the furnishing of subsistence and all necessary medical and hospital services and supplies; to provide for inmates' physical needs; to retain them in said custody; to supervise them; to maintain proper discipline and control; to make certain they receive no special privileges and the sentence and orders of the committing court in the State are faithfully executed; provided nothing herein contained shall be construed to require Issaquah, or any of its agents, to provide treatment, facilities or programs for any inmates confined pursuant to this Agreement, which it does not provide for similar inmates not confined pursuant to this agreement. Issaquah shall provide facilities for consultation

and communication between inmates and their legal counsel. It shall also be the responsibility of Issaquah to calculate “good time” accrued in and subsequent release of inmates in accordance with the Issaquah Jail’s standard practice and procedures related to inmates housed in the Issaquah Jail.

9. HOUSING DECISIONS; RIGHT TO REFUSE, RETURN, OR TRANSFER INMATE

Subject to the terms of this Agreement, Issaquah hereby agrees to accept Black Diamond’s inmates and to provide housing, care, and custody of those inmates pursuant to Issaquah Jail policies and procedures. To the greatest extent permitted by law, Issaquah shall have the right to refuse to accept an individual from Black Diamond or to transfer any Black Diamond inmates to a different jail facility for any reason, including but not limited to if, in the sole discretion of Issaquah: such individual presents a substantial risk of escape, of injury to self or other persons or property, of adversely affecting or significantly disrupting the operations of the Issaquah Jail, has a medical illness or injury that makes housing such individual not in the best interest of Issaquah or other inmates; and/or when, acceptance of the inmate would cause the operational capacity limits of the jail to be reached or exceeded.

If Issaquah refuses an inmate from Black Diamond or determines that a Black Diamond inmate must be returned to Black Diamond or transferred to another jail facility, Black Diamond will be responsible for transportation and the cost of incarceration at such other jail facility (if applicable). Return or transfer of an inmate will not negate Black Diamond’s responsibility to pay for any guaranteed bed commitment.

10. FURLOUGHS, PASSES, AND WORK RELEASE

Issaquah agrees no early releases or alternatives to incarceration including furloughs, passes, work crews, electronic home detention, or work release shall be granted to any inmate housed pursuant to this Agreement without written authorization by the committing court.

11. INMATE PROPERTY

Black Diamond may transfer to Issaquah only agreed amounts of personal property of Black Diamond inmates recovered from or surrendered upon booking. Only those items which fit into a 12-inch by 14-inch bag will be allowed on transports when such transports are conducted by Issaquah Jail personnel. Additional legal material or personal belongings may be shipped to the Issaquah Jail at the expense of the inmate or Black Diamond.

12. RETAKING OF INMATES

Upon request from Issaquah, Black Diamond shall, at its expense, retake any Black Diamond inmate within twelve (12) hours after receipt of such request. In the event the

confinement of a Black Diamond inmate is terminated for any reason, Black Diamond shall, at its expense, retake such inmate from the Issaquah Jail.

13. COPY OF ARREST WARRANT OR CITATION AND BAIL SCHEDULE

Black Diamond law enforcement officers placing Black Diamond misdemeanants in the Issaquah Jail shall, in every instance, first furnish an arrest warrant, citation, court order, or judgement and sentence, to the Issaquah Jail upon booking of an inmate. Black Diamond is also responsible for providing Issaquah Jail with a complete bail schedule no later than January 1 of each year.

14. TRANSPORTATION

Black Diamond inmates incarcerated in Issaquah pursuant to this Agreement shall be transported to Issaquah by and at the expense of Black Diamond and shall be returned or transferred, if necessary, to Black Diamond or another jail facility by Black Diamond personnel and at Black Diamond's expense. Issaquah is not responsible for transportation of Black Diamond inmates under this Agreement and shall be reimbursed by Black Diamond for any actual expense incurred in transport of an inmate if, in fact, transportation of an inmate by Issaquah becomes necessary including but not limited to if the transport was a result of a warrant or medical appointment. Such transportation shall be calculated based upon the time required for transport at the correction officer over time rate of \$90.00 per hour. Partial hours will be rounded up to the next full hour.

15. RECORDS AND REPORTS

Black Diamond shall forward to Issaquah before or at the time of delivery of each inmate, a copy of all inmate records pertaining to the inmate's present incarceration. If additional information is requested regarding a particular inmate, the Parties shall cooperate to provide any additional information in a timely manner.

Issaquah shall keep all necessary and pertinent records concerning such inmates incarcerated in the Issaquah Jail. During an inmate's confinement in Issaquah, Black Diamond shall upon request, be entitled to receive and be furnished with copies of any report or record associated with said inmate(s) incarceration, as may be permitted by law.

16. RIGHT OF INSPECTION

Black Diamond shall have the right, upon reasonable advance notice, to inspect the Issaquah Jail at reasonable times. During such inspections, Black Diamond may interview Black Diamond inmates and review Black Diamond inmates' records as permitted by law; provided, however, any interviews with Black Diamond inmates will be voluntary on the part of such inmates.

17. MEDICAL TREATMENT

- (A) Black Diamond's inmates shall receive such medical, psychiatric and dental treatment when emergent and necessary to safeguard their health while housed in the Issaquah Jail.
- (B) If Issaquah becomes aware of a Black Diamond inmate that needs medical health care requiring the assistance of a medical health care services provider, then Issaquah shall make reasonable efforts to notify Black Diamond prior to obtaining said service. If Black Diamond is contacted and does not authorize Issaquah to obtain the service, then Black Diamond shall within one hour pick up the inmate from the Issaquah Jail. Provided, in the case of emergency, Issaquah may notify Black Diamond after the service has been provided.
- (C) An adequate record of all such services shall be kept by Issaquah or its contract medical provider(s) in accordance with applicable laws and regulations and made available for Black Diamond's review at its request, to the extent permitted by law. Any medical or dental services of major consequence shall be reported to Black Diamond as soon as time permits.
- (D) Except for routine minor medical services provided in the Issaquah Jail, Black Diamond shall be responsible for all medical, dental, and mental health costs incurred by or on behalf of Black Diamond's inmates. Black Diamond shall reimburse Issaquah dollar for dollar for any amount expended, or cost incurred by Issaquah in providing the same. Upon payment from Black Diamond for the inmate's health care expense, Issaquah will assign to Black Diamond, upon its request, all right to reimbursement for medical expenses authorized under RCW 70.48.130. Except in emergencies, Black Diamond will be notified by contacting a duty supervisor at Black Diamond prior to the inmate's transfer to a hospital and nothing herein shall preclude Black Diamond from retaking the ill or injured inmate at that time. In the event a Black Diamond inmate is taken to the hospital for an emergency, Issaquah shall notify Black Diamond as soon as possible thereafter. Black Diamond is responsible for providing security for its inmates during any time of hospitalization.

18. DISCIPLINE

Issaquah shall have physical control over and power to exercise disciplinary authority over all inmates of Black Diamond. However, nothing contained herein shall be construed to authorize or permit the imposition of any type of discipline prohibited by the constitution and laws of the State of Washington or the constitution and laws of the United States.

19. ESCAPES

In the event a Black Diamond inmate escapes from Issaquah custody, Issaquah will use all reasonable means to recapture the inmate. The escape shall be reported immediately to

Black Diamond. Issaquah shall have the primary responsibility for and authority to direct the pursuit and retaking of the inmate within its own territory. Any cost in connection therewith shall be borne by Issaquah; however, Issaquah shall not be required to expend unreasonable amounts to pursue and return inmates from other counties, states, or countries.

20. DEATH OF AN INMATE

- (A) In the event of the death of a Black Diamond inmate, the King County Coroner will be notified by Issaquah Jail personnel. Black Diamond shall receive copies of any records made at or in connection with such notification.
- (B) Issaquah shall immediately notify Black Diamond of the death of a Black Diamond inmate, furnish information as requested and follow the instructions of Black Diamond regarding disposition of the body. Black Diamond hereby designates the Chief of Police as the official authorized to request information from and provide instructions to Issaquah regarding deceased inmates. The body shall not be released except on written order of Black Diamond's Chief of Police. This order shall be provided within three weekdays of Black Diamond's receipt of notice of the death. All expenses relative to any necessary preparation of the body and shipment charges shall be paid by Black Diamond. With Black Diamond's consent, to be obtained on an individual basis, Issaquah may arrange for burial and all matters related or incidental thereto, and all such expenses shall be paid by Black Diamond. The provisions of this paragraph shall govern only the relations between or among the parties hereto and shall not affect the liability of any relative or other person for the disposition of the deceased or for any expenses connected therewith.
- (C) Black Diamond shall receive a certified copy of the death certificate for any of its inmates who have died while in Issaquah's custody.

21. VIDEO ARRAIGNMENT

The term "Video Court" shall include, by way of example but not by way of limitation, the following types of services: use of Issaquah video camera(s) iPad, audio technology, and the video courtroom facility, the scheduling of inmates for video court, the moving of inmates to and from video court, the processing of court paperwork, and the faxing of court paperwork to and from the municipal court for signatures.

- (A) Black Diamond agrees to pay one hundred dollars (\$100.00) per hour for use of Video Court. Partial hours in the amount of ten (10) minutes or more will be rounded up to the nearest hour. For example, the use of the Video Court is eight (8) minutes, the time interval shall round down and there will be no charge. If the use is one hour and fifteen (15) minutes, the interval shall round up for a total charge of \$200. Charges will only be for time spent in court proceedings; time spent by the inmate conferring with their attorney alone will not be counted.

(B) Issaquah will bill Black Diamond for Video Court services rendered each month by adding a separate column to the invoice for Black Diamond labeled "Video Court".

22. REMOVAL/RELEASE FROM THE JAIL

- (A) Except for work programs, medical care, if no probable cause determination is made as required by law, and during emergencies, Black Diamond inmates shall not be removed and/or released from the Issaquah Jail without written authorization from Black Diamond or by a court of competent jurisdiction. If Issaquah becomes aware there has not been probable cause determination as required by law, and the person is still in Issaquah's custody, Issaquah will notify Black Diamond the person must be released unless written proof the probable cause determination was made is provided.
- (B) Issaquah will release Black Diamond inmates to Black Diamond at a mutually agreeable location.
- (C) Black Diamond inmates for whom bail is posted, or who otherwise have a right to be released, may sign a waiver electing to be released to a family member or friend with confirmed transportation, or be released via private taxi, rather than being released to Black Diamond during the regularly scheduled transport.

23. LOSS OF USE

The parties understand there may be times when conditions at the Issaquah Jail, such as required maintenance or repairs, may cause some or all the reserved beds to be temporarily unavailable. Issaquah agrees to provide as much notice as is reasonably practicable if any or all the reserved beds will be temporarily unavailable and will endeavor to keep any such unavailability to a minimum. The temporary unavailability of such beds shall not be a breach of this agreement or entitle Black Diamond to any compensation from Issaquah. During any period of unavailability, Black Diamond will be relieved of the obligation to pay for any unavailable beds.

24. PREA ACKNOWLEDGEMENT – CUSTODIAL AND SEXUAL MISCONDUCT

- (A) Compliance - Issaquah agrees to ensure all of its employees, contractors, vendors, and volunteers have contact with Black Diamond inmates comply with all federal and state laws regarding sexual misconduct including, but not limited to:
 - a) The Prison Rape Elimination Act of 2003 (PREA);
 - b) The standards for adult Prisons and Jails or Community Confinement Facilities, whichever is applicable, as promulgated by the US Attorney, and
 - c) Zero tolerance toward all forms of sexual abuse and sexual harassment.

(B) Monitoring - Issaquah agrees to provide Black Diamond documented compliance with the Federal Prison Rape Elimination Act standards. Monitoring may include, but is not limited to:

- a) Site visits.
- b) Access to facility data; and
- c) Review of applicable documentation.

(C) Black Diamond may terminate this Agreement:

- a) Should Issaquah fail to provide documentation which demonstrates the Issaquah Jail is actively and effectively working toward and is making substantive progress toward achieving compliance; or
- b) Should Issaquah fail to maintain PREA compliance between auditing periods, after being given a reasonable opportunity to cure.

(D) Black Diamond will terminate this Agreement:

- a) Should Issaquah elect to discontinue pursuit of PREA compliance.
- b) Should Issaquah be found in noncompliance through a PREA Audit and fail to cure such noncompliance within the identified timeframes; or
- c) Should Issaquah be found to be in egregious violation of PREA.

25. NON-ASSIGNABILITY

Black Diamond agrees to not sublet any of their guaranteed beds to any jurisdictions. This Agreement may not be assigned by either party.

26. DISPUTE RESOLUTION

Should a dispute arise as to the application, compensation, enforcement, or interpretation of this Agreement between Black Diamond and Issaquah, the parties shall first attempt to resolve such disputes through good faith and reasonable negotiations. However, if a dispute cannot be resolved through direct discussions, the parties agree to endeavor to settle the dispute in an amicable manner by mediation administered under JAMS Alternative Dispute Resolution service rules or policies before resorting to litigation. The mediator may be selected by agreement of the parties or through JAMS.

27. INDEMNIFICATION

(A) By Issaquah

Issaquah agrees to defend, indemnify and hold Black Diamond, its elected officials, officers, agents, and employees, harmless from and against any and all claims, lawsuits,

actions, liability, damages, judgments, costs and expenses (including reasonable attorney's fees) (and also including but not limited to claims related to false arrest or detention, alleged mistreatment, alleged violation of civil rights, injury, or death of any Black Diamond inmate, or loss or damage to Black Diamond inmate property while in Issaquah's custody) which result from or arise out of the acts or omissions of Issaquah, its elected officials, officers, employees, and agents in connection with or incidental to the performance of non-performance of Issaquah's services, duties, and obligations under this Agreement.

(B) By Black Diamond

Black Diamond agrees to hold harmless, defend, and indemnify Issaquah, its elected officials, officers, agents, and employees from and against any and all claims, lawsuits, actions, liability, damages, judgments, costs and expenses (including reasonable attorney's fees) (and also including but not limited to claims related to false arrest or detention, alleged mistreatment, alleged violation of civil rights [unless Black Diamond has affirmatively notified Issaquah in writing a probable cause determination has been made within 48 hours of the arrest of the person bringing the claim], injury, or death of any Black Diamond inmate, or loss of damage to Black Diamond inmate property while in Issaquah custody) result from or arise out of the acts or omissions of Black Diamond, its elected officials, officers, employees, and agents in connection with or incidental to the performance or non-performance of Black Diamond services, duties, and obligations under this Agreement.

(C) In the event the acts or omissions of the officials, officers, agents, and/or employees of both Black Diamond and Issaquah in connection or incidental to the performance or non-performance of Black Diamond's and/or Issaquah's services, duties, and obligations of this Agreement are the subject of any liability claims by a third party, Black Diamond and Issaquah shall each be liable for its proportionate concurrent negligence in any resulting suits, actions, claims, liability, damages, judgments, costs and expenses and for their own attorney's fees.

(D) Nothing contained in this section, or this Agreement shall be construed to rate a right in any third party to indemnification or defense.

(E) Issaquah and Black Diamond hereby waive, as to each other only, their immunity from suit under industrial insurance, Title 51 RCW. This waiver of immunity was mutually negotiated by the Parties hereto.

(F) The provisions of this section shall survive the termination of this Agreement.

28. INSURANCE

Independent of their respective indemnity obligations, each Party shall maintain occurrence-based Commercial General Liability (CGL) and Automobile Liability insurance through the commercial insurance market, an insurance pool, self-insurance, or

a combination thereof. The CGL coverage shall be written with limits of no less than \$5,000,000 per occurrence with a \$10,000,000 general aggregate and shall include contractual liability. The Automobile Liability coverage shall have a minimum combined single limit for bodily injury and property damage of \$2,000,000 per accident. Evidence of insurance or self-insurance coverage will be provided promptly upon request by either Party. This section shall be subject to renegotiation in the event either Party no longer remains a member of the Washington Cities Insurance Authority.

29. ADMINISTRATIVE CHARGE

An administrative charge of \$20.00 shall be assessed for each inmate booked at the Issaquah Jail under the jurisdiction of Black Diamond. This charge will apply to every booking, irrespective of the length of stay or the outcome of the booking process.

30. INDEPENDENT CONTRACTOR

The Parties are independent contractors, and the officers, agents, or employees of a Party are not employees of the other Party for any purpose, including responsibility for any federal or state tax, industrial insurance or Social Security liability. The provision of services by a Party under this Agreement shall not give rise to any claim of career service or civil service rights which may accrue to an employee of the other Party under any applicable law, rule or regulation.

31. INTERLOCAL AGREEMENT REQUIRED PROVISIONS

In accordance with the requirements of RCW 39.34.030, the following provisions, stipulations and/or waivers are adopted:

- (A) This Agreement has been approved by the governing bodies of each of the participating agencies.
- (B) No separate organization or separate legal or administrative entity is created by this Agreement.
- (C) Each party to this Agreement shall maintain its own separate budget in accordance with the provision of Title 35 and 35A RCW and no joint or cooperative budget shall be undertaken.
- (D) The terms of this Agreement do not contemplate the acquisition of any property. However, in the event any property is acquired for the performance of this Agreement, upon termination of this Agreement, said property shall be sold and the proceeds shall remain with Issaquah.
- (E) This Agreement shall be administered by the Chiefs of Police, or their representative, from Issaquah and Black Diamond.

32. GOVERNING LAW AND VENUE

The parties hereto agree, except where expressly otherwise provided, the laws and administrative rules and regulations of the State of Washington shall govern in any matter relating to inmate confinement pursuant to this Agreement. Venue for any action arising from or related to this Agreement shall lie exclusively in King County Superior Court.

33. COUNTERPARTS

This Agreement may be executed in any number of counterparts, which counterparts shall collectively constitute the entire Agreement.

34. ENTIRE AGREEMENT

The written provisions and terms of this Agreement, together with any attachments, supersede all prior written and verbal agreements and/or statements by any representative of the parties, and those statements shall not be construed as forming a part of or altering in any manner this Agreement. Any prior written and/or oral agreement between the parties pertaining to jail services is terminated and superseded by this Agreement. This Agreement and any attachments contain the entire Agreement between the parties. Should any language in any attachment conflict with any language contained in this Agreement, the terms of this Agreement shall prevail.

35. SEVERABILITY

Should any provision of this Agreement be determined to be unenforceable by a court of law, such provision shall be severed from the remainder of the Agreement, and such action shall not affect the enforceability of the remaining provisions herein.

IN WITNESS WHEREOF, the parties below have executed this Agreement, and by doing so, acknowledge they have read this Agreement, understood its terms, and entered this Agreement in a knowing, intelligent, and voluntary manner.

CITY OF ISSAQUAH

CITY OF BLACK DIAMOND

By: _____
Its: _____
Date: _____

By: _____
Its: _____
Date: _____

ATTEST:

ATTEST:

By: _____

By: _____

Its: _____
Date: _____

Its: _____
Date: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

By: _____
Its: _____
Date: _____

By: _____
Its: _____
Date: _____

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Resolution authorizing the Mayor to execute the City's written final plat approval for The Villages MPD, Ten Trails Mountain View 1B Plat A Division 4 Final Plat	Agenda Date: November 7, 2024	
	AB24-073	
	Mayor – Carol Benson	
	City Administrator –	
	City Attorney – David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev/Nat Res –	
	Finance – Xavier Mason	
	MDRT/Eco Dev – Andy Williamson	X
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note): None	Public Works – Scott Hanis	
Fund Source: n/a	Court – Judge Swain/Tawnya Parks	
Timeline:		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Resolution; Staff Report; Plat Map; Performance and Maintenance Bonds		
SUMMARY STATEMENT: The Villages (also referred to as “Ten Trails/Mountain View”) Phase 1B Plat A Division 4 is a 143 lot plat that was granted preliminary plat approval under City File Number PLN20-0107, pursuant to the Hearing Examiner’s July 10, 2023, decision. The plat is located within The Villages Master Planned Development Phase 1B and is zoned Master Planned Development (MPD). The owners, Lennar Northwest LLC, have completed the preliminary plat requirements and now are requesting final plat approval. Staff has worked with the applicants to ensure preliminary requirements have been met. Staff’s written findings and recommendation for approval are documented in a Staff Report for City Council’s review. If the Council determines that the final plat conforms to all terms of the preliminary plat approval set forth by the Hearing Examiner and that adequate bonds have been posted, then by resolution, it shall accept staff’s written findings and authorizes The Mayor to execute the final plat approval by entering the City’s written approval on the face of the plat.		
FISCAL NOTE (Finance Department): N/A		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: N/A		
RECOMMENDED ACTION: MOTION to adopt Resolution No. 24-1645 approving the Final Plat for Ten Trails/Mountain View 1B Plat A Division 4 (PLN24 -0047).		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
November 7, 2024		

RESOLUTION NO. 24-1645

A RESOLUTION OF THE CITY OF BLACK DIAMOND, WASHINGTON, GRANTING APPROVAL OF THE FINAL PLAT FOR TEN TRAILS MOUNTAIN VIEW (F/K/A “THE VILLAGES”) PHASE 1B PLAT A DIVISION 4 SUBDIVISION

WHEREAS, on September 20, 2010, the City Council adopted Ordinance No. 10-946 approving a Master Planned Development (“MPD”) permit for applicant CCD Black Diamond Partners LLC’s (“Oakpointe”), f/k/a Yarrow Bay, to develop a master planned community known as “The Villages”; and

WHEREAS, on December 12, 2011, the City Council adopted Ordinance No. 11-970 approving The Villages Development Agreement (“DA”) with Oakpointe setting forth extensively negotiated requirements and agreed conditions governing commercial and residential development activity within The Villages MPD, now known as “Ten Trails”; and

WHEREAS, in a decision dated July 10, 2023, the City’s Hearing Examiner granted Preliminary Plat Approval for the subdivision known as Ten Trails Mountainview Phase 1A (“PP1B”) of The Villages MPD, processed under City File No. PLN18-0078; and

WHEREAS, has applied for final plat approval (File No. PLN24-0047) for Ten Trails Mountain View 1B Plat A Division 4, which lies within Ten Trails PP1A; and

WHEREAS, under the DA, Oakpointe’s application for plat approval of Ten Trails Mountainview Plat 1B is vested to the Black Diamond Municipal Code in effect as of the date of the DA, which is attached as Exhibit E to the DA (“Vested Code”); and

WHEREAS, City staff and members of the Master Developer Review Team (“MDRT”) have reviewed the proposed final plat for Ten Trails Mountain View 1B Plat A Division 4 for compliance with all provisions of state law and the Vested Code, as well as all conditions imposed by the applicable MPD permit, the DA, the Hearing Examiner’s Preliminary Plat Approval, and the MPD Framework Design Standards and Guidelines (collectively, “Conditions of Approval”), and have prepared and provided to the City Council a Staff Report summarizing their findings in detail; and

WHEREAS, City staff and members of the MDRT, based on their review of the final plat application, recommend approval of Ten Trails Mountain View 1B Plat A Division 4 final plat, subject to Lennar’s submission of adequate security to ensure the completion of the remaining work; and

WHEREAS, City staff and members of the MDRT have reviewed and approved the bonds guaranteeing completion and maintenance of the infrastructure improvements required by the Conditions of Approval; and

WHEREAS, section 17.20.060.B of the Vested Code requires the City Council to review the Staff Report and proposed final plat to assure its conformance to all Conditions of Approval and that the required bonds, if applicable, have been posted, and further requires the City Council, by resolution, to make written findings to that effect and thereupon to authorize the Mayor to execute the City Council's approval in writing on the face of the final plat; and

WHEREAS, RCW 58.17.140 and Vested Code section 17.20.060 require that the City Council approve, disapprove, or return the final plat for modification within a limited time period, unless the applicant consents to a longer time; and

WHEREAS, RCW 58.17.195 prohibits the approval of any subdivision unless the City makes a formal, written finding of fact that the proposed subdivision conforms to applicable zoning ordinances and other land-use controls;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Final Plat Approval. The City Council finds, based on its review of the Staff Report and proposed final plat for Ten Trails Mountain View 1B Plat A Division 4, that all Conditions of Approval have been satisfied, or where they have not yet been satisfied, that adequate security has been or will be posted to ensure the full and prompt completion of all required improvements that have not yet been completed. Further, the City Council finds that the proposed subdivision conforms to applicable zoning ordinances and land-use controls of the City. Accordingly, the final plat for Ten Trails Plat 1B Division 4 is hereby approved on condition that Lennar Northwest LLC provides bonds, in a form and amount acceptable to the City, guaranteeing completion of all infrastructure improvements required by the Conditions of Approval that have not yet been completed.

Section 2. Authorization. Upon Lennar's provision of the bond(s) described in Section 1, the Mayor is authorized to sign the final plat for Ten Trails Mountain view 1B Plat A Division 4, signifying the Council's approval.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 7TH DAY OF NOVEMBER 2024.

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk



CITY OF BLACK DIAMOND

P.O. Box 599
24301 Roberts Drive
Black Diamond, WA 98010

Phone: (360) 851-4500
Fax: (360) 851-4501
www.blackdiamondwa.gov

November 4, 2024

STAFF REPORT – PLN24-0047 Ten Trails MPD – Phase 1B Plat A Division 4 Final Plat

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Administrative Note: References to "Ten Trails" within this final plat application can be used interchangeably with "The Villages." The applicant has re-branded The Villages Master Planned Development as "Ten Trails," however the approved Master Planned Development Permit for The Villages (City File Number PLN09-0017) has not been amended to officially refer to the Master Planned Development as "Ten Trails."

Section I: Application Information

Staff Report Date: November 4, 2024

Name of Subdivision: Ten Trails Master Planned Development Phase 1B Plat A – Division 4

Number of Lots: 143 total lots for residential development and 16 tracts for park, landscape, pedestrian access, access, and utility uses.

Location: Unaddressed King County Parcel Number 152106-9005

Zoning: Master Planned Development (MPD)

Comprehensive Plan Designation: Neighborhood Commercial (NC) with MPD Overlay

Land Owner / Applicant: Lennar Northwest, LLC

Preliminary Plat Approval: The Ten Trails MPD Phase 1B Plat A (also referred to as Mountain View) Preliminary Plat application, processed under City File Number PLN20-0107, was approved by the City's Hearing Examiner on July 10, 2023 subject to 35 conditions of approval. Compliance with the Phase 1B Plat A Preliminary Plat conditions of approval is detailed in Section IV – Project Analysis of this Staff Report.

Final Plat Application: The City initially received an application for final plat approval on August 1, 2024. The final plat application is for Division 4 of Phase 1B Plat A, with 7 divisions remaining to be final platted in the future (Divisions 1, 2, 3, 5, 6, 7, and 8). The applicant provided revised final plat drawings and additional information to the City in October 2024.

Section II: Summary of Request

This application is for the final platting of Division 4 of Ten Trails MPD Phase 1B Plat A (also referred to as Mountain View), which received preliminary plat approval in July 2023. The Phase 1B Plat A – Division 4 final plat contains the following:

- 143 Residential Lots
 - Residential lot sizes range from 1,040 square feet (0.02 acres) to 5,311 square feet (0.12 acres). The average residential lot size is 2,308 square feet (0.13 acres).
- 16 Tracts
 - Tract uses include park, landscape, pedestrian access, access, and utility uses. For individual Tract uses, refer to the Tract Areas table on Sheet 3 of the final plat.
 - Tract 915 is identified as a neighborhood park near the center of the final plat application. Tract 915 is 0.88 acres (38,430 square feet).
 - The total open space contained in this Division 4 Final Plat is 1.77 acres, comprised of 0.88 acres of active open space (Tract 915) and 0.89 acres of passive open space (primarily landscape and pedestrian access tracts)
 - The total area comprised by Tracts within this Division 4 Final Plat is 725,312 square feet (16.65 acres). A majority of this Tract acreage is comprised of Future Development Tracts (Tracts 916, 933, and 934). The cumulative area of Future Development Tracts within this Division 4 Final Plat is 638,515 square feet (14.66 acres).

Section III: Process

The applicant is required to receive preliminary plat approval prior to submittal and approval of a final plat. The Ten Trails Phase 1B Plat A Preliminary Plat was approved by the City’s Hearing Examiner on July 10, 2023 subject to 35 conditions.

The applicant filed a final plat application for Phase 1B Plat A – Division 4 on August 1, 2024 for review by the City. The applicant provided revised final plat drawings and additional information to the City in October 2024. The final plat was reviewed by City Staff and MDRT consultants for compliance with applicable preliminary plat conditions of approval (see Section IV – Project Analysis below). This Staff Report provides written findings related to the Phase 1B Plat A – Division 4 final plat application and a recommendation to the City Council for final plat approval.

It is the City Council’s responsibility to make a final determination on the final plat based on the conditions of preliminary plat approval and applicable laws and regulations. This Staff Report serves to provide Staff’s review of the final plat application and findings regarding compliance with applicable conditions of associated permits, including the preliminary plat application. If the final plat application complies with all applicable conditions and regulations, the City Council is required to enter written findings to that effect and authorize the Mayor to execute the City’s written approval on the face of the plat (BDMC 17.20.060.B and RCW 58.17.170). Final Plat approval is a Type 6 – City Council Decision (BDMC 18.08.030). The Code defines Type 6 decisions as quasi-judicial or other decisions that are made by the City Council following a recommendation by staff (BDMC 18.08.090).

Section IV: Project Analysis

- RCW 58.17.170(1), regarding written approval of Final Plat Applications:

“When the legislative body of the city, town, or county, or such other agency as authorized by RCW 58.17.100, finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and that said subdivision meets the requirements of this chapter, other applicable state laws, and any local ordinances adopted under this chapter which were in effect at the time of preliminary plat approval, it shall suitably inscribe and execute its written approval on the face of the plat. The original of said final plat shall be filed for record with the county auditor. One reproducible copy shall be furnished to the city, town, or county engineer. One paper copy shall be filed with the county assessor. Paper copies shall be provided to such other agencies as may be required by ordinance.”

- BDMC Chapter 17, regarding the City’s Subdivision Ordinance:

The applicant submitted a preliminary plat application for Ten Trails MPD Phase 1B Plat A in compliance with the provisions of Black Diamond Municipal Code Chapter 17.12 under City File Number PLN20-0107. The application was approved by the Hearing Examiner on July 10, 2023, subject to 35 conditions of approval.

This final plat application complies with applicable conditions of approval established by the preliminary plat approval (refer to Section IV – Project Analysis: Compliance with Associated Conditions of Approval – The Phase 1B Plat A Preliminary Plat Conditions of Approval (PLN20-0107) below).

The applicant has submitted final plat drawings in compliance with the provisions of Black Diamond Municipal Code Section 17.20 under this City File Number, PLN24-0047. The submitted final plat drawings include all required contents and standards (as established by BDMC 17.20.020), required surveys and monumentation (as established by BDMC 17.20.030), required certificates (as established by BDMC 17.20.040), and required improvements/bonds (as established by BDMC 17.20.050). Bonds are provided as Exhibit A of this Staff Report.

In summary, the final plat meets all standards established by the City’s Subdivision Ordinance. Written approval from the designated Public Works Director, Surveyor, and Fire Chief are provided as Exhibit B of this Staff Report.

- BDMC 17.20.060, regarding the City’s process for final plat review and decision:

“Final plats shall be approved, disapproved or returned to the applicant for modification or correction within sixty days from the date of filing thereof unless the applicant consents to an extension of such time period.”

This section of the vested Black Diamond Municipal Code further provides for Staff Review and findings (BDMC 17.20.060.A), followed by a City Council decision on the final plat (BDMC 17.20.060.B). Specifically:

“The city council shall review the findings of the public works director or designee and review the proposed final plat to assure that there is conformance with all terms of the preliminary plat approval and, where applicable, MPD approval, the MPD development agreement, and MPD design standards. If the council determines that the final plat conforms with these requirements, and adequate bonds, if applicable, have been posted, then, by resolution, it shall enter written

findings to that effect, and shall authorize the mayor to execute the city’s written approval on the face of the plat.”

Pursuant to BDMC 17.08.010, the public works director is defined as the “person, firm, or corporation appointed or authorized (including contractual authorization) by the mayor of the city to carry out the duties of the public works director as prescribed by the chapter.”

- Compliance with Associated Conditions of Approval

- **Phase 1B Plat A SEPA Environmental Review Mitigation Measures (PLN20-0108)**

The City of Black Diamond prepared a Mitigated Determination of Non-Significance (MDNS) for the Ten Trails Phase 1B Plat A Preliminary Plat application. The Hearing Examiner’s Report and Decision adopted the SEPA Mitigation Measures as Conditions of Approval #1-5 of the preliminary plat application.

The following SEPA Mitigation Measures, as implemented by the Hearing Examiner’s Report and Decision for the Ten Trails Phase 1B Plat A Preliminary Plat (completed under City File Number PLN20-0107), are not applicable to this final plat application since they were specific to the site development activities of the preliminary plat application, which were implemented in association with the utility permit review and approval associated with site construction. The utility permit for site development within Ten Trails Phase 1B Plat A was processed and approved under City File Number PUB21-0108.

SEPA Mitigation Measures #1, 2, 3, and 4

These mitigation measures are specific to on-site construction activities associated with the approved utility permit application (City File Number PUB21-0108) for Division 4 of Phase 1B Plat A.

The following SEPA Mitigation Measure (written verbatim) from the Hearing Examiner’s Report and Decision have been completed or bonded for to the satisfaction of the City’s Master Development Review Team, Community Development Department, and Public Works Department:

SEPA Mitigation Measure #5: Follow/implement preliminary design recommendations regarding site preparation, site grading, structural fill, new foundation designs, retaining walls, construction, drainage, paving, and infiltration feasibility of the Geotechnical Engineering Report dated April 6, 2023, and prepared by Associated Earth Sciences, Inc.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. All of the referenced design recommendations were reviewed in conjunction with utility permit review. Building construction will be reviewed and approved in accordance with this condition through the subsequent building permit process.*

- **Phase 1B Plat A Preliminary Plat Conditions of Approval (PLN20-0107)**

The preliminary plat conditions of approval continue the numbering sequence from the SEPA Mitigation Measures associated with this proposal – preliminary plat specific conditions of

approval begin at #6 of the Hearing Examiner's Report and Decision. The following Phase 1B Plat A Preliminary Plat conditions of approval, as imposed by the Hearing Examiner's approval of the preliminary plat application, are not applicable to this final plat application:

Preliminary Plat conditions of approval #6, 8 – 11, 13, 16, 22, 23, 24, 26 – 29, 32, and 35
These conditions of approval are specific to on-site construction activities associated with the approved utility permit application (City File Number PUB21-0108) for Division 4 of Phase 1B Plat A.

The following Ten Trails Phase 1B Plat A Preliminary Plat conditions of approval (written verbatim) have been completed or bonded to the satisfaction of the City's Master Development Review Team, Community Development Department, and Public Works Department:

Preliminary Plat Condition #7: Infrastructure improvements shall be constructed as required by The Villages Development Agreement Section 11: Project Phasing, applicable implementing project conditions of approval, and applicable SEPA Mitigation Measures.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #2 on Sheet 4 of the final plat binds all development and construction within the final plat to be consistent with the provisions of the MPD Permit and Development Agreement, including the construction thresholds established in Section 11 of the Development Agreement.*

Preliminary Plat Condition #12: All house address shall be viewable from a fire accessible and compliant roadway.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. This requirement will be enforced at the time of building permit submittal for individual applications.*

Preliminary Plat Condition #14: At the time of building permit application, structures will be required to either have required fire flow available or to have a fire sprinkler system installed to allow for a reduction in required fire flow.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #5 on Sheet 4 of the final plat states this requirement. This requirement will be enforced at the time of building permit submittal for individual applications.*

Preliminary Plat Condition #15: All alleys shall be posted "No-Parking" with signage according to the International Fire Code; provisions for enforcement of these no parking zones shall be defined and accepted by the Designated Official prior to final plat approval.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Signage plans showing "No-Parking" sign locations were reviewed in association with the utility permit submittal (PUB21-0108). Additionally, Conditions for Final Plat Note #6 on Sheet 4 of the final plat states this requirement. The CCRs associated with this plat establish enforcement provisions in Sections 6.8, 11.1(c), 11.1 (e), and 8.5.7 of the Residential CC&Rs, and as further made enforceable for this plat through Article 19 of the Mountain*

View at Ten Trails Sub-Association Declaration. The CCRs have been reviewed and approved by the City Attorney (Exhibit D).

Preliminary Plat Condition #17: All easements shall be shown on the final plat.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. All easements associated with this final plat application have been shown on the final plat drawings.*

Preliminary Plat Condition #18: Prior to final plat approval, the applicant shall submit Covenants, Conditions, and Restrictions (CCR) for review and approval by the Designated Official.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The CCRs have been reviewed and approved by the City Attorney (Exhibit D).*

Preliminary Plat Condition #19: The Master Developer shall comply with Exhibit Q (Maple Valley Transportation Mitigation Agreement) of TV DA.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #8 on Sheet 4 of the final plat states this requirement.*

Preliminary Plat Condition #20: The Master Developer shall comply with Exhibit R (Covington Transportation Mitigation Agreement) of TV DA.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #9 on Sheet 4 of the final plat states this requirement.*

Preliminary Plat Condition #21: Tracts 901-936 shall be owned and maintained by the Master Developer (M.D.) or Applicable Owners Association (A.O.A.).

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The Tract Areas table on Sheet 3 identifies that all tracts are granted and conveyed, including maintenance responsibilities, to the Ten Trails Residential Owners Association or the MPD Master Developer CCD Black Diamond Partners, LLC. Note that only 16 of the 36 tracts identified in the preliminary plat application are included in this final plat application.*

Preliminary Plat Condition #25: In order to facilitate tracking of sewage capacity and assist the City in maintaining the tracking system the applicant shall identify, on the face of each building plan set, the following as applicable; the total building square footage included in that application, the number of fixture units, the Average Dry Weather Flow (ADWF), and the Peak Wet Weather Flow (PWWF) associated with the improvements in that application. The information must be in tabular form.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. This condition will be administered in conjunction with subsequent building permit applications.*

Preliminary Plat Condition #30: Pursuant to TV DA Section 5.2.1(A), the minimum lot size for detached single-family residential development is 2,200 square

feet. Residential lots with an area less than 2,200 square feet will be required to provide either attached single-family residential development or multi-family residential development.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. This condition will be administered in conjunction with subsequent building permit applications.

Preliminary Plat Condition #31: Final plat applications for individual Divisions (as shown on Sheet CV4) may be requested, however individual Divisions must be able to demonstrate that they can meet all final plat requirements needed for that Division.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. This final plat application is for the fourth division of Phase 1B Plat A. Additional final plat applications will be submitted in the future to final plat the remaining Divisions of Phase 1B Plat A. This Division 4 plat has been reviewed to ensure that it can independently meet all final plat review criteria.

Preliminary Plat Condition #33: Pursuant to TV DA 4.9, no final plats exceeding the Base Density of Phase 1B (established in TV DA Table 4-9) will be processed or approved until the Master Developer has acquired title to the needed TDRs and they have been assigned by the Master Developer to applicable Divisions of the plat.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. The Base Density of Phase 1B is 189 units. This is the first final plat application within Phase 1B and contains 143 units. No TDRs are required for this final plat application. Subsequent Phase 1B Plat A final plat applications that exceed the remaining Base Density of Phase 1B will be required to demonstrate compliance with this condition of approval.

Preliminary Plat Condition #34: Street names shown on the Preliminary Plat are non-binding. Pursuant to BDMC Chapter 12.08, the authority to develop and administer a street naming and addressing policy guide rests with the Community Development Department. Accordingly, street names will be formally assigned in association with final plat review and submittal.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. Lot addresses and street names are provided within the Lot Address Table on Sheet 3.

○ **The Villages Master Planned Development Conditions of Approval (PLN09-0017)**

The following MPD Permit conditions of approval, as required by the Hearing Examiner's approval of the MPD Permit application, are not applicable to this final plat application:

MPD Permit conditions of approval #1 – 8 and 10 – 164.

These conditions are implemented by the approved Development Agreement for The Villages Master Planned Development.

The following MPD Permit condition of approval (written verbatim) has been completed to the satisfaction of the City's Master Development Review Team, Community Development Department, and Public Works Department:

MPD Permit Condition #9: Homeowners Association(s) conditions, covenants and restrictions (CCRs) and/or the proposed Architectural Review Committee shall be required to allow the use of green technologies (such as solar panels) in all buildings. In addition, the CCRs shall include provisions, to be enforced by the HOA, prohibiting washing of cars in driveways or other paved surfaces, except for commercial car washes, and limiting the use of phosphorous fertilizers in common areas, so as to limit phosphorous loading in stormwater.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The Residential CCRs have been reviewed for compliance with this condition and approved by the City Attorney. Sections 6.26, 9.2, and 7.4.2 of the Residential CCRs, and as further made enforceable for this plat through Article 19 of the Mountain View at Ten Trails Sub-Association Declaration, meet the requirements of this condition (Exhibit D).*

- Compliance with The Villages Development Agreement (PLN10-0020/PLN11-0013)

The Ten Trails Phase 1B Plat A – Division 4 final plat application complies with all applicable Sections of the approved Development Agreement for The Villages, as established through the review process of the preliminary plat application. In regards to Section 11 – Project Phasing, the following construction thresholds relating to this final plat approval have been completed or bonded for to the satisfaction of the City's Master Development Review Team, Community Development Department, and Public Works Department:

- The Villages MPD Community Connector (Ten Trails Parkway)

Construction Threshold: The first phase will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A.

Staff Comment: *This project has been submitted to the City and approved. The applicant has provided the City with a completion bond form for the construction of this project in association with the approved Phase 1A – Division 2 final plat (PLN18-0034).*

- The Ring Road (Willow Avenue SE)

Construction Threshold: The first phase will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A, but also must be completed and accepted by the City of Black Diamond's Master Development Review Team/Public Works prior to the issuance of the first certificate of occupancy in Division 1 of Preliminary Plat 1A.

Staff Comment: *This project has been completed and approved by the City.*

- Frontage Improvements on SE Auburn-Black Diamond Road (Roberts Drive)

Construction Threshold: The first phase will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A. The second phase will be constructed prior to occupancy of the 726th

Dwelling Unit in Preliminary Plat 1A. The third phase will be constructed concurrent with the development of the adjacent multi-family parcel 1H of Preliminary Plat 1A.

Staff Comment: *All three phases of the Roberts Drive frontage improvements have been completed and approved by the City.*

- Intersection of Community Connector and SE Auburn-Black Diamond Road
Construction Threshold: Constructed as a single lane roundabout prior to the occupancy of the 726th Dwelling Unit within Preliminary plat 1A, with the second phase of SE Auburn-Black Diamond Road frontage improvements.
Staff Comment: *This project has been completed and approved by the City.*
- Intersection Improvements at SE Auburn-Black Diamond Road (Roberts Drive) and Ring Road (Willow Avenue SE)
Construction Threshold: This project will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A.
Staff Comment: *This project has been completed and approved by the City.*
- The Villages MPD Small Interim Wastewater Pumping Station
Construction Threshold: This project will be complete and operational prior to issuance of the first building permit for any structure that might discharge sanitary sewer into the utility system.
Staff Comment: *This project has been completed and approved by the City.*
- The Villages MPD Interim Sewer Force Main
Construction Threshold: This project will be complete and operational prior to the issuance of the first building permit for any structure that might discharge sanitary sewer into the utility system.
Staff Comment: *This project has been completed and approved by the City.*
- The Interim Stormwater Pond and Infiltration Facility
Construction Threshold: This project will be constructed in phases as determined necessary by the MDRT / Public Works through final engineering review of each division within Preliminary Plat 1A.
Staff Comment: *This project has been completed and approved by the City.*
- The Village Green (Park at Roundabout)
Construction Threshold: This project will be commenced or bonded prior to recording Division 1 of Preliminary Plat 1A and will be completed no later than when Certificates of Occupancy or final inspection has been issued for 60% of the dwelling units located within ¼ mile of this park.
Staff Comment: *This project has been completed and approved by the City.*
- Civic Park in The Villages MPD

Construction Threshold: This project will be commenced or bonded prior to recording Division 1 of Preliminary Plat 1A and will be completed no later than when Certificates of Occupancy or final inspection has been issued for 60% of the dwelling units located within ¼ mile of this park.

Staff Comment: *This project has been completed and approved by the City.*

- SR169 / Roberts Drive (Interim Improvement)

Construction Threshold: Completed engineering, design, and construction drawings and related application materials necessary for permit issuance for this interim improvement will be submitted to WSDOT prior to the City of Black Diamond's issuance of the first residential or commercial building permit associated with Division 1 of Preliminary Plat 1A.

Staff Comment: *The applicant submitted an application to WSDOT prior to the final platting of Phase 1A – Division 1 (which was processed and approved under City File PLN17-0049). The roundabout has an approved utility permit and is undergoing active construction. The City has approved a schedule for the intersection improvements at SR169/Roberts Drive/Black Diamond-Ravensdale Road (Exhibit C).*

- SR169 / SE Black Diamond-Ravensdale Road (Interim Improvement)

Construction Threshold: Completed engineering, design, and construction drawings and related application materials necessary for permit issuance for this interim improvement will be submitted to WSDOT prior to the City of Black Diamond's issuance of the first residential or commercial building permit associated with Division 1 of Preliminary Plat 1A.

Staff Comment: *The applicant submitted an application to WSDOT prior to the final platting of Phase 1A – Division 1 (which was processed and approved under City File PLN17-0049). The roundabout has an approved utility permit and is undergoing active construction. The City has approved a schedule for the intersection improvements at SR169/Roberts Drive/Black Diamond-Ravensdale Road (Exhibit C).*

- SE 288th Street / 216th Avenue SE Rechannelization

Construction Threshold: The rechannelization shall occur no later than recording of Division 1 of Preliminary Plat 1A.

Staff Comment: *This project has been completed and approved by the City.*

- Water Main Extension (from Black Diamond Library to The Villages MPD)

Construction Threshold: Construction will occur prior to recording of Division 1 of Preliminary Plat 1A. The dual water main must be completed, tested, and in-service prior to the first

occupancy permit being issued for a dwelling unit or commercial use within Preliminary Plat 1A.

Staff Comment: *This project has been completed and approved by the City.*

- Roberts Drive Sidewalk/Safe Pedestrian Connection

Construction Threshold: The Applicant shall construct a safe pedestrian connection across Rock Creek for pedestrian linkage to Morgansville prior to the issuance of the certificate of occupancy of the 200th dwelling unit for The Villages MPD. In lieu of construction, the City shall have a financial commitment in place to complete the improvements within six years of PP1A approval.

Staff Comment: *This project has been completed and approved by the City.*

- Satellite Fire Station

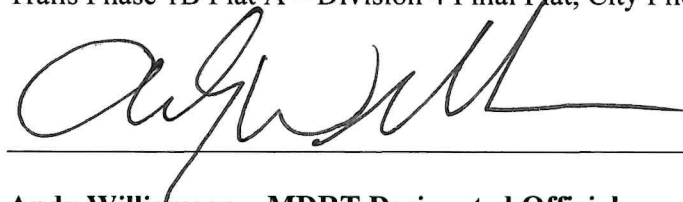
Construction Threshold: The design of the satellite fire station, pursuant to Section 13.4 of TV DA, must be selected, completed, and mutually agreed to by the City and Master Developer no later than the issuance of a Certificate of Occupancy for the 250th Dwelling Unit in The Villages MPD.

Staff Comment: *This siting and site design of the satellite fire station have been approved by the Master Developer, the City, and Mountain View/Black Diamond Fire & Rescue. An approved building permit for the fire station has been issued and is under active construction (City File BLD21-0111).*

Section V: Staff Recommendation

Based on the information and materials provided in the Staff Report, the City's Community Development Department, Public Works Department, and Master Development Review Team have determined that the Ten Trails Phase 1B Plat A – Division 4 Final Plat application meets all applicable requirements for final plat approval.

The City Staff recommends that the City Council adopt the findings in this report and **APPROVE** the Ten Trails Phase 1B Plat A – Division 4 Final Plat, City File Number PLN24-0047.



Date: 11/04/24

Andy Williamson – MDRT Designated Official



Date: 11/04/24

Dan Ervin, PE – MDRT Reviewing Engineer



Date: 11/04/2024

Alex Campbell, AICP – MDRT Reviewing Planner

Section VI: Exhibits

The following Exhibits are hereby incorporated by reference into the findings of this Staff Report:

- Exhibit A: Completion and Maintenance Bond Forms for Ten Trails MPD Phase 1B Plat A – Division 4 Final Plat, prepared by David Evans and Associates on behalf of Oakpointe and reviewed by Varius, Inc – dated 10/03/2024
- Exhibit B: Final Plat Approval Letters, prepared by Varius, Inc., Parametrix, and Mountain View/Black Diamond Fire and Rescue – various dates
- Exhibit C: Completion Schedule Approval for SR169/Roberts Drive/Black Diamond-Ravensdale Road Intersection Improvements, prepared by the City of Black Diamond – dated 08/09/2022
- Exhibit D: CC&R Review Memo, prepared by Madrona Law Group – dated 11/04/2024

THE VILLAGES / TEN TRAILS MPD
PHASE 1B PLAT A – DIVISION 4 FINAL PLAT
PLN24-0047

EXHIBIT A

TITLE: Performance and Maintenance Bond Forms for Ten Trails
Plat 1B Plat A – Division 4 Final Plat

PREPARED BY: David Evans and Associates, Inc. on behalf of
Oakpointe and reviewed by Varius, Inc.

DATE: 10/03/2024



October 3rd, 2024 (Revised)

Andrew Williamson
MDRT Director
PO Box 599
Black Diamond WA 98010

Attn: Andrew Williamson, Director

RE: Final Plat Document – Phase 1B, Mountain View, Division 4 – Bond Review and Approval

Dear Andy:

This letter is your certification, for use during Final Plat review and approval, that the Public Works Director has reviewed the proposed Performance Bond and Maintenance Bond Worksheets for Phase 1B, Mountain View – Division 4 and found them acceptable to complete and warrant the required work.

The Maintenance Bond Worksheets (3 worksheets total, dated July 31st, 2024, and noted for Job Number LENNLENW0001) include line items for the maintenance of the following completed work:

1. Sewer System	\$980,737.22
2. Roadway	\$840,938.85
3. ROW Street Trees	\$39,902.08
4. Water System	\$886,047.84
5. Storm System	\$1,119,706.08

The bond worksheets are attached for reference. The value of the improvements listed is \$3,867,332.07. The **final bond amount of \$966,833.02** is derated to 25% of the actual maintenance costs in accordance with Black Diamond Municipal Code.

The final Maintenance Bond amount for these items totals \$966,833.02.

The Performance Bond Worksheets (3 worksheets total, dated July 31st, 2024 and noted for Job Number LENNLENW0001) include line items for completion of the following uncompleted work:

1. Top Lift Paving	\$223,175.00
2. Stamped/Colored Concrete	\$15,200.00
3. Survey Monuments	\$30,845.00
4. Striping	\$75,000.00
5. Street Lights	\$112,675.36
6. Street Trees	\$39,902.08

The bond worksheets are attached for reference.

The total amount of uncompleted work is \$496,797.44. In accordance with BDMC 14.04.360, a Performance Bond in the amount of 150% of the uncompleted work must be posted. **The final Performance Bond amount for these items totals \$745,196.16.**

Please call or email if you need additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Ervin', with a stylized flourish at the end.

Daniel R. Ervin, P.E.

Varius Inc – Executive Vice President

Maintenance Cost Summary

For:

Ten Trails - Phase 1B Plat A, Division 4 (PUB21-0108)



DAVID EVANS
AND ASSOCIATES INC.

Quantity and Cost per Unit Provided by: Pacific Civil & Infrastructure

Cost Summary Provided by: David Evans and Associates, Inc.

Job Number: LENNLENW0001

Date: July 31, 2024

Phase 1B Plat A, Division 4	Amount
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Surface Improvements:

- Roadway	\$840,938.85
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Total	\$840,938.85
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25% Bond Amount	\$210,234.71
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Maintenance Cost Summary

For:

Ten Trails - Phase 1B Plat A, Division 4 (PUB21-0108)



DAVID EVANS
AND ASSOCIATES INC.

Quantity and Cost per Unit Provided by: Pacific Civil & Infrastructure

Cost Summary Provided by: David Evans and Associates, Inc.

Job Number: LENNLENW0001

Date: July 31, 2024

Phase 1B Plat A, Division 4	Amount
-----------------------------	--------

Utilities:

- Sewer System	\$980,737.22
- Storm Sewer	\$1,119,706.08
- Water System	\$886,047.84

Total

\$2,986,491.14

25% Bond Amount

\$746,622.78



Maintenance Cost Summary

For:

Ten Trails - Phase 1B Plat A, Division 4 (PUB21-0108)



DAVID EVANS
AND ASSOCIATES INC.

Quantity and Cost per Unit Provided by: Art by Nature, Inc

Cost Summary Provided by: David Evans and Associates, Inc.

Job Number: LENNLENW0001

Date: July 31, 2024

Phase 1B Plat A, Division 4	Amount
-----------------------------	--------

Landscape:

- ROW Street Trees	\$39,902.08
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Total **\$39,902.08**

25% Bond Amount **\$9,975.52**



Note: There are 183 street trees in Div. 4 ROW landscaping at \$218.04 a tree, equaling \$39,902 for Mountain View Div. 4 Street Trees.

Opinion of Probable Cost for Remaining Infrastructure
For:
Ten Trails - Phase 1B Plat A, Division 4 (PUB21-0108)



Quantity and Cost per Unit Provided by: Pacific Civil & Infrastructure

Cost Summary Provided by: David Evans and Associates, Inc.

Job Number: LENNLENW0001

Date: July 31, 2024

Phase 1B Plat A, Division 4	Amount
-----------------------------	--------

Surface Improvements:

- 2" HMA Class 1/2" (Top Lift Paving)	\$223,175.00
- Stamped/ colored Crosswalk	\$15,200.00
- Survey Monuments	\$30,845.00
- Striping	\$75,000.00

Total **\$344,220.00**



Opinion of Probable Cost for Remaining Infrastructure
For:
Ten Trails - Phase 1B Plat A, Division 4 (PUB21-0108)



Quantity and Cost per Unit Provided by: Pacific Civil & Infrastructure
 Cost Summary Provided by: David Evans and Associates, Inc.
 Job Number: LENNLENW0001
 Date: July 31, 2024

Phase 1B Plat A, Division 4	Amount
Illumination:	
- Street Lights	\$112,675.36
Total	\$112,675.36



Note: There are 14 street lights in Div. 4 at \$8,048.24 a light, equaling \$136,820.08 for Mountain View Div. 4 Street Lights.

Opinion of Probable Cost for Remaining Infrastructure
For:
Ten Trails - Phase 1B Plat A, Division 4 (PUB21-0108)



Quantity and Cost per Unit Provided by: Art by Nature, Inc
 Cost Summary Provided by: David Evans and Associates, Inc.
 Job Number: LENNLENW0001
 Date: July 31, 2024

Phase 1B Plat A, Division 4	Amount
Landscape:	
- Street Trees	\$39,902.08
Total	\$39,902.08



Note: There are 183 street trees in Div. 4 ROW landscaping at \$218.04 a tree, equaling \$39,902 for Mountain View Div. 4 Street Trees.

THE VILLAGES / TEN TRAILS MPD
PHASE 1B PLAT A – DIVISION 4 FINAL PLAT
PLN24-0047

EXHIBIT B

TITLE: Final Plat Approval Letters

PREPARED BY: Varius, Inc., Parametrix, and Mountain View/
Black Diamond Fire and Rescue

DATE: Various dates



October 30, 2024

Andrew Williamson
MDRT Director
PO Box 599
Black Diamond WA 98010

Attn: Andrew Williamson, Director

RE: Final Plat Document – Phase 1B, Mountain View, Division 4 – Final Plat Review and Approval

Dear Andy:

With this letter I transmit my approval of the Final Plat for Ten Trails, Phase 1B, Division 4 that was posted for review on October 25th, 2023 and revised on October 28th, and based on survey certification provided by Parametrix via email on October 22nd, 2024. The Final Plat meets the requirements of the Preliminary Plat (including the Hearing Examiner Conditions of Approval) the applicable City codes and standards and the Development Agreement. My review was concluded in accordance with BDMC 17.20.060.

Please call or email if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Ervin', written over a light gray rectangular background.

Daniel R. Ervin, P.E.

Varius Inc – Executive Vice President

DATE: October 29, 2024
TO: Andrew Williamson
FROM: Justin S. Emery, PLS
SUBJECT: Ten Trails Phase 1B Plat A Division 4 – Second Review
CC:
PROJECT NUMBER: 247-3043-032, Task 39
PROJECT NAME: Ten Trails Phase 1B Plat A Division 4

We have completed our 1st review of the above referenced lot line adjustment and have the following comments:

Sheet 1 of 11

- No comments

Sheet 2 of 11

- No comments.

Sheet 3 of 11

- No comments

Sheet 4 of 11

- No comments

Sheet 5 of 11

- No comments
- .

Sheet 6 of 11

- No comments

Sheet 7 of 11

- No comments

Sheet 8 of 11



- No comments

Sheet 9 of 11

- No comments

Sheet 10 of 11

- No comments

Sheet 11 of 11

- No comments

If you have any questions or need additional information, please contact me at (253) 785-3028 or email jemery@parametrix.com.

Thank you.



M E M O R A N D U M

DATE: October 31, 2024

TO: Andrew Williamson, Economic
Development Director

FROM: Corey Thomas, Lead Plans Review Inspector

SUBJECT: Final Plat Cert. - Ten Trails – Ph 1B, Pl A, Div 4

A review was conducted on behalf of Mountain View Fire and Rescue for the above referenced plat (Ten Trails Phase 1B, Plat A, Division 4) to ensure that all fire code requirements have been addressed prior to final plat acceptance.

The review found that all fire code requirements have been met and Mountain View Fire and Rescue hereby approves this plat for final plat acceptance for the City of Black Diamond.

THE VILLAGES / TEN TRAILS MPD
PHASE 1B PLAT A – DIVISION 4 FINAL PLAT
PLN24-0047

EXHIBIT C

TITLE: Completion Schedule Approval for SR169/Roberts Drive/
Black Diamond-Ravensdale Road Intersection Improvements

PREPARED BY: City of Black Diamond

DATE: 08/09/2022

SR 169 Phase 3 Corridor:

Pipeline Rd. Roundabout/Black Diamond-Ravensdale Rd./Roberts Dr. Roundabout

Design, Review, Approval, and Construction Schedule

Date: August 2022

WSDOT Design Submittal and Review Schedule

- WSDOT Submittal design package: Construction, PFA, BOD, ICE (6th submittal): September 2022
- WSDOT Response design package: Construction, PFA, BOD, ICE: October 2022
- WSDOT Submittal design package: Construction, PFA, BOD, ICE (7th submittal): October 2022
- WSDOT Response design package: Construction, PFA, BOD, ICE: November 2022

City of Black Diamond Phase 2: Stormwater Vault Design Submittal and Review Schedule

- City of Black Diamond Submittal (PUB) Phase 2 (Stormwater Vault – 5th Submittal): August 2022
- City of Black Diamond Response (PUB) Phase 2 (Stormwater Vault): September 2022

City of Black Diamond Phase 3: Corridor Design Submittal and Review Schedule

- ❖ City of Black Diamond Submittal (PUB) Phase 3 (Corridor Plans – 2nd Submittal): August 2022
- ❖ City of Black Diamond Response (PUB) Phase 3 (Corridor Plans): August 2022
- ❖ City of Black Diamond Submittal (PUB) Phase 3 (Corridor Plans – 3rd Submittal): September 2022
- ❖ City of Black Diamond Response (PUB) Phase 3 (Corridor Plans): September 2022
- ❖ City of Black Diamond Submittal (PUB) Phase 3 (Corridor Plans – 4th Submittal): October 2022
- ❖ City of Black Diamond Response (PUB) Phase 3 (Corridor Plans): October 2022

Construction Schedule

- Latest construction start is November 2024* with an estimated completion date of May 7, 2026 (26 months, allow for 6 months of wet weather intermittent work).
- City of Black Diamond SR169 Watermain Replacement Construction Timeline: The City of Black Diamond is proposing to install water improvements infrastructure within the limits of the Corridor project and has instructed that the construction of the Corridor be put on hold until April 2023, see attached letter for more information.

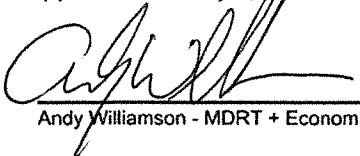
Note: WSDOT provided email (Duffy McColloch) that the Geometrics and ICE submittal package was being passed around for signatures (approved) on 6/2/2021.

*Construction start/completion dates are subject to approval for all design submittal/approval dates.

Hearing Examiner's Traffic Condition No. 4 Decision Upon Reconsideration for Preliminary Plat 2A regarding the SR169/Roberts Drive/Ravensdale Road intersection improvement schedule:

As an alternative to the 327 ERU analysis, the Applicant can implement a schedule approved by staff that assures that needed improvements shall be completed within six years of final plat approval of PP2A (which would be final plat approval of the first phase if PP2A is subsequently divided into phases).

Note that the language identified above ties the 6-year completion date to the approval of the Final Plat for Plat 2A Divisions 1-3 (PLN20-0033), not the date of the preliminary plat Decision. The Final Plat for Div. 1-3 for Plat 2A was approved on May 7, 2020.

 8/9/22
Andy Williamson - MDRT + Economic Dev. Director Date

THE VILLAGES / TEN TRAILS MPD
PHASE 1B PLAT A – DIVISION 4 FINAL PLAT
PLN24-0047

EXHIBIT D

TITLE: CC&R Review Memo

PREPARED BY: Madrona Law Group

DATE: 11/04/2024



MEMORANDUM

TO: Andy Williamson

FROM: David A. Linehan

DATE: November 4, 2024

RE: Ten Trails 1B ("Mountain View") Plat A – Division 4: Final Plat
Conditions implemented through Covenants, Conditions, & Restrictions
(CC&Rs)

This memo addresses Oakpointe's satisfaction of the conditions of approval being implemented in the Ten Trails Phase 1B ("Mountain View") Plat A – Division 4 final plat via provisions of the Covenants, Conditions, and Restrictions (CC&Rs) applicable to the Ten Trails MPD (f/k/a "The Villages"). As explained below, the Ten Trails Residential CC&Rs submitted by Oakpointe, as supplemented by the Mountain View at Ten Trails Sub-Association Declaration, meet all conditions of approval imposed by the MPD Permit and the Hearing Examiner's July 10, 2023, decision approving the Mountain View Plat A preliminary plat (City File No. PLN20-0107). Each applicable condition is set forth below verbatim, followed by an analysis of how that condition has been met in the Residential CC&Rs.

A. Preliminary Plat Conditions Imposed by Hearing Examiner

Condition No. 15: *All alleys shall be posted "No-Parking" with signage according to the International Fire Code; provisions for enforcement of these no parking zones shall be defined and accepted by the Designated Official prior to final plat approval.*

This condition has been met. Note 6 of the Conditions for Final Plat listed on Sheet 4 of the proposed final plat contains this condition verbatim, and Section 6.8 of the Residential CC&Rs contains specific parking prohibitions consistent with this condition: "Parking is prohibited within alleys and on any section of roadway that is twenty (20) feet wide or narrower." The

streets and alleys within Phase 1B Plat A Division 4 are covered by the parking restrictions in Section 6.8 of the Residential CC&Rs, and the Mountain View at Ten Trails Sub-Association Declaration provides a further enforcement mechanism for the Sub-Association in Article 19.

Section 11.1(c) of the Residential CC&Rs authorizes the Residential Association to tow and impound any vehicle parked in violation of the CC&Rs. Section 11.1(e) additionally authorizes the Association board to bring legal action to enforce the parking restrictions. Finally, Section 8.5.7 of the Residential CC&Rs contains “provisions for enforcement” of these no parking zones and all other terms of the CC&Rs by authorizing the Association to “perform such acts, whether or not expressly authorized by this Declaration, as may be reasonably necessary to enforce the provisions of this Declaration” The Mountain View at Ten Trails Sub-Association Declaration provides a further enforcement mechanism for the Sub-Association in Article 19.

Condition No. 18: *Prior to final plat approval, the Applicant shall submit Covenants, Conditions and Restrictions (CCRs) for review and approval by the Designated Official.*

This condition has been met. Oakpointe previously submitted CC&Rs applicable to the residential areas of Ten Trails PP1A Division 1 (recorded under King County Recording No. 20171107001312)¹ and has since submitted Supplemental Declarations sufficient to annex the entire Ten Trails (f/k/a “The Villages”) MPD site, including Phase 1B (“Mountain View”), into the area covered by these CC&Rs (recorded under King County Recording No. 20180619000316 and No. 20171227000507). The Residential CC&Rs and Supplemental Declarations prepared and submitted by Oakpointe satisfy Condition No. 29 of the Hearing Examiner’s preliminary plat approval for Ten Trails Plat 2D.

¹ Declaration of Covenants, Conditions, Restrictions and Easements for Ten Trails Residential Areas (“Residential CC&Rs”).

B. MPD Permit Conditions

Condition No. 9: *Homeowners Association(s) conditions, covenants and restrictions (CCRs) and/or the proposed Architectural Review Committee shall be required to allow the use of green technologies (such as solar panels) in all buildings. In addition, the CCRs shall include provisions, to be enforced by the HOA, prohibiting washing of cars in driveways or other paved surfaces, except for commercial car washes, and limiting the use of phosphorous fertilizers in common areas, so as to limit phosphorous loading in stormwater.*

This condition is met by Section 6.26 of the Residential CC&Rs, which prohibits washing of vehicles on driveways and other paved surfaces, except for licensed and approved commercial car washes, and by Section 9.2, which provides that the Residential Association “shall limit the use of phosphorous fertilizers in Common Areas to the maximum extent practicable.” This condition is further met by Section 7.4.2 of the Residential CC&Rs, which provides that “the Design Review Committee shall not prohibit the use of green technologies (such as solar panels) in all buildings.” As noted above, these requirements are further enforceable via Article 19 of the Sub-Association Declaration for Mountain View at Ten Trails

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TEN TRAILS

PHASE 1B PLAT A DIVISION 4

PORTION OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4
OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.,
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE HATCHED AREAS DEPICTED ON SHEET 5 OF 11 HERETO AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, INCLUDING THE RIGHT OF THE CITY OF BLACK DIAMOND TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS ADJACENT TO SAID HATCHED AREAS FOR THE ORIGINAL REASONABLE GRADING OF STREETS AND AVENUES. FURTHER, THE UNDERSIGNED OWNER WAIVES FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS AGAINST ANY GOVERNMENTAL AUTHORITY FOR DAMAGES TO SAID ADJACENT LOTS ARISING FROM THE REQUIRED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF THE DEDICATED AREA.

TRACTS 905, 910, 912 AND 913 LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY TRACTS; TRACTS 911 AND 914, ACCESS AND UTILITY TRACTS; TRACT 915, LANDSCAPE, PEDESTRIAN ACCESS, PARK AND UTILITY TRACT; TRACT 919, LANDSCAPE AND PEDESTRIAN ACCESS TRACT, TRACTS 928, 929, 930, 931 AND 932, LANDSCAPE AND UTILITY TRACTS ARE HEREBY GRANTED AND CONVEYED TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION.

NOTWITHSTANDING THE DEDICATIONS CONTAINED WITHIN THIS FINAL PLAT, LENNAR NORTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A CONVERSION OF LENNAR NORTHWEST INC., RETAINS AND RESERVES UNTO ITSELF CERTAIN RIGHTS WITH RESPECT TO TRACTS 905, 910, 911, 912, 913, 914, 919, 928, 929, 930, 931, 932 AND 934 INCLUDING, WITHOUT LIMITATION, THE RIGHT OF INGRESS, EGRESS AND ACCESS, AND TO CONSTRUCT, RECONSTRUCT, AND MAINTAIN ANY FACILITIES OR IMPROVEMENTS WITHIN SAID TRACTS AND THE RIGHT TO TEMPORARILY SUSPEND PUBLIC ACCESS TO SAID TRACTS FOR PURPOSES OF CONSTRUCTION AND MAINTENANCE.

TRACTS 915, 916 AND 934 ARE HEREBY GRANTED AND CONVEYED TO CCD BLACK DIAMOND PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ALONG WITH THE RIGHT OF INGRESS, EGRESS AND ACCESS, AND TO CONSTRUCT, RECONSTRUCT, AND MAINTAIN ANY FACILITIES OR IMPROVEMENTS WITHIN SAID TRACTS AND THE RIGHT TO TEMPORARILY SUSPEND PUBLIC ACCESS, IF APPLICABLE, TO SAID TRACTS FOR PURPOSES OF CONSTRUCTION AND MAINTENANCE.

A LANDSCAPE MAINTENANCE AND RENEWAL EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FOR MAINTENANCE AND RENEWAL OF THE LANDSCAPED AREAS WITHIN THE ROADS DEDICATED TO THE PUBLIC WITHIN THIS SUBDIVISION.

THIS SUBDIVISION, DEDICATION AND WAIVER OF CLAIMS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER.
IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

LENNAR NORTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A CONVERSION OF LENNAR NORTHWEST INC.

BY: _____

ITS: _____

BY: _____

COUNCIL APPROVAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2024.

COUNCIL RESOLUTION NUMBER _____.

MAYOR, CITY OF BLACK DIAMOND

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS DAY, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CAROL BENSON TO ME KNOWN TO BE THE MAYOR OF THE CITY OF BLACK DIAMOND THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

FIRE CHIEF APPROVAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2024.

CITY OF BLACK DIAMOND FIRE CHIEF

COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2024.

COMMUNITY DEVELOPMENT DIRECTOR

ORIGINAL TAX PARCEL NUMBER

152106-9005

PUBLIC WORKS DIRECTOR

THE PUBLIC WORKS DIRECTOR FOR THE CITY OF BLACK DIAMOND HAS APPROVED THE SURVEY DATA, THE LAYOUT OF THE STREETS, ALLEYS AND OTHER RIGHTS OF WAYS, DESIGN OF BRIDGES, SEWAGE AND WATER SYSTEM AND OTHER STRUCTURES.

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2024.

PUBLIC WORKS DIRECTOR

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2024.

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

TREASURER CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2024.

TREASURER

DEPUTY

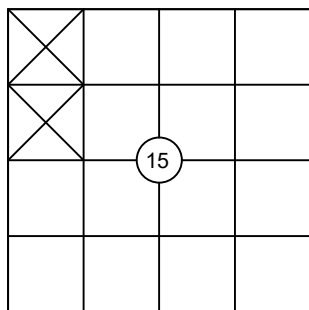
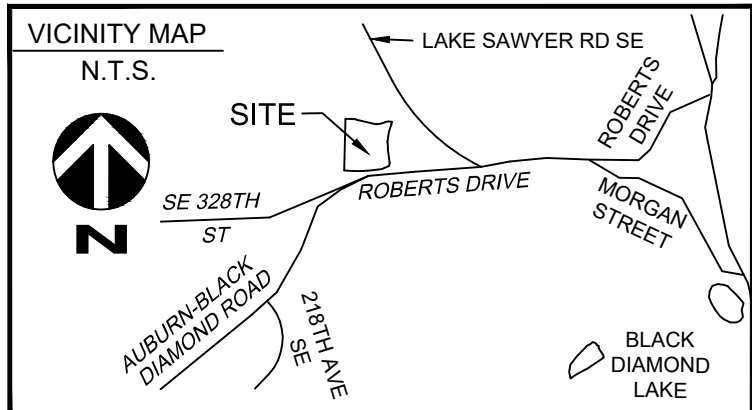
ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS ____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE MANAGER OF LENNAR NORTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A CONVERSION OF LENNAR NORTHWEST INC., THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

SIGNATURE OF
NOTARY PUBLIC

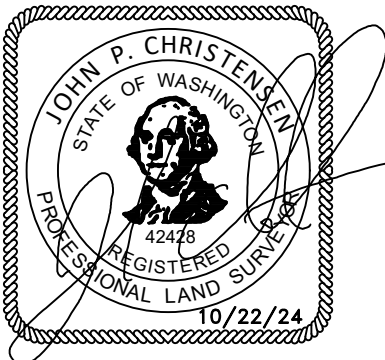
MY APPOINTMENT EXPIRES _____ DATE



INDEXING MAP
TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TEN TRAILS PHASE 1B PLAT A, DIVISION 4, CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LENNAR NORTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A CONVERSION OF LENNAR NORTHWEST INC., AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M. AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, WILL BE OR HAVE BEEN SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" WILL BE OR HAVE BEEN SET; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT-OF-WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.



JOHN P. CHRISTENSEN, PLS
SURVEYOR. CERTIFICATE NO. 42428
DAVID EVANS AND ASSOCIATES, INC.
20300 WOODINVILLE SNOHOMISH RD NE
SUITE A-WOODINVILLE, WA 98072
PHONE: (425) 415-2000

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVID EVANS AND ASSOCIATES, INC. THIS ____ DAY OF _____, 2024, AT ____ MINUTES PAST ____ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER SUPERINTENDENT OF RECORDS

TEN TRAILS, PHASE 1B PLAT A
DIVISION 4
CITY OF BLACK DIAMOND
FILE NUMBER: PLN 24-0047
CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON

PORTION OF THE THE NW 1/4 OF THE NW 1/4 AND OF THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

JOB NO. LENNLNW0002 SHEET 1 OF 11

VOL/PG



DAVID EVANS
AND ASSOCIATES INC.

20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059

CITY OF BLACK DIAMOND FILE NO. PLN 24-0047

TEN TRAILS

PHASE 1B PLAT A DIVISION 4

PORTION OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4
OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.,
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, GUARANTEE/CERTIFICATE NO. 24001345-SC, DATED OCTOBER 4TH, 2024 AT 12:00 AM)

LOT 1, CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 21-0077, RECORDED DECEMBER 20, 2021 UNDER RECORDING NUMBER 20211220900009, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPTIONS NOTED IN TITLE REPORT

(TITLE NOTES CORRESPONDING TO PARAGRAPH NUMBERS FROM SCHEDULE B, PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, GUARANTEE/CERTIFICATE NO. 24001345-SC, DATED OCTOBER 4TH, 2024 AT 12:00 AM)

1.

RIGHTS OF THE PUBLIC, IF ANY, AS TO THE PORTION OF THE PROPERTY LYING WITHIN AUBURN-BLACK DIAMOND ROAD CREATED BY ORDER OF ESTABLISHMENT, JUNE 30, 1914.
2.

RIGHTS OF THE PUBLIC, IF ANY, AS TO THE PORTION OF THE PROPERTY LYING WITHIN LAKE SAWYER-BLACK DIAMOND ROAD.
3.

ANY INTEREST IN ANY OIL, GAS AND/OR MINERALS, AS DISCLOSED BY DOCUMENT:

ENTITLED: DEED TO PLUM CREEK TIMBER COMPANY, L.P.

RECORDING DATE: JULY 7, 1989

RECORDING NO.: 8907070390

THE PRESENT OWNERSHIP OR ANY OTHER MATTERS AFFECTING SAID OIL, GAS AND/OR MINERALS ARE NOT SHOWN HEREIN.

SAID DEED WAS CORRECTED BY DEED RECORDED UNDER RECORDING NUMBER 9301152402.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONVEYANCE OF OIL AND GAS RESERVED UNDER DEED TO PLUM CREEK TIMBER COMPANY, L.P." RECORDED JULY 7, 1989 AS RECORDING NUMBER 8907070392.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMNET ENTITLED "PARTIAL WAIVER OF SURFACE USE RIGHTS" RECORDED JUNE 23, 1992 AS RECORDING NUMBER 9206230401.

NOTE: THE "RESERVED MINERALS" RESERVED BY PCTC, INC. IN THE DEED RECORDED UNDER RECORDING NUMBER 8907070390

AND CONVEYED TO MERIDIAN MINERAL COMPANY UNDER DEED RECORDED UNDER RECORDING NUMBER 8907070391 WERE CONVEYED BY MERIDIAN MINERAL COMPANY TO PLUM CREEK TIMBER COMPANY UNDER DEED RECORDED UNDER RECORDING NUMBER 9112301747, PLUM CREEK TIMBER COMPANY MERGED INTO PLUM CREEK LAND COMPANY AND THE "RESERVED MINERALS" MERGED INTO FEE OWNERSHIP OF THE REAL PROPERTY. PLUM CREEK LAND COMPANY CONVEYED THE ENTIRE FEE INCLUDING THE "RESERVED MINERALS" TO BD VILLAGE PARTNERS LP UNDER DEEDS RECORDED UNDER RECORDING NUMBER 20060922001106, RECORDING NUMBER 20090930002172 AND RECORDING NUMBER 20090930002098.

4.

CONSERVATION EASEMENT DEED

EXECUTED BY: PLUM CREEK LAND COMPANY AND THE CITY OF BLACK DIAMOND

RECORDING DATE: MARCH 23, 2006

RECORDING NO.: 20060323001818 and 20060323001819

5.

MITIGATION AGREEMENT

RECORDING DATE: APRIL 22, 2011

RECORDING NO.: 20110422000249

6.

THE VILLAGE MASTER PLANNED DEVELOPMENT AGREEMENT

EXECUTED BY: CITY OF BLACK DIAMOND AND BD VILLAGE PARTNERS, L.P.

RECORDING DATE: JANUARY 30, 2012

RECORDING NO.: 20120130000655

AMENDED BY INSTRUMENT(S):

RECORDING DATES: SEPTEMBER 6, 2012, JANUARY 3, 2014, NOVEMBER 12, 2014, DECEMBER 6, 2017, OCTOBER 11, 2018, FEBRUARY 28, 2019, AND MARCH 22, 2024

RECORDING NO. 20120906000762, RECORDING NO. 20120906000763, RECORDING NO. 20140103000655, RECORDING NO. 20141112001375, RECORDING NO. 20171206000581, RECORDING NO. 201810111000280, RECORDING NO. 201810111000281, RECORDING NO. 20190228000492, RECORDING NO. 20190228000493, RECORDING NO. 20220210000586 AND RECORDING NO. 20240322000755

7.

NOTICE OF PAYMENT OBLIGATION

RECORDING DATE: DECEMBER 2, 2015

RECORDING NO.: 20151202000632

8.

COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN16-0016:

RECORDING NO: 20161220900005

9.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: KING COUNTY

PURPOSE: REGIONAL WASTEWATER STORAGE FACILITY

RECORDING DATE: AUGUST 15, 2017

RECORDING NO.: 20170815000309

AFFECTS: PORTION OF SAID PREMISES
- ### EXCEPTIONS NOTED
- ### IN TITLE REPORT (CONT.)
10.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: NOVEMBER 7, 2017

RECORDING NO.: 20171107001312

AMENDED BY INSTRUMENT(S):

RECORDING DATE: DECEMBER 27, 2017, JUNE 19, 2018, JUNE 27, 2018, AUGUST 22, 2019, DECEMBER 31, 2019, DECEMBER 9, 2021 AND JULY 19, 2024

RECORDING NO. 20171227000507, RECORDING NO. 20180619000316, RECORDING NO. 20180627001396, RECORDING NO. 20190822000857, RECORDING NO. 20191231001205, RECORDING NO. 20211209001073, RECORDING NO. 20230214000603, RECORDING NO. 20230531001470, RECORDING NO. 20231211000818 AND RECORDING NO. 20240719000266

LIMITED ASSIGNMENT OF DECLARANT RIGHTS:
ASSIGNEE: LENNAR NORTHWEST, INC., A DELAWARE CORPORATION

RECORDING DATE: DECEMBER 30, 2021

RECORDING NO.: 20211230000845

11.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: NOVEMBER 7, 2017

RECORDING NO.: 20171107001314

AMENDED BY INSTRUMENT(S):

RECORDING DATES: DECEMBER 27, 2017, JUNE 19, 2018, JUNE 27, 2018 AND DECEMBER 9, 2021

RECORDING NO. 20171227000508, RECORDING NO. 20180619000315, RECORDING NO. 20180627001395 AND RECORDING NO. 20211209001074

12.

COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 21-0077:

RECORDING NO: 20211220900009

13.

AMENDED AND RESTATED COMPREHENSIVE SCHOOL MITIGATION AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

RECORDING DATE: DECEMBER 14, 2021

RECORDING NO.: 20211214000628

14.

DECLARATION OF BUILDER'S COVENANTS, CONDITIONS AND RESTRICTIONS:

DATED: DECEMBER 29, 2021

GRANTOR (BUILDER): LENNAR NORTHWEST, INC.

GRANTEE (SELLER): CCD BLACK DIAMOND PARTNERS LLC

RECORDING DATE: DECEMBER 29, 2021

RECORDING NO.: 20211230000844

15.

TEMPORARY CONSTRUCTION, ACCESS & UTILITY EASEMENTS

EXECUTED BY: LENNAR NORTHWEST, INC. AND CCD BLACK DIAMOND PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY

RECORDING DATE: JANUARY 7, 2022

RECORDING NO.: 20220107001748

16.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CCD BLACK DIAMOND PARTNERS LLC

PURPOSE: SEWER EASEMENT

RECORDING DATE: DECEMBER 11, 2023

RECORDING NO.: 20231211000553

AFFECTS: PORTION OF SAID PREMISES

17.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUGET SOUND ENERGY, INC.

PURPOSE: UNDERGROUND FACILITIES FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM

RECORDING DATE: APRIL 24, 2024

RECORDING NO.: 20240424000452

AFFECTS: PORTION OF SAID PREMISES

SAID INSTRUMENT REPLACES AND SUPERSEDES THAT EASEMENT RECORDED UNDER RECORDING NO. 202311140000793.
- ITEM NOS. 18 THROUGH 20, INCLUSIVE, ADDRESS GENERAL AND SPECIAL TAXES, LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES AND UNRECORDED LEASEHOLDS, AND AS SUCH DO NOT PERTAIN TO THIS PLAT.
- # INDICATES EXCEPTION GRAPHICALLY SHOWN ON MAP SHEETS
- ### EASEMENT PROVISIONS
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO PUGET SOUND ENERGY, ANY TELEPHONE COMPANY, ANY CABLE TELEVISION COMPANY, ANY BROADBAND OR TELECOMMUNICATIONS COMPANY, CITY OF BLACK DIAMOND AND ITS SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACTS 905, 910, 911, 912, 913, 914, 915, 916, 919, 928, 929, 930, 931 AND 932. ALL LOTS DESIGNATED WITH A STRIP FOR PUBLIC UTILITY EASEMENTS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, CATCH BASINS, MANHOLES, CLEANOUTS, WIRES, WATER METERS AND FIRE HYDRANTS WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, SEWER, STORM, WATER AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS, AND SPACES AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE LANDS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
- ### RESTRICTIONS
1.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER

2.

NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.

3.

DECORATIVE TYPE ENTRY SIGNS EITHER FOR BEAUTIFICATION OR ADVERTISEMENT OF THIS PLAT SHALL NOT UNDER ANY CIRCUMSTANCES BE PLACED IN PUBLIC RIGHT OF WAY.

4.

THE PRIVATE STORM DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE OWNERS OF ALL LOTS THAT BENEFIT FROM THE EASEMENT FOR MAINTENANCE OF THE PRIVATE STORM DRAINAGE, FACILITIES WHICH LIE WITHIN THE EASEMENT AREA, EXCEPT THAT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM DRAINAGE APPARATUS LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT OWNER'S LOT WHICH SHOULD INCLUDE ACCESS AND MAINTENANCE OBLIGATIONS ON ALL OF THE MUTUALLY BURDENED AND BENEFITED PROPERTIES. EAVE OVERHANGS, PATIOS, AND FENCES SHALL BE ALLOWED WITHIN THE EASEMENT AREA.

5.

LOT 20 SHALL BE SUBJECT TO A PERMANENT EASEMENT ON THE NORTH LINE OF TRACT 912 FOR PURPOSES OF MAINTAINING AND REPAIRING A RETAINING WALL. TRACT 912 SHALL BE SUBJECT TO A PERMANENT EASEMENT ALONG THE WEST AND SOUTH LINES OF LOT 20 FOR PURPOSES OF MAINTAINING AND REPAIRING A RETAINING WALL. THE MAINTENANCE AND REPAIR OF ANY WALL OR PORTION OF ANY WALL ON TRACT 912 SHALL BE THE RESPONSIBILITY OF THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION.
- ### INSTRUMENTATION NOTE
- PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING TRIMBLE VX SPATIAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
- ### MONUMENT NOTE
- PROPERTY CORNERS SHALL BE SET AS FOLLOWS UNLESS OTHERWISE NOTED:
1.

ALL TRACT CORNERS ARE SET WITH 1/2" X 24" REBAR WITH CAP STAMPED "DEA 42428".

2.

ALL TACK IN LEAD WITH WASHERS ARE SET ON THE STREETWARD PROJECTION OF THE LATERAL LOT OR LOT/TRACT LINES.

3.

SET 1/2" X 24" REBAR WITH CAP STAMPED "DEA 42428" AT ALL SIDE AND REAR LOT CORNERS.
-
- CITY OF BLACK DIAMOND FILE NO. PLN 24-0047
- ## TEN TRAILS PHASE 1B PLAT A DIVISION 4
- CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON
-
- DAVID EVANS
AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425 415 2000 f: 425 486 5059
- JOB NO. LENNLNW0002
- SHEET 2 OF 11
- VOL/PG

TEN TRAILS

PHASE 1B PLAT A DIVISION 4

PORTION OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4
OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.,
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

CITY OF BLACK DIAMOND CONDITIONS

MINE WORKING WARNING:

WARNING: THE CITY OF BLACK DIAMOND OVERLIES NUMEROUS MINE SHAFTS, TUNNELS, AND OTHER WORKINGS, THE EXACT LOCATION, DEPTH, AND SIZE OF WHICH ARE UNKNOWN. THE LAND ENCOMPASSED BY THIS SUBDIVISION MAY OR MAY NOT OVERLIE SUCH A WORKINGS. IN APPROVING THIS SUBDIVISION, THE CITY OF BLACK DIAMOND MAKES NO REPRESENTATIONS AND ASSUMES NO LIABILITY OR RESPONSIBILITY WITH RESPECT TO THE SUITABILITY OF THIS SITE FOR THE DEVELOPMENT CONTEMPLATED OR THE SUITABILITY OR INTEGRITY OF THE SUBSOIL AGAINST SUBSIDENCE OR COLLAPSE.

APPROVED MPD STATEMENT:

THIS PLAT IS PART OF AN APPROVED MASTER PLANNED DEVELOPMENT (MPD). ALL DEVELOPMENT AND CONSTRUCTION WITHIN THIS PLAT MUST BE CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF THE MPD DEVELOPMENT AGREEMENT, MPD DESIGN STANDARDS, AND MITIGATION REQUIREMENTS.

GENERAL NOTES:

1) UNLESS OTHERWISE NOTED WITHIN THIS PLAT, ALL WATER AND SEWER PIPELINES WILL BE PUBLICLY OWNED AND OPERATED AND WILL BE WITHIN DEDICATED EASEMENT OR RIGHT OF WAY. STORMWATER PIPELINES MAY BE PRIVATELY OWNED AS LONG AS THE AREA SERVED BY THE PIPELINE IS ENTITLED BY EASEMENT AND OWNED BY THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION.

2) WATER CAPITAL FACILITY CHARGES AND SEWER CAPITAL FACILITY CHARGES SHALL NOT BE IMPOSED FOR DEVELOPMENT IN THIS PLAT.

3) MPD CONDITIONS OF APPROVAL: IN THE EVENT THAT THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF PRIVATE ALLEY AS REQUIRED BY SECTION 5.5.7 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT AND, AS A RESULT, THE CITY OF BLACK DIAMOND PERFORMS SAID MAINTENANCE, THE LOT OWNERS OF THE PLAT ACKNOWLEDGE AND AGREE ON BEHALF OF THEMSELVES AND ALL SUCCESSORS AND ASSIGNS THAT, IF NOT PAID WITHIN THIRTY (30) DAYS OF INVOICING BY THE CITY, THE CITY'S TOTAL COST ARISING FROM THE CITY'S PERFORMANCE OF SAID REQUIRED PRIVATE ALLEY OR AUTO COURT PLUS ANY PENALTIES AND INTEREST THEREON AS PROVIDED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 20120130000655 SHALL BE A LIEN AGAINST ALL PROPERTY, INCLUDING INDIVIDUAL LOTS, WITHIN THIS PLAT, AND SAID LIEN MAY BE FORECLOSED IN THE SAME MANNER PROVIDED FOR THE FORECLOSURE OF LIENS FOR UNPAID SEWER RATES AND CHARGES SET FORTH IN RCW 35.67.220 - .280, AS AMENDED.

4) MPD CONDITIONS OF APPROVAL: IN THE EVENT THAT THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF STREET-SIDE LANDSCAPING FEATURE AS REQUIRED BY SECTION 5.5.7 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT AND, AS A RESULT, THE CITY OF BLACK DIAMOND PERFORMS SAID MAINTENANCE, THE LOT OWNERS OF THE PLAT ACKNOWLEDGE AND AGREE ON BEHALF OF THEMSELVES AND ALL SUCCESSORS AND ASSIGNS THAT, IF NOT PAID WITHIN THIRTY (30) DAYS OF INVOICING BY THE CITY, THE CITY'S TOTAL COST ARISING FROM THE CITY'S PERFORMANCE OF SAID REQUIRED LANDSCAPING MAINTENANCE PLUS ANY PENALTIES AND INTEREST THEREON AS PROVIDED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 20120130000655 SHALL BE A LIEN AGAINST ALL PROPERTY, INCLUDING INDIVIDUAL LOTS, WITHIN THIS PLAT, AND SAID LIEN MAY BE FORECLOSED IN THE SAME MANNER PROVIDED FOR THE FORECLOSURE OF LIENS FOR UNPAID SEWER RATES AND CHARGES SET FORTH IN RCW 35.67.220 - .280, AS AMENDED.

5) ANY STRUCTURE (INCLUDING RETAINING WALLS 4 FEET OR TALLER) ADJACENT TO A SENSITIVE AREAS SETBACK SHALL COMPLY WITH THE CITY OF BLACK DIAMOND SENSITIVE AREAS ORDINANCE AS FOUND IN EXHIBIT E OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

LOT AREAS

LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	3,600 SF	30	2,975 SF	59	1,966 SF	88	1,040 SF	117	1,136 SF
2	3,600 SF	31	2,975 SF	60	1,040 SF	89	1,040 SF	118	1,917 SF
3	3,600 SF	32	2,946 SF	61	1,040 SF	90	1,950 SF	119	1,820 SF
4	3,600 SF	33	2,800 SF	62	1,755 SF	91	1,976 SF	120	1,040 SF
5	3,600 SF	34	2,800 SF	63	1,795 SF	92	1,079 SF	121	1,040 SF
6	4,050 SF	35	2,800 SF	64	1,110 SF	93	1,101 SF	122	1,040 SF
7	3,600 SF	36	2,800 SF	65	1,144 SF	94	2,120 SF	123	1,950 SF
8	3,600 SF	37	2,843 SF	66	2,232 SF	95	2,048 SF	124	1,950 SF
9	4,050 SF	38	4,044 SF	67	1,875 SF	96	1,075 SF	125	1,040 SF
10	3,600 SF	39	3,600 SF	68	1,079 SF	97	1,062 SF	126	1,040 SF
11	3,600 SF	40	3,600 SF	69	1,082 SF	98	1,960 SF	127	1,040 SF
12	3,600 SF	41	4,050 SF	70	2,504 SF	99	1,950 SF	128	1,820 SF
13	4,050 SF	42	3,600 SF	71	1,950 SF	100	1,040 SF	129	1,820 SF
14	3,600 SF	43	3,600 SF	72	1,040 SF	101	1,040 SF	130	1,040 SF
15	3,600 SF	44	4,350 SF	73	1,040 SF	102	1,950 SF	131	1,040 SF
16	3,600 SF	45	4,302 SF	74	2,241 SF	103	1,950 SF	132	1,040 SF
17	3,600 SF	46	4,410 SF	75	2,034 SF	104	1,040 SF	133	1,950 SF
18	3,603 SF	47	3,780 SF	76	1,040 SF	105	1,040 SF	134	1,950 SF
19	3,631 SF	48	3,870 SF	77	1,040 SF	106	1,950 SF	135	1,040 SF
20	4,400 SF	49	4,410 SF	78	1,950 SF	107	1,950 SF	136	1,040 SF
21	4,836 SF	50	4,419 SF	79	2,130 SF	108	1,040 SF	137	1,040 SF
22	4,800 SF	51	2,194 SF	80	1,136 SF	109	1,040 SF	138	1,825 SF
23	4,800 SF	52	1,136 SF	81	1,136 SF	110	1,950 SF	139	2,045 SF
24	4,800 SF	53	1,136 SF	82	1,985 SF	111	2,130 SF	140	1,136 SF
25	4,800 SF	54	1,917 SF	83	2,130 SF	112	1,136 SF	141	1,136 SF
26	5,311 SF	55	1,755 SF	84	1,136 SF	113	1,136 SF	142	1,136 SF
27	5,282 SF	56	1,040 SF	85	1,136 SF	114	2,134 SF	143	2,129 SF
28	2,941 SF	57	1,040 SF	86	2,130 SF	115	2,130 SF		
29	2,975 SF	58	1,966 SF	87	1,950 SF	116	1,136 SF		

LOT ADDRESS TABLE

LOT NO.	STREET NAME	ADDRESS	LOT NO.	STREET NAME	ADDRESS	LOT NO.	STREET NAME	ADDRESS
1	MYRTLE STREET SE	32219	49	VINE AVENUE SE	32369	97	SE CASCARA STREET	22884
2	MYRTLE STREET SE	32231	50	VINE AVENUE SE	32455	98	SE CASCARA STREET	22886
3	MYRTLE STREET SE	32247	51	VINE AVENUE SE	32360	99	SE CASCARA STREET	22900
4	MYRTLE STREET SE	32259	52	VINE AVENUE SE	32362	100	SE CASCARA STREET	22902
5	MYRTLE STREET SE	32273	53	VINE AVENUE SE	32364	101	SE CASCARA STREET	22904
6	MYRTLE STREET SE	32287	54	VINE AVENUE SE	32366	102	SE CASCARA STREET	22906
7	MYRTLE STREET SE	32301	55	VINE AVENUE SE	32370	103	SE CASCARA STREET	22910
8	MYRTLE STREET SE	32313	56	VINE AVENUE SE	32372	104	SE CASCARA STREET	22912
9	MYRTLE STREET SE	32325	57	VINE AVENUE SE	32374	105	SE CASCARA STREET	22914
10	MYRTLE STREET SE	32341	58	VINE AVENUE SE	32376	106	SE CASCARA STREET	22916
11	MYRTLE STREET SE	32353	59	VINE AVENUE SE	32390	107	SE CASCARA STREET	22930
12	MYRTLE STREET SE	32367	60	VINE AVENUE SE	32392	108	SE CASCARA STREET	22932
13	MYRTLE STREET SE	32375	61	VINE AVENUE SE	32394	109	SE CASCARA STREET	22934
14	MYRTLE STREET SE	32391	62	VINE AVENUE SE	32396	110	SE CASCARA STREET	22936
15	MYRTLE STREET SE	32403	63	VINE AVENUE SE	32400	111	SE CASCARA STREET	22940
16	MYRTLE STREET SE	32415	64	VINE AVENUE SE	32402	112	SE CASCARA STREET	22942
17	MYRTLE STREET SE	32427	65	VINE AVENUE SE	32404	113	SE CASCARA STREET	22944
18	MYRTLE STREET SE	32439	66	VINE AVENUE SE	32406	114	SE CASCARA STREET	22946
19	MYRTLE STREET SE	32451	67	ANCHOR AVENUE SE	32401	115	ANCHOR AVENUE SE	32436
20	MYRTLE STREET SE	32463	68	ANCHOR AVENUE SE	32403	116	ANCHOR AVENUE SE	32434
21	SE ELM STREET	22839	69	ANCHOR AVENUE SE	32405	117	ANCHOR AVENUE SE	32432
22	SE ELM STREET	22853	70	ANCHOR AVENUE SE	32407	118	ANCHOR AVENUE SE	32430
23	SE ELM STREET	22867	71	ANCHOR AVENUE SE	32381	119	ANCHOR AVENUE SE	32428
24	SE ELM STREET	22889	72	ANCHOR AVENUE SE	32383	120	ANCHOR AVENUE SE	32426
25	SE ELM STREET	22901	73	ANCHOR AVENUE SE	32385	121	ANCHOR AVENUE SE	32424
26	SE ELM STREET	22919	74	ANCHOR AVENUE SE	32387	122	ANCHOR AVENUE SE	32422
27	SE ELM STREET	22933	75	ANCHOR AVENUE SE	32371	123	ANCHOR AVENUE SE	32420
28	SE SITKA STREET	22920	76	ANCHOR AVENUE SE	32373	124	ANCHOR AVENUE SE	32408
29	SE SITKA STREET	22914	77	ANCHOR AVENUE SE	32375	125	ANCHOR AVENUE SE	32406
30	SE SITKA STREET	22902	78	ANCHOR AVENUE SE	32377	126	ANCHOR AVENUE SE	32404
31	SE SITKA STREET	22892	79	ANCHOR AVENUE SE	32361	127	ANCHOR AVENUE SE	32402
32	SE SITKA STREET	22884	80	ANCHOR AVENUE SE	32363	128	ANCHOR AVENUE SE	32400
33	SE SITKA STREET	22876	81	ANCHOR AVENUE SE	32365	129	ANCHOR AVENUE SE	32388
34	SE SITKA STREET	22862	82	ANCHOR AVENUE SE	32367	130	ANCHOR AVENUE SE	32386
35	SE SITKA STREET	22854	83	SE CASCARA STREET	22840	131	ANCHOR AVENUE SE	32384
36	SE SITKA STREET	22848	84	SE CASCARA STREET	22842	132	ANCHOR AVENUE SE	32382
37	SE SITKA STREET	22834	85	SE CASCARA STREET	22844	133	ANCHOR AVENUE SE	32380
38	MYRTLE STREET SE	32348	86	SE CASCARA STREET	22846	134	ANCHOR AVENUE SE	32378
39	MYRTLE STREET SE	32362	87	SE CASCARA STREET	22850	135	ANCHOR AVENUE SE	32376
40	MYRTLE STREET SE	32370	88	SE CASCARA STREET	22852	136	ANCHOR AVENUE SE	32374
41	MYRTLE STREET SE	32386	89	SE CASCARA STREET	22854	137	ANCHOR AVENUE SE	32372
42	MYRTLE STREET SE	32400	90	SE CASCARA STREET	22856	138	ANCHOR AVENUE SE	32370
43	MYRTLE STREET SE	32412	91	SE CASCARA STREET	22870	139	ANCHOR AVENUE SE	32368
44	MYRTLE STREET SE	32424	92	SE CASCARA STREET	22872	140	ANCHOR AVENUE SE	32366
45	VINE AVENUE SE	32425	93	SE CASCARA STREET	22874	141	ANCHOR AVENUE SE	32364
46	VINE AVENUE SE	32411	94	SE CASCARA STREET	22876	142	ANCHOR AVENUE SE	32362
47	VINE AVENUE SE	32397	95	SE CASCARA STREET	22880	143	ANCHOR AVENUE SE	32360
48	VINE AVENUE SE	32383	96	SE CASCARA STREET	22882			

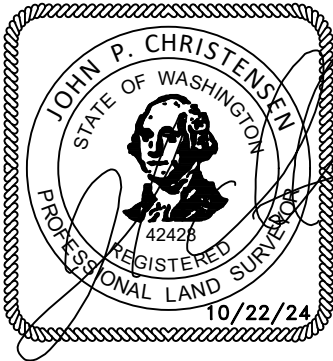
TRACT AREAS

TRACT	AREA	USE	TYPE OF PARK	GRANTED AND CONVEYED TO
905	1,800 SF	LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
910	1,800 SF	LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
911	593 SF	ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
912	15,667 SF	LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
913	13,634 SF	LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
914	8,912 SF	ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
915	38,430 SF	LANDSCAPE, PEDESTRIAN ACCESS , PARK AND UTILITY	NEIGHBORHOOD	CCD BLACK DIAMOND PARTNERS, LLC
916	46,927 SF	FUTURE DEVELOPMENT		CCD BLACK DIAMOND PARTNERS, LLC
919	1,343 SF	LANDSCAPE AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
928	783 SF	LANDSCAPE AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
929	1,492 SF	LANDSCAPE AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
930	869 SF	LANDSCAPE AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
931	666 SF	LANDSCAPE AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
932	808 SF	LANDSCAPE AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
933	531,588 SF	FUTURE DEVELOPMENT		LENNAR NORTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A CONVERSION OF LENNAR NORTHWEST INC.
934	60,000 SF	FUTURE DEVELOPMENT		CCD BLACK DIAMOND PARTNERS, LLC

ADDRESSING NOTE

ADDRESSES FOR INDIVIDUAL LOTS HAVE BEEN SHOWN ON THIS PLAT PURSUANT TO BDMC 17.20.020 OF THE VESTED CODE, BUT THESE ADDRESSES WERE ASSIGNED WITHOUT BUILDING OR SITE PLANS AVAILABLE FOR EACH LOT. ANY ADDRESS CHANGES REQUIRED SUBSEQUENT TO RECORDING OF THIS FINAL PLAT SHALL NOT CONSTITUTE A PLAT ALTERATION AS DEFINED IN BDMC 17.20.090.B. OF THE VESTED CODE. REFER TO THE CITY OF BLACK DIAMOND (OR ITS SUCCESSOR AGENCY) BUILDING OR PLANNING DEPARTMENT RECORD ADDRESSES TO CONFIRM BUILDING ADDRESSES.

CITY OF BLACK DIAMOND FILE NO. PLN 24-0047



TEN TRAILS PHASE 1B PLAT A DIVISION 4

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



**DAVID EVANS
AND ASSOCIATES INC.**
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425 415 2000 f: 425 486 5059

JOB NO. LENNLNW0002
SHEET 3 OF 11

VOL/PG

TEN TRAILS

PHASE 1B PLAT A DIVISION 4

PORTION OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4
OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.,
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

CONSERVATION EASEMENT DEED PARTIAL RELINQUISHMENT

THE CITY OF BLACK DIAMOND AND LENNAR NORTHWEST LLC, HEREBY AMEND THOSE CERTAIN CONSERVATION EASEMENT DEEDS RECORDED UNDER KING COUNTY RECORDING NOS. 20060323001818 ("CED1"), 20060323001819 ("CED2") AND 20100106000723 ("CED3") AS FOLLOWS:

TRACTS 905, 910, 912, 913, 915, 919, 928, 929, 930, 931 AND 932 ARE HEREBY ESTABLISHED AS AND DECLARED TO BE "CONSERVATION ZONES," AS DEFINED IN CED1.

TRACTS 905, 910, 912, 913, 915, 919, 928, 929, 930, 931 AND 932 ARE LANDSCAPED AREAS CONSISTING OF 86,204 SQUARE FEET. SAID TRACTS PROTECT AND CONSERVE THE CONSERVATION VALUES IDENTIFIED IN CED3 PARAGRAPH 2.3 BY ENHANCING THE VALUE TO THE PUBLIC OF ABUTTING OR NEIGHBORING PARKS OR OTHER OPEN SPACE.

THE APPLICABLE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PRESERVATION AND PROTECTION OF THE CONSERVATION VALUES OF THE CONSERVATION ZONE ESTABLISHED HEREBY, AND THE CITY OF BLACK DIAMOND SHALL HAVE THE RIGHT TO ENFORCE SUCH PRESERVATION AND PROTECTION, PURSUANT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION AS RECORDED UNDER KING COUNTY RECORDING NO. 20171107001312 AND AS AMENDED BY KING COUNTY RECORDING NOS, 20171227000507, 20180619000316, 20180627001396, 20190822000857, 20191231001205 AND 20211209001073.

THE CITY OF BLACK DIAMOND HEREBY TERMINATES AND RELEASES ALL OF ITS RIGHTS, TITLE AND INTEREST IN CED3 WITH RESPECT TO ALL PROPERTY IN THE PLAT NOT EXPRESSLY ESTABLISHED AS CONSERVATION ZONES HEREIN. THIS RELEASE IS INTENDED TO REMOVE CED3 FROM TITLE TO ALL PROPERTY IN THE PLAT NOT EXPRESSLY ESTABLISHED AS CONSERVATION ZONES HEREIN. THIS AMENDMENT AND RELEASE IS AN ADDENDUM TO CED3.

UPON RECORDING OF THIS AMENDMENT AND RELEASE, THE TOTAL SIZE OF THE CONSERVATION ZONES ESTABLISHED WITHIN THE PLAT AND THE REMAINING MINIMUM SIZE OF CONSERVATION ZONES TO BE ESTABLISHED SUBSEQUENTLY ARE AS FOLLOWS:

SOURCE OF REQUIREMENT: TABLE 9-1 OF THE VILLAGES DEVELOPMENT AGREEMENT	TOTAL CZ ACREAGE REQUIRED	TOTAL CZ ACREAGE ESTABLISHED BY PREVIOUS PLATS OF TEN TRAILS	CZ ACREAGE REMAINING LESS PREVIOUS PLATS	TOTAL CZ ACREAGE ESTABLISHED BY THIS PLAT OF TEN TRAILS	REMAINING MINIMUM CZ ACREAGE TO BE ESTABLISHED BY FUTURE PLATS WITHIN THE WEST ANNEXATION AREA
CED 1	63.3 ACRES	7.44 (PP1A DIV 1) 0.37 (PH2, PLAT C, DIV 1) 1.93 (PP1A DIV 2) 1.14 (V-13) 6.77 (PP1A, DIVS 3-5 AND 8) 3.74 (PH2, PLAT C, DIV 2) 1.55 (V-24) 5.53 (PLAT 2A, DIVS 1-3) 3.26 (PLAT 2A, DIV 4) 0.26 (PP1A, DIV 6) 0.78 (PLAT 2A, DIV 5) 1.70 (PLAT 2E) 0.05 (PLAT 2D, DIV 1) 1.47 (PLAT 2D, DIV 2) 2.18 (PH1, PLAT A, DIVS 1-3, 7-9)	25.13 ACRES	1.77 ACRES	23.36 ACRES
CED 2	91 ACRES	2.11 (PH2, PLAT C, DIV 1) 92.66 (PH2, PLAT C, DIV 2) 1.12 (PLAT 2E) 0.92 (PLAT 2D, DIV 1) 0.17 (PLAT 2D, DIV 2) 1.00 (PLAT 2D, DIV 4)	0 ACRES*	0 ACRES	0 ACRES
CED 3	197.87 ACRES	2.34 (PLAT 2D, DIV 1) 0.08 (PLAT 2D, DIV 3) 8.57 (PLAT 2D, DIV 4)	186.88 ACRES	0 ACRES	186.88 ACRES

* AN EXCESS OF 6.98 CONSERVATION ZONE ACRES LYING WITHIN CED 2 HAS PREVIOUSLY BEEN RECORDED.

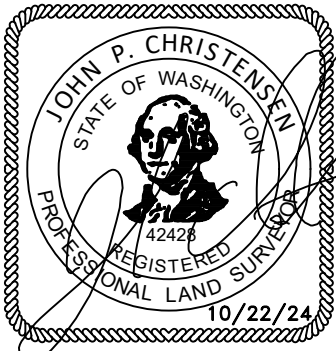
OPEN SPACE TABLE

	GROSS ACRES	BUGAA/ OPEN SPACE REQUIREMENT	MPD REQUIREMENT (IF APPLICABLE)	REQUIRED OPEN SPACE	OPEN SPACE PREVIOUSLY RECORDED	REQUIRED OPEN SPACE LESS PREVIOUS PLATS	OPEN SPACE PROVIDED IN THIS PLAT	REMAINING OPEN SPACE REQUIRED
WEST ANNEXATION AREA					21.59 (PASSIVE) 16.58 (ACTIVE) (PP1A, DIV 1) (PH2, PLAT C, DIV 1) (PP1A, DIV 2) (V-13) (PP1A, DIVS 3-5 and 8) (PH2, PLAT C, DIV 2) (V-24) (PLAT 2A, DIVS 1-3) (PLAT 2A, DIV 4) (PP1A, DIV 6) (PLAT 2A, DIV 5) (PLAT 2E) (PLAT 2D, DIV 1) (PLAT 2D, DIV 2) (PH1, PLAT A, DIVS 1-3, 7-9)	25.13	0.89 (PASSIVE) 0.88 (ACTIVE)	23.36
PARCEL C	54.62							
PARCEL D	225.99	63.30	0	63.3				
PARCEL G	8.06							
PARCEL E	151.15	0	75.58	75.58	95.69 (PASSIVE) 2.29 (ACTIVE) (PH2, PLAT C, DIV 1) (PH2, PLAT C, DIV 2) (PLAT 2E) (PLAT 2D, DIV 1) (PLAT 2D, DIV 2) (PLAT 2D, DIV 3) (PLAT 2D, DIV 4)	0*	0	0
PARCEL BDA	395.74	0	197.87	197.87	10.04 (PASSIVE) 0.95 (ACTIVE) (PLAT 2D, DIV 1) (PLAT 2D, DIV 3) (PLAT 2D, DIV 4)	186.88	0	186.88
TOTAL IN CITY/UGA MPD OPEN SPACE	1196.40	145	336.4	481.4	127.32 (PASSIVE) 19.82 (ACTIVE)	334.26	0.89 (PASSIVE) 0.88 (ACTIVE)	332.49

*AN EXCESS OF 22.40 ACRES OF OPEN SPACE LYING WITHIN PARCEL E HAS PREVIOUSLY BEEN RECORDED.

CONDITIONS FOR FINAL PLAT

- PRELIMINARY PLAT PHASE 1B PLAT A CONDITION #6: THE PROPONENT SHALL MAINTAIN OPERATION OF THE NOISE CONTROL "HOTLINE" TO ALLOW NEIGHBORS AFFECTED BY NOISE TO CONTACT BOTH THE CITY AND THE CONSTRUCTION CONTRACTOR TO ASK QUESTIONS OR TO COMPLAIN ABOUT VIOLATIONS OF THE NOISE REDUCTION PROGRAM PER CONDITION OF APPROVAL #41 OF THE VILLAGES MPD PERMIT.
- PRELIMINARY PLAT PHASE 1B PLAT A CONDITION #7: INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY THE VILLAGES DEVELOPMENT AGREEMENT SECTION 11: PROJECT PHASING, APPLICABLE IMPLEMENTING PROJECT CONDITIONS OF APPROVAL, AND APPLICABLE SEPA MITIGATION MEASURES.
- PRELIMINARY PLAT PHASE 1B PLAT A CONDITION #8: ALL ROADWAY WIDTHS SHALL MEET THE MINIMUM WIDTH REQUIREMENTS FOR FIRE ACCESS.
- PRELIMINARY PLAT PHASE 1B PLAT A CONDITION #9: ALL INTERSECTION TURNING RADII SHALL MEET THE MINIMUM RADIUS REQUIREMENTS.
- PRELIMINARY PLAT PHASE 1B PLAT A CONDITION #14: AT THE TIME OF BUILDING PERMIT APPLICATION, STRUCTURES WILL BE REQUIRED TO EITHER HAVE REQUIRED FIRE FLOW AVAILABLE OR TO HAVE A FIRE SPRINKLER SYSTEM INSTALLED TO ALLOW FOR A REDUCTION IN REQUIRED FIRE FLOW.
- PRELIMINARY PLAT PHASE 1B PLAT A CONDITION #15: ALL ALLEYS SHALL BE POSTED "NO-PARKING" WITH SIGNAGE ACCORDING TO THE INTERNATIONAL FIRE CODE; PROVISIONS FOR ENFORCEMENT OF THESE NO PARKING ZONES SHALL BE DEFINED AND ACCEPTED BY THE DESIGNATED OFFICIAL PRIOR TO FINAL PLAT APPROVAL.
- PRELIMINARY PLAT PHASE 1B PLAT A CONDITION #18: PRIOR TO FINAL PLAT APPROVAL, THE APPLICANT SHALL SUBMIT COVENANTS, CONDITIONS AND RESTRICTIONS (CCRS) FOR REVIEW AND APPROVAL BY THE DESIGNATED OFFICIAL.
- PRELIMINARY PLAT PHASE 1B PLAT A CONDITION #19: THE MASTER DEVELOPER SHALL COMPLY WITH EXHIBIT Q (MAPLE VALLEY TRANSPORTATION MITIGATION AGREEMENT) OF TV DA..
- PRELIMINARY PLAT PHASE 1B PLAT A CONDITION #20: THE MASTER DEVELOP SHALL COMPLY WITH EXHIBIT R (COVINGTON TRANSPORTATION MITIGATION AGREEMENT) OF TV DA.
- PRELIMINARY PLAT PHASE 1B PLAT A CONDITION #21: TRACTS 901-936 SHALL BE OWNED AND MAINTAINED BY THE MASTER DEVELOPER (M.D.) OR APPLICABLE OWNERS ASSOCIATION (A.O.A.).
- PRELIMINARY PLAT PHASE 1B PLAT A CONDITION #29: THE 20% CUT/FILL LIMIT IMPOSED BY MPD CONDITION #110 SHALL BE CALCULATED USING THE ENTIRE PHASE 1B PLAT A PRELIMINARY PLAT AREA SHOWN IN THIS APPLICATION. THIS WILL REMAIN IN EFFECT EVEN IF UTILITY PERMIT SUBMITTALS ARE FOR A SMALLER AREA OR A PORTION OF THE PLATTED AREA. ALL UTILITY PERMITS MUST INCLUDE THE CUT/FILL BALANCE SHOWN IN THAT PARTICULAR APPLICATION AND THE OVERALL CUT/FILL BALANCE USING THE ENTRIE PHASE 1B PLAT A PRELIMINARY PLAT AREA (ASSUMING THEY ARE DIFFERENT).
- PRELIMINARY PLAT PHASE 1B PLAT A CONDITION #30: PURSUANT TO TV DA SECTION 5.2.1(A), THE MINIMUM LOT SIZE FOR DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IS 2,200 SQUARE FEET. RESIDENTIAL LOTS WITH AN AREA LESS THAN 2,200 SQUARE FEET WILL BE REQUIRED TO PROVIDE EITHER ATTACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT OR MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
- PRELIMINARY PLAT PHASE 1B PLAT A CONDITION #32: PURSUANT TO TV DA 4.9, THE CITY WILL NOT ISSUE UTILITY PERMITS FOR ANY ROAD OR STORMWATER IMPROVEMENTS FOR ANY DIVISION EXCEEDING THE BASE DENSITY OF PHASE 1B (ESTABLISHED IN TV DA TABLE 4-9) UNTIL THE MASTER DEVELOPER HAS DEMONSTRATED OWNERSHIP OF TDRS NEEDED FOR THE REQUESTED DENSITY OF THAT DIVISION.
- PRELIMINARY PLAT PHASE 1B PLAT A CONDITION #33: PURSUANT TO TV DA 4.0, NO FINAL PLATS EXCEEDING THE BASE DENSITY OF PHASE 1B (ESTABLISHED IN TV DA TABLE 4-9) WILL BE PROCESSED OR APPROVED UNTIL THE MASTER DEVELOPER HAS ACQUIRED TITLE TO THE NEEDED TDRS AND THEY HAVE BEEN ASSIGNED BY THE MASTER DEVELOPER TO APPLICABLE DIVISIONS OF THE PLAT.
- THE VILLAGES MPD DEVELOPMENT AGREEMENT SECTION 7.4.4.A.3: PURSUANT TO CONDITION OF APPROVAL NO. 68 OF THE MPD PERMIT APPROVAL, GALVANIZED AND COPPER AND SIMILAR ROOF AND GUTTER MATERIALS, AS WELL AS ROOF TREATMENTS SUCH AS CHEMICAL MOSS KILLERS ARE PROHIBITED FOR ANY ROOFTOP DRAINING DIRECTLY TO WETLANDS, STREAMS, OR THEIR ASSOCIATED BUFFERS WITHOUT TREATMENT. STORMWATER FROM NON-COPPER OR NON-GALVANIZED ROOFTOPS DOES NOT REQUIRE WATER QUALITY TREATMENT PRIOR TO INFILTRATION OR DISCHARGE UNLESS COMBINED WITH STORMWATER FROM POLLUTION GENERATING SURFACES.



CITY OF BLACK DIAMOND FILE NO. PLN 24-0047

TEN TRAILS PHASE 1B PLAT A DIVISION 4

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



**DAVID EVANS
AND ASSOCIATES INC.**
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425 415 2000 f: 425 486 5059

JOB NO. LENNLNW0002
SHEET 4 OF 11

VOL/PG

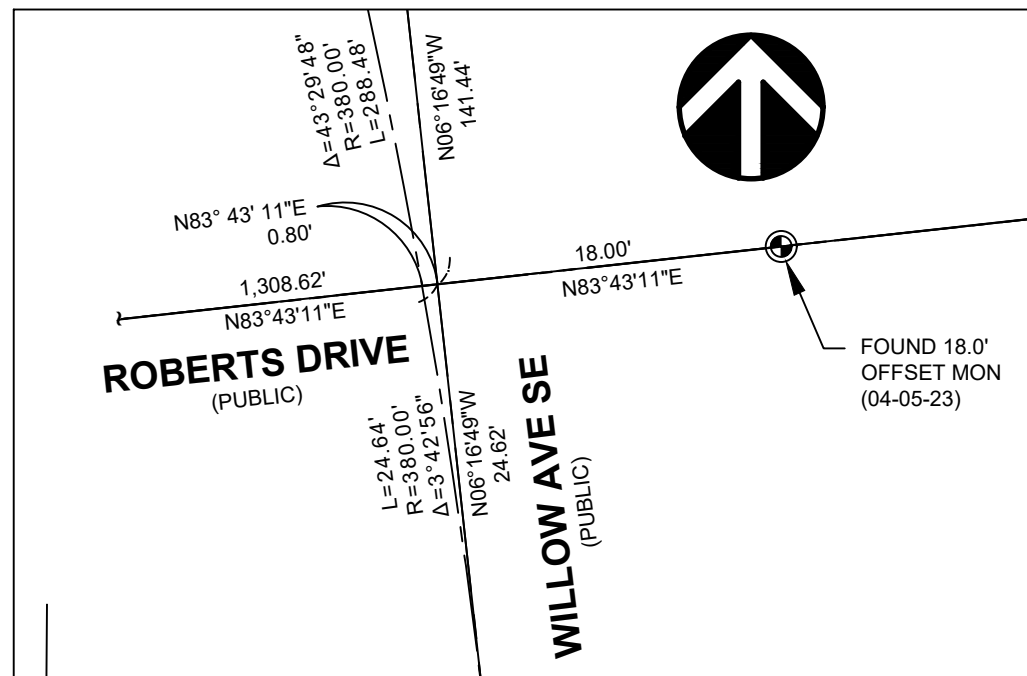
TEN TRAILS

PHASE 1B PLAT A DIVISION 4

PORTION OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4
OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.,
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

DETAIL-1
1"=10'



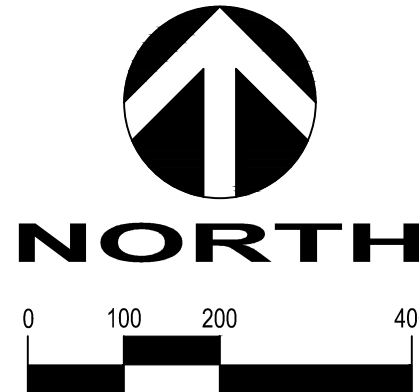
BASIS OF BEARINGS

WASHINGTON NORTH ZONE NAD 83/91
NORTH 01°24'33\"/>

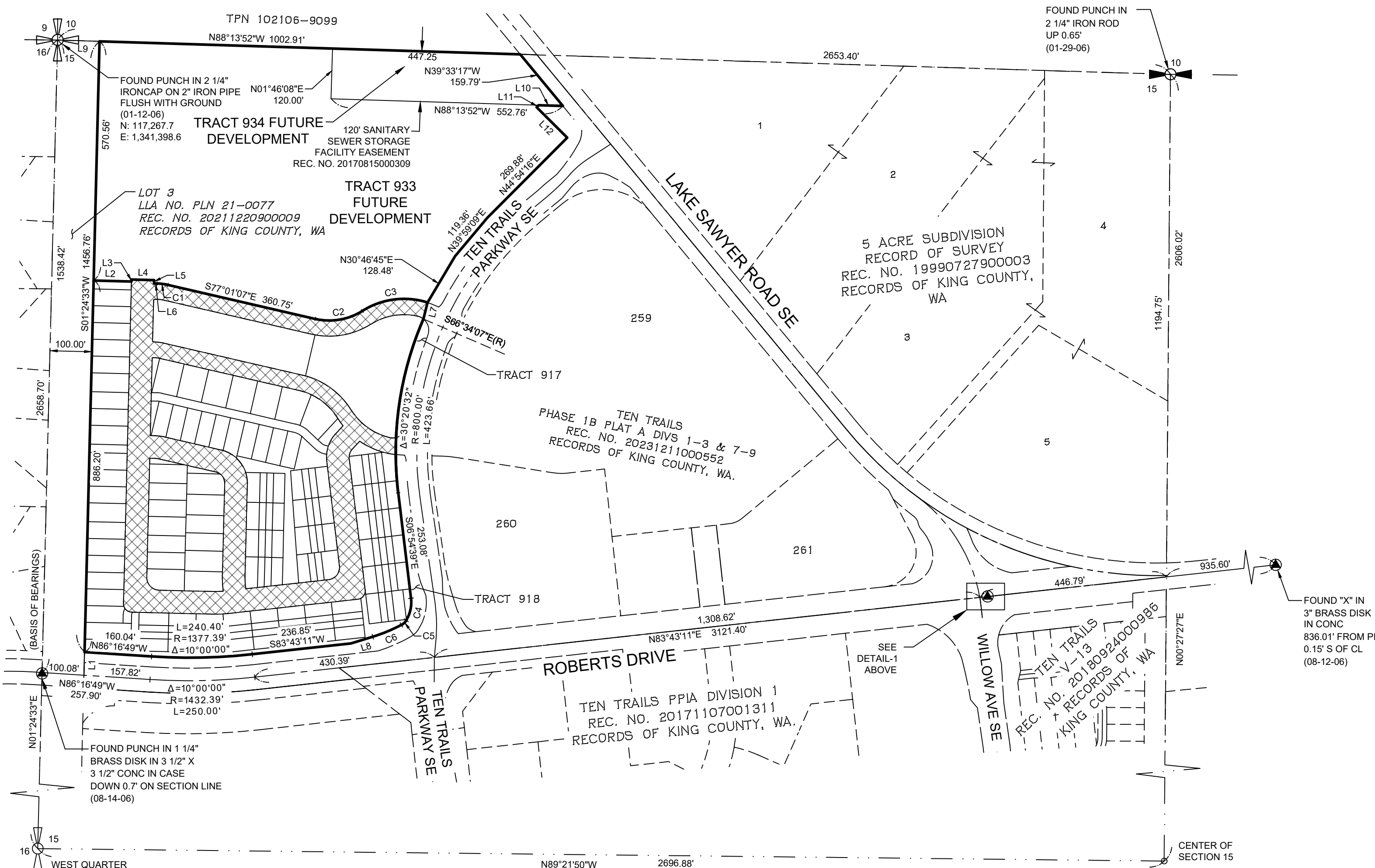
HATCH LEGEND



ROADS HEREBY DEDICATED TO
THE CITY OF BLACK DIAMOND
FOR PUBLIC RIGHT OF WAY



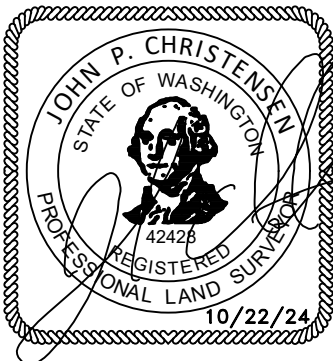
SCALE: 1" = 200'



WEST QUARTER
CORNER-FOUND 1/4\"/>

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N01°24'33\"/>	55.04
L2	S88°35'27\"/>	90.00
L3	N01°24'33\"/>	4.50
L4	S88°35'27\"/>	54.00
L5	S01°24'33\"/>	8.00
L6	S88°35'27\"/>	7.37
L7	S13°43'40\"/>	40.44
L8	S73°06'16\"/>	54.26
L9	S88°13'52\"/>	100.00
L10	S88°13'52\"/>	57.86
L11	N44°54'16\"/>	6.83
L12	N45°05'44\"/>	102.97

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	$\Delta=011^{\circ}34'20''$	127.00'	25.65'
C2	$\Delta=045^{\circ}11'02''$	148.00'	116.71'
C3	$\Delta=049^{\circ}43'58''$	186.13'	161.56'
C4	$\Delta=038^{\circ}05'08''$	82.50'	54.84'
C5	$\Delta=030^{\circ}35'16''$	30.00'	16.02'
C6	$\Delta=011^{\circ}20'33''$	373.47'	73.93'



CITY OF BLACK DIAMOND FILE NO. PLN 24-0047

TEN TRAILS PHASE 1B PLAT A DIVISION 4

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



**DAVID EVANS
AND ASSOCIATES INC.**
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425 415 2000 f: 425 486 5059

JOB NO. LENNLNW0002
SHEET 5 OF 11

VOL/PG

LEGEND

- ① PUBLIC UTILITY EASEMENT
② PRIVATE STORM DRAINAGE EASEMENT
(SEE RESTRICTIONS NOTE 6 ON SHEET 2)
③ PRIVATE ACCESS EASEMENT
④ PRIVATE WALL AND DRAINAGE EASEMENT
(SEE RESTRICTIONS NOTE 7 ON SHEET 2)
⑤ PUBLIC PEDESTRIAN ACCESS EASEMENT
⑥ SIGHT RESTRICTION EASEMENT
⑦ PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
⑧ PRIVATE STORM DRAINAGE EASEMENT
(SEE RESTRICTIONS NOTE 5 ON SHEET 2)

LA - LANDSCAPE
UT - UTILITY
PA - PEDESTRIAN ACCESS
SA - SENSITIVE AREA
PK - PARK AREA

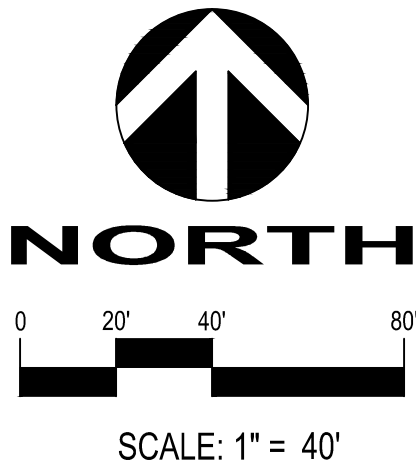
MATCH SHEET 9

TEN TRAILS

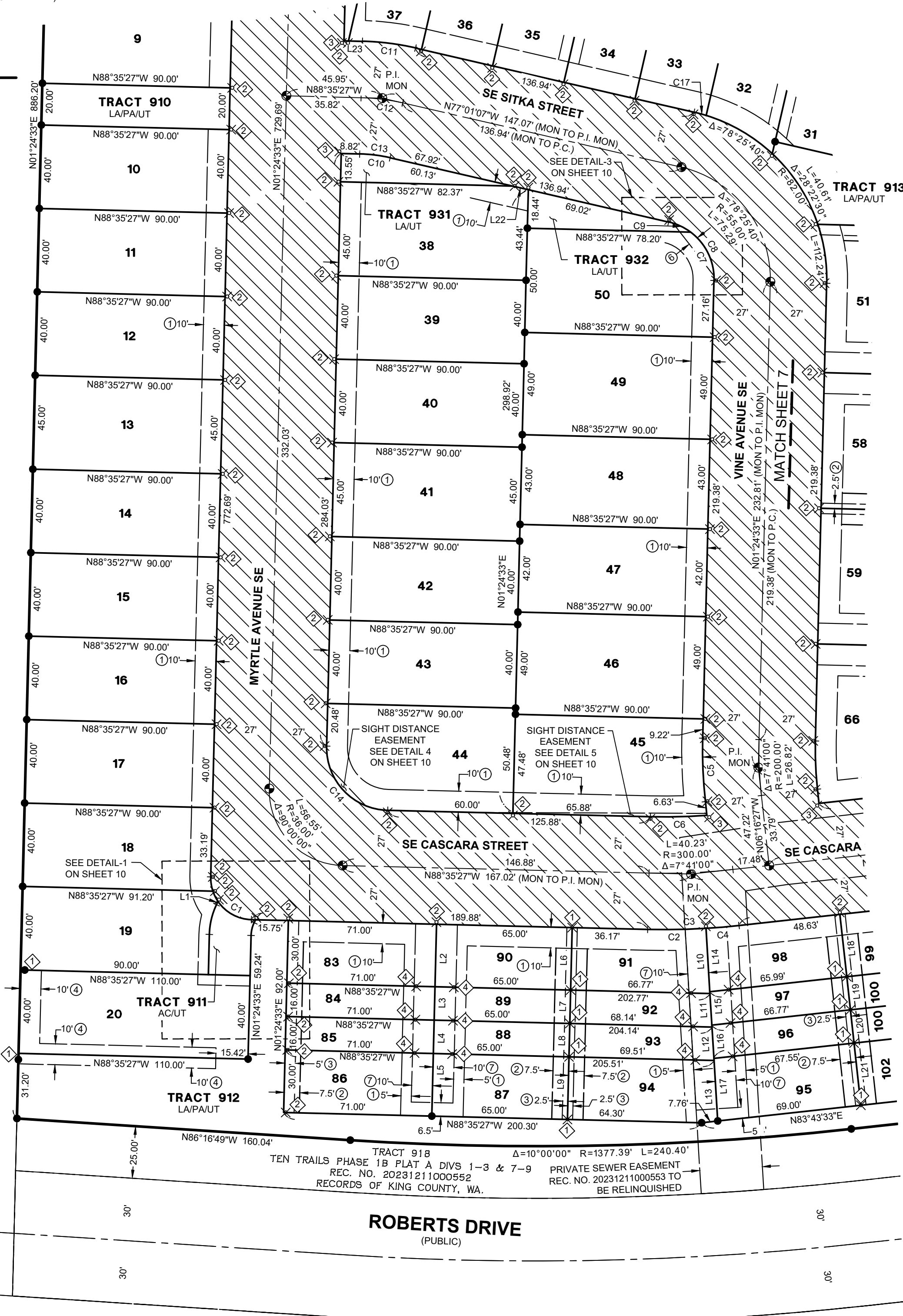
PHASE 1B PLAT A DIVISION 4

PORTION OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4
OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.,
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG



LOT 3
CITY OF BLACK DIAMOND
LLA NO. PLN 21-0077
NO. 20211220900009
RECORDS OF KING COUNTY, WA



Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N25°39'12"E	1.66'	L13	N03°29'25"W	29.07'
L2	N01°24'33"E	30.00'	L14	N03°29'25"W	30.42'
L3	N01°24'33"E	16.00'	L15	N03°29'25"W	16.02'
L4	N01°24'33"E	16.00'	L16	N03°29'25"W	16.02'
L5	N01°24'33"E	30.00'	L17	N03°29'25"W	30.04'
L6	N01°24'33"E	30.00'	L18	N06°16'27"W	30.00'
L7	N01°24'33"E	16.00'	L19	N06°16'27"W	16.00'
L8	N01°24'33"E	16.00'	L20	N06°16'27"W	16.00'
L9	N01°24'33"E	30.00'	L21	N06°16'27"W	30.00'
L10	N03°29'25"W	31.31'	L22	N77°01'07"W	7.78'
L11	N03°29'25"W	16.06'	L23	N88°35'27"W	8.82'
L12	N03°29'25"W	16.06'			

Curve Table			
Curve #	Delta	Radius	Length
C1	090°00'00"	20.00'	31.42'
C2	004°53'58"	327.00'	27.96'
C3	007°41'00"	327.00'	43.85'
C4	002°47'02"	327.00'	15.89'
C5	007°41'00"	227.00'	30.44'
C6	005°41'09"	273.00'	27.09'
C7	054°39'03"	28.00'	26.71'
C8	078°25'40"	28.00'	38.33'
C9	023°46'37"	28.00'	11.62'
C10	011°34'20"	73.00'	14.74'
C11	011°34'20"	127.00'	25.65'
C12	011°34'20"	100.00'	20.20'
C13	011°34'20"	73.00'	14.74'
C14	090°00'00"	30.00'	47.12'

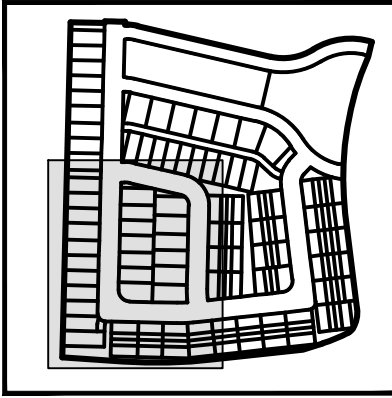
HATCH LEGEND

ROADS HEREBY DEDICATED TO THE CITY OF BLACK DIAMOND FOR PUBLIC RIGHT OF WAY

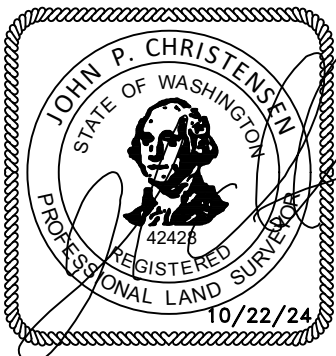
SYMBOL LEGEND

- SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
● SET 1/2" X 24" REBAR AND CAP MARKED "DEA 42428" ON PROPERTY CORNER
● SET 1.0" OFFSET 1/2" X 24" REBAR AND CAP MARKED "DEA 42428"
✕① SET TACK IN LEAD W/ WASHER ON PROPERTY CORNER
✕② SET 1.0" OFFSET TACK IN LEAD W/WASHER
✕③ SET 1.0" X 1.0" OFFSET TACK IN LEAD W/WASHER
✕④ SET 9.0" OFFSET TACK IN LEAD W/WASHER

KEY MAP



SEE SHEET 3 OF 11
FOR ADDRESSES



TEN TRAILS
PHASE 1B PLAT A
DIVISION 4

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



DAVID EVANS
AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
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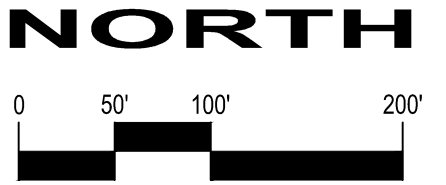
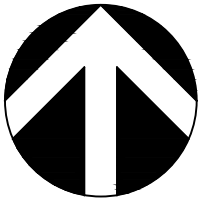
JOB NO. LENNLNW0002
SHEET 6 OF 11

TEN TRAILS

PHASE 1B PLAT A DIVISION 4

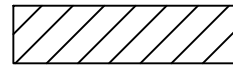
PORTION OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4
OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.,
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG



SCALE: 1" = 100'

HATCH LEGEND



ROADS HEREBY DEDICATED TO
THE CITY OF BLACK DIAMOND
FOR PUBLIC RIGHT OF WAY

MATCH SHEET 8

LEGEND

- 1 PUBLIC UTILITY EASEMENT
- 2 PRIVATE STORM DRAINAGE EASEMENT
(SEE RESTRICTIONS NOTE 6 ON SHEET 2)
- 3 PRIVATE ACCESS EASEMENT
- 4 PRIVATE WALL AND DRAINAGE EASEMENT
(SEE RESTRICTIONS NOTE 7 ON SHEET 2)
- 5 PUBLIC PEDESTRIAN ACCESS EASEMENT
- 6 SIGHT RESTRICTION EASEMENT
- 7 PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- 8 PRIVATE STORM DRAINAGE EASEMENT
(SEE RESTRICTIONS NOTE 5 ON SHEET 2)

LA - LANDSCAPE
UT - UTILITY
PA - PEDESTRIAN ACCESS
SA - SENSITIVE AREA
PK - PARK AREA

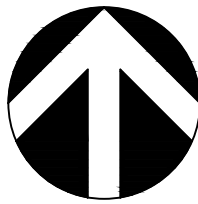


TEN TRAILS

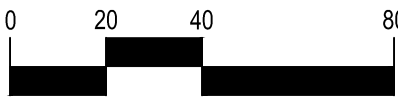
PHASE 1B PLAT A DIVISION 4

PORTION OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4
OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.,
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

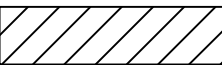


NORTH

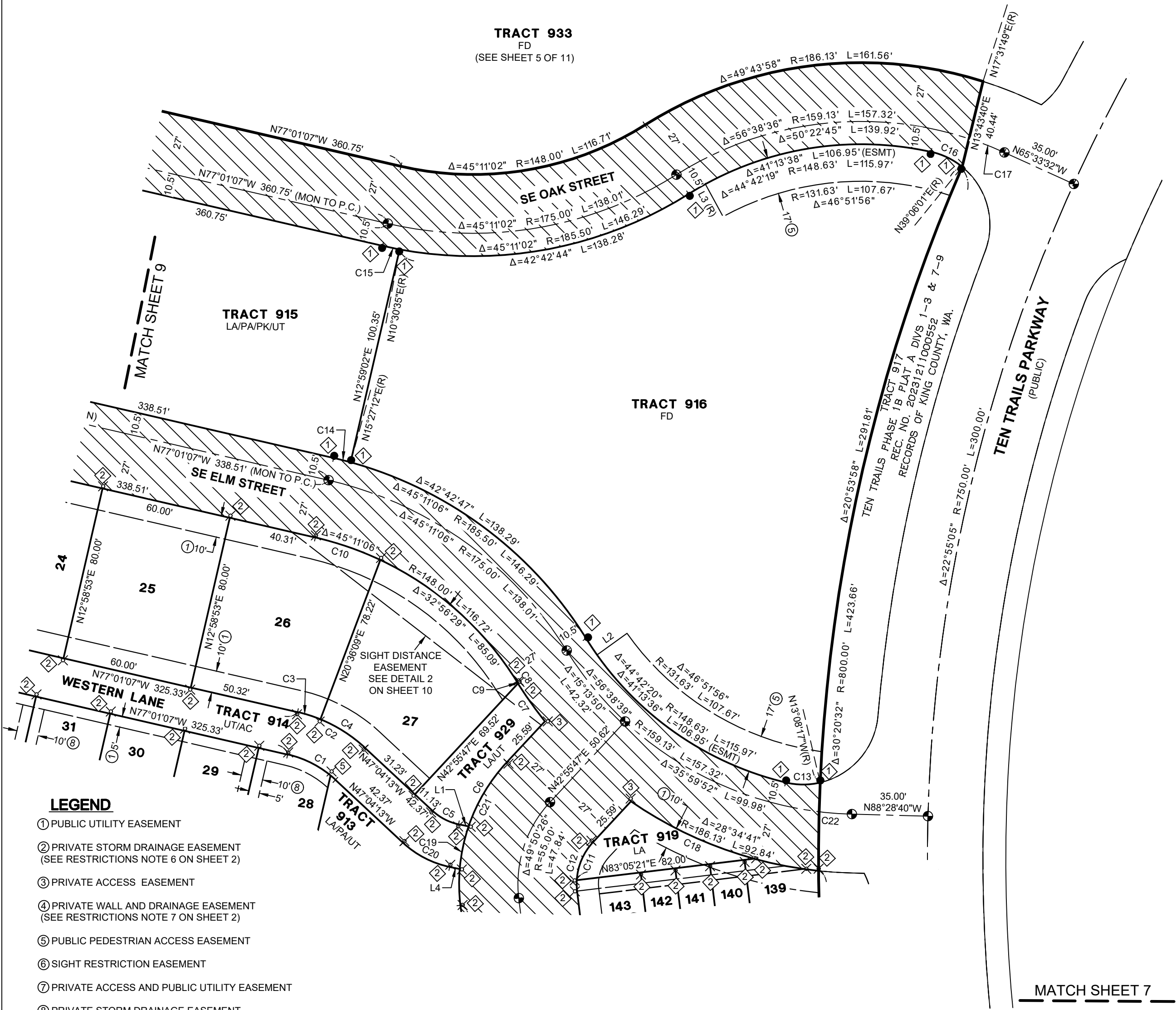


SCALE: 1" = 40'

HATCH LEGEND



ROADS HEREBY DEDICATED TO
THE CITY OF BLACK DIAMOND
FOR PUBLIC RIGHT OF WAY



LEGEND

- ① PUBLIC UTILITY EASEMENT
- ② PRIVATE STORM DRAINAGE EASEMENT
(SEE RESTRICTIONS NOTE 6 ON SHEET 2)
- ③ PRIVATE ACCESS EASEMENT
- ④ PRIVATE WALL AND DRAINAGE EASEMENT
(SEE RESTRICTIONS NOTE 7 ON SHEET 2)
- ⑤ PUBLIC PEDESTRIAN ACCESS EASEMENT
- ⑥ SIGHT RESTRICTION EASEMENT
- ⑦ PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- ⑧ PRIVATE STORM DRAINAGE EASEMENT
(SEE RESTRICTIONS NOTE 5 ON SHEET 2)

LA - LANDSCAPE
UT - UTILITY
PA - PEDESTRIAN ACCESS
SA - SENSITIVE AREA
PK - PARK AREA

SYMBOL LEGEND

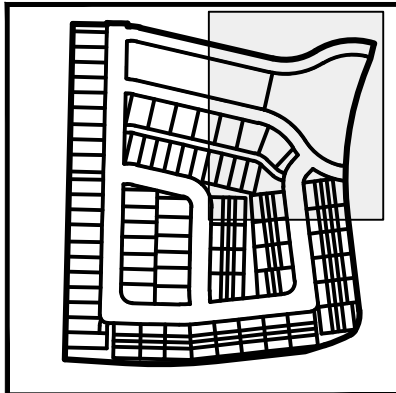
- ⊙ SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
- SET 1/2" X 24" REBAR AND CAP MARKED "DEA 42428" ON PROPERTY CORNER
- ⬢ SET 1.0' OFFSET 1/2" X 24" REBAR AND CAP MARKED "DEA 42428" ON PROPERTY CORNER
- ⊗ SET TACK IN LEAD W/ WASHER ON PROPERTY CORNER
- ⊗ SET 1.0' OFFSET TACK IN LEAD W/WASHER
- ⊗ SET 1.0' X 1.0' OFFSET TACK IN LEAD W/WASHER
- ⊗ SET 9.0' OFFSET TACK IN LEAD W/WASHER

Line Table		
Line #	Direction	Length
L1	N78°15'30"W	4.70'
L2	N54°29'41"E	17.00'
L3	N28°31'53"W	17.00'
L4	N78°15'30"W	4.70'

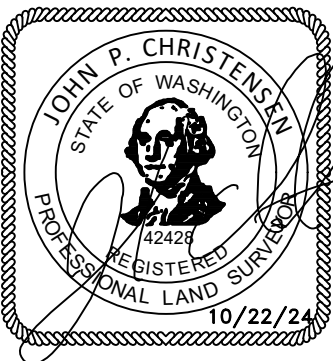
Curve Table				Curve Table			
Curve #	Delta	Radius	Length	Curve #	Delta	Radius	Length
C1	029°56'54"	48.00'	25.09'	C12	049°50'26"	28.00'	24.36'
C2	029°56'54"	68.00'	35.54'	C13	026°35'56"	34.50'	16.02'
C3	007°37'16"	68.00'	9.04'	C14	002°28'18"	185.50'	8.00'
C4	022°19'38"	68.00'	26.50'	C15	002°28'18"	185.50'	8.00'
C5	031°11'17"	25.00'	13.61'	C16	026°35'51"	34.50'	16.02'
C6	024°11'00"	82.00'	34.61'	C17	006°15'51"	159.13'	17.40'
C7	006°34'19"	186.13'	21.35'	C18	019°16'54"	186.13'	62.64'
C8	000°19'27"	186.13'	1.05'	C19	014°00'34"	82.00'	20.05'
C9	000°19'27"	186.13'	1.05'	C20	031°11'17"	45.00'	24.50'
C10	012°14'37"	148.00'	31.63'	C21	049°50'26"	82.00'	71.33'
C11	039°33'57"	28.00'	19.34'	C22	005°24'33"	159.13'	15.02'

MATCH SHEET 7

KEY MAP



SEE SHEET 3 OF 11
FOR ADDRESSES



TEN TRAILS PHASE 1B PLAT A DIVISION 4

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



DAVID EVANS
AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059

JOB NO. LENNLENW0002
SHEET 8 OF 11

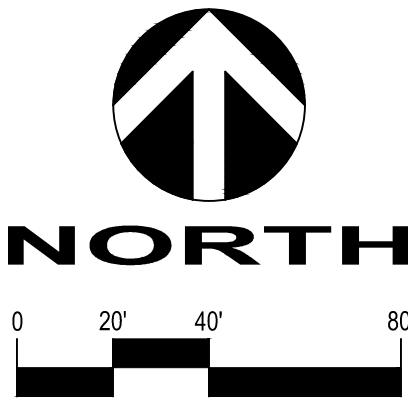
VOL/PG

TEN TRAILS

PHASE 1B PLAT A DIVISION 4

PORTION OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4
OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.,
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

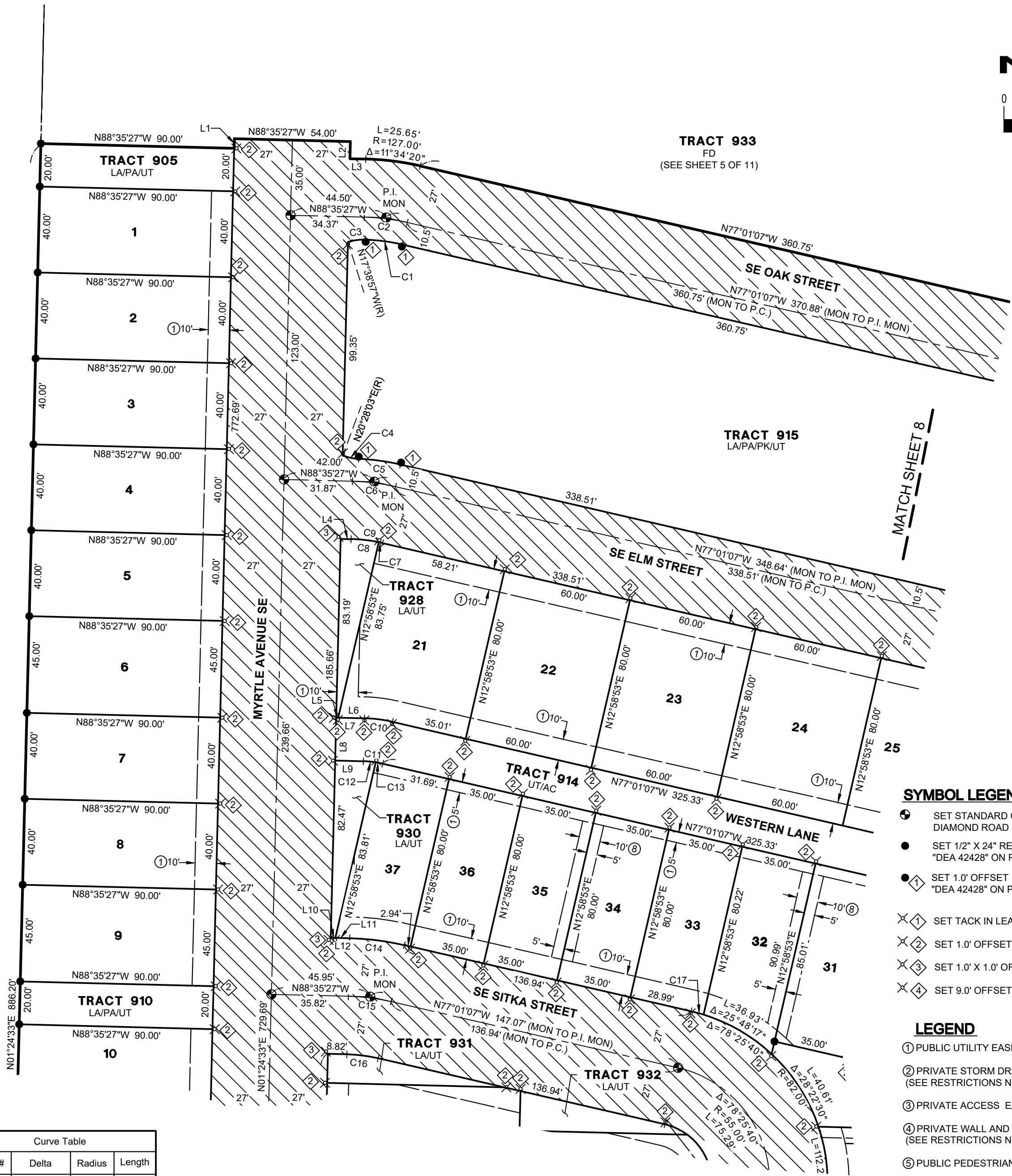
VOL/PG



SCALE: 1" = 40'

LOT 3
CITY OF BLACK DIAMOND
LLA NO. PLN 21-0077
NO. 2021122090009
RECORDS OF KING COUNTY, WA

MATCH SHEET 6



SYMBOL LEGEND

- SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
- SET 1/2" X 24" REBAR AND CAP MARKED "DEA 42428" ON PROPERTY CORNER
- SET 1.0' OFFSET 1/2" X 24" REBAR AND CAP MARKED "DEA 42428" ON PROPERTY CORNER
- SET TACK IN LEAD W/ WASHER ON PROPERTY CORNER
- SET 1.0' OFFSET TACK IN LEAD W/WASHER
- SET 1.0' X 1.0' OFFSET TACK IN LEAD W/WASHER
- SET 9.0' OFFSET TACK IN LEAD W/WASHER

LEGEND

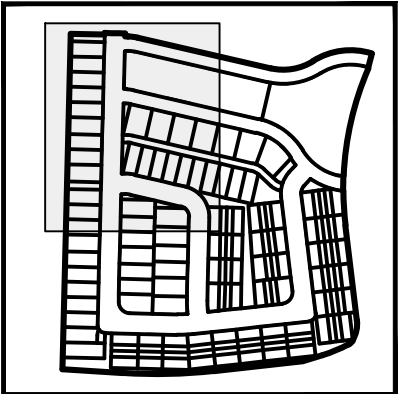
- PUBLIC UTILITY EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT (SEE RESTRICTIONS NOTE 6 ON SHEET 2)
- PRIVATE ACCESS EASEMENT
- PRIVATE WALL AND DRAINAGE EASEMENT (SEE RESTRICTIONS NOTE 7 ON SHEET 2)
- PUBLIC PEDESTRIAN ACCESS EASEMENT
- SIGHT RESTRICTION EASEMENT
- PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT (SEE RESTRICTIONS NOTE 5 ON SHEET 2)

LA - LANDSCAPE
UT - UTILITY
PA - PEDESTRIAN ACCESS
SA - SENSITIVE AREA
PK - PARK AREA

HATCH LEGEND

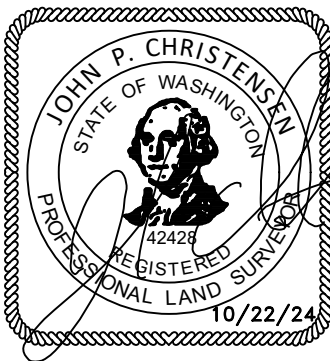
ROADS HEREBY DEDICATED TO THE CITY OF BLACK DIAMOND FOR PUBLIC RIGHT OF WAY

KEY MAP



Line Table			Curve Table			
Line #	Direction	Length	Curve #	Delta	Radius	Length
L1	N01°24'33"E	4.50'	C1	011°00'49"	89.50'	17.20'
L2	N01°24'33"E	8.00'	C2	011°34'20"	100.00'	20.20'
L3	N88°35'27"W	7.37'	C3	019°37'01"	24.50'	8.39'
L4	N88°35'27"W	4.87'	C4	017°43'51"	24.50'	7.58'
L5	N88°35'27"W	0.95'	C5	010°14'41"	110.50'	19.76'
L6	N88°35'27"W	12.20'	C6	011°34'20"	100.00'	20.20'
L7	N88°35'27"W	13.15'	C7	001°24'30"	73.00'	1.79'
L8	N01°24'33"E	20.00'	C8	010°09'49"	73.00'	12.95'
L9	N88°35'27"W	13.15'	C9	011°34'20"	73.00'	14.74'
L10	N88°35'27"W	2.10'	C10	011°34'20"	65.00'	13.13'
L11	N88°35'27"W	6.72'	C11	011°34'20"	45.00'	9.09'
L12	N88°35'27"W	8.82'	C12	007°21'25"	45.00'	5.78'
			C13	004°12'55"	45.00'	3.31'
			C14	011°34'20"	127.00'	25.65'
			C15	011°34'20"	100.00'	20.20'
			C16	011°34'20"	73.00'	14.74'
			C17	004°12'06"	82.00'	6.01'

SEE SHEET 3 OF 11
FOR ADDRESSES



TEN TRAILS PHASE 1B PLAT A DIVISION 4

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



DAVID EVANS
AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059

JOB NO. LENNLENW0002
SHEET 9 OF 11

VOL/PG

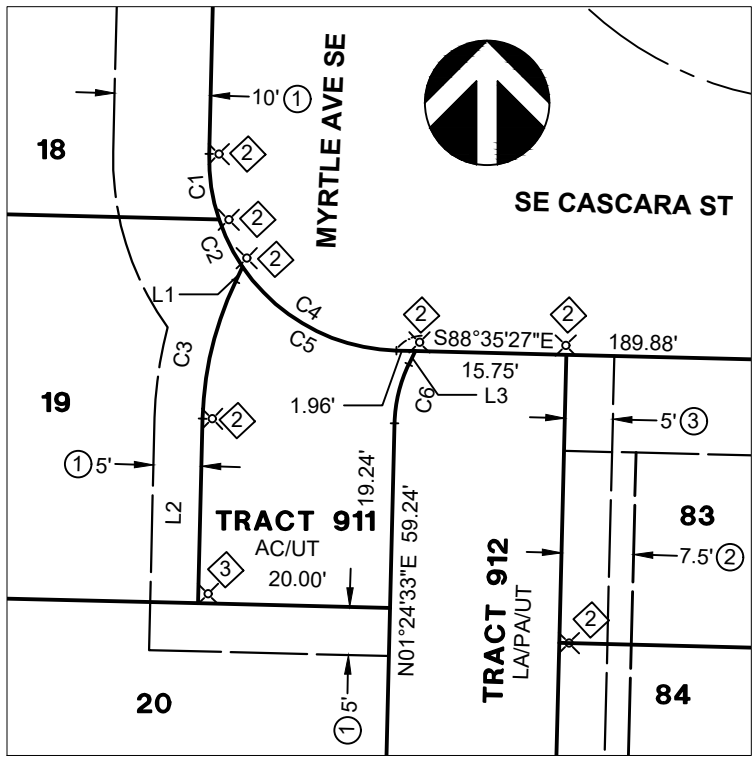
TEN TRAILS

PHASE 1B PLAT A DIVISION 4

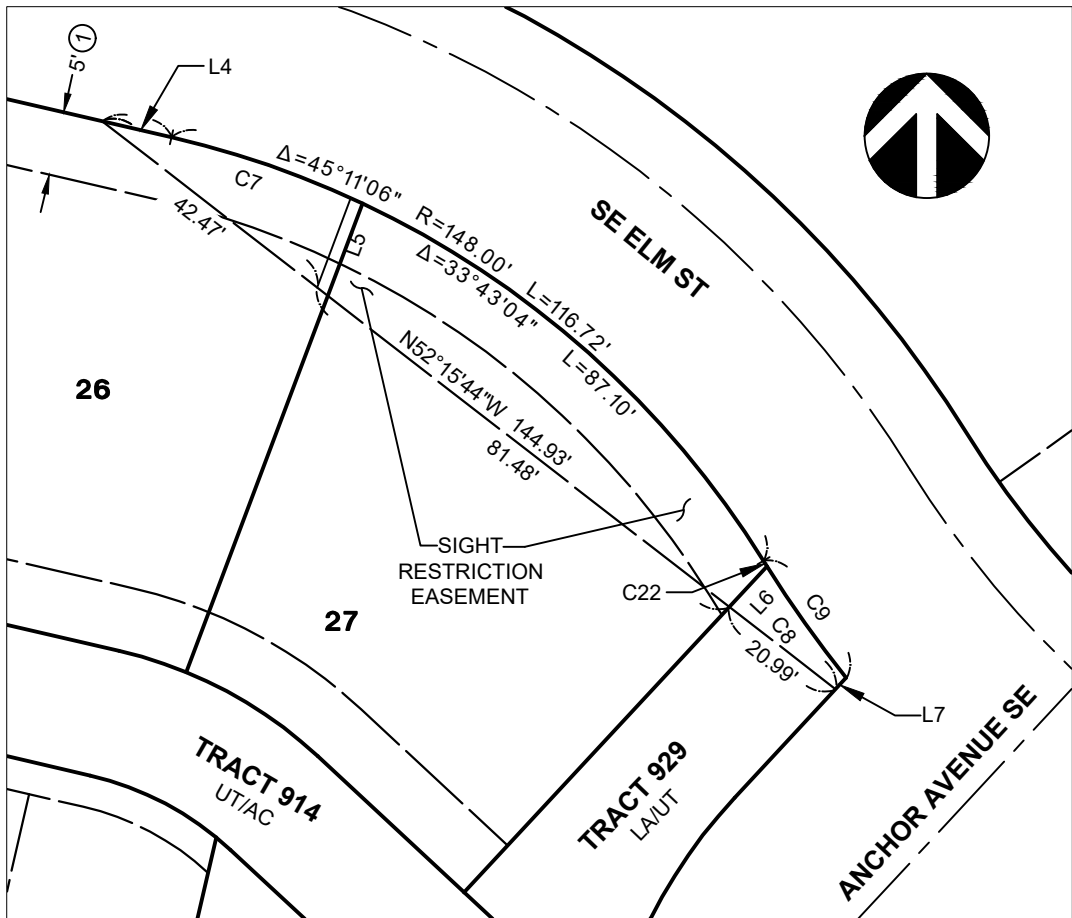
PORTION OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4
OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.,
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

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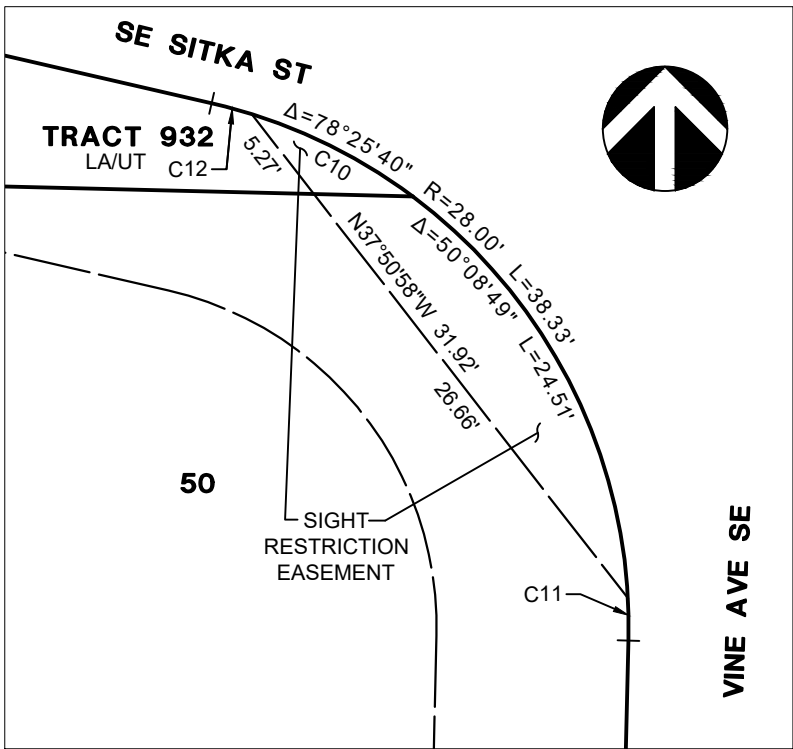
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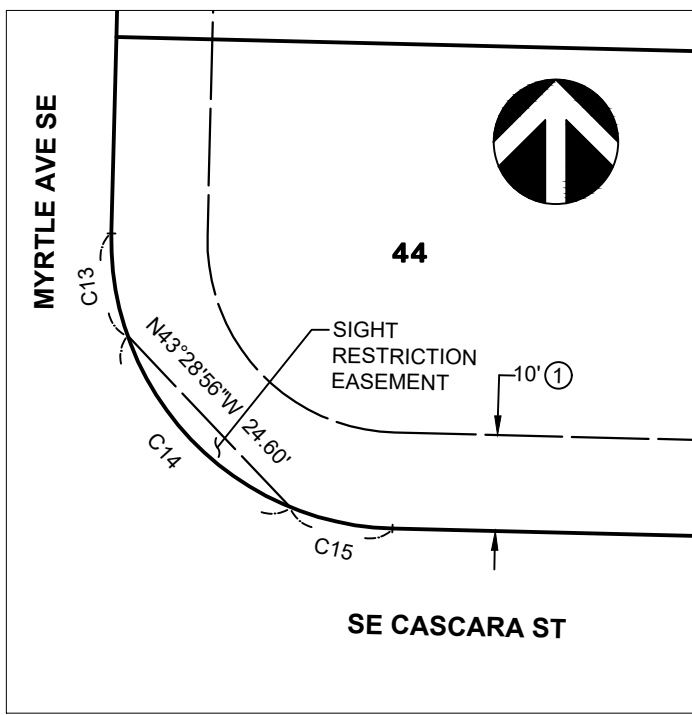
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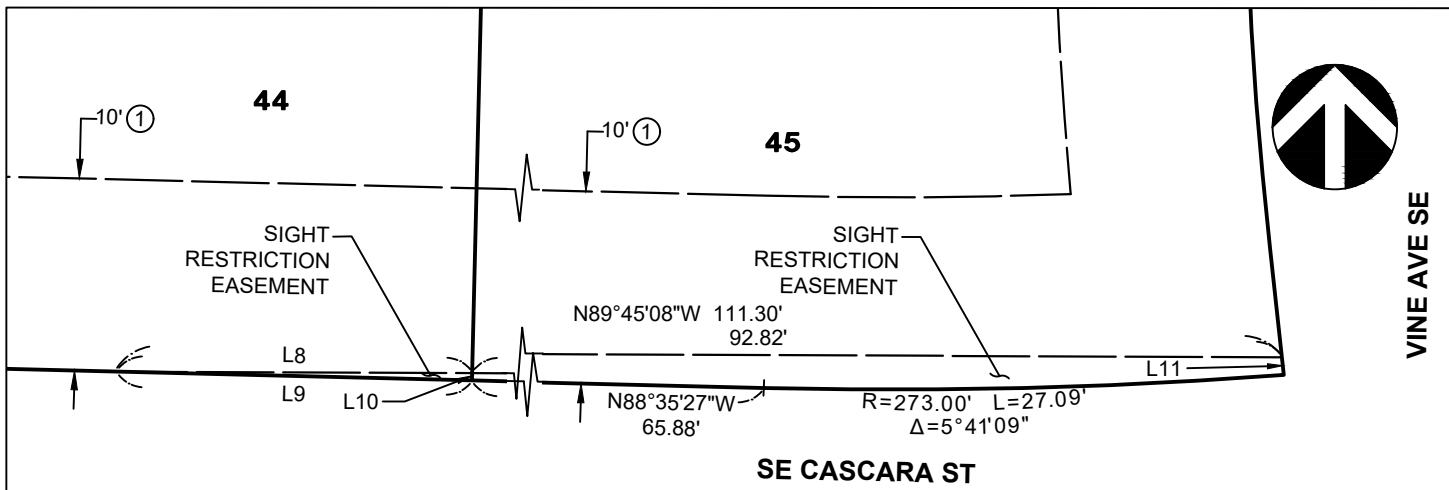
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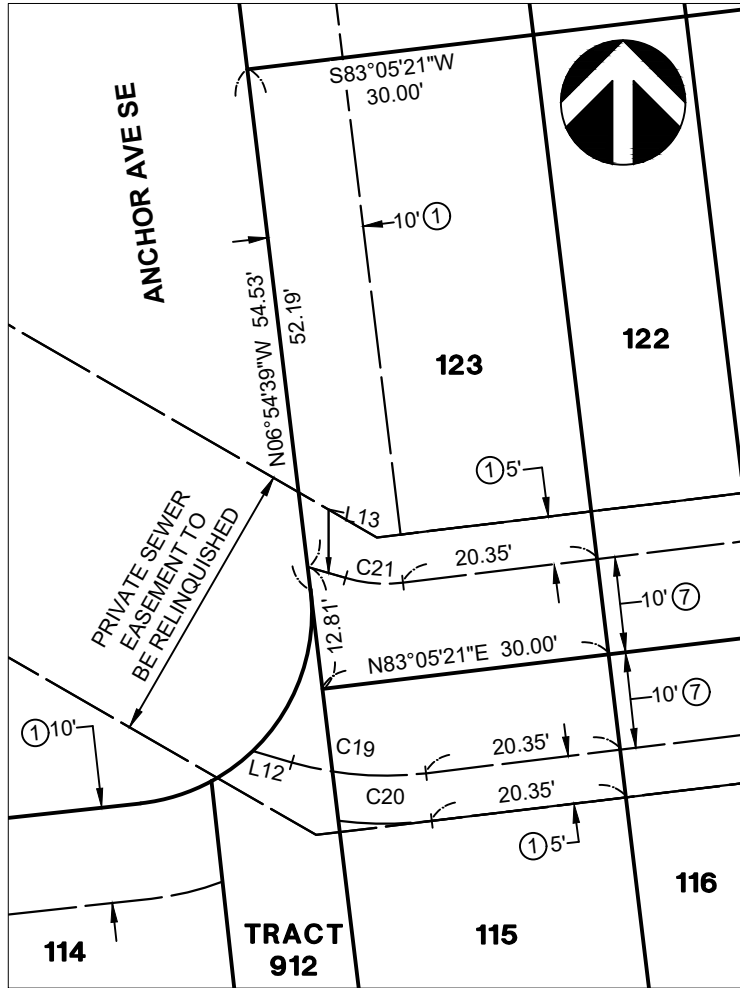
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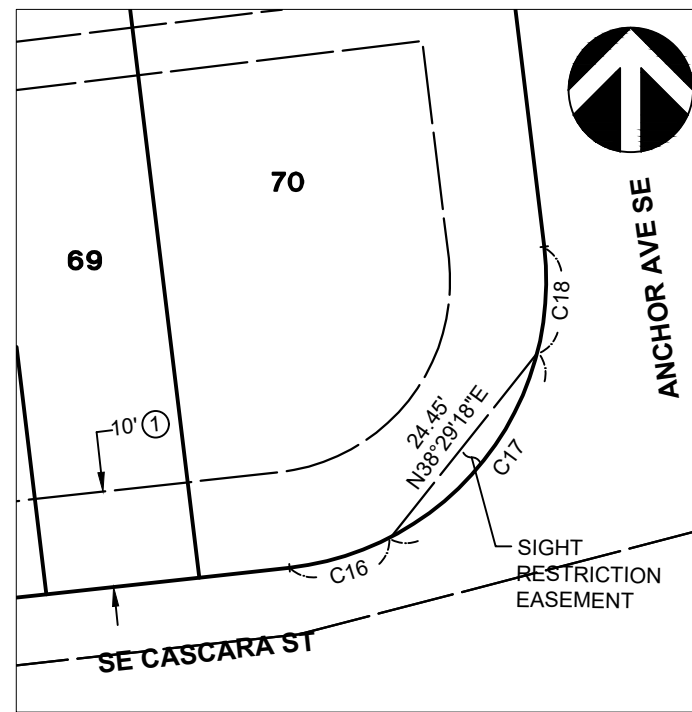
DETAIL-5
1"=10'



DETAIL-7
1"=20'



DETAIL-6
1"=20'



SYMBOL LEGEND

- SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
- SET 1/2" X 24" REBAR AND CAP MARKED "DEA 42428" ON PROPERTY CORNER
- SET 1.0' OFFSET 1/2" X 24" REBAR AND CAP MARKED "DEA 42428" ON PROPERTY CORNER
- SET TACK IN LEAD W/ WASHER ON PROPERTY CORNER
- SET 1.0' OFFSET TACK IN LEAD W/WASHER
- SET 1.0' X 1.0' OFFSET TACK IN LEAD W/WASHER
- SET 9.0' OFFSET TACK IN LEAD W/WASHER

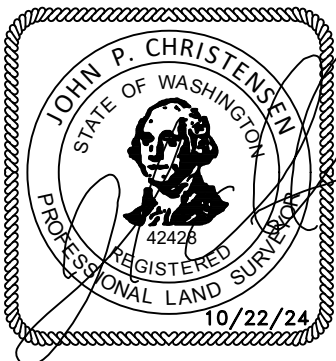
LEGEND

- PUBLIC UTILITY EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT (SEE RESTRICTIONS NOTE 6 ON SHEET 2)
- PRIVATE ACCESS EASEMENT
- PRIVATE WALL AND DRAINAGE EASEMENT (SEE RESTRICTIONS NOTE 7 ON SHEET 2)
- PUBLIC PEDESTRIAN ACCESS EASEMENT
- SIGHT RESTRICTION EASEMENT
- PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT (SEE RESTRICTIONS NOTE 5 ON SHEET 2)

LA - LANDSCAPE
UT - UTILITY
PA - PEDESTRIAN ACCESS
SA - SENSITIVE AREA
PK - PARK AREA

Line Table		
Line #	Direction	Length
L1	N25°39'12"E	1.66'
L2	N01°24'33"E	19.24'
L3	N25°39'12"E	1.55'
L4	N77°01'07"W	11.12'
L5	N20°36'09"E	14.96'
L6	N42°55'47"E	8.62'
L7	N42°55'47"E	2.42'
L8	N89°45'08"W	18.48'
L9	N88°35'27"W	18.47'
L10	N01°24'33"E	0.37'
L11	N06°16'27"W	0.92'
L12	N73°48'55"W	4.25'
L13	N73°48'55"W	4.09'

Curve Table				Curve Table			
Curve #	Delta	Radius	Length	Curve #	Delta	Radius	Length
C1	019°54'48"	20.00'	6.95'	C12	004°24'51"	28.00'	2.16'
C2	015°50'33"	20.00'	5.53'	C13	020°41'12"	30.00'	10.83'
C3	024°14'39"	35.00'	14.81'	C14	048°24'35"	30.00'	25.35'
C4	090°00'00"	20.00'	31.42'	C15	020°54'13"	30.00'	10.95'
C5	054°14'39"	20.00'	18.93'	C16	021°11'18"	30.00'	11.09'
C6	024°14'39"	15.00'	6.35'	C17	048°05'55"	30.00'	25.18'
C7	011°28'02"	148.00'	29.62'	C18	021°20'59"	30.00'	11.18'
C8	006°34'19"	186.13'	21.35'	C19	023°05'43"	35.00'	14.11'
C9	006°53'46"	186.13'	22.40'	C20	013°57'32"	40.00'	9.75'
C10	019°21'46"	28.00'	9.46'	C21	023°05'43"	15.00'	6.05'
C11	004°30'14"	28.00'	2.20'	C22	000°19'27"	186.13'	1.05'



CITY OF BLACK DIAMOND FILE NO. PLN 24-0047

TEN TRAILS PHASE 1B PLAT A DIVISION 4

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



DAVID EVANS
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20300 Woodinville Snohomish Rd NE
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JOB NO. LENNLNW0002
SHEET 10 OF 11

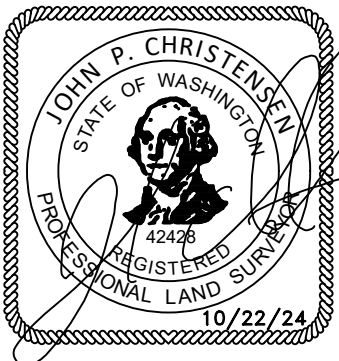
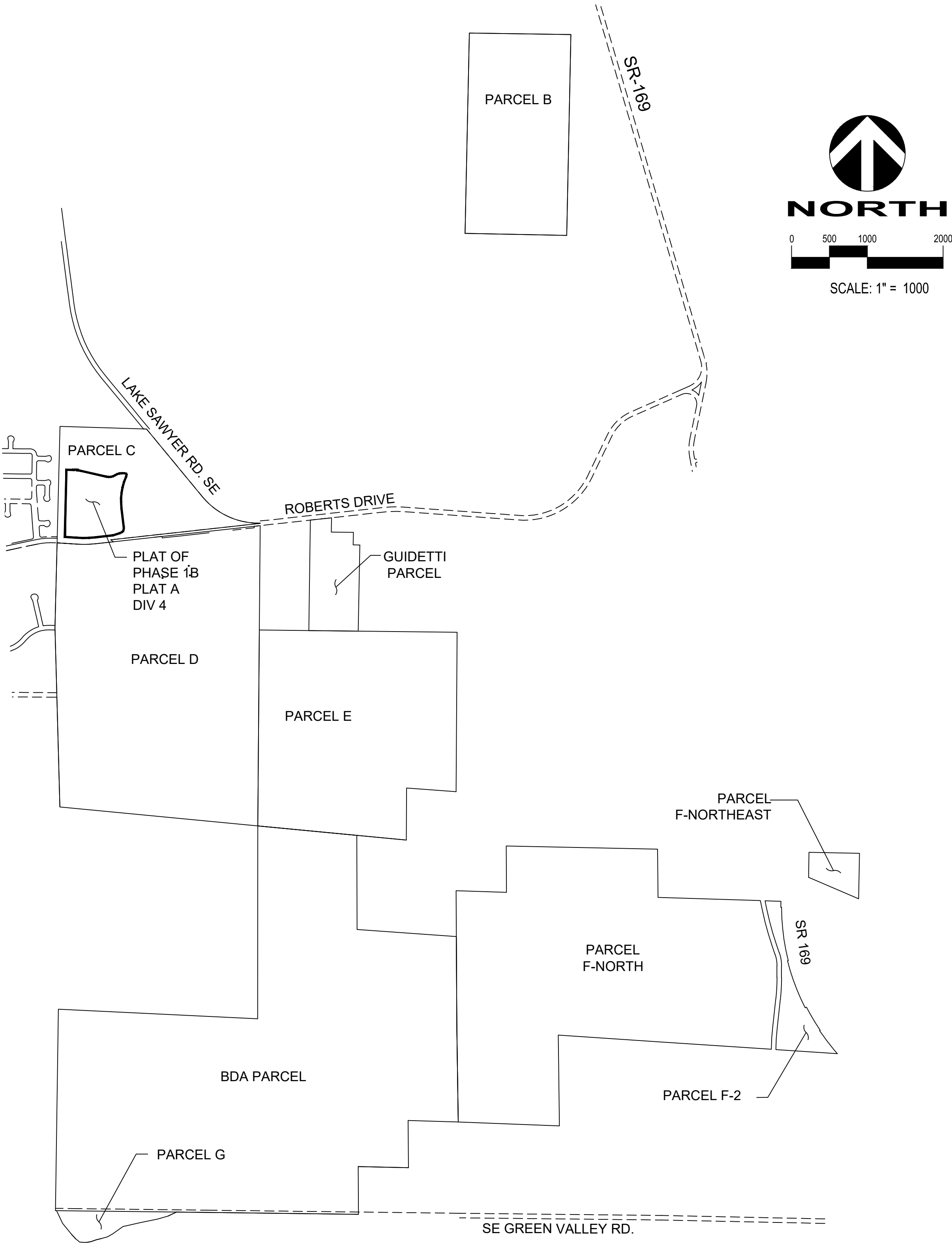
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TEN TRAILS

PHASE 1B PLAT A DIVISION 4

PORTION OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4
OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.,
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG



TEN TRAILS PHASE 1B PLAT A DIVISION 4

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



**DAVID EVANS
AND ASSOCIATES INC.**
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425 415 2000 f: 425 486 5059

JOB NO. LENNLENW0002
SHEET 11 OF 11

VOL/PG

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: DRC Trust Agreement with Palmer Coking Coal for use of the City TDR Bank	Agenda Date: November 7, 2024	
	AB24-074	
	Mayor Carol Benson	X
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev – Andy Williamson	X
	Finance – Xavier Mason	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note): n/a		
Fund Source: n/a		
Timeline: n/a		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: DRC Trust Agreement		
SUMMARY STATEMENT: Palmer Coking Coal LLP has substantial land holdings within the City, including lands that are within TDR sending areas and which have TDRs available for severance. Palmer has requested to be able to use the City's TDR Bank so that it may place TDRs in trust until such time as Palmer identifies suitable development sites within TDR receiving areas to which the TDRs may be transferred as part of one or more future development projects. The Black Diamond Municipal Code, Chapter 19.24, requires that a Trust Agreement be executed between the City and anyone wishing to use the TDR Bank to hold TDRs in trust pending future development applications. The attached DRC Trust Agreement follows the same template as used by CCD Black Diamond Partners LLC, which is the only other entity currently using the TDR Bank as a repository for TDRs held in trust. Approval of the DRC Trust Agreement does not signify approval of any TDR transactions or any development projects. It merely authorizes the TDR Bank to receive TDRs from Palmer properties, to be held in trust until they are needed for a future development project. FISCAL NOTE (Finance Department): N/A		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: MOTION to authorize the Mayor to execute a DRC Trust Agreement with Palmer Coking Coal to use the City's TDR Bank, substantially in the form attached hereto.		

RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
November 7, 2024		

DRC Trust Agreement

THIS DRC Trust Agreement dated as of the ____ day of _____, 20____ (this “Agreement”), is entered into by and among Palmer Coking Coal Company, LLP, a Washington limited liability partnership (“Trustor”) and City of Black Diamond, a non charter code city in the State of Washington, operating under the provisions of Chapter 35A RCW (“Trustee” or “City”).

R E C I T A L S:

WHEREAS, Trustor is the owner of real property in the City, including property located within “TDR Receiving Areas” to which development rights can be transferred pursuant to the City’s TDR Program, as identified on the map entitled the “TDR Program Map,” which is attached as Exhibit 2 to City of Black Diamond Ordinance No. 752;

WHEREAS, as set forth in Section 1 of Black Diamond City Council Resolution No. 19-1298, the Black Diamond City Council has previously determined that the immediate removal of development rights from the sending sites identified on the TDR Program Map attached as Exhibit 2 to Black Diamond Ordinance No. 752, dated December 26, 2003 (collectively, the “Sending Sites”), upon request of the Sending Site owners, so that they can be transferred to future TDR Receiving Areas will further the goals and purposes of the City’s Comprehensive Plan, the City’s TDR Program, and the 1996 Black Diamond urban growth area agreement, by making the purchase, sale, and transfer of TDRs more efficient and convenient for owners of TDR sending and receiving areas;

WHEREAS, the TDR Program at Black Diamond Municipal Code (“BDMC”) Section 19.24.055(A) created the City of Black Diamond TDR bank (the “TDR Bank”) and further authorizes the TDR Bank (per BDMC 19.24.055(G)) to receive development right certificates to be held in trust consistent with the terms of BDMC 19.24.065;

WHEREAS, Black Diamond Resolution No. 19-1298 also specifically authorizes development right certificates (“DRCs”) from Sending Sites to be placed into trust with the City’s TDR Bank, upon Trustor’s payment of fee of Three Hundred Twenty-Four Dollars (\$324.00) per transaction, regardless of the number of development rights included in the transaction;

WHEREAS, Trustor desires to be able to transfer development rights from one or more of its properties to the City’s TDR Bank to be held in trust until such time as Trustor identifies an eligible TDR Receiving Site to which the development rights may be transferred in connection with future development proposals; and

WHEREAS, BDMC 19.24.065(A)(3) requires that Trustor and Trustee execute a DRC trust agreement prior to or coincident with transferring development rights into trust in the City’s TDR Bank.

A G R E E M E N T:

NOW, THEREFORE, in consideration of the mutual covenants and the other good and valuable consideration contained herein, the receipt and sufficiency of which are hereby acknowledged, Trustor and Trustee hereby agree as follows:

1. Creation of Trust. Upon mutual execution of this Agreement, Trustee agrees to (i) hold in trust, for the benefit of Trustor, DRCs owned or otherwise acquired by Trustor, in the City of Black Diamond's TDR Bank and (ii) upon receipt of valid instructions and required documentation, disburse the DRCs held in trust to Trustor in accordance with the terms of this Agreement and said instructions.

2. Development Rights Certificate.

- a. If Trustor is not in possession of a valid development right certificate issued by the City certifying that at least the number of development rights that Trustor wishes to transfer to the TDR Bank are available for transfer, or if any Seller of transferrable development rights is not in possession of a valid DRC issued by the City certifying that at least the number of development rights it is under contract to sell to Trustor are available for severance from the Sending Site, then Trustor or Seller, as appropriate, shall submit a complete application for a DRC to the City consistent with BDMC 19.24.060 along with any applicable application fee at least forty-five (45) day prior to any closing date set forth in a purchase agreement between Seller and Trustor (the "Closing Date"). If the City approves the DRC application submitted by Trustor or Seller consistent with BDMC 19.24.060(E), then the City shall issue a DRC for the Sending Site stating the quantity of development rights remaining thereon. Simultaneous therewith, the City shall also record a notice of issuance of the DRC with the King County's Recorder's Office as set forth in BDMC 19.24.060(E). Such recording cost shall be paid by Seller or Trustor, as appropriate, who shall, at the time of the DRC application, pay a deposit of \$150.00 to the City to be applied toward recording fees.
- b. If Seller or Trustor is already in actual or constructive possession of a valid DRC (personally or via escrow arrangement), or following City's issuance of the DRC as outlined in subsection (a) above, Trustor shall send a written notice to the Trustee of its intent to use the TDR Bank to facilitate the transfer of the DRC (or a portion of the development rights included therein) into trust and include in such notice both the number of development rights to be acquired or transferred and, if applicable, the Closing Date. Such written notice shall be received by Trustee no later than ten (10) business days prior to any Closing Date.

3. Steps to Place DRCs into Trust. Following Trustee's receipt of the written notice from Trustor described in subsection 2(b) above, Trustor and Trustee shall perform the following steps to place DRCs into trust with the TDR Bank:

- a. Notice of Sale of DRC. If Trustor is acquiring development rights to be placed in trust with the TDR Bank, the Escrow Agent identified in the Purchase Agreement shall be instructed by Trustor to deliver an original signed written notification as set forth in BDMC 19.24.090 from Seller stating the quantity of development rights associated with the DRC that Seller has conveyed to Trustor for the Ten Trails Receiving Area and that shall be held in trust by the Trustee for the benefit of Trustor in the City's TDR Bank. Such written notification shall occur pursuant to the form attached hereto as **Exhibit B** (the "Notice of Sale of DRC") and incorporated herein by this reference. Included within such Notice shall be Seller's payment to the City of the applicable transfer fee as specified in the City's adopted fee schedule. Within fifteen (15) business days of the Trustee's receipt of the Notice of Sale of DRC, the City shall perform the following:
 - i. Send by registered mail for recording with the King County Recorder's Office, at Trustor's cost, notice that that the DRC holder has changed to the "City of Black Diamond, as Trustee pursuant to the terms of the DRC Trust Agreement between CCD Black Diamond Partners LLC and the City of Black Diamond dated *[fill in date of the Agreement]*" and is being held in the City's TDR Bank for benefit of Trustor. Once this notice is recorded, the DRC shall not have an expiration date.
 - ii. If applicable, reissue a DRC to Seller indicating any remaining development rights available for sale or transfer from the Sending Site, if any.
 - iii. Update the City's TDR Program database to identify the trust status of the DRC held in trust by the TDR Bank.
 - iv. Issue a written notice to Trustor and Seller that the TDR Program database has been updated to reflect the transfer.

The transfer fee shall be established by the City, and updated as necessary, to cover the City's costs in completing the foregoing steps. The City shall not perform the four steps outlined above unless and until the items described in Sections 4 and 5, below, have been completed.

4. Deed of Transfer. At the closing of the Development Rights Purchase Transaction ("Closing"), Seller shall transfer the development rights from the Sending Site(s) to the Trustee for the benefit of the Trustor using the form of deed of transfer set forth in **Exhibit C** ("Deed of

Transfer”). Alternatively, if Trustor already owns or controls a DRC for the development rights to be placed in trust in the TDR Bank, Trustor shall use the Deed of Transfer form to transfer the development rights from the Sending Site(s) to the Trustee for the benefit of Trustor. Consistent with BDMC 19.24.100, the Deed of Transfer shall specify the number of development rights, the legal description of the Sending Site, and the legal description of the Ten Trails Receiving Area.

5. Conservation Easement. At Closing, or no later than the time that a Deed of Transfer is delivered to the City to effect a transfer of development rights to Trustee per Section 4 above, a permanent conservation easement in a form approved by the Black Diamond City Attorney as set forth in **Exhibit D** (“Conservation Easement”) and signed by the Mayor shall be recorded on the Sending Site by the Escrow Agent (or by the Trustor, if there is no Escrow Agent) and filed with the City Clerk per BDMC 19.24.080(C). It is understood by the Trustor and Trustee that unless the Deed of Transfer reflects the transfer to Trustor of all of the remaining development rights on the Sending Site as reflected in the corresponding DRC, the Conservation Easement must include a legal description specifying the portion of the Seller’s Sending Site parcel (the “Conservation Zone”) that is to be made subject to the development prohibitions and/or use restrictions set forth in the Conservation Easement.

6. Administration of Trust. Simultaneous with Trustor’s submittal of an application for: (i) final plat approval for any division of a final plat, (ii) final binding site plan approval, or (iii) site plan review approval within the Ten Trails Receiving Area requiring development rights from the TDR Bank, Trustor shall deliver a written notice to Trustee that it wishes to transfer a DRC, or a portion of the development rights evidenced by a DRC, to a specific parcel(s) within the Ten Trails Receiving Area. This notice shall include the certificate number(s) of the DRC(s) (or portion(s) thereof) being transferred to the receiving area. Thereafter, if the City approves the Trustor’s application for final plat, final binding site plan, or site plan review, Trustee shall disburse, within five (5) business days of such approval, the DRC or applicable portion thereof to Trustor by issuing a notice in recordable format that Trustor shall record at its expense simultaneous with the final plat, final binding site plan, or site plan review stating that: (i) the DRC (or a portion thereof if applicable) is now held by Trustor; and (ii) identifying the specific parcel(s) within the Ten Trails Receiving Area receiving the development right(s). Simultaneous therewith, the City shall update the TDR Program database accordingly.

7. Termination of Trust. This Agreement shall terminate upon the later of the following: (i) expiration of the Development Agreement or (ii) when all development rights evidenced by the DRCs held in TDR Bank on behalf of Trustor have been applied to a specific parcel(s) within the Ten Trails Receiving Area pursuant to the process outlined in Section 6 of this Agreement. If Trustor still has DRCs in the TDR Bank when the MPD Funding Agreement set forth in Exhibit N of the Development Agreement expires, Trustor and Trustee shall work cooperatively to revise Sections 14 and 15 herein to replace references to the terms of the Development Agreement.

8. Accounting. Trustee shall provide Trustor with quarterly statements detailing the number and status of development rights certificates it holds in trust for Trustor.

9. Dispute. In the event that a dispute shall arise as to the disposition of a DRC, Trustee shall have the right, at its option, to either hold the same or deposit the same with a court of competent jurisdiction pending decision of such court, and Trustee shall be entitled to rely upon the decision of such court.

10. Conflict with Purchase Agreement and/or Development Rights Purchase Transaction. In the event of any conflict regarding the subject matter of this Agreement and the terms and conditions of a Purchase Agreement and/or Development Rights Purchase Transaction, the terms and conditions of this Agreement shall control.

11. Trustee Liability. Trustee shall have no liability whatsoever arising out of or in connection with its activity as Trustee provided it does not act with gross negligence, in bad faith or willful disregard of the terms of this Agreement, and Trustor agrees to indemnify and hold harmless Trustee all out-of-pocket loss, cost, claim, damage, liability and expenses (including reasonable legal fees) actually incurred by Trustee by reason of its acting as trustee under the terms of this Agreement, unless caused by Trustee's gross negligence, bad faith, or willful disregard of the terms of this Agreement.

12. Reliance. Trustee shall be entitled to rely upon any judgment, certification, demand or other writing delivered to it hereunder without being required to determine the authenticity or the correctness of any fact stated therein, the propriety or validity thereof, or the jurisdiction of a court issuing any such judgment. Trustee may act in reliance upon (a) any instrument or signature believed to be genuine and duly authorized, and (b) advice of counsel in reference to any matter or matters connected therewith.

13. Prevailing Party Expenses. In the event of a dispute concerning this Agreement, the substantially prevailing party shall be entitled to be reimbursed by the other party for its reasonable legal fees actually incurred in the dispute.

14. Trustee Costs. Trustee's costs associated with performing its obligations under this Agreement (as well as the recording costs assumed by Trustor hereunder) shall be deemed MDRT Costs as defined in Exhibit N of the Development Agreement and shall be invoiced monthly by the City and paid by Trustor according to the provisions of the MPD Funding Agreement set forth in such Exhibit N. Trustee's costs of administration are expressly understood by the Parties to include administrative time and expenses associated with transferring DRCs out of the trust for final plat approval and recording, issuing notices, updating the TDR Program database, and preparing regular reports to Trustor concerning the number and status of DRCs held in trust. Notwithstanding the foregoing, Trustee acknowledges and agrees that it shall first use and apply the DRC application fee, the transfer fee, and the \$150 recording fee deposit for its costs associated with performing its obligations under this Agreement prior to invoicing Trustor for any costs in excess of these amounts.

15. Notices. Notices given under this Agreement shall be given to the parties at the addresses and in the manner set forth in Section 14 of the MPD Funding Agreement set forth in Exhibit N of the Development Agreement.

16. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington, without reference to its choice-of-law rules.

17. Counterparts. This Agreement, and any amendment hereto (as evidenced by a written agreement between the parties hereto), may be executed in any number of counterparts and by each party on separate counterparts, each of which when so executed and delivered shall be deemed an original and all of which taken together shall constitute but one and the same instrument. The parties may deliver executed signature pages to this Agreement by facsimile or electronic transmission, which facsimile or electronic copy shall be deemed to be an original signature page.

18. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective successors and assigns.

19. Jurisdiction. ALL ACTIONS OR PROCEEDINGS IN ANY WAY ARISING OUT OF OR RELATED TO THIS AGREEMENT WILL BE LITIGATED IN THE APPLICABLE FEDERAL DISTRICT COURT OR THE STATE COURT HAVING JURISDICTION FOR KING COUNTY, WASHINGTON (COLLECTIVELY, THE "COURTS"). BY EXECUTING AND DELIVERING THIS AGREEMENT, THE PARTIES HERETO SUBMIT TO THE NON-EXCLUSIVE PERSONAL JURISDICTION OF THE COURTS FOR ANY SUIT, ACTION OR PROCEEDING ARISING OUT OR IN RELATION TO THIS AGREEMENT.

IN WITNESS WHEREOF, the parties have executed this DRC Trust Agreement as of the date set forth above.

TRUSTOR:

PALMER COKING COAL COMPANY, LLP, a
Washington limited liability company

By: _____

Printed name: _____

Title: _____

Date: _____

TRUSTEE:

CITY OF BLACK DIAMOND

Carol Benson, Mayor

Date: _____

Attest:

Brenda Martinez, City Clerk

Approved as to Form:

David Linehan, City Attorney

Exhibits:

- Ex. A: Sending Site Legal Description
- Ex. B: Form of Notice of Sale of DRC
- Ex. C: Form of Deed of Transfer
- Ex. D: Form of Permanent Conservation Easement

Exhibit A

SENDING SITE LEGAL DESCRIPTION

Exhibit B

FORM OF NOTICE OF SALE OF DRC

[DATE]

CITY OF BLACK DIAMOND
ATTN: Community Development Director
24301 Roberts Drive
PO Box 588
Black Diamond, WA 98010

Dear Director _____:

This letter provides written notice that *[NAME OF SELLER]* (“DRC Holder”) has effective as of the date of this letter and pursuant to BDMC 19.24.090, conveyed the right to use *[IDENTIFY NUMBER OF DEVELOPMENT RIGHTS CONVEYED]* of Development Rights Certificate (DRC) *[ADD SERIAL NUMBERS FROM DRC]* dated *[ADD DRC DATE]* to City of Black Diamond, as Trustee for CCD Black Diamond Partners LLC pursuant to the terms of the DRC Trust Agreement dated _____.

Enclosed is the applicable transfer fee for the City in the amount of \$_____.

DRC Holder requests that the City enter the data into the TDR Program database; change the name of the DRC holder to “City of Black Diamond, as Trustee pursuant to the terms of the DRC Trust Agreement between CCD Black Diamond Partners LLC and the City of Black Diamond dated *[fill in date of the applicable DRC Trust Agreement]*”; issue a written notice to CCD Black Diamond Partners LLC and DRC Holder that the TDR Program database has been updated to reflect the transfer, and record a notice with the King County Recorder’s Office that the DRC holder has changed.

[IF DRC HOLDER DOES NOT SELL ALL TDRS TO CCD BLACK DIAMOND PARTNERS LLC, THEN INCLUDE FOLLOWING PARAGRAPH: DRC Holder requests that the City reissue a DRC to DRC Holder indicating the remaining ____ development rights available for sale or transfer from the Sending Site.]

If you have any questions regarding this written notice of DRC transfer and sale, please contact DRC Holder at _____ and CCD Black Diamond Partners LLC at 425-898-2100.

Sincerely,

[NAME OF SELLER]

Exhibit C

FORM OF DEED OF TRANSFER

Exhibit D

FORM OF PERMANENT CONSERVATION EASEMENT

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Public hearing regarding proposed ordinance amending Title 18 to allow cannabis producers, processors, retailers, and research uses in certain zones of the City.	Agenda Date: November 7, 2024 AB24-075	
	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev (Interim) – Andy Williamson	X
	Finance – Xavier Mason	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
	Public Works – Scott Hanis	
Cost Impact (see also Fiscal Note): N/A	Court – Judge Swain/Tawnya Parks	
Fund Source:		
Timeline:		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Staff Report, 9/22/23 PC Recommendation, Sensitive Uses Definitions, 9/20/24 PC Recommendation, Cannabis Buffers Research, Maps of Potential Cannabis Buffers, Draft Cannabis Regulations Amendments		
SUMMARY STATEMENT: The proposed code amendments are in response to City Council’s decision to repeal the prohibition on recreational and medical cannabis and to allow cannabis businesses within the city in the future. Amendments are proposed to Chapters 18.20 (Zoning Use Matrix), 18.36 (Neighborhood Center – NC), 18.38 (Community Commercial District – CC), 18.42 (Business/Industrial Park – B/IP), and 18.44 (Industrial District – I), and a new Chapter, 18.62 (Cannabis Regulations) is also proposed. This proposed ordinance is for a public hearing only with adoption expected to occur at the November 21, 2024, City Council meeting. FISCAL NOTE (Finance Department): N/A		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: Public hearing only.		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
November 7, 2024	Public Hearing and First Reading Only	



CITY OF BLACK DIAMOND

Physical Address: 24301 Roberts Drive
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EXHIBIT 1 – CITY COUNCIL STAFF REPORT

Project Name:	Cannabis Regulations Code Amendments
Applicant:	City of Black Diamond
Date of Staff Report:	October 24, 2024
Staff Recommendation:	Approval
City Staff Contact:	Andrew Love, AICP Contract Planner alove@blackdiamondwa.gov (360) 851-4530
Public Comment Period:	August 28 through September 10, 2024, following notice of Planning Commission Public Hearing; September 10 through September 24, 2024, following SEPA DNS; October 24 through November 7, 2024, following notice of City Council Public Hearing
Public Notice:	Type 5 applications do not require notice of application per BDMC 18.08.120 (A). Notices for both Public Hearings were published in the Seattle Times and posted to the City's website under Public Notices.

EXHIBITS

1. Staff Report, dated October 24, 2024
2. Planning Commission Recommendations on Resolution No. 23-1555, dated September 22, 2023
3. Sensitive Uses defined in [WAC 314-55-050\(2\)](#)
4. Planning Commission Recommendation to City Council, dated September 20, 2024
5. Cannabis Buffers Research
6. Maps of three potential Cannabis Buffers (100, 500, and 1,000 feet), dated October 23, 2024
7. Proposed Cannabis Regulations Code Amendments, dated October 24, 2024



FINDINGS OF FACT

Background/Process

During a regular City Council meeting held on July 6, 2023, Council discussed potentially lifting the City's moratorium on medical and recreational marijuana outlined in Chapters 20.04 and 20.08 of the Black Diamond Municipal Code (BDMC) and adopting new marijuana regulations (now referred to as cannabis for consistency with state legislation). Councilmember Page presented information on a social equity program where the state was looking to issue additional licenses. On that same evening, City Council passed Resolution No. 23-1555 that requested that the Planning Commission hold one or more public hearings, receive testimony, conduct deliberations, and make recommendations to City Council in regard to allowing cannabis businesses and/or research to be sited within the City.

The Planning Commissioners reviewed each of the five specific questions in the resolution at the August 8, 2023 regular meeting, and then held a public hearing at the September 12, 2023 regular meeting to gather public input prior to deliberation. In a letter dated September 22, 2023, Planning Commission addressed the five questions outlined in Resolution No. 23-1555 (see **Exhibit 2**).

During the December 4, 2023 regular meeting, City Council passed Ordinance No. 23-1198, repealing Chapter 20.04 and 20.08 BDMC, using a portion of cannabis-related tax revenue for drug education, and providing for severability, with an effective date and time of 12:01 a.m. on January 1, 2025. Since then, staff have been working internally and with Planning Commission to create draft cannabis regulations, using the framework of previous decisions, discussions, public input, and review of peer city regulations.

The first draft of cannabis regulations was brought before Planning Commission during a special meeting on August 20, 2024. This original draft included a Conditional Use Permit process to lower buffers down to no lower than 100 feet around eight uses (unofficially defined as "sensitive uses" by city staff) as described in [WAC 314-55-050\(2\)](#), except that two of the listed uses, (a) elementary or secondary schools and (b) playgrounds shall retain a 1,000-foot buffer per WAC 314-55-050(3)(a). Definitions of these uses can be found in WAC or as defined in **Exhibit 3**.

After adding some additional security measures based on feedback from Chief Jamey Kiblinger (Black Diamond Police Department), a Public Hearing was held on the draft cannabis regulations during the regular Planning Commission meeting on September 10, 2024. There were no public comments, and Planning Commission was ready to forward a recommendation to City Council. The recommendation is dated September 20, 2024 (see **Exhibit 4**).

Since the last review by Planning Commission and their recommendation, city staff noted additional requirements in the state legislation. In regard to lowering the buffers around the six uses, WAC 314-55-050(3)(b) states the following:

[WAC 314-55-050 \(3\)\(b\)](#): If an applicant applies for a cannabis license at a location less than 1,000 feet of a recreation center or facility, child care center, public park, public transit center, library, or game arcade, the applicant must provide the LCB [Washington State Liquor and Cannabis Board] with a copy of the local ordinance that describes the distance required by the city or county where the facility will be located.



This section of the WAC essentially means the city would be required to have clearly defined buffers, which matches the process of other cities in Washington. The LCB would need proof of the local ordinance that defines the buffers, rather than relying on a decision of the Hearing Examiner. Further, the draft cannabis regulations go beyond what many cities require regarding additional safety and security, so it would be a challenge to determine what other criteria to use in a CUP process to reduce the buffer. Therefore, with the support of our City Attorney, the current draft of the cannabis regulations provides firm buffers like all other cities researched. **Exhibit 5** outlines the buffer requirements of other cities around Washington.

In order to resolve this inconsistency, city staff asked the City Council for guidance on what buffer distance(s) should be allowed for the six of the sensitive uses, as 1,000 feet is already set for elementary or secondary schools and playgrounds. Feedback ranged from 100 feet and 1,000 feet. Ultimately, the City Council recommended 100 feet during the regular October 3, 2024 meeting, with the understanding that the regulations still need to go through one more public hearing (and potentially another change) prior to adoption. The proponents of the 1,000-foot buffers wanted to uphold the maximum distance between sensitive uses and also match the requirements of an adjacent city, Maple Valley, does. It is important to note that while Maple Valley does not reduce the buffers from 1,000 feet, their cannabis regulations are very short compared to the City's draft regulations. The proponents of the reduced buffers cited economic development, improved access to customers, and limited retail space, especially along State Route 169. Another Councilmember thought the lower buffers more closely align with restrictions on other regulated businesses, like liquor stores. In addition, one Councilmember iterated that the buffers are measured parcel to parcel and not door to door. Finally, larger buffers could unravel the work that was spent into allowing cannabis businesses into the city.

For this reason, it is apparent that City Council and the public would benefit from maps of potential buffers around the eight sensitive uses. In **Exhibit 6**, City staff created three unofficial maps depicting 100-foot, 500-foot, and 1,000-foot buffers around the six sensitive uses which could be adjusted. The zoning depicted is conceptual, as city staff feels it is important to include areas of MPD land that may be rezoned to Community Commercial when the Comprehensive Plan Periodic Update is adopted. Areas of right-of-way or other areas that will likely not be developed were removed, for example the Tammaron plat at 216th Avenue SE and SE 292nd Street. It is also important to note that these maps do not account for potential land divisions in the future, especially the larger parcels.

Notably, if the buffers are only reduced to 500 feet, the Neighborhood Center zone would no longer be able to accommodate cannabis retailers and there would only be one Business/Industrial Park parcel to accommodate the production, processing, and research uses (not including a large parcel off SR 169, which may change to Community Commercial in 2025 in order to be consistent with the City's Future Land Use Map).

If the buffers were to be 1,000 feet for all eight sensitive uses, then both the Neighborhood Center and Business/Industrial Park zones would be obsolete for allowing cannabis businesses. This would also remove a significant amount of Industrial and Community Commercial land as potential sites for cannabis businesses. If only one of the sensitive uses were to move into the Ten Trails commercial area or on State Route 169, for example childcare, then this could preclude most areas of Community Commercial as well.



Summary of Title 18 Changes

- **REVISED:** Chapter 18.20 Zoning Use Matrix (starting on Page 1 of 12, **Exhibit 7**)
The Zoning Use Matrix is proposed to be updated to permit cannabis processing, production, and/or research uses in the Business/Industrial Park (B/IP) and Industrial (I) zones. In addition, cannabis retail establishments would be allowed in Community Commercial (CC) and Neighborhood Center (NC) zones. These changes comply with the initial Planning Commission recommendation following Resolution No. 23-1555 (see Exhibit 2).
- **REVISED:** Chapters 18.36 (NC), 18.38 (CC), 18.42 (B/IP), and 18.44 (I) (starting on Page 5 of 12, **Exhibit 7**)
These four zoning chapters are amended to include the respective cannabis uses in accordance with the changes to the Zoning Use Matrix and the recommendation from Planning Commission.
- **NEW:** Chapter 18.62 Cannabis Regulations (starting on Page 9 of 12, **Exhibit 7**)
This new chapter was purposely numbered 18.62 to occur after Chapter 18.60 (Adult-Oriented Businesses). It provides guidance on location criteria for cannabis uses, additional performance standards, and more. The buffers for elementary or secondary schools are to remain 1,000 feet, whereas the buffers for the other six uses described in WAC 314-55-050(2) are proposed to be 100 feet, which is what the City of Buckley allows. Community Development staff met with the Chief Kiblinger of the Black Diamond Police to ensure there were additional measures to deter criminal activity. In order to mitigate against potential criminal cases associated with future cannabis businesses, the draft regulations include robust performance standards in Section 18.62.030 and extra security features in Section 18.62.060, which go above and beyond what is already required in [WAC 314-55-083](#). For example, we will require bollards to deter smash and grabs. Although not required, these additional standards give good reason for reducing buffers.

PUBLIC HEARING

A public hearing for the Cannabis Regulations code amendments was held on September 10, 2024. No public comments were received. It is important to note that the recommendation from Planning Commission occurred prior to the change from a Conditional Use Permit process to outright establishing the buffers.

SEPA DETERMINATION

After review of the environmental checklist, a SEPA Determination of Non-Significance (DNS) was issued on September 10 with a 14-day comment period ending on 5:00 pm, September 24, 2024. On September 10, 2024, the notice of determination was published in the Seattle Times, posted to the City's website, uploaded to the SEPA register, and emailed to the agencies with jurisdiction.

Pursuant to BDMC 19.04.260, there was no administrative appeal for the SEPA threshold determination. In addition, no comments were received.



COMMERCE REVIEW

The Department of Commerce approved the City's request for expedited review of the cannabis regulations showing the 100-foot buffers on October 24, 2024.

STAFF RECOMMENDATION

Staff recommends approval of the code amendments as proposed with the 100-foot buffers.

APPEALS

Code amendments are a Type 5, legislative decision made by the City Council. The process includes a Public Hearing before the Planning Commission, which occurred on September 10, 2024. There are no administrative appeals of Type 5 decisions, but they may be appealed to the Washington State Growth Management Hearings Board.



City of Black Diamond **PLANNING COMMISSION**

September 22, 2023

Mayor Carol Benson,
Councilmember Tamie Deady,
Councilmember Brad Douglass,
Councilmember Therron Smith,
Councilmember Leih Mulvihill,
Councilmember Kristina de Leon,
Councilmember Nathan Jones,
Councilmember Debbie Page

RE: Resolution No. 23-1555

Dear Mayor and Council,

On behalf of the Black Diamond Planning Commission, I am submitting our recommendations for Resolution No. 23-1555. The Planning Commission was asked to review the marijuana prohibitions outlined in Title 20 of the Black Diamond Municipal Code regulations. The City Council proposed to keep the scope relatively narrow and to focus on five issues outlined in Resolution No. 23-1555 related to the potential of allowing cannabis retail, production, processing, and/or research businesses to be cited in the City limits.

At the August 8th Planning Commission meeting Director Davis reported that the City Council had asked the Planning Commission to review the Marijuana Regulations and to bring back a recommendation at the October City Council meeting. At his meeting Director Davis gave an extensive background summary and provided documents relating to the current zoning map and information regarding setbacks.

The Planning Commission held a Public Hearing on September 12, 2023, to hear testimony and gather public input on the items that were submitted. This meeting was attended by six of the seven members of the Planning Commission. At this meeting there was no public comments regarding the topic. After the public hearing, the Planning Commission deliberated on the five issues outlined in Resolution No. 23-1555.

COMMISSIONERS

John Olson	Chair
Carol Morgan	V. Chair
Kelley Sauskojus	POSN 1
Steve Jensen	POSN 2
Knut Syverson	POSN 3
Pam McCain	POSN 4
Darcey Petersen	POSN 5



City of Black Diamond **PLANNING COMMISSION**

Item #1

Which of the City's current zoning districts would be best suited for the siting of cannabis retail, production, processing, and/or research uses, either as a permitted or conditional use.

The Planning Commission recommends that cannabis retail be restricted to Community Commercial and Neighborhood Commercial. The production/processing/research aspect to be restricted to Business Industrial and Industrial.

Item #2

Whether any additional zones should be created where cannabis retail, production, processing, and/or research would be a permitted and/or conditional use.

The Planning Commission does not recommend additional zones to be created at this time.

Item #3

Whether any additional review criteria should be adopted by ordinance and applied by City Staff when considering cannabis retail, production, processing, and/or research as a conditional use within a specified zone.

The Planning Commission recommends additional review criteria to be included such as lighting, indoor and outdoor employee safety, indoor and outdoor security, looking at the maximum amount of cash which can be onsite, and working with an on-site security company to provide an assessment before any operations could take place

Item #4

Whether the buffers established in state law regarding placement of cannabis-related business near certain other types of establishments should be reduced or expanded.

The Planning Commission recommends keeping the 1,000' buffer on all zones and requiring a conditional use permit to reduce the buffer below 1000' feet.

Item #5

Such other and related land-use issues as the Community Development Director finds would be helpful to the City Council in analyzing the foregoing issues and the potential siting of cannabis retail, producing, processing, and/or research businesses in the City.

The Planning Commission recommends authorizing the Community Development Director to make decisions on such other and related land-use issues that they find would be helpful to the City Council in analyzing the foregoing issues and the potential siting of cannabis retail, producing, processing, and/or research businesses in the City.

Based on the presentation and information provided by City staff, public comments, and the Commissions deliberations, the Planning Commission officially recommends and transmits the recommendations regarding Resolution No. 23-1555.

Sincerely,

A handwritten signature in black ink, appearing to read "JOHN OLSON".

John Olson
Chair
Black Diamond Planning Commission

Exhibit 3 – Sensitive Uses Definitions

The following definitions are from [WAC 314-55-010](#) and are adopted by reference in the proposed cannabis regulations.

1,000-FOOT BUFFERS REQUIRED

"Elementary school" means a school with a physical location for early education that provides the first four to eight years of basic education and recognized by the Washington state superintendent of public instruction.

"Secondary school" means a high and/or middle school with a physical location: A school for students who have completed their primary education, usually attended by children in grades seven to 12 and recognized by the Washington state superintendent of public instruction.

"Playground" means a public outdoor recreation area for children, usually equipped with swings, slides, and other playground equipment, owned and/or managed by a city, county, state, federal government, or metropolitan park district.

CAN BE REDUCED DOWN TO NO LOWER THAN 100 FEET:

"Recreation center or facility" means a supervised center that provides a broad range of activities and events intended primarily for use by persons under 21 years of age, owned and/or managed by a charitable nonprofit organization, city, county, state, federal government, or metropolitan park district.

"Child care center" means an entity that regularly provides child day care and early learning services for a group of children for periods of less than 24 hours licensed by the Washington state department of early learning under chapter 170-295 WAC.

"Public park" means an area of land for the enjoyment of the public, having facilities for rest and/or recreation, such as a baseball diamond or basketball court, owned and/or managed by a city, county, state, federal government, or metropolitan park district. Public park does not include trails.

"Public transit center" means a facility located outside of the public right of way that is owned and managed by a transit agency or city, county, state, or federal government for the express purpose of staging people and vehicles where several bus or other transit routes converge. They serve as efficient hubs to allow bus riders from various locations to assemble at a central point to take advantage of express trips or other route to route transfers.

"Library" means an organized collection of resources made accessible to the public for reference or borrowing supported with money derived from taxation.

"Game arcade" means an entertainment venue featuring primarily video games, simulators, and/or other amusement devices where persons under twenty-one years of age are not restricted.



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September 20, 2024

TO: Mayor and City Council

FROM: Planning Commissioners

SUBJECT: Proposed Cannabis Regulations – Code Amendments

Dear Mayor and Council,

On behalf of the Black Diamond Planning Commission, I am forwarding our recommendation for a proposal to amend the Black Diamond Municipal Code (BDMC) Title 18 for the purpose of allowing Cannabis Establishments as permitted use.

On August 20, 2024, at a special meeting of the Planning Commission, Director Mona Davis provided draft amendments for consideration. The Commissioners reviewed the proposed code amendments to revise BDMC Section 18, Zoning Matrix, and all applicable chapters. New regulations were created and added to new BDMC Section 18.62, which address Findings and Purpose, Location Criteria, Performance Standards, Business Licenses, Signage, and Security Requirements.

The Planning Commission held a Public Hearing during a Regular Meeting on September 10, 2024. At this meeting there were no public comments regarding proposed changes to the zoning code as presented.

Based on the information provided by the city staff, deliberation by the Commissioners, and public comments, the Planning Commission officially recommends and transmits the proposed amendments to the Section 18 Zoning Code for consideration by the City Council.

Sincerely,

Carol Morgan
Chair
Black Diamond Planning Commission

Exhibit 5 - Table of cannabis buffers of other cities in Washington

Bellevue, Carnation, Des Moines, Issaquah, Spokane, Maple Valley, Pullman, North Bend, Vancouver, Yakima, Ocean Shores, Aberdeen, Forks maintain the 1,000-foot maximum buffer around all eight sensitive uses described below.

<i>Processors = Pc Producers = Pd Researchers = Rs Retailers = Rt</i>	Buckley (Rt)	Covington (Rt)	Covington (Pc, Pd)	Auburn (Pc, Pd, Rt)	Seattle (Rt)	Seattle (Pc, Pd)	Cle Elum (Pc, Pd, Rs, Rt)	Olympia (Pc, Pd, Rt)	Shelton (Rt)	Shelton (Pc, Pd, Rs)	Tacoma (Rt)	Tacoma (Pc, Pd, Rs)
Elementary or secondary school	1,000	1,000	1,000	2,640	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Playground	1,000	500 <i>(this should be 1,000)</i>	1,000	2,640 <i>(includes private)</i>	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Recreation center or facility	100	500	1,000	2,640 <i>(includes private)</i>	250 or 500 <i>(dependent on zone)</i>	250	500	500	1,000	500	500 or 1,000 <i>(dependent on zone)</i>	1,000
Child care center	100	1,000	1,000	2,640	250 or 500 <i>(dependent on zone)</i>	250	500	500	1,000	500	500 or 1,000 <i>(dependent on zone)</i>	1,000
Public park	100	500	1,000	2,640 <i>(includes private)</i>	250 or 500 <i>(dependent on zone)</i>	250	500	500	1,000	500	500 or 1,000 <i>(dependent on zone)</i>	1,000
Public transit center	100	500	1,000	1,320	250 or 500 <i>(dependent on zone)</i>	250	500	500	1,000	500	100	1,000
Library	100	500	1,000	1,320	250 or 500 <i>(dependent on zone)</i>	250	500	500	1,000	500	500 or 1,000 <i>(dependent on zone)</i>	1,000
Game arcade (<21)	100	500	1,000	2,640	250 or 500 <i>(dependent on zone)</i>	250	500	500	1,000	500	500 or 1,000 <i>(dependent on zone)</i>	1,000

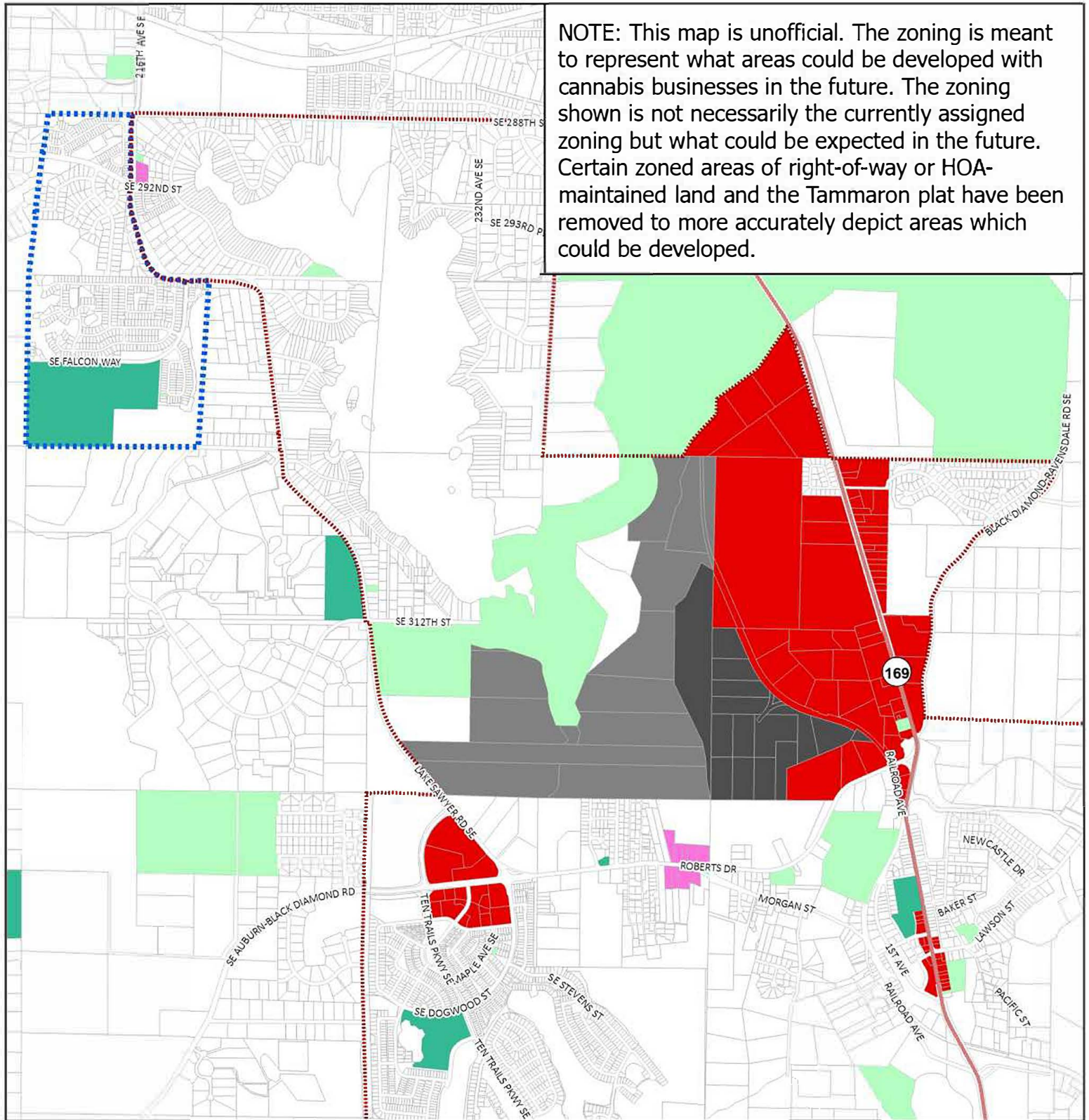
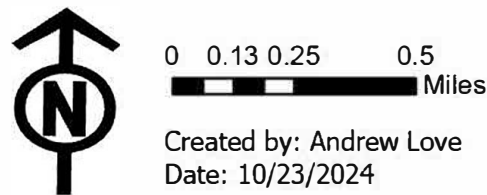


Exhibit 6 - Cannabis Buffer Maps
Map 1: Depicting Sensitive Uses for Reference Only
 (no buffers)



Legend

- | | |
|-----------------------------------|--------------------------|
| City Limits | Neighborhood Center |
| UGA | Community Commercial |
| Sensitive Uses - 1,000ft | Business/Industrial Park |
| Sensitive Uses - 100ft to 1,000ft | Industrial |

NOTE: This map is unofficial. The zoning is meant to represent what areas could be developed with cannabis businesses in the future. The zoning shown is not necessarily the currently assigned zoning but what could be expected in the future. Certain zoned areas of right-of-way or HOA-maintained land and the Tamaron plat have been removed to more accurately depict areas which could be developed.

Legend



NOTE: This map is unofficial. The zoning is meant to represent what areas could be developed with cannabis businesses in the future. The zoning shown is not necessarily the currently assigned zoning but what could be expected in the future. Certain zoned areas of right-of-way or HOA-maintained land and the Tamaron plat have been removed to more accurately depict areas which could be developed.

Created by: Andrew Love
Date: 10/23/2024

	City Limits		Community Commercial
	UGA		Business/Industrial Park
	Buffers		Industrial
	Sensitive Uses - 1,000ft		
	Sensitive Uses - 100ft to 1,000ft		

NOTE: This map is unofficial. The zoning is meant to represent what areas could be developed with cannabis businesses in the future. The zoning shown is not necessarily the currently assigned zoning but what could be expected in the future. Certain zoned areas of right-of-way or HOA-maintained land and the Tamaron plat have been removed to more accurately depict areas which could be developed.

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Date: 10/23/2024

 City Limits
 UGA
 Buffers
 Sensitive Uses - 1,000ft
 Sensitive Uses - 100ft to 1,000ft
 Community Commercial
 Industrial

Chapter 18.20 Zoning Use Matrix

18.20.010 Zoning use matrix.

- A. The zoning use matrix below combines the uses permitted in all zones within the city. For further information on each zone, see the zone-specific chapters in Chapters 18.30—18.44.
- B. The table lists the zones in the vertical columns and the land use activities in the horizontal rows. If no symbol appears in the box at the intersection of a row and column, the use is not allowed and is prohibited unless otherwise noted.
- C. If the letter "P" appears in the box, the use is permitted outright subject to the provisions of this title. If the letter "C" appears in the box, the use is conditional and is only allowed with a conditional use permit. If the box contains a number, the corresponding footnote further specifies the conditions applicable to the use in the zone.

Use	R4	R6	MDR8	NC	CC	TC	B/IP	I	PUB
Accessory uses per BDMC 18.50	P	P	P	P	P		P	P	P
Adult oriented business per BDMC 18.60							C	C	
Agricultural stands for sales of produce/ plants grown onsite	P	P							
Agricultural uses	p ¹³	p ¹³							
Any expansion of light manufacturing spaces that existed before 6/27/2009				C					
Automobile fueling stations				C	P				
Automobile wrecking yards								C	
Bed and breakfasts	C	C	C	C					
Business support services							p ¹⁵	p ¹⁶	
<u>Cannabis processing and/or production facilities per BDMC 18.62</u>							<u>P</u>	<u>P</u>	
<u>Cannabis research per BDMC 18.62 and RCW 69.50.372</u>							<u>P</u>	<u>P</u>	
<u>Cannabis retail establishments per BDMC 18.62</u>				<u>P</u>	<u>P</u>				
Childcare, including nursery schools and day care centers	p ¹² / C ¹⁰	p ¹² / C ¹⁰	p ¹² / C ¹⁰			C	P		
Drive through facilities				C	P				

Use	R4	R6	MDR8	NC	CC	TC	B/IP	I	PUB
Entertainment/ cultural facilities				p ⁹	P	P	C		
Essential public facilities				C	C		C	C	C
General office				p ⁸		P	p ¹⁸	p ¹⁷	
Group Homes			C						
Heavy Industry								P	
Home Occupations per BDMC 18.54	P	P	P						
Hotels/motels/ visitor lodging					P				
Hybrid wholesale/ retail establishments					C				
Light manufacturing							p ^{1, 19}	P	
Major institutions					C	C	C	C	C
Mini storage facilities					C				
Office activities							p ¹		
Other or related uses									P
Parking structures (not associated with primary use)						C	C		
Parks							C		P
Personal and professional services				p ⁷	P	P			
Pet daycare					P				
Pet stores				p ²⁰					
Private clubs, fraternal lodges and similar						C			
Private schools, K-12	C	C	C				P	P	
Public uses/facilities	C	C	C	C	P	P ² /C	C	P	P
Religious Institutions	C ¹¹	C ¹¹	C ¹¹	C	P	C	C		
Research and development							p ¹	P	
Residential									
Accessory dwelling units per BDMC 18.56	P	P	P						
Caretakers quarters									P
Cottage housing			P						
Duplexes	C ¹⁴	C ¹⁴							
Elderly housing			C						
Manufacture home park			C						
Manufactured housing per BDMC 18.90	P	P	P						
Mixed use				p ⁴	p ⁵	p ⁵			
Multi-family up to 6 units			P						

Use	R4	R6	MDR8	NC	CC	TC	B/IP	I	PUB
Single family structures	P	P	P						
Senior housing			C	C		C			
Retail				p ⁶	p ³	P			
Technology, biotechnology, and medical equipment							P		
Temporary uses per BDMC 18.52	P	P	P	P	P		P	P	P
Utilities, above ground	C	C	C	C	C	C	C	P	C
Utilities, below ground	P	P	P	P	P	P	P	P	P
Veterinary clinics				p ²⁰	P				
Warehousing / distribution								P	
Wholesaling							P	P	

- ¹ That do not create significant noise, emissions, risk of explosion or release of hazardous materials, or air or water pollution.
- ² Permitted limited to general administrative offices, otherwise a conditional use.
- ³ Including uses involving outdoor product display or storage.
- ⁴ In attached structures if included as an element of mixed-use site development or on upper floors of a mixed-use structure.
- ⁵ Either in separate buildings or on the upper floors of a mixed-use building; provided that, residential is not allowed at street level within buildings fronting an arterial street.
- ⁶ Supermarket and grocery stores limited to forty thousand square feet, typical neighborhood retail uses limited to ten thousand square feet per individual use and one building not to exceed one hundred thousand square feet excludes drive throughs and gas stations.
- ⁷ Personal services provided primarily to neighborhood residents limited to four thousand square feet per business.
- ⁸ Limited to four thousand square feet per business and excluding drive throughs.
- ⁹ Limited to five thousand square feet or capacity of not more than 100 patrons per business, whichever is greater and excluding drive-throughs.
- ¹⁰ For more than twelve children.
- ¹¹ Not to exceed ten thousand square feet.
- ¹² Up to twelve children.
- ¹³ Including farms, nurseries, and community gardens/ pea patches. Greenhouses, storage sheds, and similar buildings accessory to such uses are also permitted.
- ¹⁴ Provided the minimum lot size is 1.5 times that required for a single-family structure; only one duplex shall be permitted per lot; the lot shall not be within three hundred feet of any other lot containing a

duplex or multi-family structures or constitute more than ten percent of the dwelling units in a single block; subject to design standards.

- ¹⁵ Such as technology services and support, copy centers, and eating and drinking establishments to serve the occupants of the business park. The total gross floor area of such uses is not to exceed twenty percent of the total project gross floor area and a five thousand square feet maximum for any individual use.
- ¹⁶ Including eating establishments primarily serving the immediate work force. The total gross floor area of such uses is not to exceed twenty percent of the total district area and a five thousand square feet maximum for any individual use.
- ¹⁷ Associated with primary manufacturing use.
- ¹⁸ Including call centers and other customer service communication centers.
- ¹⁹ Provided all production and storage activity is conducted indoors.
- ²⁰ No boarding of dogs or outdoor kennels allowed.

Chapter 18.36 NEIGHBORHOOD CENTER—NC

18.36.020 Permitted uses.

- A. Retail. Only the following uses are allowed:
 - 1. Supermarket and grocery stores: Limited to not more than forty thousand square feet gross floor area.
 - 2. Cannabis retail establishments as provided in Chapter 18.62: Limited to not more than ten thousand square feet.
 - ~~2-3.~~ All other typical neighborhood retail uses: Limited to not more than ten thousand square feet gross area for each individual use, whether in a separate building or combined with other uses in one building, not to exceed one hundred thousand square feet gross floor area in total; and excluding drive-through facilities and automobile fueling stations.
- B. Personal services provided primarily to neighborhood residents: Limited to not more than four thousand square feet gross floor area per business.
- C. General offices: Limited to not more than four thousand square feet gross floor area per business and excluding drive-through facilities.
- D. Entertainment/culture: Limited to not more than five thousand square feet gross floor area or capacity of not more than one hundred patrons per business, whichever is greater, and excluding drive-through facilities.
- E. Residential uses in attached structures if included as an element of mixed use site development or on upper floors of a mixed use structure.
- F. Utilities, below ground.
- G. Existing light manufacturing uses, provided no expansion is allowed.
- H. Veterinary clinics and pet stores; no boarding of dogs or outdoor kennels allowed.
- I. Other or Related Uses:
 - 1. Accessory uses and structures as provided in Chapter 18.50.
 - 2. Temporary uses as provided in Chapter 18.52.

Chapter 18.38 COMMUNITY COMMERCIAL DISTRICT—CC

18.38.020 Permitted uses.

- A. Retail, including automobile fueling stations ~~and~~, uses involving outdoor product display or storage, and cannabis retail establishments as provided in Chapter 18.62.
- B. Personal and professional services.
- C. Entertainment/cultural.
- D. Religious institutions.
- E. Drive through facilities, including automobile fueling stations.
- F. Hotels, motels, and other visitor lodging.
- G. Residential, if developed as an element of mixed use site development, either in separate buildings or on the upper floors of a mixed use building; provided that, residential is not allowed at street level within buildings fronting an arteria0-l street.
- H. Veterinary clinics and pet daycare.
- I. Public uses/facilities.
- J. Utilities, below ground.
- K. Other or related uses:
 - 1. Accessory uses and structures as provided Chapter 18.50; and
 - 2. Temporary uses as provided in Chapter 18.52.

Chapter 18.42 BUSINESS/INDUSTRIAL PARK—B/IP

18.42.020 Permitted uses.

- A. Office, research and technology and light manufacturing activities that do not create significant noise, emissions, risk of explosion or release of hazardous materials, or air or water pollution;
- B. General office, including call centers and other customer service communication centers;
- C. Research and development;
- D. Technology, biotechnology and medical equipment;
- E. Light manufacturing, providing all production and storage activity is conducted indoors;
- F. Wholesaling;
- G. Business support services, such as technology services and support, copy centers, and eating and drinking establishments to serve the occupants of the business park. The total gross floor area of such uses is not to exceed twenty percent of the total project gross floor area and a five thousand gross square feet maximum for any individual use;
- H. Child care, including nursery schools and day care centers, when integrated within a development;
- I. Utilities, below ground;
- J. Private schools;~~and~~
- K. Cannabis processing and/or production facilities as provided in Chapter 18.62;
- L. Cannabis research as provided in Chapter 18.62 and authorized by RCW 69.50.372; and
- ~~K-M.~~ Other uses:
 - 1. Accessory uses as provided in Chapter 18.50.
 - 2. Temporary uses as provided in Chapter 18.52.

Chapter 18.44 INDUSTRIAL DISTRICT—I

18.44.020 Permitted uses.

- A. Heavy industry.
- B. Light manufacturing.
- C. Research and development.
- D. General office associated with a primary manufacturing use.
- E. Wholesaling.
- F. Warehousing and distribution.
- G. Business support services including eating establishments primarily serving the immediate work force; the total gross floor area of such uses shall not exceed twenty percent of the total district area and a five thousand gross square feet maximum area for any individual use.
- H. Utilities.
- I. Public uses/facilities.
- J. Private schools.
- K. Cannabis processing and/or production facilities as provided in Chapter 18.62.
- L. Cannabis research as provided in Chapter 18.62 and authorized by RCW 69.50.372.
- ~~K-M.~~ Other uses:
 - 1. Accessory uses as provided in Chapter 18.50; and
 - 2. Temporary uses as provided in Chapter 18.52.

Chapter 18.62 CANNABIS REGULATIONS

18.62.010 Findings and Purpose.

- A. The purpose of this Chapter is to establish where cannabis producers, processors, researchers, and retail establishments may locate in the City, and to describe the restrictions upon such uses. In addition to compliance with this Chapter, every cannabis processor, producer, and retailer shall obtain a City business license under Chapter 2.58 of the Black Diamond Municipal Code.
- B. No part of this Ordinance is intended to or shall be deemed to conflict with federal law, including but not limited to, the Controlled Substances Act, 21 U.S.C. Section 800 et seq., the Uniform Controlled Substances Act (chapter 69.50 RCW) nor to otherwise permit any activity that is prohibited under either Act, or any other local, state or federal law, statute, rule or regulation. Nothing in this Ordinance shall be construed to supersede Washington state statutory or common law prohibiting or otherwise regulating the acquisition, possession, manufacture, sale, or use of medical cannabis or recreational cannabis in any manner not authorized by chapter 69.51A RCW or chapter 69.50 RCW. This Chapter's intention is to be compatible with federal and state enactments and in furtherance of the public purposes that those enactments encompass.

18.62.020 Location Criteria for Cannabis Uses.

- A. No cannabis producer, processor, research use, or retail establishment may locate within one thousand feet of elementary or secondary schools and playgrounds. For the purposes of this standard, these uses are defined in WAC 314-55-010.
- B. No cannabis producer, processor, research use, or retail establishment may locate within 100 feet of recreation centers or facilities, child care centers, public parks, public transit centers, libraries, and any game arcade where admission is not restricted to persons twenty-one years of age or older. For the purposes of this standard, these uses are defined in WAC 314-55-010.
- C. The distances described above shall be computed by direct measurement as stated in WAC 314-55-050(10) as follows:

The distance shall be measured as the shortest straight-line distance from the property line of the cannabis producer, processor, or retail establishment to the property line of the elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, library, or arcade where admission is not restricted to persons age twenty-one years of age and older.
- D. No cannabis producer, processor, researcher, or retailer may locate within any residential or residential/commercial mixed-use building in the City. This includes home occupations.

18.62.030 Performance Standards

- A. All performance standards of licensed premises shall comply with the requirements of WAC 314-55-075, WAC 314-55-077, and WAC 314-55-079 (and all applicable rules and regulations, including those promulgated under WAC 314-55 as currently enacted or subsequently amended).
- B. Odors and ventilation.
 - 1. All cannabis uses shall be ventilated so that the odor of cannabis shall not be detectable from a public place, including but not limited to, sidewalks, roads, and parking lots; or from a property owned or leased by another person.

-
2. Cannabis uses located in buildings that have, or have the potential to have, other tenants shall have separate heating, cooling, and ventilation systems.

C. Producers and production facilities.

1. A cannabis producer license allows the licensee to produce cannabis for sale at wholesale to cannabis processor licensees and to other cannabis producer licensees. Cannabis production must take place within a fully enclosed secure indoor facility or greenhouse with rigid walls, a roof, and doors.
2. The maximum amount of space for cannabis production is limited to two million square feet state-wide. Applicants must designate on their operating plan the size category of the production premises and the amount of actual square footage in their premises that will be designated as plant canopy. There are three categories as follows:
 - a. Tier 1 - Less than two thousand square feet;
 - b. Tier 2 – Two thousand square feet to 9,999 square feet; and
 - c. Tier 3 – Ten thousand square feet to thirty thousand square feet.
3. Outdoor production is prohibited. Production shall be fully enclosed in a secure structure.

D. Processors and processing facilities.

1. A cannabis processor license allows the licensee to process, package, and label usable cannabis and cannabis-infused products for sale at wholesale to cannabis retailers. A cannabis processor is allowed to blend tested usable cannabis from multiple lots into a single package for sale to a cannabis retail licensee providing the label requirements for each lot uses in the blend are met and the percentage by weight if each lot is also included on the label.
2. A processor shall meet the requirements as set forth in WAC 314.55.077.
3. A processor building footprint shall not exceed ten thousand square feet in size and all activities of said use shall be conducted indoors. A processor must meet the security requirements described in WAC 314-55-083, which shall be confirmed for compliance by the City prior to issuance of a building permit.

E. Retailers and retail establishments.

1. A cannabis retailer license allows the licensee to sell only usable cannabis, cannabis-infused products, and cannabis paraphernalia in retail establishments to persons twenty-one years of age and older.
2. Cannabis extracts, such as hash, hash oil, shatter, and wax can be infused in products sold in a cannabis retail establishment, but RCW 69.50.354 does not allow the sale of extracts that are not infused in products. A cannabis extract does not meet the definition of a cannabis-infused product per RCW 69.50.101.
3. Marijuana retail uses shall not include drive-throughs, exterior, or off-site sales. Internet sales and delivery of product is prohibited.
4. No sampling or consuming of cannabis, cannabis-infused products, or cannabis paraphernalia shall occur on premises of licensed retail establishments and retailers must meet the security requirements described in WAC 314-55-083, which shall be confirmed for compliance by the City prior to issuance of a building permit.

F. Crime prevention through environmental design (CPTED).

1. Each application for a cannabis related business shall be required to complete a CPTED review by the Black Diamond police department and to implement any CPTED measure directed. Each applicant shall be required to provide certification of CPTED completion, as well as evidence of compliance with required CPTED measures.
2. All city officials shall have free access to cannabis related businesses licensed under the provisions of this chapter for the purposes of inspecting and enforcing compliance with the provisions of the chapter, including periodic CPTED review and compliance required CPTED measures as directed by the Black Diamond police department.

G. Entry prohibitions for certain persons. It is unlawful for the owner, proprietor, manager, or person in charge of any cannabis related business licensed under the provisions of this chapter, or for any employee of said place, to allow entry or admission to any person under twenty-one years of age, any lewd or dissolute person, any drunken or boisterous person, or any person under the influence of any intoxicant.

H. Law enforcement officers entry right. It is unlawful for the owner, proprietor, manager, or person in charge of any cannabis related business licensed under the provisions of this chapter to refuse admission to any police officer of the city or of the state, or any officer of the United States government charged with the duty of enforcing the police laws of the United States. Said officers shall have free access at all times to any cannabis related businesses licensed under the provisions of this chapter.

18.62.040 Business License Required.

- A. A valid, current license is required from the Washington State Liquor and Cannabis Board for operation of any cannabis producer, processor, or retail establishment.
- B. A business license is required from the City for operation of any cannabis producer, processor, or retail establishment.

18.62.050 Signs and Advertising.

All signage and advertising for a cannabis producer, processor, or retail establishment shall comply with all applicable provisions of the Black Diamond Municipal Code and WAC 314-55-155 (and all applicable rules and regulations promulgated thereunder).

18.62.060 Security Requirements.

- A. Security measures at all licensed premises shall comply with the requirements of WAC 314-55-083 (and all applicable rules and regulations promulgated thereunder).
- B. The City shall require producers, processors, and retail establishments to install additional security features where feasible, including but not limited to, security gates over windows and/or doors, glass break sensors included in the alarm system, motion detectors, bollards, and additional site lighting to deter criminal activity. These additional security measures will be evaluated at site plan review and/or building permit review.

18.62.070 No City Liability - Indemnification.

By accepting a permit issued pursuant to this Chapter, all licensees (as defined in WAC 314-55-010(19), jointly and severally, if more than one, agree to indemnify, defend and hold harmless the City, its

officers, elected officials, employees, volunteers and agents, insurers and self-insurance pool against all liability, claims and demands on account of any injury, loss or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever arising out of or in any manner connected with the operation of the cannabis business that is the subject of the license.

18.62.080 Adoption by Reference.

The City hereby adopts WAC 314-55 by reference, as well as RCW 69.50.101.

18.62.090 Definitions.

The City adopts the definitions in WAC 314-55-010 and RCW 69.50.101, except “retail outlet” and “retail establishment” may be used interchangeably.

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Public hearing regarding the proposed ordinance amending the Comprehensive Plan to incorporate updated School District Capital Facilities Plans; providing for severability; and establishing an effective date. Cost Impact (see also Fiscal Note): n/a Fund Source: Timeline:	Agenda Date: November 7, 2024 AB24-076	
	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev – Andy Williamson	X
	Finance – Xavier Mason	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
	Public Works – Scott Hanis	
	Court – Judge Swain/Tawnya Parks	
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Proposed Ordinance; School District CFPs for Auburn, Enumclaw, Kent, and Tahoma		
SUMMARY STATEMENT: Pursuant to the City’s school impact fee program, Chapter 3.70 BDMC, the school districts are required to provide the city with their updated six-year Capital Facilities Plans (CFPs) each year, see BDMC 3.70.040, so that the City Council may consider whether to adjust the school impact fees collected by the City on the districts’ behalf, see BDMC 3.70.050. Each of the four school districts that serve Black Diamond provided the city with a copy of their updated CFPs as adopted by their respective school boards by mid-year 2024. The school district’s request that the City update its school impact fee schedule to reflect the latest cost projections and local share calculations contained in their CFPS, as determined by the school districts in accordance with the City’s approved impact fee formula. However, before the City may update its impact fee schedule, the City Council must first approve a technical amendment to the Capital Facilities element of the City’s Comprehensive Plan to specifically reference the most recent versions of the school districts’ CFPs, as those CFPs establish the financial basis for determining the amount of impact fees that may be collected. Cities typically undertake these technical amendments to their Capital Facilities elements in the fall, in connection with the annual budget cycle, with the updated impact fees taking effect on January 1 of the next year. This is a public hearing only with adoption expected to occur at the November 21, 2024, City Council meeting. FISCAL NOTE (Finance Department): There is no financial impact from this technical amendment to the Comprehensive Plan. School impact fees collected by the city are passed through to the respective school districts.		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: Public hearing only.		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
November 7, 2024	Public Hearing and First Reading Only	

ORDINANCE NO. 24-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON, AMENDING THE CAPITAL FACILITIES ELEMENT OF THE CITY'S 2015-2035 COMPREHENSIVE PLAN TO INCORPORATE UPDATED SCHOOL DISTRICT CAPITAL FACILITIES PLANS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, on May 2, 2019, the City Council adopted the 2015-2035 Comprehensive Plan ("Comprehensive Plan") in accordance with RCW 36.70A.130(1)(a), which requires jurisdictions to periodically review and update their comprehensive plans; and

WHEREAS, under the Growth Management Act (GMA), the City of Black Diamond is required to address all public facilities in its Comprehensive Plan, including public schools; and

WHEREAS, there are four school districts providing service within the City: Auburn, Enumclaw, Kent, and Tahoma School Districts. Each school district is responsible for developing its own Capital Facilities Plan (CFP) to project student enrollment rates, establish levels of service, inventory current facilities, identify future needs, and establish a budget for meeting those needs; and

WHEREAS, Chapter 8 of the City's Comprehensive Plan, *Capital Facilities and Utilities*, includes a section pertaining to the public school districts that serve the City, which includes a reference to each of the four school districts' CFPs as adopted in 2019; and

WHEREAS, the City of Black Diamond is currently experiencing significant growth in its residential population, with many new residential units in various stages of planning and development and many more expected in the foreseeable future; and

WHEREAS, the City Council views the provision of a modern, high-quality educational environment, including facilities with adequate capacity for school children, to be an essential objective in promoting the general public welfare and meeting the needs of the citizens of Black Diamond; and

WHEREAS, the four school districts that serve the City have all stressed the importance of collecting impact fees as an essential component of financing new and expanded capital facilities to meet the needs of their expanding student populations; and

WHEREAS, the City's authority to collect school impact fees requires that the Comprehensive Plan identify and incorporate the adopted capital facilities plans of the four school districts that serve the City and on whose behalf the impact fees are collected; and

WHEREAS, pursuant to BDMC 3.70.040, the four school districts have each provided the city with updated six-year CFPs adopted by their respective school boards in 2024 and have requested that the City adjust its school impact fees to reflect the districts' latest cost projections and local shares as calculated by the school districts using the City's approved school impact fee formula; and

WHEREAS, pursuant to BDMC 3.70.050, the city council is required, on at least an annual basis, to review the CFP information submitted by the school districts pursuant to BDMC 3.70.040 and to determine if an adjustment to the amount of the impact fees is necessary and, if so, adjust the amounts in the adopted impact fee schedule; and

WHEREAS, amending the Comprehensive Plan to incorporate the school districts' most recent CFPs will provide the city with necessary authorization to appropriately adjust its school impact fees to offset the impacts of new growth and development projected by the districts' CFPs, as allowed under state law; and

WHEREAS, adopting the school districts' most recent CFPs to enable the collection of the amounts of school mitigation and impact fees requested by each of the four school districts is fully consistent with, and would further the goals and policies of, the City's Comprehensive Plan, and specifically the Capital Facilities and Utilities chapter of the Comprehensive Plan; and

WHEREAS, on November 7, 2024, the City Council held a public hearing on this proposed amendment to incorporate the school districts' latest CFPs into the Capital Facilities and Utilities element of the City's Comprehensive Plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. Pursuant to RCW 36.70A.130(2)(a)(iv) and BDMC 16.10.130.C, Chapter 8 of the 2015-2035 City of Black Diamond Comprehensive Plan, relating to Capital Facilities and Utilities, is hereby amended to incorporate by reference the most recently approved capital facilities plans of the four school districts that serve the City of Black Diamond. Copies of the four adopted capital facilities plans are attached hereto as Exhibits A, B, C, and D.

Section 2. Specifically, Section 8.8 of the 2015-2035 City of Black Diamond Comprehensive Plan is amended as shown below, with new language shown in red underline, and deletions shown in strike-through text.

8.8 Public Schools

Black Diamond is within the Auburn, Enumclaw, Kent, and Tahoma School Districts. Each school district is responsible for conducting its own capital facility planning. The City is committed to cooperating with the school districts to maintain a public school system that offers a high-quality educational environment, provides accessibility for all of its student, and ensures adequate school capacity to accommodate enrollment demand. The city adopts and incorporates the following School District Capital Facility Plans into this Comprehensive Plan.

- Auburn School District No. 408 Capital Facilities Plan 2024 through 2030
- Enumclaw School District Capital Facilities Plan 2024-2029
- Kent School District Six-Year Capital Facilities Plan 2023-24 through 2029-2030
- Tahoma School District No. 409 Capital Facilities Plan 2024 - 2029

The city supports the location of schools within the community because it recognizes that public schools contribute significantly to the community. It is important to residents for their children to attend schools within or near where they live.

Section 3. Pursuant to BDMC 16.10.130.C, the City Council finds that this amendment to the Comprehensive Plan constitutes action for the reasons described in the foregoing recitals, which are adopted as findings of fact and incorporated herein by reference.

Section 4. If any portion of this Ordinance, or its application to any person or circumstance, is determined by final order of a court of competent jurisdiction to be invalid, pre-empted, or otherwise unenforceable for any reason, such determination shall not affect the validity or enforceability of the remaining provisions hereof or its application to other persons or circumstances.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND AT A REGULAR MEETING THEREOF ON THE 21st DAY OF NOVEMBER, 2024.

Mayor Carol Benson

ATTEST:

Brenda L. Martinez, City Clerk

Ordinance No. 24-XX

Page 3 of 4

APPROVED AS TO FORM:

David Linehan, City Attorney

Filed with the City Clerk:

11/21/24

Date of Publication:

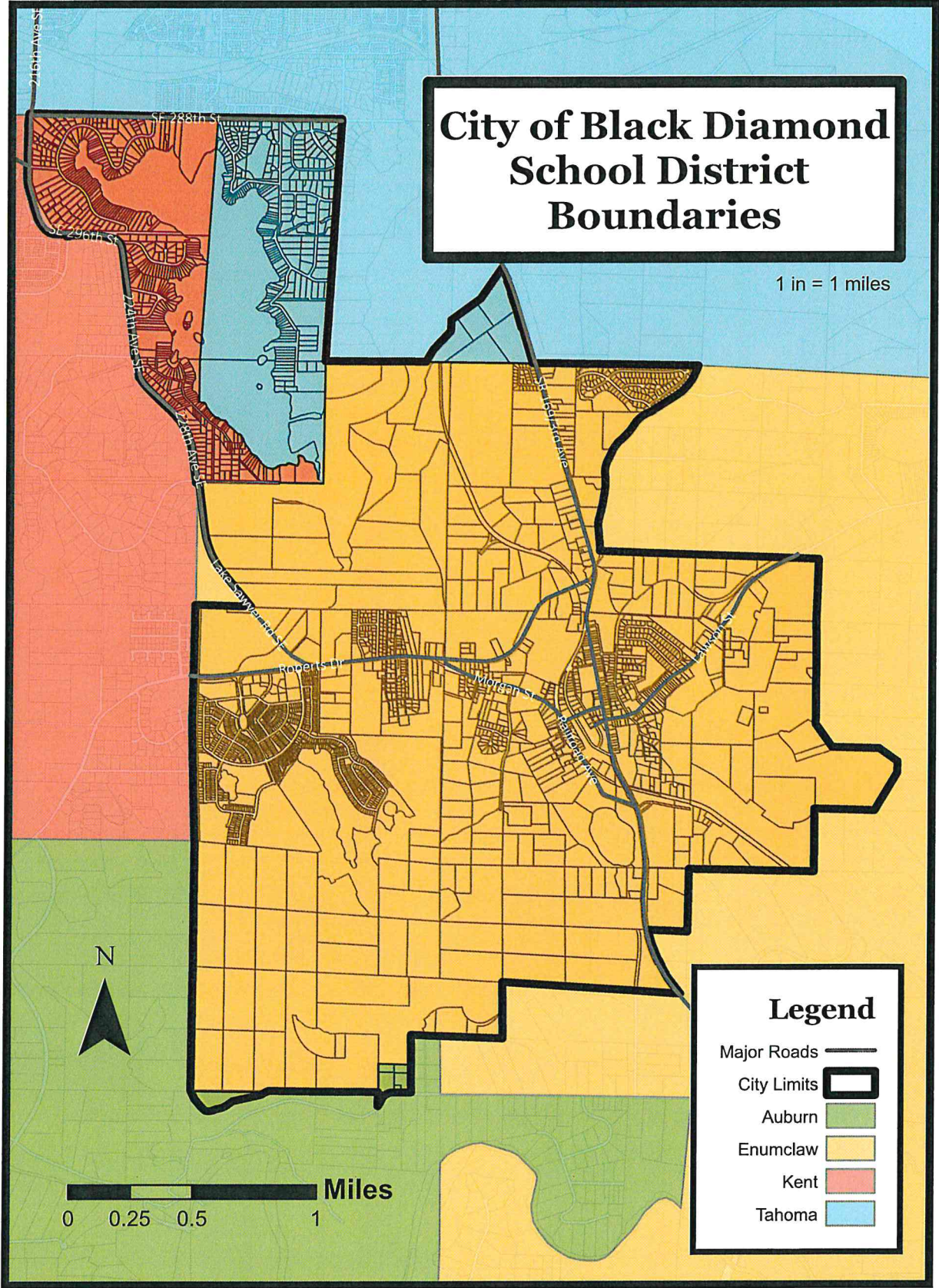
11/XX/24

Effective Date:

11/XX/24

City of Black Diamond School District Boundaries

1 in = 1 miles



School Impact and Mitigation Fees

[BDMC 3.70.050 - Annual council review](#)

On at least an annual basis, the city council shall review the information submitted by the district pursuant to BDMC 3.70.040. This review shall occur in conjunction with any update of the capital facilities plan element of the city's comprehensive plan. The city council may also at this time determine if an adjustment to the amount of the impact fees is necessary and, if so, adjust the amounts in the adopted impact fee schedule by resolution.

School District	SF/MF	2024		2025 proposed	
Auburn	single-family	\$	5,957.02	\$	4,584.00
	multi-family	\$	9,913.64	\$	8,966.00
Enumclaw	single-family	\$	12,909.00	\$	10,249.00
	multi-family	\$	7,576.00	\$	5,634.00
Enumclaw Mitigation Fees	single-family	\$	12,453.00	\$	10,249.00
	multi-family	\$	4,003.00	\$	4,003.00
Kent	single-family		\$0.00		\$0.00
	multi-family		\$0.00		\$0.00
Tahoma	single-family	\$	7,952.00	\$	7,603.00
	multi-family	\$	2,366.00	\$	1,276.00



July 10, 2024

(Send Via Email)

Mayor Carol Benson
City of Black Diamond
25510 Lawson St.
Black Diamond, WA 98010
cbenson@blackdiamondwa.gov

Re: 2024 Impact Fees for Residential Dwelling Units
Auburn School District Capital Facilities Plan for 2024 to 2030

Dear Mayor Benson,

The Auburn School District Board of Directors has adopted the school district's 2024-2030 Capital Facilities Plan. This six-year plan was prepared in compliance with the requirements of Washington's Growth Management Act and includes the calculation of Impact Fees on residential dwelling units. These fees are used by the school district to help fund the cost of new school facilities.

This year's Impact Fees are \$4,584.00 for single-family residences and \$8,966.00 for multi-family residences.

A copy of the 2024-2030 Capital Facilities Plans was sent to Brenda Martinez on June 28, 2024. A copy is attached.

Auburn School District respectfully requests the City of Black Diamond adopt the Plan and associated impact fees, and include the Plan as an element in the City's Comprehensive Plan.

Please contact me if you have questions or require additional information.

Sincerely,

Jeffrey L. Grose
Executive Director , Capital Projects

Attachment: Auburn School District 2024-2-30 Capital Facilities Plan

Cc: C. Blansfield – Auburn School District
N. Williams – Auburn School District
B. Martinez – City of Black Diamond



Auburn School District No. 408

Capital Facilities Plan 2024 through 2030



Chinook Elementary School – 2023

*Adopted by the Auburn School District Board of Directors on
June 10, 2024.*



915 Fourth Street SE
Auburn, Washington 98002

(253) 931-4900

Board of Directors

Tracy Arnold
Valerie Gonzales
Arlista Holman
Sheilia McLaughlin
Laura Theimer

Dr. Alan Spicciati, Superintendent

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SECTION 1 – EXECUTIVE SUMMARY

Auburn School District (District) has prepared this six-year Capital Facilities Plan (Plan) in compliance with the requirements of Washington’s Growth Management Act and the ordinances adopted by the counties and cities served by the District. The District reviews and amends the Plan annually. All changes are made pursuant to the Growth Management Act and the local ordinances.

The Plan was prepared using data available in the spring of 2024 unless otherwise noted.

The Plan is consistent with prior long-term capital facilities plans adopted by the District. This Plan is not intended to be the sole plan for all the District’s needs. The District may prepare interim and periodic long-range Capital Facilities Plans consistent with this six-year Capital Facilities Plan.

The Plan will be submitted to jurisdictions located within the District’s service area along with a request to include the plan as an element in the jurisdictions’ Comprehensive Plans. King County, and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific must adopt this Plan to enable the District to collect impact fees within their jurisdiction. In the past, the Cities of Algona and Pacific have not adopted a school impact fee ordinance or the District’s Capital Facilities Plans.

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. This Plan provides the data and calculations required by King County and the Cities to establish the District’s school impact fees for 2024. The District’s 2024 impact fee for Single-Family Residences is \$4,584. The 2024 impact fee for Multi-Family Residences is \$8,966.

The Plan establishes the District’s Standard of Service to determine the District’s current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for school capacity, those guidelines do not account for the local program needs of the District. The Growth Management Act and the school impact fee ordinance authorize the District to define its standard of service based on the District’s specific needs.

The District’s Standard of Service is based upon the District’s current student-teacher ratio and service model for special programs. The Standard of Service and District’s school inventory have been used to calculate the capacity of schools in the District. The District’s permanent capacity for the 2024-25 school year is 14,595 students. The number of students enrolled in the District as of October 1, 2023, is 17,239 students.

The following table summarizes changes that are incorporated in the District's 2024-2030 Capital Facilities Plan:

Table 1: 2024 Capital Facilities Plan Changes

ITEM	2023 CFP	2024 CFP	COMMENTS
Classroom Capacity - Elem. Schools	20.33	20.29	Adjusted for Pre-Kindergarten classes
Debt Service Tax Rate	1.84000	1.93178	Per King County
District Average Assessed Value - SFR	\$573,704	\$530,816	Per King County
District Average Assessed Value - MFR	\$270,892	\$232,969	Per King County
District SF Capacity - Permanent	14,230	14,595	Updated calculation
District SF Capacity - Permanent + Portables	17,074	17,541	Updated calculation
District Impact Fee - SFR	\$5,615.82	\$4,584.00	Updated calculation
District Impact Fee - MFR	\$9,223.54	\$8,966.00	Updated calculation
Facility Cost - Middle School	\$143,000,000	\$143,300,000	Construction cost escalation
Facility Cost - Portable Classroom	\$250,000	\$388,165	Based on current portable classroom cost
Facility SF % - Permanent - Elementary	96.16%	97.73%	Adjusted for portable classroom relocations
Facility SF % - Permanent - Middle School	92.45%	91.28%	Adjusted for portable classroom relocations
Facility SF % - Permanent - High School	95.96%	94.87%	Adjusted for portable classroom relocations
Facility SF % - Portables - Elementary	3.84%	2.27%	Adjusted for portable classroom relocations
Facility SF % - Portables - Middle School	7.55%	8.72%	Adjusted for portable classroom relocations
Facility SF % - Portables - High School	4.04%	5.13%	Adjusted for portable classroom relocations
Genl. Obligation Bonds Interest Rate	3.58%	3.48%	Per Bond Buyer Index
OSPI Construction Cost Allowance	\$246.83	\$375.00	Per OSPI
OSPI Match % - District	35.42%	33.14%	Per OSPI
OSPI Match % - State	64.58%	66.86%	Per OSPI
Student Generation Rate - Elementary - SFR	0.303	0.269	Updated housing inventory
Student Generation Rate - Middle School - SFR	0.133	0.107	Updated housing inventory
Student Generation Rate - High School - SFR	0.151	0.117	Updated housing inventory
Student Generation Rate - Elementary - MFR	0.440	0.482	Updated housing inventory
Student Generation Rate - Middle School - MFR	0.150	0.131	Updated housing inventory
Student Generation Rate - High School - MFR	0.172	0.146	Updated housing inventory

SECTION 2 – FACILITY INVENTORY

Auburn School District encompasses 62 square miles in King and Pierce Counties and serves the cities of Auburn, Algona, Pacific, as well as a portion of Unincorporated King County. The District owns 661 acres of property, operates 30 facilities, and utilizes 112 portable classrooms. The 30 facilities include 16 elementary schools, four middle schools, four high schools, and six support facilities. 108 portable classrooms are located at schools and four are located at the District's Administration Building and used for conferences, training, and office space.

The following map shows the District’s boundaries, school locations, major roads, and the Urban Growth Boundary.

Figure 1 – School District Map



The following table identifies the District's school facilities and facility data.

Table 2: School Facility Inventory

FACILITY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
ELEMENTARY SCHOOLS						
Alpac	310 Milwaukee Blvd N, Pacific	1972	1987	10.68	48,042	46,592
Arthur Jacobsen	29205 132 nd Ave SE, Auburn	2007	NA	10.02	56,620	56,283
Bowman Creek	5701 Kersey Way SE, Auburn	2020	NA	21.85	75,862	74,413
Chinook	3502 Auburn Way S, Auburn	2022	NA	13.07	75,896	74,496
Dick Scobee	1031 14 th St NE, Auburn	2020	NA	8.90	76,371	74,961
Evergreen Heights	5602 S 316 th St, Auburn	1970	2014 / 2017	10.10	44,231	41,923
Gildo Rey	1005 37 th St SE, Auburn	1969	1988 / 2012	10.05	49,123	47,697
Hazelwood	11815 SE 304 th St, Auburn	1990	NA	13.08	54,906	53,482
Ilalko	301 Oravetz Place SE, Auburn	1992	NA	14.22	54,734	53,310
Lake View	16401 SE 318 th St, Auburn	1980	NA	16.48	54,054	52,252
Lakeland Hills	1020 Evergreen Way SE, Auburn	2006	NA	12.00	54,876	53,454
Lea Hill	30908 124 th Ave SE, Auburn	2022	NA	20.24	75,896	74,384
Pioneer	2301 M St SE, Auburn	2021	NA	11.13	76,758	75,358
Terminal Park	1101 D St SE, Auburn	2023	NA	6.09	77,443	75,793
Washington	20 E St NE, Auburn	1972	1988	5.33	46,378	46,377
Willow Crest	13002 SE 304 th St, Auburn	2021	NA	10.43	75,849	74,405
TOTAL				193.67	997,039	975,180
MIDDLE SCHOOLS						
Cascade	1015 24 th St NE, Auburn	1967	1998	16.94	89,320	89,320
Mt Baker	620 37 th St SE, Auburn	1994	NA	28.98	90,365	90,365
Olympic	839 21 st St SE, Auburn	2019	NA	17.40	107,625	107,625
Rainier	30620 116 th Ave SE, Auburn	1991	NA	25.54	91,321	91,321
TOTAL				88.86	378,631	378,631
HIGH SCHOOLS						
Auburn High – Main Building	711 E Main St, Auburn	2015	NA	20.50	277,229	276,229
Auburn High – TAP Building	501 3 rd St NE, Auburn	2009	NA	0.24	2,662	2,662
Auburn Mountainview	28900 124 th Ave SE, Auburn	2005	NA	39.42	187,542	187,539
Auburn Riverside	501 Oravetz Rd, Auburn	1995	NA	35.32	180,248	180,248
West Auburn	401 W Main St, Auburn	1990	NA	5.26	30,295	30,295
TOTAL				100.74	677,976	676,973
GRAND TOTAL				383.27	2,053,646	2,030,784

The following table identifies the District's support facilities and facility data.

Table 3: Support Facility Inventory

FACILITY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
SUPPORT FACILITIES						
Administration Building	915 4 th St NE, Auburn	1968	1987 / 2017	3.50	24,046	NA
Administration Annex	502 4 th St NE, Auburn	1935	1989	0.34	6,557	NA
Auburn Memorial Stadium	405 4 th St NE, Auburn	1978	1980 / 1997	6.60	17,055	NA
Auburn Pool	516 4 th St NE, Auburn	1971	2011	0.74	14,390	NA
Support Services	1302 4 th St SW, Auburn	1996	NA	5.50	41,184	NA
Transportation Center	615 15 th St SW, Auburn	1997	NA	5.90	19,500	NA
TOTALS				22.58	122,732	

The following table identifies the District's portable classrooms that are located at schools.

Table 4: School Portable Classroom Inventory

FACILITY	SINGLE PORTABLE CLASSROOMS	DOUBLE PORTABLE CLASSROOMS	TOTAL PORTABLE CLASSROOMS
ELEMENTARY SCHOOLS			
Alpac	8	0	8
Arthur Jacobsen	0	0	0
Bowman Creek	0	0	0
Chinook	0	0	0
Dick Scobee	0	0	0
Evergreen Heights	4	0	4
Gildo Rey	2	0	2
Hazelwood	2	0	2
Ilalko	2	0	2
Lake View	0	0	0
Lakeland Hills	3	1	5
Lea Hill	0	0	0
Pioneer	0	0	0
Terminal Park	0	0	0
Washington	8	0	8
Willow Crest	0	0	0
MIDDLE SCHOOLS			
Cascade	8	0	8
Mt. Baker	6	3	12
Olympic	8	0	8
Rainier	9	1	11
HIGH SCHOOLS			
Auburn High - Main Building	8	0	8
Auburn High - TAP Building	0	0	0
Auburn Mountainview	10	1	12
Auburn Riverside	6	6	18
West Auburn	0	0	0
TOTALS	84	12	108

The following table identifies the District's inventory of undeveloped property.

Table 5: Undeveloped Property Inventory

SITE NO.	LOCATION	YEAR ACQUIRED	SITE SIZE (ACRES)	BUILDING DEPT. JURISDICTION	URBAN GROWTH BOUNDARY
23A	SE 318th St., Auburn	1948	62.44	King County	Outside
25A	SE Lake Holm Road / 190th Ave. SE, Auburn	1990	23.86	King County	Outside
25B	SE Lake Holm Road / 188th Ave. SE, Auburn	2008	5.00	King County	Outside
33	SE Lake Holm Road / 129th Way SE, Auburn	2005	40.00	King County	Outside
34/39	I St. NE/40th St. NE, Auburn	2002 / 2022	72.28	City of Auburn	Within
35	Sumner Tapps Hwy. E./ 62nd St. SE, Auburn	2009	53.00	City of Auburn	Within
TOTAL			256.58		

SECTION 3 – ENROLLMENT PROJECTIONS

The District's consultant, Davis Demographics, analyzed demographic data relevant to the District's facility planning efforts. The report created by Davis Demographics identifies trends occurring in the community, how these trends may affect future student populations, and assists in illustrating facility adjustments that may be necessary to accommodate student population.

Davis Demographics' ten-year forecast methodology combines historic student population counts, past and present demographic characteristics, and planned residential development to forecast future student populations. Additionally, Davis Demographics uses factors calculating incoming kindergarten classes based upon birth rates, additional students from new housing, the effects of student mobility, and a detailed review of planned residential development within the District.

Historical Enrollment

The following table shows the District's October 1 historical enrollment over the past 20-years. The data reveals an average overall growth of 1.46% during the past 10 years. This includes a 4% decrease in October 2020 enrollment due to the COVID pandemic.

Table 6: Historical Enrollment

GRADE	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24
TK																			127	135
KDG	892	955	940	995	998	1,032	1,010	1,029	1,098	1,170	1,232	1,198	1,237	1,261	1,271	1,291	1,038	1,227	1,341	1,205
1	960	963	1,012	995	1,014	1,033	1,066	1,068	1,089	1,188	1,219	1,279	1,210	1,276	1,290	1,314	1,236	1,185	1,304	1,305
2	992	963	1,001	1,019	1,024	998	1,016	1,097	1,083	1,124	1,196	1,289	1,300	1,251	1,311	1,295	1,243	1,249	1,241	1,320
3	918	1,002	1,031	997	1,048	993	1,013	996	1,111	1,125	1,136	1,232	1,317	1,328	1,275	1,320	1,243	1,264	1,324	1,265
4	1,016	939	1,049	1,057	1,045	1,073	1,024	1,022	1,038	1,123	1,156	1,170	1,237	1,328	1,378	1,316	1,257	1,255	1,322	1,356
5	956	1,065	998	1,077	1,070	1,030	1,079	1,017	1,070	1,075	1,122	1,172	1,199	1,269	1,345	1,361	1,294	1,251	1,296	1,349
6	1,020	1,004	1,061	1,008	1,096	1,040	1,041	1,063	1,041	1,076	1,059	1,116	1,152	1,207	1,275	1,337	1,306	1,233	1,227	1,276
7	1,124	1,028	1,014	1,057	1,034	1,125	1,060	1,032	1,086	1,072	1,091	1,099	1,132	1,194	1,232	1,295	1,319	1,304	1,267	1,230
8	1,130	1,137	1,069	1,033	1,076	1,031	1,112	1,046	1,018	1,116	1,088	1,136	1,108	1,183	1,213	1,236	1,264	1,312	1,315	1,277
9	1,459	1,379	1,372	1,337	1,257	1,245	1,221	1,273	1,200	1,159	1,275	1,229	1,261	1,257	1,372	1,399	1,351	1,386	1,455	1,453
10	1,260	1,383	1,400	1,367	1,341	1,277	1,238	1,168	1,278	1,229	1,169	1,316	1,248	1,300	1,313	1,410	1,376	1,387	1,416	1,507
11	1,019	1,153	1,294	1,305	1,304	1,269	1,212	1,177	1,116	1,187	1,169	1,111	1,248	1,188	1,198	1,218	1,174	1,299	1,300	1,309
12	833	989	1,068	1,176	1,259	1,319	1,251	1,220	1,231	1,186	1,218	1,175	1,104	1,266	1,126	1,113	1,090	1,248	1,251	1,252
TOTALS	13,579	13,960	14,309	14,423	14,566	14,465	14,343	14,208	14,459	14,830	15,130	15,522	15,753	16,308	16,599	16,905	16,191	16,600	17,186	17,239
Change	381	349	114	143	-101	-122	-135	251	371	300	392	231	555	291	306	-714	409	459	53	
Percent Change	2.81%	2.50%	0.60%	0.99%	-0.69%	-0.84%	-0.94%	1.77%	2.57%	2.02%	2.59%	1.49%	3.52%	1.76%	1.84%	-4.22%	2.53%	2.77%	0.31%	
Average Student Gain/Loss for Past 10 years	228																			
Average Student Gain/Loss for Past 10 years	1.46%																			

Projected Enrollment

Based upon the district-wide analysis conducted by Davis Demographics:

- The student population in the District is expected to increase slightly by 0.9% during the next five years and decrease slightly by 0.5% during the following five years.
- The birth rates in the District have fluctuated over the past ten years, but the overall trend is positive.
- An influx in students transitioning into 1st grade and 9th grade is expected. The District anticipates the largest decline in students transitioning into 11th and 12th grades. This is primarily due to students participating in the Running Start program.
- The enrollment projection includes 11 residential development projects with a total of 1,024 units during the next ten years.
- The K-5 resident student population is expected to increase to nearly 7,600 in 2026 and then decline slowly due to diminished housing development and larger kindergarten cohorts moving into middle school. Overall, the K-5 grade group is expected to decrease by 0.8% in the 5-year forecast and 1.4% in the ten-year horizon.
- The 6-8 Grade resident population within the District is expected to increase by 3.3% in the five-year forecast and 0.8% in the ten-year horizon.

- High school student population is expected to experience a slight increase of 1.6% in the five-year forecast while remaining flat with a small decrease of 0.1% towards the tail end of the ten-year horizon.

The following table identifies student enrollment projections for the next six years.

Table 7: Student Enrollment Projections

GRADE	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
IN-DISTRICT STUDENTS						
Pre-K	130	130	130	130	130	130
K	1,129	1,165	1,213	1,188	1,180	1,180
1	1,213	1,190	1,230	1,267	1,240	1,230
2	1,268	1,227	1,208	1,235	1,270	1,242
3	1,296	1,302	1,266	1,232	1,258	1,292
4	1,245	1,322	1,336	1,282	1,247	1,272
5	1,321	1,262	1,342	1,343	1,289	1,252
6	1,272	1,288	1,237	1,299	1,299	1,245
7	1,266	1,291	1,308	1,243	1,306	1,306
8	1,216	1,274	1,304	1,305	1,240	1,301
9	1,287	1,253	1,316	1,340	1,339	1,271
10	1,368	1,318	1,290	1,344	1,367	1,364
11	1,301	1,290	1,243	1,208	1,260	1,279
12	1,169	1,275	1,270	1,215	1,179	1,231
Subtotal	16,479	16,587	16,695	16,629	16,605	16,596
OUT-OF-DISTRICT STUDENTS						
K-5	260	260	262	263	261	259
6-8	95	98	100	98	98	100
9-12	516	517	516	514	518	518
Subtotal	871	875	878	874	877	877
TOTAL STUDENTS						
PreK-5	7,861	7,858	7,988	7,939	7,876	7,857
6-8	3,848	3,951	3,950	3,945	3,943	3,953
9-12	5,641	5,653	5,636	5,620	5,663	5,663
TOTAL	17,350	17,462	17,574	17,503	17,482	17,473

SECTION 4 – STUDENT GENERATION RATES

King County Code 21A establishes a formula to determine school impact fees. Developers of residential properties must pay a school district the impact fee to help compensate the District for the impact of new housing units on school facilities. This King County code was substantially adopted by the Cities of Auburn, Black Diamond, and Kent.

This formula requires the District to establish a “Student Generation Rate”. This rate is the average number of students generated by a residential housing unit and is used to

estimate the number of students that will be added to the District by each new housing unit.

Two sets of data are used to calculate Student Generation Rates - current student enrollment and from recently constructed housing units in the District. This information associates each student with a housing unit. Two general housing categories are analyzed - single-family and multi-family.

The District also uses the Student Generation Rates to estimate anticipated student enrollment in the future. Development data is collected to determine the number of new residential units that may be built in the future. The Student Generation Rates applied to estimate the number of new students that the planned residential developments may yield.

Planned residential development data was obtained through discussions with city agencies, counties, and major developers within the District boundaries. Student population by residence includes all approved and tentative tract maps in addition to any planned or proposed development that may occur within the project timeframe. The planned residential development information is a snapshot of the District currently. The information may change and is updated annually.

The following table provides information about recent single-family residential developments in the District and associated Student Generation Rates.

Table 8: Single-Family Residential Development Summary

SINGLE-FAMILY DEVELOPMENTS	OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2024 STUDENTS				STUDENT GENERATION RATE			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Bridges	2021	380	380	0	96	32	45	173	0.253	0.084	0.118	0.455
Forest Glen	2021	30	30	0	23	13	6	42	0.767	0.433	0.200	1.400
Greenvale	2023	17	17	0	0	1	0	1	0.000	0.059	0.000	0.059
Greenview Estates	2023	17	17	0	3	2	3	8	0.176	0.118	0.176	0.471
Hastings	2020	10	10	0	5	1	1	7	0.500	0.100	0.100	0.700
Lozier Ranch		18	7	11	1	0	0	1	0.143	0.000	0.000	0.143
Palisades - Homes		16	15	1	5	2	3	10	0.333	0.133	0.200	0.667
River Rock		14	7	7	0	0	0	0	0.000	0.000	0.000	0.000
Seremounte	2019	30	30	0	7	5	4	16	0.233	0.167	0.133	0.533
Vasiliy	2021	8	8	0	2	0	0	2	0.250	0.000	0.000	0.250
Willow Place	2021	11	11	0	1	1	0	2	0.091	0.091	0.000	0.182
TOTALS		551	532	19	143	57	62	262	0.269	0.107	0.117	0.492

The following table provides information about recent multi-family residential developments in the District and associated Student Generation Rates.

Table 9: Multi-Family Residential Development Summary

MULTI-FAMILY DEVELOPMENTS	OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2024 STUDENTS				STUDENT GENERATION RATE			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Copper Gate Apts.	2021	500	500	0	341	93	103	537	0.682	0.186	0.206	1.074
The Verge Auburn	2022	226	226	0	9	2	3	14	0.040	0.009	0.013	0.062
TOTALS		726	726	0	350	95	106	551	0.482	0.131	0.146	0.759

SECTION 5 – STANDARD OF SERVICE

The School Impact Fee Ordinances adopted by King County and the Cities of Auburn, Black Diamond, and Kent require the District to establish a “Standard of Service” to be eligible to impose school impact fees. The Standard of Service must identify the school program year, class size by grade span, the types of facilities needed to serve its student population, and other Rates identified by the District including the requirements of students with special needs.

CURRENT ENROLLMENT

The District operates 16 elementary schools with pre-school to grade 5, four middle schools with grades 6 to 8, three comprehensive and one alternate education high school with grades 9 to 12. Student enrollments at these schools as of March 2024 are:

- Elementary Schools: 8,569 students
- Middle Schools: 3,656 students
- High Schools: 5,247 students
- Total Enrollment: 17,472 students

CLASS SIZE

Standard class sizes in the District are subject to state regulations, collective bargaining agreements, and student needs. Class sizes also vary based upon grade level and classroom type.

The District’s blended class size standards are as follows:

- Elementary Schools: 20.29 students per classroom
- Middle Schools: 28.02 students per classroom
- High Schools: 28.74 students per classroom
- Self-Contained Special Education: 12.00 students per classroom

PERMANENT CLASSROOMS

Permanent classrooms are located in permanent structures owned and operated by the District. The number of permanent classrooms in the District's 24 schools are:

- Elementary Schools: 507 classrooms
- Middle Schools: 151 classrooms
- High Schools: 221 classrooms
- Total: 879 classrooms

PORTABLE CLASSROOMS

Portable classrooms in the District are modular structures that can be relocated. The District uses portable classrooms when permanent facilities do not have adequate space to accommodate its students and staff. Portable classrooms are also used at the school district's Administration Building for training, conference, and office space. The number of portable classrooms in use and their locations are:

- Elementary Schools: 31 portables
- Middle Schools: 39 portables
- High Schools: 38 portables
- Support Facilities: 4 portables
- Total: 112 portables

TYPES OF CLASSROOMS

The types of classrooms in the District vary based upon grade level, instructional program, and student needs. Classroom types in the District are:

- General Classrooms: Spaces used for general instruction and do not have specialized features or equipment. These classrooms are present in elementary, middle, and high schools.
- Special Education Self-Contained Classrooms: Spaces used for self-contained instruction for students with disabilities. These classrooms are present in elementary, middle, and high schools.
- Specialty Classrooms: Instructional spaces that have unique features or equipment. These classrooms are present in middle and high schools and consist of teaching stations for art, automotive technology, band, business education, career center, choral, construction manufacturing, computer science, culinary arts, drafting, drama, fitness and conditioning, horticulture, kitchen science, marketing, metals, orchestra,

physical education, robotics, science, sports medicine, theater arts, and visual communications.

- Pull-Out Classrooms: Spaces where students receive specialized instruction for a portion of the school day and are comprised of elementary gymnasiums and music, and elementary, middle, and high school multi-lingual, resource, and Title/LAP classrooms. Pull-out classrooms do not contribute to a school's capacity because students visit these classrooms during the school day while excused from their general classrooms.

The standard number of students in a classroom varies based upon grade level and classroom type. Standard class sizes in the District are:

- Elementary General Classroom Pre-Kindergarten: 20 students per classroom.
- Elementary General Classrooms Kindergarten through Grade 3: 17 students per classroom.
- Elementary General Classrooms Grades 4 and 5: 27 students per classroom.
- Middle School General and Specialty Classrooms Grade 6: 27 students per classroom.
- Middle School General and Specialty Classrooms Grades 7 and 8: 28.53 students per classroom.
- High School General and Specialty Classrooms Grades 9 through 12: 28.74 students per classroom.
- Special Education Self-Contained Classrooms Pre-Kindergarten – Grade 12: 12 students per classroom.
- Pull-Out Classrooms Pre-Kindergarten through Grade 12: Class size varies depending on the grade level and type of instruction being provided.

CLASSROOM UTILIZATION

As noted above, the District has established standard student class sizes based upon grade level and classroom use. While the District works diligently to assign students to achieve full classroom capacity, it is not possible to always do so. Consequently, the District applies classroom utilization rates to address inefficiencies in assigning classes. The utilization rates are:

- Elementary Schools: 100% utilization based on the ability to fully assign classes at classroom size standards.
- Middle and High Schools: 76.67% utilization based upon 92% utilization due to elective class sizes x 83% utilization due to classrooms used for planning periods.

SCHOOL CAPACITY

School capacity is determined by the number of teaching stations present at each school, type of teaching station, class size, teaching station capacity, and classroom utilization rate.

The following table identifies the capacity of each school in the District in permanent classrooms.

Table 10 – School Capacities

SCHOOL NAME	GEN. CLRMS.	PRE-K CLRMS.	SPEC. ED. SELF-CONTAINED CLRMS.	PULL-OUT CLRMS.	SPECIALTY CLRMS.	TOTL CLRMS.	GEN. & SPECIALTY CLRM. CAPACITY	SPEC. ED. SELF-CONTAINED CLRM. CAPACITY	CLRM. UTILIZATION RATE	SCHOOL CAPACITY PERMANENT	SCHOOL CAPACITY PERMANENT + PORTABLES
ELEMENTARY SCHOOLS											
Alpac	19	2	0	5	0	26	20.29	12.00	100.00%	426	576
Arthur Jacobsen	20	1	2	5	0	28	20.29	12.00	100.00%	450	450
Bowman Creek	32	1	1	5	0	39	20.29	12.00	100.00%	682	682
Chinook	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Dick Scobee	25	4	2	8	0	39	20.29	12.00	100.00%	612	612
Evergreen Heights	16	1	1	4	0	22	20.29	12.00	100.00%	357	457
Gildo Rey	17	3	1	4	0	25	20.29	12.00	100.00%	418	443
Hazelwood	22	1	1	4	0	28	20.29	12.00	100.00%	479	529
Ilaliko	20	1	2	5	0	28	20.29	12.00	100.00%	450	450
Lake View	19	1	1	4	0	25	20.29	12.00	100.00%	418	418
Lakeland Hills	21	1	1	5	0	28	20.29	12.00	100.00%	458	533
Lea Hill	27	3	3	6	0	39	20.29	12.00	100.00%	645	645
Pioneer	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Terminal Park	27	4	2	6	0	39	20.29	12.00	100.00%	653	653
Washington	12	3	2	7	0	24	20.29	12.00	100.00%	328	578
Willow Crest	29	3	1	6	0	39	20.29	12.00	100.00%	661	661
TOTALS	358	37	24	88	0	507				8,303	8,953
MIDDLE SCHOOLS											
Cascade	14	0	1	8	17	40	28.02	12.00	76.67%	675	899
Mt Baker	12	0	2	7	15	36	28.02	12.00	76.67%	598	990
Olympic	12	0	2	9	17	40	28.02	12.00	76.67%	641	865
Rainier	9	0	3	8	15	35	28.02	12.00	76.67%	543	851
TOTALS	47	0	8	32	64	151				2,458	3,606
HIGH SCHOOLS											
Auburn High	23	0	3	15	40	81	28.74	12.00	76.67%	1,416	1,696
Auburn High - TAP	0	0	3	0	0	3	28.74	12.00	76.67%	28	28
Auburn Mountainview	17	0	4	11	30	62	28.74	12.00	76.67%	1,072	1,408
Auburn Riverside	21	0	2	10	29	62	28.74	12.00	76.67%	1,120	1,624
West Auburn	8	0	0	4	1	13	28.74	12.00	76.67%	198	226
TOTALS	69	0	12	40	100	221				3,834	4,982
GRAND TOTALS	474	37	44	160	164	879				14,595	17,541

SECTION 6 - CAPITAL CONSTRUCTION PLAN

Since 1975, the District has regularly performed an in-depth review of its existing facilities and long-term facility needs. The process includes the formation of community-wide citizens' committees to review facility needs and make recommendations for improvements, modernizations, and new facilities.

In 2015, a citizens' committee recommended the District build two new elementary schools, replace one middle and five elementary schools, and acquire property for three elementary schools. In November 2016, the voters approved by 62.38% a \$456,056,000 bond proposition to build and replace these schools. Capital Project reserve funds were used to acquire the elementary school property. The last project in this building program is under construction and will be completed in July 2024.

In 2023, the District completed a 10-year Facilities Master Plan. This plan identified the following facility needs:

- Complete improvements at 22 facilities to address aging equipment, air conditioning, energy conservation, major maintenance, and safety and security improvements within six years.
- Replace Alpac Elementary School within six years.
- Replace Cascade Middle School with six years.
- Build a new middle school within six years.
- Replace Evergreen Heights and Gildo Rey Elementary Schools within seven to 13 years.
- Replace the Administration Building and Administration Annex within seven to 13 years.
- Build a new high school in nine years if current enrollment projections remain accurate.
- Acquire new portable classrooms and relocate existing portable classrooms where needed to accommodate localized enrollment growth at individual schools.

A citizens' committee was convened in the fall of 2023 and recommended completion of the facility improvements, facility replacements, and new school construction identified in the 2023 Facilities Master Plan. The District Board of Directors is considering a November 2024 bond proposition to address facility needs recommended to be completed within six years. The District is eligible for state funding assistance for school replacement projects. The District is not eligible for state funding assistance for a new middle school project.

The new middle school, as part of the District's permanent and portable classroom solution, will provide new capacity to serve growth and is the basis for the District's impact

fees. The District also plans to purchase or relocate portable classrooms to accommodate growth at the middle and high school levels.

These District's six-year facility needs are summarized in the following table.

Table 11 : Six-Year Capital Construction Plan

PROJECT	ADDED CAPACITY	FUND SOURCE	ESTIMATED COMPLETION	ESTIMATED COST (2024)	SIX-YEAR FINANCE PLAN						
					2024	2025	2026	2027	2028	2029	Total
New Middle School	800	Future Bond	Aug. 2027	\$143,300,000	\$1,433,000	\$3,037,960	\$64,404,752	\$95,576,652	\$1,706,726	\$0	\$166,159,090
Alpac Elem. Replacement	224	Future Bond	Aug. 2028	\$89,872,100	\$0	\$952,644	\$1,797,443	\$42,815,644	\$63,538,415	\$1,134,615	\$110,238,761
Cascade MS Replacement	125	Future Bond	Aug. 2028	\$142,587,755	\$0	\$1,511,430	\$3,204,232	\$67,929,719	\$100,807,703	\$1,800,138	\$175,253,222
Improvements at 22 Facilities	0	Future Bond	Aug. 2029	\$55,476,260	\$0	\$5,880,484	\$15,583,281	\$19,821,934	\$17,509,375	\$7,003,750	\$65,798,824
Portable Classrooms	0	Cap. Proj. Fund	Aug. 2024	\$1,750,000	\$1,750,000	\$0	\$0	\$0	\$0	\$0	\$1,750,000
Property Acquisitions	0	Cap. Proj. Fund	NA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS				\$432,986,115	\$3,183,000	\$11,382,518	\$84,989,708	\$226,143,948	\$183,562,219	\$9,938,502	\$519,199,896

SECTION 7 - IMPACT FEES

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. The fee schedule is based on the school impact fee formula set out in King County Ordinance 11621 Attachment A.

The following table identifies the data used by the District in calculating impact fees for 2024.

Table 12: Impact Fee Data

IMPACT FEE ELEMENTS	SOURCE	SINGLE FAMILY			MULTI FAMILY		
		Elementary	Middle School	High School	Elementary	Middle School	High School
Classroom Capacities	District Standards	20.29	28.02	28.74	20.29	28.02	28.74
Debt Service Tax Rate	King County	1.93178	1.93178	1.93178	1.93178	1.93178	1.93178
District Average Assessed Value	King County	\$530,816	\$530,816	\$530,816	\$232,969	\$232,969	\$232,969
District SF Capacity- Permanent	District Data	997,039	378,631	677,976	997,039	378,631	677,976
District SF Capacity - Portables	District Data	23,200	36,160	36,640	23,200	36,160	36,640
District SF Capacity - Permanent + Portables	District Data	1,020,239	414,791	714,616	1,020,239	414,791	714,616
District Impact Fees	CFP Calculation	\$4,584.00	\$4,584.00	\$4,584.00	\$8,966.00	\$8,966.00	\$8,966.00
Facility Cost - Middle School	District Data	\$0	\$143,300,000	\$0	\$0	\$143,300,000	\$0
Facility Cost - Portable Classroom	District Data	\$388,165	\$388,165	\$388,165	\$388,165	\$388,165	\$388,165
Facility SF % - Permanent Facilities	District Data	97.73%	91.28%	94.87%	97.73%	91.28%	94.87%
Facility SF % - Portable Facilities	District Data	2.27%	8.72%	5.13%	2.27%	8.72%	5.13%
Genl. Obligation Bonds Interest Rate	Bond Buyer Index	3.48%	3.48%	3.48%	3.48%	3.48%	3.48%
OSPI Construction Cost Allowance	OSPI	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00
OSPI Match % - District	OSPI	66.86%	66.86%	66.86%	66.86%	66.86%	66.86%
OSPI Match % - State	OSPI	33.14%	33.14%	33.14%	33.14%	33.14%	33.14%
OSPI Square Footage Per Student	OSPI	90	108	130	90	108	130
School Capacities	District Standards	650	800	1,500	650	800	1,500
Site Acreage	District Standards	12	24	36	12	24	36
Site Cost per Acre	District Standards	\$2,023	\$2,023	\$2,023	\$2,023	\$2,023	\$2,023
Student Generation Rates	CFP Calculation	0.269	0.107	0.117	0.482	0.131	0.146

The following table shows the District's impact fee calculation for single-family residences.

Table 13: Impact Fee Calculation – Single-Family Residences

SCHOOL SITE ACQUISITION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	12	\$0	650	\$0	0.269	\$0
Middle	24	\$0	800	\$0	0.107	\$0
High	36	\$0	1,500	\$0	0.117	\$0
TOTAL						\$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	\$0	650	0.9773	\$0	0.269	\$0
Middle	\$143,300,000	800	0.9128	\$163,505	0.107	\$17,495
High	\$0	1,500	0.9487	\$0	0.117	\$0
TOTAL						\$17,495
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	\$0	20.29	0.0227	\$0	0.269	\$0.00
Middle	\$388,165	28.02	0.0872	\$1,208	0.107	\$129.26
High	\$388,165	28.74	0.0513	\$693	0.117	\$81.06
TOTAL						\$210.32
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per SFR
Elementary	\$375.00	90	0.6686	\$0	0.269	\$0
Middle	\$375.00	108	0.6686	\$0	0.107	\$0
High	\$375.00	130	0.6686	\$0	0.117	\$0
TOTAL						\$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Tax Credit
Single Family	\$530,816	1.93178	0.0348	10		\$8,537
IMPACT FEE SUMMARY - SINGLE FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee SFR
\$0	\$17,495	\$210	\$0	(\$8,537)	0.500	\$4,584

The following table shows the District's impact fee calculation for multi-family residences.

Table 14: Impact Fee Calculation – Multi-Family Residences

SCHOOL SITE ACQUISITION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	12	\$2,023	650	\$0	0.482	\$0
Middle	24	\$2,023	800	\$0	0.131	\$0
High	36	\$2,023	1,500	\$0	0.146	\$0
TOTAL						\$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	\$0	650	0.9773	\$0	0.482	\$0
Middle	\$143,300,000	800	0.9128	\$163,505	0.131	\$21,419
High	\$0	1,500	0.9487	\$0	0.146	\$0
TOTAL						\$21,419
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	\$0	20.29	0.0227	\$0	0.482	\$0.00
Middle	\$388,165	28.02	0.0872	\$1,208	0.131	\$158.25
High	\$388,165	28.74	0.0513	\$693	0.146	\$101.16
TOTAL						\$259.41
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per SFR
Elementary	\$375.00	90	0.6686	\$0	0.482	\$0
Middle	\$375.00	108	0.6686	\$0	0.131	\$0
High	\$375.00	130	0.6686	\$0	0.146	\$0
TOTAL						\$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Tax Credit
Single Family	\$232,969	1.93178	0.0348	10		\$3,747
IMPACT FEE SUMMARY - SINGLE FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee MFR
\$0	\$21,419	\$259	\$0	(\$3,747)	0.500	\$8,966

SECTION 8 – CONCLUSIONS

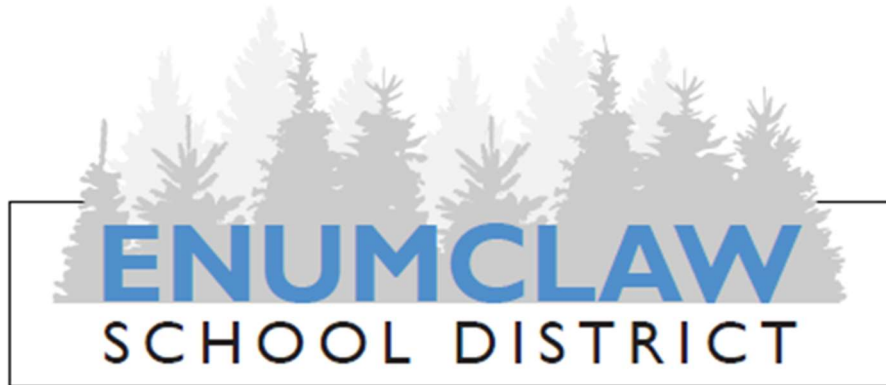
Housing units continue to be built in the District and the student population continues to grow. The student population is projected to increase during the next five years but at a slower rate than in the past 10 years.

The District built two new elementary schools and replaced five elementary schools with larger facilities during the past four years. This increased elementary school capacity so that it fully accommodates current elementary students. However, the District continues to lack permanent classroom space to accommodate middle and high school students, including students from new growth. Consequently, 55 portable classrooms are being used to accommodate middle and high school students and are part of the District's capacity solution.

Because of a shortage of classrooms at middle and high schools, the District is considering placing a bond proposition on the ballot in November 2024 to build an additional middle school. The District is also monitoring annual enrollment levels and bonding capacity to determine when an additional high school should be built.

While new housing units continue to be built in the District, the rate is slowing. Consequently, the District's Student Generation Rates have decreased during the past year. This is the primary factor reducing the District's school impact fees for 2024. This is reflected in a reduction for single-family residences from \$5,615.82 to \$4,584.00 and a reduction for multi-family residences from \$9,223.54 to \$8,966.00.

Auburn School District's 2024-2030 Capital Facilities Plan, including its 2024 impact fee rates, will be submitted to King County and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific with a request the jurisdictions adopt the plan and include the plan as an element in their Comprehensive Plans.



Capital Facilities Plan 2024-2029

*2929 McDougall Avenue
Enumclaw, Washington 98022
(360) 802-7100*

*Board Adopted:
June 17, 2024*

Six-Year Capital Facilities Plan

2024-2029

Board of Directors

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Director, Teaching & Learning

Phil Engebretsen

Director, Facilities, Operations & Athletics

Carolyn Zieske

Director, Student Support Services

Enumclaw School District No. 216

Enumclaw, Washington 98022

CAPITAL FACILITIES PLAN

Approved by Board of Directors

Resolution No. 1136

The Enumclaw School District No. 216 hereby provides to the King County Council, City of Enumclaw and City of Black Diamond, this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King Code 21A, including a six (6) year financing plan component.

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Executive Summary

In accordance with King County Code 21A.43, this update has been prepared by the Enumclaw School District No. 216 to reflect current conditions in facility usage and needs.

The District's service area includes areas of unincorporated King County, the City of Black Diamond, and the City of Enumclaw. Currently, the District serves a student population of about 4,294 (October 2023 head count) students in Kindergarten through grade 12 (excluding Transition to Kindergarten and full-time Running Start student populations). Enrollment projections presented herein, indicate that enrollment growth will occur over the next six years.

The District has experienced approximately 3.1% growth per year over the past two years. Enrollment was 4,236 students in October 2022 and 4,046 students in October 2021. The District's enrollment, like most school districts, was affected by closures of schools due to Covid-19. However, the District has seen consistent post-pandemic enrollment growth over the past several years and anticipates continued enrollment gains moving forward because of comparably high birth rates, inward mobility, and continued new residential development projected within the six-year planning period (and anticipated to continue beyond the six-year planning period). The City of Black Diamond has two Master Planned Developments (the "MPDs"), Ten Trails and Lawson Hills, in the process of development with a projected buildout of up to 6,050 dwelling units. Construction of residential dwelling units in Phase IA of the Ten Trails MPD began in 2018 with the construction of approximately 918 single-family units and 237 multi-family units through 2023. An additional 56 single-family units (plus 82 age-qualified units) and 50 multi-family units are anticipated to be constructed in 2024, with a rapid increase in residential unit construction beginning again in 2025-2026. Over the next six years, it is anticipated that 2,227 single-family units and 891 multi-family units (plus 249 age-qualified units) will be constructed in the MPDs through 2029. See Appendix E for Map of MPDs and map of current project buildout. The City of Enumclaw also has several continuing residential construction projects within the city limits. Finally, there is ongoing, though limited, development in the unincorporated area of King County that is located within the District. To accommodate cumulative projected new development, the District added capacity in 2017 at the new Black Diamond Elementary School and added permanent student capacity at Enumclaw High School. Temporary capacity at the elementary and middle school levels will be needed during the six-year planning period, and the District is planning for additional permanent capacity within the six-year planning period. Section IV of this Plan identifies the District's six-year and anticipated long-term planning for school facilities.

As noted above, the District will need substantial capacity additions in the long-term planning period in response to development activity throughout the District and particularly within the City of Black Diamond. Future updates to this Plan will reflect updated planning needs in response to growth.

Section I: Six-Year Enrollment Projection

This plan update is based on the anticipated number of students expected to be enrolled through 2029. The six-year projection (2024-2029) will assist in determining short term needs and form the basis for assessing the need for impact fees.

Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. In the event that enrollment growth slows, plans for new facilities will likely be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds projections. Regular updates of both the enrollment projections and the Capital Facilities Plan (CFP) are essential to good facility planning.

The District relies on two population forecasts for purposes of projecting student enrollment. The first is an estimate by the Superintendent of Public Instruction (OSPI). OSPI estimates future enrollment through 2029 using the cohort survival method. This method estimates how many students in one year will attend the next grade in the following year by relying on previous enrollment trends. Due to the fact that the cohort survival method does not incorporate changes in trends of in-migration, particularly from anticipated new development within the District, these projections are considered highly conservative. The pandemic's anomalous impact on enrollment counts makes the cohort survival projections more unreliable. See Appendix A.

The second forecast is a modified cohort analysis, which uses the cohort projections as a base, incorporates King County live birth data and the District's historic percentage of those births to determine the number of kindergartners entering the system, and further incorporates assumptions based on known new residential development proposals within the District. These numbers are also confirmed by the District's multi-year, professionally conducted demographic study. See Appendix B. Because this analysis incorporates the expected in-migration to the District from new development, the District uses this analysis for purposes of determining capacity needs throughout the six years of this planning period. Using the modified enrollment projections, the District's enrollment is expected to increase at all grade levels over the six years of this Plan.

With regard to the expected enrollment from the anticipated 6,050 dwelling units in Black Diamond, building of residential units did commence in summer 2018, with building and occupancy to continue for a sustained period over several years. As such, the enrollment impacts from the start of these developments are just beginning to show during the early years of this Plan period. Future updates to this Plan will provide additional and updated information regarding these projects and the impacts on District enrollment.

Using the modified cohort survival projections, a total enrollment of 5,311 (HC) is expected by 2029. The District expects the enrollment of 1,017 additional students between 2023 and 2029. See Table 1.

Table 1: Projected K-12 Student Enrollment (2023-2028)

<i>Projection Year</i>	<i>2023*</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>Actual Change</i>	<i>Percent Change</i>
Modified Cohort (Headcount)	4,294	4,397	4,565	4,759	4,920	5,137	5,311	1,017	23.7%

* Actual K-12 enrollment (October 2, 2023) including TTK and excluding RS/OD

Section II: Current Enumclaw School District “Standard of Service”

In order to determine the capacity of the District’s facilities, the King County Code 21A refers to a “standard of service” that each school district must establish in order to ascertain its overall capacity. The standard of service is based upon the number of classrooms available at each school and the desired average class load district-wide. A favorable class size is used to promote the standard and quality of educational programs the residents of the Enumclaw School District expect and support through the passage of levies and bonds.

Rooms designed for special use are not counted as classrooms. Portables used for classrooms are employed on an interim basis only. When additional permanent classrooms are available, portables are removed from service, transferred to other locations, or used for non-classroom purposes.

The District’s standard of service is based on current standards. The Capital Facilities Plan incorporates funded implementation of K-3 class size reduction.

Current Standards of Service for Elementary Students:

We have reduced permanent capacity in several schools to allow for K-3 class size reduction. Average district wide class size for grades K-3 were reduced to 20 students per teacher beginning in the 2019-2021 school year to help meet the 1:17 ratio when specialist and intervention teachers are considered. Elementary school permanent capacity should be between 450 to 600 students. Goals with new construction would be to build permanent capacity to accommodate for growth while still allowing for special programming listed below. Average district wide class size for grades 4 and 5 should not exceed 26 students.

Class size may vary from building to building based upon different influencing factors at each school. Students may be provided music instruction, physical education, and lunch in a separate classroom or facility. Students may have scheduled time in a specialized instructional space such as a computer lab or art space. Special Education for students with disabilities may be provided in a dedicated resource room or a self-contained classroom with a maximum capacity of 10-12 depending on the program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- Multilingual Learning Program (MLL)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Education for Disadvantage Students (Title 1)
- Highly Capable Program
- Other Remediation Programs
- Learning Assisted Program (LAP)
- Behavior Programs for severely behavior-challenged students
- Hearing Impaired
- Mild, Moderate and Severe Developmental Disabilities
- Developmental Preschool

Early Childhood Education Assistance Programs (ECEAP)
Transition to Kindergarten (TTK)

All of the special programs referenced above require specialized classroom space; thus, the full-time student capacity of buildings housing these programs is reduced. Students leave their regular classroom for a period of time to receive instruction in several special programs. When programs change, program capacity fluctuates and the plan is updated annually to reflect the change in program and capacity.

Current Standards of Service for Secondary Students:

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students, which directly affect the capacity of the school buildings.

Average district-wide class size for grades 6-8 should not exceed 28 students. Middle school permanent capacity should be between 550 to 800 students.

Average district wide class size for grades 9-12 should not exceed 28 students.

Special Education for students with disabilities may be provided in a classroom with a capacity of 10-15 depending on program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

Instrumental and Vocal Music
Multicultural Learning and Support
Integrated Programs & Resource Rooms (for special remedial assistance)
Advanced Placement Programs
Basic Skills Programs
Career and Vocational Education Programs

Many of these programs require specialized classroom space and can reduce the permanent capacity of the school buildings.

Each school's available capacity will vary with the type of programs and space utilization in the building. When a large number of portables are added to a site to add student capacity, other support facilities, such as gymnasiums, lunch areas, halls, etc. may become inadequate.

Section III: Inventory and Projected Six-Year Enrollment Capacity of Schools

Currently, the District has permanent program capacity to house 4,807 students based on the District's Standard of Service as set forth in Section II. Portable classroom capacity for 320 students brings the total capacity to 5,127 at the beginning of the 2023-2024 school year.¹ A summary of the current enrollment and capacity, and the breakdown at each grade span follows:

Table 2: Summary of Capacity (2023-24)

2023-2024 Current	Permanent Capacity	Portable Capacity	Total Capacity	Oct. 2023 Enrollment (HC)	Surplus Capacity w/o Portables	Surplus Capacity w/ Portables
Elementary	2,210	96	2,306	1,992	218	314
Middle	1,100	0	1,100	995	105	105
High	1,497	224	1,721	1,307	190	414
District Total	4,807	320	5,127	4,294	513	833

Included in this Plan is an inventory of the District's schools by type, address and current capacity. See Table 3.

In the fall of 2005, the District closed J.J. Smith Elementary due to the age and condition of the building. The District performed facility upgrades in 2015 at J.J. Smith and it was used to temporarily house Black Diamond Elementary students during construction of the new elementary school. In the fall of 2017, J.J. Smith began to house the District's Birth-to-Five program, which houses special education pre-school, ECEAP and our Transition to Kindergarten programs. Students in these three programs at JJ Smith (Currently 198) are not included in the current and projected K-12 numbers within this report.

Black Diamond Elementary, as modernized and expanded, opened in August 2017. This school now has a permanent capacity of 430 students (an increase from the previous permanent capacity of 217). The Enumclaw High School modernization was completed in August of 2019. The updated facility increased permanent capacity by approximately 197 students.

Based on the enrollment forecasts, current inventory, program capacity, current standard of service, and portable capacity, the District has identified the need for additional student capacity in the short term. This reflects new development in the City of Black Diamond and new and potential development in the City of Enumclaw and King County during the six-year planning period, as well as increasing birth rates and inward mobility.

¹ The District's intent is for all students to be served in permanent classroom facilities. As such, portables are intended to be a temporary capacity solution. The District currently has four classrooms in portables at Kibler Elementary and eight available portable classrooms at Enumclaw High School. There are seven portables at Kibler in total and three at Westwood. Portables are also used for book rooms, storage and for administrative purposes.

Table 3: Inventory Summary

An inventory of existing permanent school facilities including the locations and permanent capacities of those facilities is provided below.

<u>Existing Facility</u>	<u>Location</u>	<u>Permanent Capacity</u>
Black Diamond Elementary	25314 Baker Street Black Diamond, WA 98010	430
Byron Kibler Elementary	2057 Kibler Avenue Enumclaw, WA 98022	430
Southwood Elementary	3240 McDougall Avenue Enumclaw, WA 98022	450
Sunrise Elementary	899 Osceola Street Enumclaw, WA 98022	450
Westwood Elementary	21200 SE 416th Enumclaw, WA 98022	450
Enumclaw Middle School	550 Semanski Street S. Enumclaw, WA 98022	550
Thunder Mountain Middle School	42018 264th Avenue E. Enumclaw, WA. 98022	550
Enumclaw High School	226 Semanski Street S. Enumclaw, WA 98022	1497

Table 4 – Projected Enrollment & Capacity*

K-5 Elementary							
	2023	2024	2025	2026	2027	2028	2029
Permanent Capacity	2,210	2,210	2,210	2,210	2,210	2,280	2,880
New Permanent Capacity					70**	600^	
Portable Capacity Available	96	96	96	192	192	192	192
Portable/Purchase, Relocate			96^^				
Total Capacity	2,306	2,306	2,402	2,402	2,472	3,072	3,072
Projected Enrollment*	1,992	2,029	2,073	2,179	2,242	2,293	2,365
Surplus/(Deficit) of Perm. Capacity	218	181	137	31	38	587	515
Surplus/(Deficit) with Portables	314	277	329	223	230	779	707
6-8 Middle School							
	2023	2024	2025	2026	2027	2028	2029
Permanent Capacity	1,100	1,100	1,100	1,100	1,100	1,100	1,100
New Permanent Capacity							
Portable Capacity Available			112	112	112	112	112
Portable/Purchase, Relocate		112					
Total Capacity	1,100	1,212	1,212	1,212	1,212	1,212	1,212
Projected Enrollment*	995	1,040	1,105	1,143	1,206	1,275	1,314
Surplus/(Deficit) of Perm. Capacity	105	60	(5)	(43)	(106)	(175)	(214)
Surplus/(Deficit) with Portables		172	107	69	6	(63)	(102)
9-12 High School							
	2023	2024	2025	2026	2027	2028	2029
Permanent Capacity	1,497	1,497	1,497	1,497	1,497	1,497	1,497
New Permanent Capacity							
Portable Capacity Available	224	224	224	224	224	224	224
Portable/Purchase, Relocate							
Total Capacity	1,721	1,721	1,721	1,721	1,721	1,721	1,721
Projected Enrollment*	1,307	1,328	1,387	1,437	1,472	1,569	1,632
Surplus/(Deficit) of Perm. Capacity	190	169	110	60	25	(72)	(135)
Surplus/(Deficit) with Portables	414	393	334	284	249	152	89

*Reflects actual October 2023 enrollment.

^Reflects construction of new elementary in Ten Trails neighborhood.

**Added capacity at Kibler Elementary School (KES will be rebuilt with added capacity)

^^Addition of 4 portable classrooms at Westwood Elementary for temporary Ten Trails overflow

Section IV: The District's Planning and Construction Plan

Trigger of Construction

Planning for new schools and additions to existing schools are triggered by comparing the enrollment forecasts with District capacity. Projected available student capacity was derived by subtracting projected student enrollment from existing school capacity for each of the six years in the forecast period (2023-2028). Capacity needs are expressed in terms of "Surplus/(Deficit) of Permanent Capacity." A deficit in permanent capacity means there will be unhoused students who will likely be served in portable classrooms, in classrooms where class size exceeds state standards, board expectations and/or contractually negotiated agreements within the local school district. The unhoused student levels are shown in Table 5.

Note: for purposes of assessing capacity, the District has included the capacity improvements that are planned over the six-year planning period. As previously discussed in this Plan, the District intends to monitor development and enrollment growth and will continue to assess the need for any capacity additions in future updates to this Plan.

Facility Needs (2023-2028)

The voters in the District approved a Bond in April 2015 that included replacement and expansion of Black Diamond Elementary School and renovation/expansion of Enumclaw High School. Creating new capacity at Black Diamond Elementary helped to ensure that elementary schools in other areas of the District are not overcrowded and that capacity is available in those schools to serve new development. However, projected enrollment within the six year planning period demonstrates a need for additional permanent capacity. With the growth of the Ten Trails MPD, Black Diamond Elementary is now at capacity, necessitating the transportation of many current Ten Trails area students to Westwood Elementary, our northernmost Enumclaw elementary school. If the District continues to move more Ten Trails area students to Westwood as the MPD builds out (assuming no added elementary capacity in Ten Trails), students who may otherwise attend Westwood may need to be likewise moved to other elementary schools located in the City of Enumclaw.

The projects listed in Table 5 are anticipated based upon information available at the present time. Due to anticipated growth within the cities of Black Diamond and Enumclaw, the District will reallocate portables to both Thunder Mountain and Enumclaw Middle School and will need to purchase and/or relocate additional new portables based on the actual impact of growth. Implementation of the K-3 class size legislation has impacted permanent space at the elementary level. The District anticipates running one or more bonds by 2026 for several projects. These projects will likely include (i) the replacement and modernization (with added capacity) of Byron Kibler Elementary School; (ii) a new elementary school in Black Diamond in the Ten Trails neighborhood to address growth needs; and (iii) a replacement and modernization of the Birth to Five Center at JJ Smith Elementary. The District secured property from the developer for the planned new elementary school in Ten Trails through MPD mitigation.

The District will likely be adding portables at various facilities to serve interim capacity needs. A new agricultural sciences barn has been constructed at Enumclaw High School as part of our CTE program, which will provide a variety of learning opportunities for our growing CTE student population in the coming years. The District also anticipates upgrading the Performing Arts Center at EHS.

Facility Needs (Long Term)

Based upon present information regarding the development activity within the City of Black Diamond, the District is planning for long-term needs in the Black Diamond area. The District anticipates that, based upon service standards and enrollment projections, the two approved master planned development projects will, over the long term, necessitate the need for additional capacity with new schools. The District is uncertain at this time regarding long term additional capacity needs that may result from additional development in Black Diamond and development within the City of Enumclaw and unincorporated King County. The District will continue to monitor development activity and related capacity needs. Future updates to this Plan will reflect the changes needed to respond to long-term growth impacts.

General Considerations

The decision and ability to construct a new school facility involves multiple factors not wholly within the control of the District. The availability of funds is the biggest consideration whether those funds are generated from locally approved bonds, state construction funds, impact fees, mitigation payments, or a combination of the above.

Table 5 - Planned Projects (2024-2029)

Projects Planned and Sites Acquisitions

Enumclaw School District No.216

School/Facility/Site	Location	Type	Status	Projected Completion Date	Approx Added Capacity	Approx % for New Growth
Elementary						
Westwood Elementary Portables***	Enumclaw	New	Planning	2025	96	100%
Ten Trails Elementary^	Black Diamond	New	Planning	2028	600	100%
Byron Kibler Elementary*	Enumclaw	New	Planning	2027	70	15%
Possible BDES Portables^^	Black Diamond	New	Planning	TBD	TBD	100%
Middle School						
EMS Portables**	Enumclaw	Relocate/Renovate	In Process	2024	56	100%
TMMS Portables**	Enumclaw	Relocate/Renovate	In Process	2024	56	100%
High School						
Agricultural Sciences Barn	Enumclaw	New	Complete	2023	N/A	N/A
EHS Renovation (roof/siding at PAC)	Enumclaw	Renovation	Planning	2026	N/A	N/A
Other Sites						
South West Enumclaw (18A)	1009 SE 244th, Enumclaw	New	Existing	Site Bank	0	0
North East Enumclaw (20A)	East of Highway 169	New	Existing	Site Bank	0	0
Black Diamond (various pending)	MPD designated sites	New	Planning		varying	100%

* Replacement/modernization of Byron Kibler Elementary (600 students) will increase permanent capacity as that school is currently above permanent capacity.

** District owned portables have been relocated from EHS to middle schools to expand capacity for growth.

*** Temporary portables will need to be placed at Westwood Elementary for continued growth in Ten Trails until the Ten Trails Elementary school is built.

^ An elementary school in Black Diamond will be built to expand capacity for growth in the Ten Trails community and initial Lawson Hills residents.

^^ Additional portables may be added to Black Diamond Elementary to create increased capacity and overflow for future Ten Trails and Lawson Hills development enrollment needs.

Table 6 – Finance Plan

Estimated Project Cost by Year - in \$millions							Total	Secured	Secured	Unsecured
2024	2025	2026	2027	2028	2029		Cost	Bond/Levy (1)	Other (2)	Other (3)
Improvements Adding Student Capacity										
Elementary School										
Byron Kibler Elementary Replacement (New Construction)*							\$90.40			\$90.40
Black Diamond Elementary Portable Placement**							\$0.50		\$0.25	\$0.25
New Ten Trails Elementary***							\$65.40			\$65.40
Westwood Portable Placement							\$0.75			\$0.75
Middle School										
Portable Placement^							\$0.25		\$0.25	
High School										
Renovation^^							\$2.50			\$2.50
Total	\$0.25	\$1.15	\$2.90	\$90.50	\$65.00		\$159.80		\$0.50	\$159.30

(1) Secured Bond/Levy- Bond and levy funding already approved by voters.

(2) Secured Other - Funds currently available to the District including proceeds from property sales, school mitigation and impact fees, and State School Construction Assistance Program (SCAP) Funds remaining from other projects.

(3) Unsecured future - School mitigation and impact fees not yet collected, bonds and levies not yet approved, SCAP dollars not yet allocated.

* Costs related to new capacity project for Byron Kibler Elementary. Will include a wing for a new Birth to Five center replacing JJ Smith Elementary.

** Possible Black Diamond Elementary portable addition

*** Estimated costs related to the planned new elementary school in Ten Trails Elementary, including survey and design work and construction project costs. Estimated construction costs are used in the impact fee formula.

^ Cost of adding one double portable at each of two middle schools.

^^ Completion of envelope renovations as well as necessary upgrades to existing Performing Arts Center.

District may also add portable facilities at various schools during the six year planning period as needed to meet enrollment growth

Section V: Capital Facilities Financing Plan

The Six-Year Finance Plan shown on Table 6 demonstrates how the District intends to fund new construction and improvements to school facilities for the years of 2024-2029. The financing plan and impact fee calculation formula also differentiate between capacity and non-capacity projects.

The District's ability to accomplish its building program is based on the following funding sources:

- Passage of general obligation bonds by District voters, which was done in the April 2015 election for recently completed projects (Black Diamond Elementary School and Enumclaw High School Renovation/Addition)
- Collection of school mitigation and impact fees
- State School Construction Assistance Program funds
- Passage of future general obligation bonds for planned projects (New ES, Kibler ES replacement w/ Birth to Five addition, portable placements, and EHS PAC renovation)

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. The District's voters approved a \$68.5 million bond to fund the replacement and expansion of the existing Black Diamond Elementary School and the partial renovation and expansion of Enumclaw High School. The District is considering proposing one or more bond packages in the near future to fund the replacement of Byron Kibler Elementary (with a possible Birth to Five addition) and a new elementary school in Black Diamond in the Ten Trails neighborhood. Board decisions and any authorized proposals will be included in future updates to this Capital Facilities Plan.

State School Construction Funding Assistance

State School Construction Funding Assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Superintendent of Public Instruction can prioritize funding.

School districts may qualify for School Construction Funding Assistance for specific capital projects. To qualify, a project must first meet a State established criteria of need. This is determined by a formula that specifies the amount of square footage the State will help finance to provide permanent structures for the unhoused enrollment projected for the district. If a project qualifies, it can become part of a State prioritization system. This system prioritizes allocation of available funding resources to school districts statewide based on seven prioritization categories. Funds are then disbursed to the districts based on a formula which

calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percent of the total project cost to be paid by the State. The State contribution can range from less than half to more than 70% of the project's cost.

State School Construction Funding Assistance can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive School Construction Funding Assistance dollars. School Construction Funding Assistance funds are not received by a school district until after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the complete project with local funds (the future State's share coming from funds allocated to future District projects). When the State share is finally disbursed (without accounting for escalation) the future District project is partially reimbursed.

Because of the method of computing State School Construction Funding Assistance, the official percentage of funds calculated by the State does not typically equal the actual percentage of total facility cost. The State Funding Assistance Percentage for the Enumclaw School District is approximately 55.41%. Notably, this only applies to costs that the State considers eligible for State Funding. Land costs and other development costs are not considered eligible for State School Construction Funding Assistance. Furthermore, the State only allows 90 square feet per elementary student while the District's service standard requires more square feet per student. This additional space must be funded with local dollars. For a typical project that has maximum State funding, less than 50% of the total project costs will be covered by School Construction Funding Assistance dollars.

Mitigation Payments and School Impact Fees

King County, the City of Black Diamond and the City of Enumclaw have adopted school impact fee ordinances. In these jurisdictions, the District requests that an impact fee be collected for the construction of any new residential dwelling unit.

New dwelling units in the Lawson Hills and Ten Trails MPDs are subject to a school mitigation fee assessed pursuant to a Comprehensive School Mitigation Agreement.

Fees assessed are based on the new enrollment growth in the District and related capacity needs. By law, new development cannot be assessed impact fees to correct existing deficiencies.

Impact fees have been calculated utilizing the formula in the King County Ordinance 11621. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase, install or relocate temporary facilities (Portables). Credits have also been applied in the formula to account for State School Construction Funding Assistance expected to be reimbursed to the District and projected future property taxes to be paid by the owner of a dwelling unit.

The District's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. King County Ordinance 11621 defines

“Student Factor” as “the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit. Student factors shall be based on district records of average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation; provided that, if such information is not available in the district, the data from adjacent districts, districts with similar demographics, or county wide averages may be used.”

Enumclaw School District’s student generation factors are based on the 2024 average of student factors from other school districts in King County. See Table 7.

Table 7 – 2024 Composite Student Generation Rates (SGR)*

Single Family Dwelling Units:

	Auburn	Fife	Issaquah	Lake Washington	Northshore	Renton	Riverview	Average[^]
Elementary	0.269	0.295	0.342	0.345	0.324	0.146	0.239	0.280
Middle	0.107	0.129	0.146	0.155	0.118	0.046	0.104	0.120
High	0.117	0.115	0.153	0.148	0.120	0.089	0.137	0.130
Total	0.492	0.540	0.641	0.648	0.562	0.281	0.479	0.520

Multi-Family Dwelling Units:

	Auburn	Fife	Issaquah	Lake Washington	Northshore	Renton	Riverview	Average[^]
Elementary	0.482	0.084	0.086	0.030	0.071	0.146	0.149	0.150
Middle	0.131	0.038	0.040	0.013	0.027	0.065	0.025	0.050
High	0.146	0.040	0.033	0.011	0.034	0.069	0.033	0.050
Total	0.759	0.162	0.159	0.055	0.132	0.280	0.207	0.250

**Based on the King County countywide student generation rate average using the rates of those districts that prepared their own student generation rate data (Federal Way School District excepted due to anomalous rates). See KCC 21A.06.1260.*

[^]Figures are rounded.

Section VI: Impact Fee Variables and Impact Fees

Student Factors-Single/Multi-Family

Elementary	.280/.150
Middle School	.120/.050
High School	.130/.050

Student Capacity per Facility

Elementary	400-600
Middle School	600-700
High School	1,500

Site Acreage Site

Elementary	15 a
Middle School	25 a
High School	40 a

Site Cost per Acre

Elementary	N/A (<i>secured through mitigation</i>)
Middle School	
High School	

New Facility Construction Cost

Elementary	\$65,000,000
------------	--------------

SPI Square Footage per Student

Elementary (K-5)	90
Middle School (6-8)	108
High School (9-12)	130
Special Education	144

Temporary Classroom Capacity

Elementary	24
Middle School	28
High School	28

Developer Provided Sites/Facilities

Elementary School Site	
------------------------	--

Temporary Facilities Costs

Elementary	
Middle School	\$250,000
High School	

Permanent Square Footage

Elementary	226,126
Middle School	167,254
High School	<u>154,698</u>
Total	548,078

Temporary Square Footage

Elementary	5,440
Middle School	
High School	<u>10,880</u>
Total	16,320

Total Facilities Square Footage

Elementary	231,566
Middle School	167,254
High School	<u>165,578</u>
Total	564,398

State Construction Funding

District Match –	55.41%
Current Construction	
Cost Allocation –	\$375.00

District Average Assessed Value

Single Family Res.	\$581,584
K.C. Assessor, 3/24	

Bond Interest Rate

Current Bond Buyer Index	3.48%
--------------------------	-------

District Average Assessed Value

Multi-Family Res.	\$266,570
K.C. Assessor, 3/24	
Weighted Avg. of Condos and Apts.	

District Debt Service Tax Rate

Current	\$.77581/\$1,000
---------	------------------

The District's proposed school impact fees reflect identified capacity needs and planning at the elementary level. The fees are based on the estimated costs of the planned new elementary school (anticipated, if funding is approved by the voters, to be complete within the six-year planning period).

Using the variables and formula described above, impact fees proposed for the District are summarized in Table 8. See also Appendix C.

Table 8 - School Impact Fees

Housing Type	Impact Fee Per Dwelling Unit*
Single Family	\$10,249
Multi-Family	\$5,634

*Per City of Black Diamond Ordinance 20-1146; discounted at 50%; City of Enumclaw Ordinance 2609 (discounted at 50%); Chapter 21A.43 KCC and Ordinance No. 10162 (discounted at 50%)

Appendix A OSPI Cohort Enrollment Projections

 ICOS		School Facilities and Organization INFORMATION AND CONDITION OF SCHOOLS Enrollment Projections (Report 1049)						ENUMCLAW					
Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2018	2019	2020	2021	2022	2023		2024	2025	2026	2027	2028	2029
Kindergarten	283	319	268	328	364	300		338	346	354	362	370	378
Grade 1	323	313	298	267	342	342	100.36%	301	339	347	355	363	371
Grade 2	272	338	292	312	304	342	103.29%	353	311	350	358	367	375
Grade 3	301	288	320	297	332	311	102.19%	349	361	318	358	366	375
Grade 4	333	321	276	318	331	355	104.04%	324	363	376	331	372	381
Grade 5	318	350	301	289	334	343	102.44%	364	332	372	385	339	381
K-5 Sub-Total	1,830	1,929	1,755	1,811	2,007	1,993		2,029	2,052	2,117	2,149	2,177	2,261
Grade 6	328	347	327	312	305	347	103.12%	354	375	342	384	397	350
Grade 7	317	321	348	328	321	319	101.18%	351	358	379	346	389	402
Grade 8	303	322	309	347	340	329	100.73%	321	354	361	382	349	392
6-8 Sub-Total	948	990	984	987	966	995		1,026	1,087	1,082	1,112	1,135	1,144
Grade 9	319	325	331	329	344	358	104.18%	343	334	369	376	398	364
Grade 10	317	324	328	328	332	345	100.55%	360	345	336	371	378	400
Grade 11	267	279	288	298	309	296	90.21%	311	325	311	303	335	341
Grade 12	290	257	265	293	278	282	95.50%	283	297	310	297	289	320
9-12 Sub-Total	1,193	1,185	1,212	1,248	1,263	1,281		1,297	1,301	1,326	1,347	1,400	1,425
DISTRICT K-12 TOTAL	3,971	4,104	3,951	4,046	4,236	4,269		4,352	4,440	4,525	4,608	4,712	4,830

Appendix B

Modified Cohort Enrollment Projections

Modified Cohort Projected Enrollment							
	2023*	2024	2025	2026	2027	2028	2029
Grade K	299	310	324	341	347	342	348
Grade 1	342	312	325	344	362	372	365
Grade 2	342	360	333	351	369	393	402
Grade 3	311	345	371	347	364	387	408
Grade 4	355	341	362	404	378	400	422
Grade 5	343	361	358	392	422	399	420
K-5 Headcount	1992	2029	2073	2179	2242	2293	2365
Grade 6	347	348	375	376	409	441	416
Grade 7	319	356	359	390	390	424	455
Grade 8	329	336	371	377	407	410	443
6-8 Headcount	995	1040	1105	1143	1206	1275	1314
Grade 9	358	330	343	380	385	421	417
Grade 10	345	362	339	351	387	401	426
Grade 11	299	342	362	341	355	390	398
Grade 12	305	294	343	365	345	357	391
9-12 Headcount	1307	1328	1387	1437	1472	1569	1632
K-12 Headcount	4294	4397	4565	4759	4920	5137	5311
* Represents actual October 2023 headcount (does not include TTK or RS student populations)							

Appendix C

School Impact Fee Calculations

ENUMCLAW SCHOOL DISTRICT							
2024							
School Site Acquisition Cost:							
((Acres x Cost per Acre) / Facility Capacity) x Student Factor							
	Facility Acreage	Cost/Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary	0.00	\$ -	600	0.280	0.150	\$0	\$0
Middle	0.00	\$ -	700	0.120	0.050	\$0	\$0
High	0.00	\$ -	1,500	0.130	0.050	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Sq Ft)							
	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary	97.11%	\$ 65,000,000	600	0.280	0.150	\$29,457	\$15,780
Middle	97.11%	\$ -	700	0.120	0.050	\$0	\$0
High	97.11%	\$ -	1,500	0.130	0.050	\$0	\$0
						\$29,457	\$15,780
Temporary Facility Cost:							
((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Feet)							
	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary	2.89%	\$ -	20	0.280	0.150	\$0	\$0
Middle	2.89%	\$ 250,000.00	25	0.120	0.050	\$35	\$14
High	2.89%	\$ -	25	0.130	0.050	\$0	\$0
					TOTAL	\$35	\$14
State Funding Assistance Credit:							
CCA x OSPI Square Footage x Funding Assistance % x Student Factor							
	Current CCA	OSPI Square Footage	District Funding %	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary	\$ 375.00	90	55.41%	0.280	0.150	\$5,236	\$2,805
Middle	\$ 375.00	108	0.00%	0.120	0.050	\$0	\$0
Sr. High	\$ 375.00	130	0.00%	0.130	0.050	\$0	\$0
					TOTAL	\$5,236	\$2,805
Tax Payment Credit:							
Average Assessed Value						SFR	MFR
						\$581,584	\$266,570
Capital Bond Interest Rate						3.48%	3.48%
Net Present Value of Average Dwelling						\$4,841,684	\$2,219,194
Years Amortized						10	10
Property Tax Levy Rate						\$0.78	\$0.78
Present Value of Revenue Stream						\$3,756	\$1,722
Fee Summary:							
			Single Family	Multi-Family			
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$29,457	\$15,780		
Temporary Facility Cost				\$35	\$14		
State Funding Credit				(\$5,236)	(\$2,805)		
Tax Payment Credit				(\$3,756)	(\$1,722)		
ILL (AS CALCULATED)				\$20,499	\$11,268		
FEE (Adjusted 50%)				\$10,249	\$5,634		

Appendix D

Maps of School Borders and Projects

ELEMENTARY ATTENDANCE

ADMINISTRATIVE CODE - ■

ADMINISTRATION BUILDING
709 McDougall Avenue..... B-12

TRANSPORTATION
420 Semanick Street..... C-11

ELEMENTARY SCHOOLS CODE - ●

BLACK DIAMOND ELEMENTARY
2204 Baker St., Black Diamond B-2

BYRON KIBLER ELEMENTARY
207 Kibler Avenue..... B-11

SOUTHWOOD ELEMENTARY
3246 McDougall Avenue..... B-13

SUNRISE ELEMENTARY
899 Coucha Street..... B-12

WESTWOOD ELEMENTARY
11200 SE 42nd Street..... C-10

MIDDLE SCHOOLS CODE - ▲

ENUMCLAW MIDDLE SCHOOL
284 Semanick Street South..... B-13

THUNDER MOUNTAIN MIDDLE SCHOOL
42015 2nd Avenue SE..... F-11

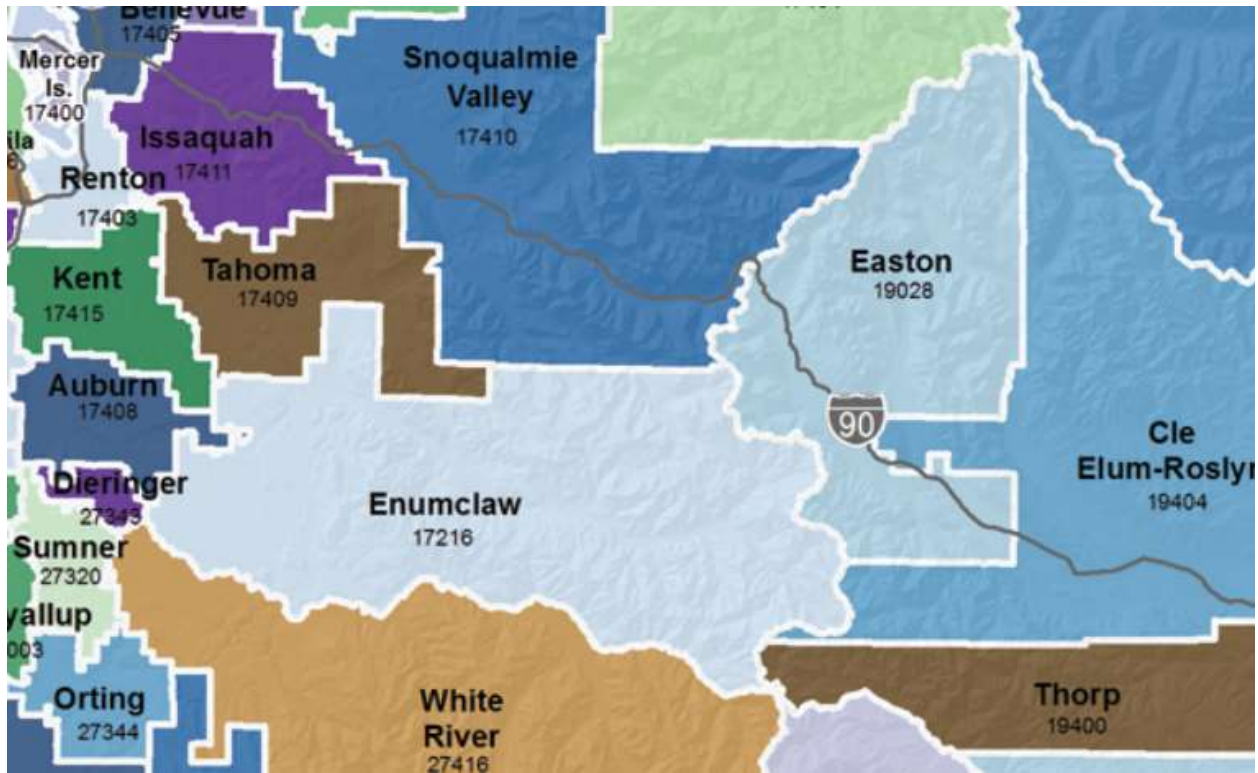
HIGH SCHOOL CODE - ■

ENUMCLAW HIGH SCHOOL
220 Semanick Street..... F-12

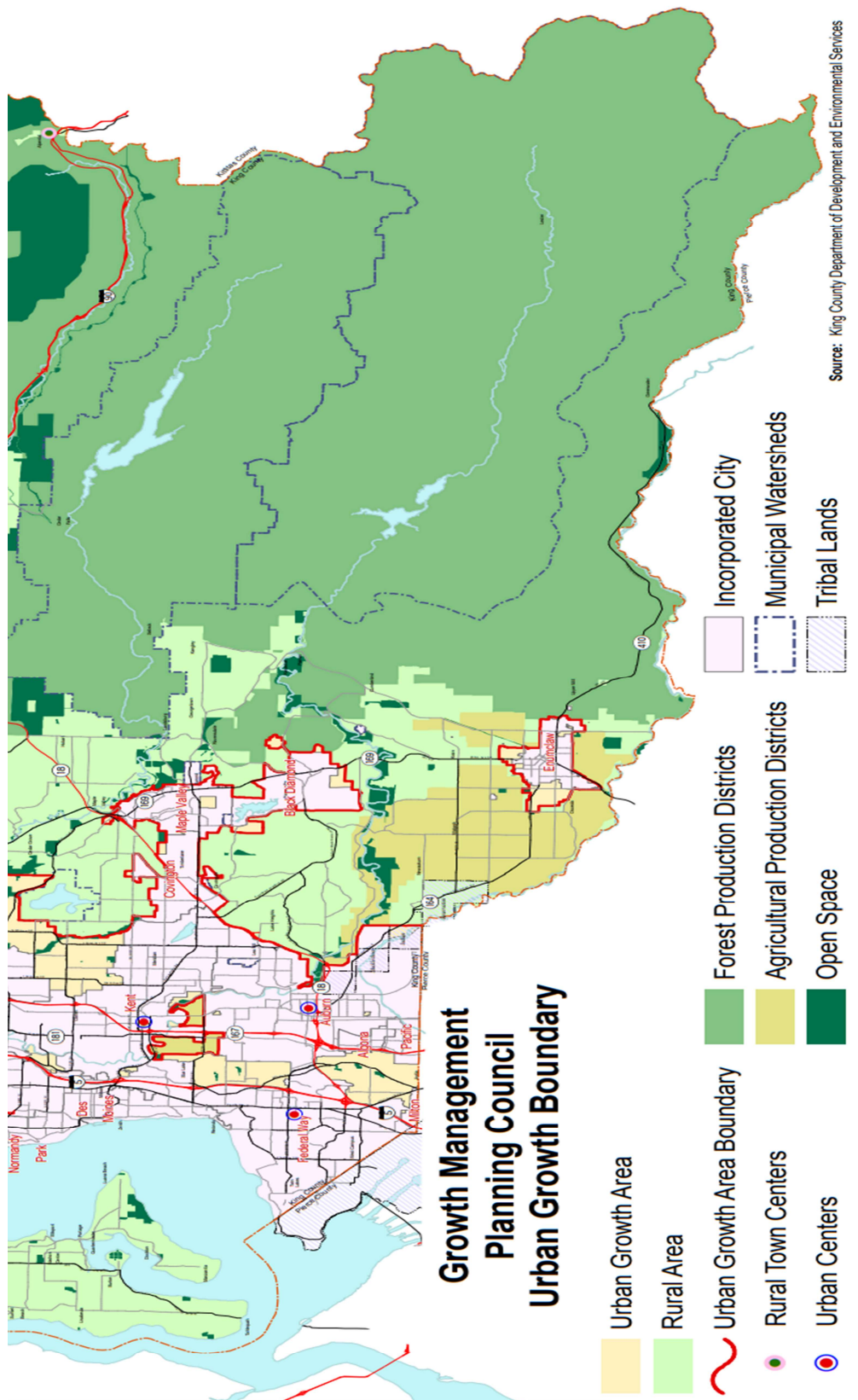
ENUMCLAW SCHOOL DISTRICT NO. 216

Map showing Elementary Attendance Areas for Enumclaw School District No. 216. The map includes labels for various areas: BLACK DIAMOND, WESTWOOD, SOUTHWOOD, BUCKLEY, THUNDER MOUNTAIN MIDDLE SCHOOL, ENUMCLAW MIDDLE SCHOOL, BYRON KIBLER, YEAZIE, CLOVERLAND, PALMER, KANGLEY, and DELLECK. The map also shows major roads, lakes, and a north arrow.

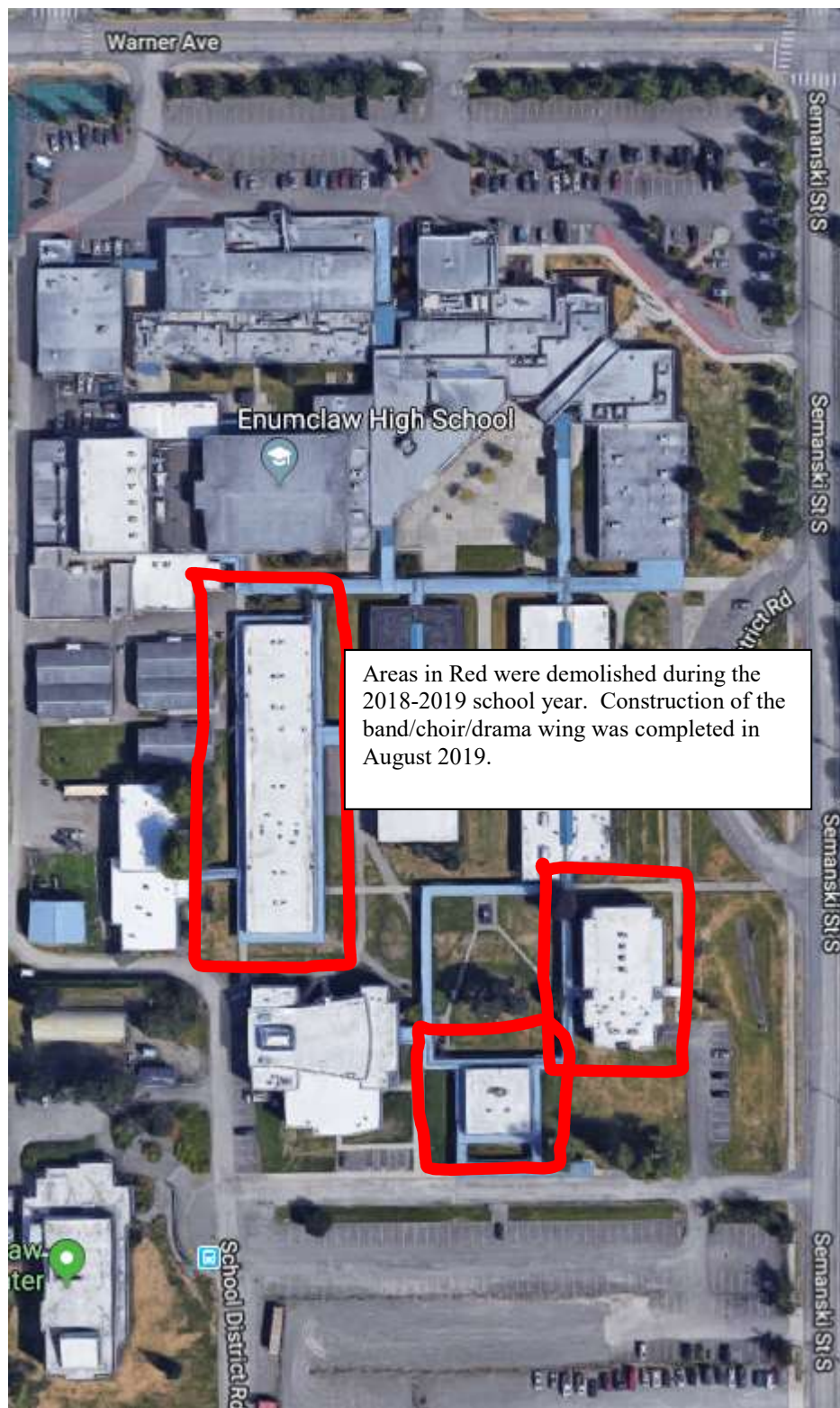
Appendix D



Urban Growth Boundaries



Enumclaw High School Replacement and Modernization
226 Semanski St. Enumclaw, WA 98022



View of Enumclaw High School Project Prior to Completion



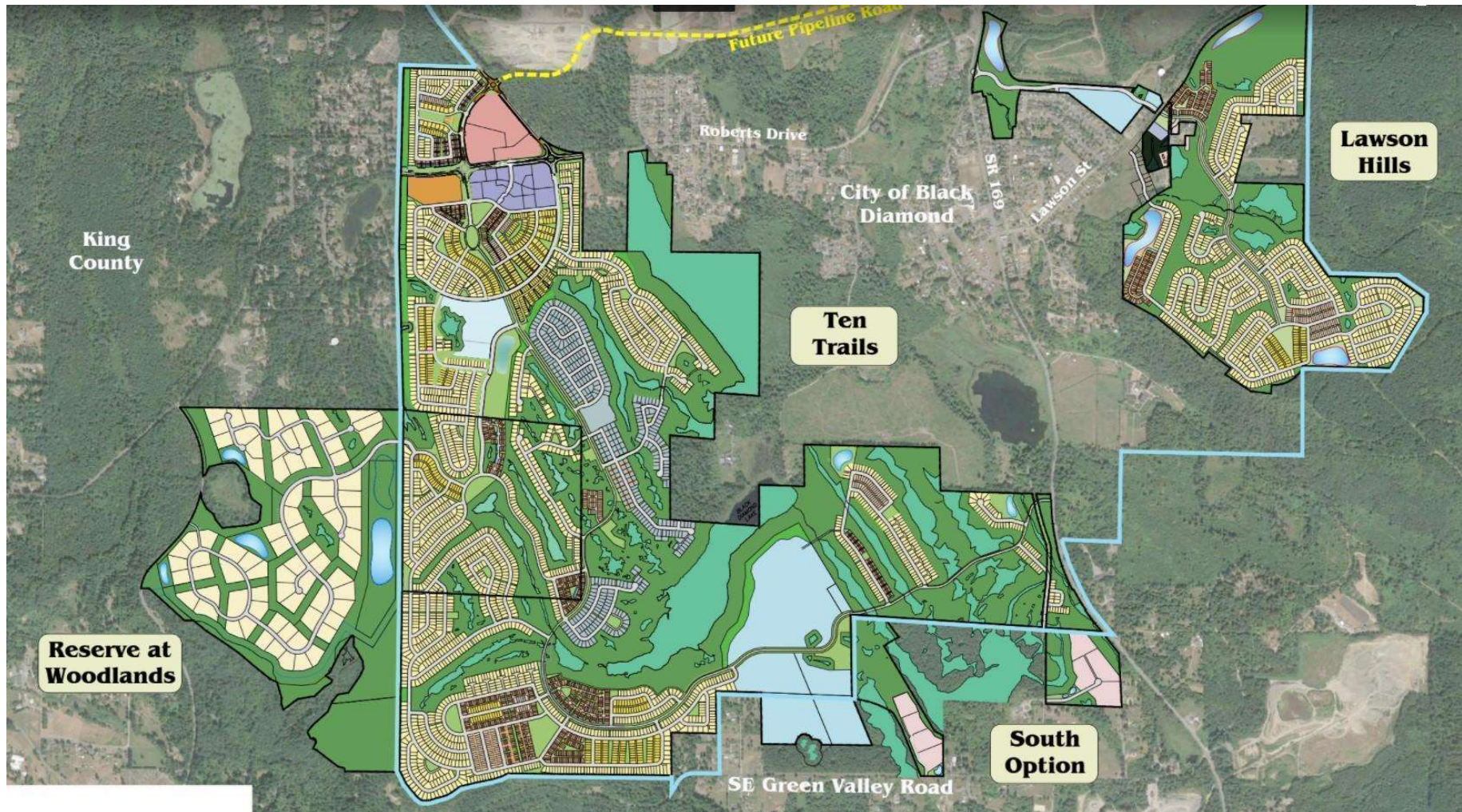
Completed Enumclaw High School Project



Appendix E

Master Plan Development Maps

Ten Trails and Lawson Hills MPDs



Current Buildout Map – Ten Trails





KENT SCHOOL DISTRICT
EQUITY | EXCELLENCE | COMMUNITY

Six-Year Capital Facilities Plan 2023-2024 through 2029-2030

June 2024

Kent School District No. 415
12033 SE 256th Street
Kent, Washington 98030-6643
(253) 373-7526

BOARD of DIRECTORS

Ms. Meghan Margel, President
Mr. Awale Farah, Vice President
Mr. Tim Clark, Legislative Representative
Mr. Donald Cook, Director
Mr. Andy Song, Director

ADMINISTRATION

Israel Vela
Superintendent of Schools

Dr. Wade Barringer, Deputy Superintendent
Dave Bussard, Executive Director Operations
Sara Dumlao, Assistant Director of Business Services

Six-Year Capital Facilities Plan

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I - Executive Summary

This Six-Year Capital Facilities Plan has been prepared by the Kent School District as the organization's capital facilities planning document, in compliance with the requirements of Washington's Growth Management Act, King County Code K.C.C. 21A.43 and Cities of Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2024 for the 2023-2024 school year. This annual update of the Plan reflects no new major capital projects.

This Plan is consistent with prior long-term capital facilities plans adopted by the Kent School District. This Plan is not intended to be the sole planning document for all the District's needs. The District may prepare interim and periodic Long-Range Capital Facilities Plans consistent with Board Policies, considering a longer or shorter period, other factors and trends in the use of facilities, and other needs of the District as may be required.

Prior Capital Facilities Plans of the Kent School District have been adopted by Metropolitan King County Council and Cities of Kent, Covington, Auburn, and Renton and included in the Capital Facilities Plan element of the Comprehensive Plans of each jurisdiction. This Plan has also been submitted to the cities of Black Diamond, Maple Valley, and SeaTac for their information and inclusion in their Comprehensive Plans.

In order for impact fees to be collected in the unincorporated areas of Kent School District, the Metropolitan King County Council must adopt this Plan and a fee- implementing ordinance for the District. For impact fees to be collected in the incorporated portions of the District, the cities of Kent, Covington, Renton and Auburn must also adopt this Plan and their own school impact fee ordinances.

This Capital Facilities Plan establishes a standard of service in order to ascertain current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for local program needs in the District. The Growth Management Act, King County and City codes and ordinances authorize the District to make adjustments to the standard of service based on specific needs for students of the District.

This Plan includes the standard of service as established by Kent School District. Functional capacity is based on an average capacity and updated to reflect changes to special programs served in each building. Portables in the interim capacity calculation use the same standard of service as the permanent facilities.

The capacity of each school in the District is calculated based on the District's standard of service and the existing inventory of permanent facilities. The District's program capacity of permanent facilities reflects program changes and the state's mandated reduction of class size to meet the standard of service for Kent School District. Portables provide additional interim capacity.

Kent School District is the fifth largest (FTE basis) district in the state. Enrollment is electronically reported monthly to the Office of the Superintendent of Public Instruction ("OSPI") on Form P-223. Although funding apportionment is based on Annual Average Full Time Equivalent (AAFTE), enrollment on October 1 is a widely recognized "snapshot in time" that is used to report the District's enrollment for the year as reported to OSPI (*See Table 1*).

The District's standard of service, enrollment history and projections, and use of interim facilities are reviewed in detail in various sections of this Plan. The District plans to continue to satisfy concurrency requirements through the interim use of portables.

This Plan currently represents projects in process funded primarily by the Kent School District's 2016 Bond, as well as the 2018 Capital Levy. Additional information about these projects can be found on the District's capital projects homepage ([link](#)). Additionally, project updates sent to our community of stakeholders can be accessed on the KSD website ([link](#)).

Based on revised student generation rates, our capacity and enrollment projections, the District will stay current with non-collection of student impact fee rate for the coming year. For a short overview, see Section IX (Summary of Changes to the June 2024 Capital Facilities Plan).

KENT SCHOOL DISTRICT No. 415
OCTOBER REPORT 1251H (HEADCOUNT) ENROLLMENT HISTORY

For 2024 CFP - Headcount Enrollment History								
LB = Live Births	LB in 2011	LB in 2012	LB in 2013	LB in 2014	LB in 2015	LB in 2016	LB in 2017	LB in 2018
October HC Enrollment	2016	2017	2018	2019	2020	2021	2022	2023
King County Live Births ¹	24,630	25,032	24,910	25,348	25,487	26,011	25,274	24,337
Incr/(Decr)	116	402	(122)	438	139	524	(737)	(937)
Kindergarten / Birth % ¹	8.17%	8.14%	7.98%	7.93%	6.68%	7.06%	7.41%	7.24%
Kindergarten	2,013	2,037	1,989	2,010	1,703	1,836	1,874	1,761
Grade 1	2,067	2,056	2,061	2,036	1,882	1,768	1,945	1,931
Grade 2	2,163	2,077	2,008	2,091	1,980	1,818	1,840	1,966
Grade 3	2,195	2,143	2,043	1,995	2,001	1,938	1,887	1,878
Grade 4	2,195	2,218	2,118	2,038	1,912	1,924	1,953	1,924
Grade 5	2,103	2,189	2,170	2,120	1,937	1,872	1,953	1,973
Grade 6 Middle	1,952	2,119	2,184	2,164	2,024	1,893	1,962	1,948
Grade 7 " "	2,021	1,922	2,044	2,166	2,010	1,925	1,906	1,949
Grade 8 " "	2,021	2,043	1,882	2,073	2,086	1,937	1,956	1,922
Grade 9 High	2,105	2,006	2,003	1,888	2,001	2,042	2,010	1,958
Grade 10 " "	2,099	2,080	1,946	2,034	1,811	1,959	2,048	2,001
Grade 11 " "	1,865	1,823	1,732	1,663	1,743	1,584	1,679	1,729
Grade 12 " "	1,730	1,810	1,653	1,634	1,453	1,655	1,467	1,502
Total Enrollment ²	26,529	26,523	25,833	25,912	24,543	24,151	24,480	24,442
Yearly Headcount Incr/(Decr)	17	(6)	(690)	79	(1,369)	(392)	329	(38)
Cumulative Incr/(Decr)	(302)	(308)	(998)	(919)	(2,288)	(2,680)	(1,959)	(2,718)
¹ This number indicates actual births in King County 5 years prior to enrollment year as updated by Washington State Department of Health, Center for Health Statistics. Kent School District percentage based on actual Kindergarten enrollment 5 years later. ² Enrollment reported to OSPI on Form P-223 generates basic education funding and excludes Early Childhood Special Education ("ECSE" & "B2" or Birth to 2 Preschool Inclusive Education) and excludes College-only Running Start students.								

II - Six - Year Enrollment Projection

For capital facilities planning, enrollment growth projections are based on cohort survival and student yield from documented residential construction projected over the next six years (*See Table 2*). For this Plan, the District relied substantially on the results from Dr. Les Kendrick's study of long-range enrollment forecasts for the Kent School District in the winter of 2022.

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system (*See Table 2*). 7.24% of 24,337 King County live births in 2018 is projected for 1,761 students expected in Kindergarten for October 1, 2023. This is a decrease of 937 live births in King County over the previous year.

Early Childhood Education students (also identified as "ECE"), "Early Childhood Special Education ("ECSE") students are forecast and reported to OSPI separately on Form P-223H for Special Education Enrollment. Capacity is reserved to serve students in the ECE programs at elementary schools.

In addition to live birth data, enrollment projections for October 1, 2024 going forward rely upon the results of the enrollment study by Dr. Kendrick, utilizing the "low growth" methodology.

Within practical limits, the District has kept abreast of proposed developments. The District will continue to track new development activity to determine impact to schools. Information on new residential developments and the completion of these proposed developments in all jurisdictions will be considered in the District's future analysis of growth projections.

The Kent School District serves eight permitting jurisdictions: unincorporated King County, the cities of Kent, Covington, Renton, and Auburn and smaller portions of the cities of SeaTac, Black Diamond, and Maple Valley.

STUDENT GENERATION FACTOR

"Student Factor" is defined by King County code as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit" based on district records of average actual student generated rates for developments completed within the last ten years.

Following these guidelines, the student generation rate for Kent School District is as follows:

Single Family	Elementary	.229
	Middle	.087
	High	<u>.113</u>
	Total	.429
Multi-Family	Elementary	.109
	Middle	.037
	High	<u>.054</u>
	Total	.200

The student generation factor is based on 2,062 new SFD (Single Family Detached) units built between 2017 and 2022. The student generation factor is based on 1,709 new MF (Multi-Family) units built during the same period. The multi-family units consisted of 1,379 apartment units and 330 townhome units.

The District sees an average of 43 students for every 100 single family units that are built and an average of 20 students for every 100 multi-family units that are built. The rate for apartment units is higher than for townhome units. The District sees an average of 23 students for every 100 apartment units and only 6 students for every 100 townhome units.

The student generation rate also varies among apartment developments, based on the number of bedrooms in the unit. Units with three plus bedrooms have much higher student generation rates than units that have two or fewer bedrooms. Noting these differences can help the District when planning for future growth from housing.

In preparing the 2023-2024 to 2029-2030 Capital Facilities Plan the District contracted with Educational Data Solutions, LLC led by Dr. Les Kendrick, a noted expert in demographic studies for school districts, to analyze and prepare the student generation factor.

Within the District's borders there are several income-based and multi-family housing projects coming on-line in 2023/2024. Once developed with occupancy occurring the District does recognize that the student generation for multi-family housing may impact future Capital Facilities Plan updates. At the start of the 2023-24 school year, 2 apartment complexes; Alexan Gateway and Station by Vintage have been excluded from the available multi-family units because the units have not been completed and/or have not been released to be rented.

**KENT SCHOOL DISTRICT No. 415
SIX - YEAR ENROLLMENT PROJECTION**

2023 - 2029 Enrollment Projections							
Full Day Kindergarten at all Elem	LB in 2018	LB in 2019	LB in 2020	LB in 2021	LB in 2022	LB in 2023	Est. LB in 2024
	ACTUAL ENROLLMENT	PROJECTED ENROLLMENT					
October	2023	2024	2025	2026	2027	2028	2029
King County Live Births	24,337	24,090	23,686	23,390	23,012	23,973	24,428
Incr/(Decr)	(937)	(247)	(404)	(296)	(378)	961	455
Kindergarten / Birth %	7.24%	7.53%	7.60%	7.61%	7.94%	7.75%	7.60%
FD Kindergarten	1,761	1,814	1,801	1,781	1,827	1,857	1,857
Grade 1	1,931	1,893	1,902	1,888	1,849	1,897	1,918
Grade 2	1,966	1,961	1,946	1,955	1,931	1,891	1,930
Grade 3	1,878	2,004	2,017	2,002	2,011	1,986	1,936
Grade 4	1,924	1,861	2,013	2,026	2,010	2,019	1,985
Grade 5	1,973	1,887	1,893	2,047	2,060	2,044	2,043
Grade 6 Middle	1,948	2,009	1,950	1,955	2,114	2,128	2,101
Grade 7 " "	1,949	1,973	2,005	1,946	1,952	2,111	2,114
Grade 8 " "	1,922	1,937	1,991	2,024	1,965	1,970	2,120
Grade 9 High	1,958	1,939	1,993	2,049	2,083	2,022	2,018
Grade 10 " "	2,001	1,990	1,958	2,012	2,069	2,103	2,031
Grade 11 " "	1,729	1,754	1,755	1,726	1,774	1,824	1,845
Grade 12 " "	1,502	1,695	1,678	1,680	1,652	1,698	1,737
Total Enrollment Projection	24,442	24,717	24,902	25,091	25,297	25,550	25,635
Yearly Incr/(Decr)	(38)	275	185	189	206	253	85
Yearly Incr/(Decr) %	-0.16%	1.13%	0.75%	0.76%	0.82%	1.00%	0.33%
Total Enrollment Projection*	24,442	24,717	24,902	25,091	25,297	25,550	25,635
<i>*Does not include iGrad, RS</i>							
Projection Source: Les Kendrick Demographic Study Dec '22 ("Preferred Forecast")							

III - Current Kent School District “Standard of Service”

In order to determine the capacity of facilities in a school district, King County Code 21A.06.1225 references a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the district which would best serve the student population.

This Plan includes the standard of service as established by Kent School District. The District has identified schools with significant special needs programs as “impact” schools and the standard of service targets a lower-class size at those facilities. Portables included in the capacity calculation use the same standard of service as the permanent facilities.

The standard of service defined herein will continue to evolve in the future. Kent School District is continuing a long-term strategic planning process combined with review of changes to capacity and standard of service. This process will affect various aspects of the District's standard of service and future changes will be reflected in future capital facilities plans.

Current Standards of Service for Elementary Students

- Class size ratio for grades K - 3 is planned for an average of 23 students per class, not to exceed 26.
- Class size ratio for grades 4 - 5 is planned for an average of 27 students per class, not to exceed 29.

Some special programs require specialized classroom space and the program capacity of some of the buildings housing these programs is reduced. Some students, for example, leave their regular classroom for a short period of time to receive instruction in special programs and space must be allocated to serve these programs.

Students may also be provided with music instruction and physical education in a separate classroom or facility.

Some identified students will also be provided educational opportunities in classrooms for special programs such as those designated as follows:

Career and Technical Education (CTE) – State Program
Closing Educational Achievement Gaps (Title I – Part A) - Federal Program
Highly Capable Students (HiCap) - State Program

Learning Assistance Program (LAP) – State Program
Multilingual Education (MLE) - State Program

Inclusive Education Service for Elementary and Secondary students with disabilities may be provided in a separate or self-contained classroom sometimes with a capacity of 10-15 students, depending on the program.

Current District Standards of Service for Secondary Students

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings per the negotiated collective bargaining agreement with KEA.

- The average class size ratio for grades 6–8 is 30 students per class and 143 students per day, with a maximum daily class load/enrollment of 150 based on five class periods per day.
- The average class size ratio for grades 9-12 is 32 students per class and 153 students per day, with a maximum daily class load/enrollment of 160 based on five class periods per day.

Like Inclusive Education Programs listed above, many other secondary programs require specialized classroom space which can reduce the functional capacity of the permanent school buildings, such as technology labs, performing arts activities, a variety of career and technical education programs, and other specialized programs.

Space or Classroom Utilization

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods, it is not possible to achieve 100% utilization of regular teaching stations at secondary schools. Based on the analysis of actual utilization of classrooms, the Kent School District has determined that the standard utilization rate is 66% for secondary schools. Functional capacity at elementary schools reflects 56% utilization at the elementary level.

IV - Inventory and Capacity of Existing Schools

Currently, the District has permanent functional capacity to house 35,494 students and interim (portable) capacity to house 4,238. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity (*See Table 3*). The ratio between permanent capacity and portable capacity is 89% - 11%.

The functional capacity is periodically updated for changes in the programs, additional classrooms, and new schools. Functional capacity has been updated in this Plan to reflect program changes implemented in the fall of 2023.

Calculation of Elementary, Middle School and High School capacities are set forth in Appendices A, B, and C. Maps of existing schools are included.

For clarification, the following is a brief description of some of the non-traditional programs for students in Kent School District:

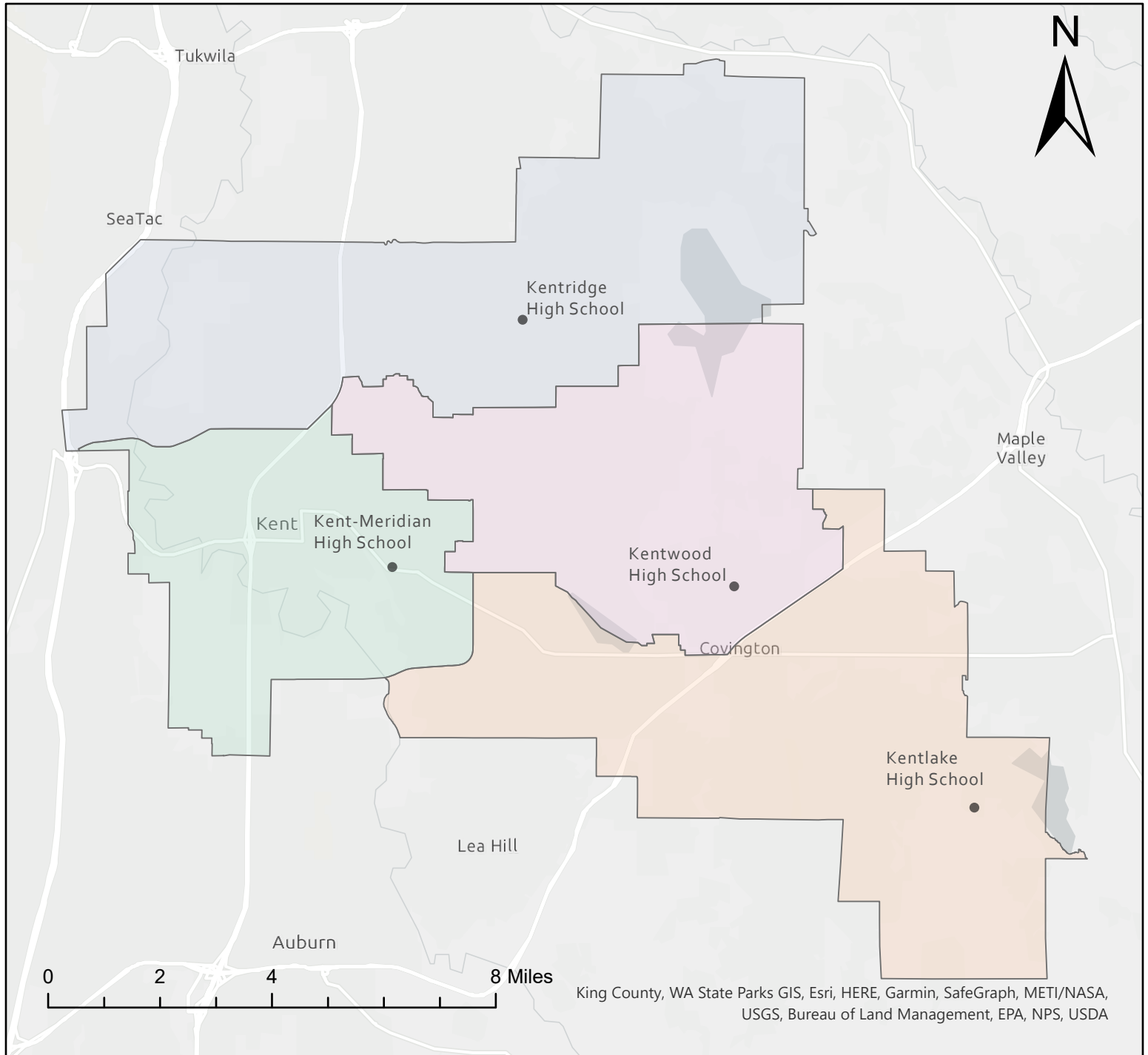
iGrad - Kent School District has developed the Individualized Graduation and Degree Program or "iGrad". iGrad is an Open Door (Drop-out Reengagement) School that offers a second plus chance to students aged 16-21 who have dropped out of high school or are at risk of not earning a high school diploma by age 21. iGrad is not included in this Capital Facilities Plan, because it is served as a leased space at the Kent Hill Plaza Shopping Center. Over the past three years, enrollment in the iGrad program has averaged over 434 students.

Kent Virtual Academy - The Kent Virtual Academy is open to grades 6-12 and is currently serving 108 students. The virtual school offers a flexible learning experience designed to engage students when and where they work best. Each school day includes a combination of live (synchronous) virtual instruction and on-demand (asynchronous) learning opportunities outside of a traditional bell schedule. Students can attend live virtual lessons with their teachers and classmates, participate in live virtual class or small group discussions, check-in or meet with teachers, watch recorded video lessons, work independently on projects and lessons, participate in learning experiences outside the school setting for credit or to meet competencies. Virtual school students may also attend their boundary school for select classes and services.

SCHOOL	Year Opened	ABR	ADDRESS	2023-2024 Functional
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	626
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	568
Covington Elementary	2018	CO	25811 156th Avenue SE, Covington 98042	744
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	629
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	779
Emerald Park Elementary	1999	EP	11800 SE 216th Street, Kent 98031	653
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	528
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	640
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	591
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	595
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	634
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	641
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	760
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	725
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	768
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	706
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	793
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	688
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	864
Panther Lake Elementary	2009	PL	12022 SE 216th Street, Kent, 98031	744
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	701
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	732
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	661
River Ridge Elementary	2021	RR	22420 Military Rd. S., SeaTac, WA 98198	886
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	549
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	837
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	591
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	730
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	719
Elementary TOTAL				20,082
Canyon Ridge Middle	1966	CR	11000 SE 264th Street, Kent 98030	1,110
Cedar Heights Middle	1993	CH	19640 SE 272nd Street, Covington 98042	1,140
Mattson Middle	1981	MA	16400 SE 251st Street, Covington 98042	1,020
Meeker Middle	1970	MK	12600 SE 192nd Street, Renton 98058	1,224
Meridian Middle	1958	MM	23480 - 120th Avenue SE, Kent 98031	1,110
Mill Creek Middle	2005	MC	620 North Central Avenue, Kent 98032	1,200
Northwood Middle	1996	NW	17007 SE 184th Street, Renton 98058	1,140
Middle TOTAL				7,950
Kent-Meridian High	1951	KM	10020 SE 256th Street, Kent 98030	2,595
Kentlake High	1997	KL	21401 SE 300th Street, Kent 98042	2,714
Kentridge High	1968	KR	12430 SE 208th Street, Kent 98031	2,932
Kentwood High	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,917
High TOTAL				11,158
Kent Laboratory Academy	2021	KLA	105 SE 208th St., Kent, WA 98031	542
DISTRICT TOTAL				39,732

Table 3

Kent School District 2023/24 School Year High School Boundaries

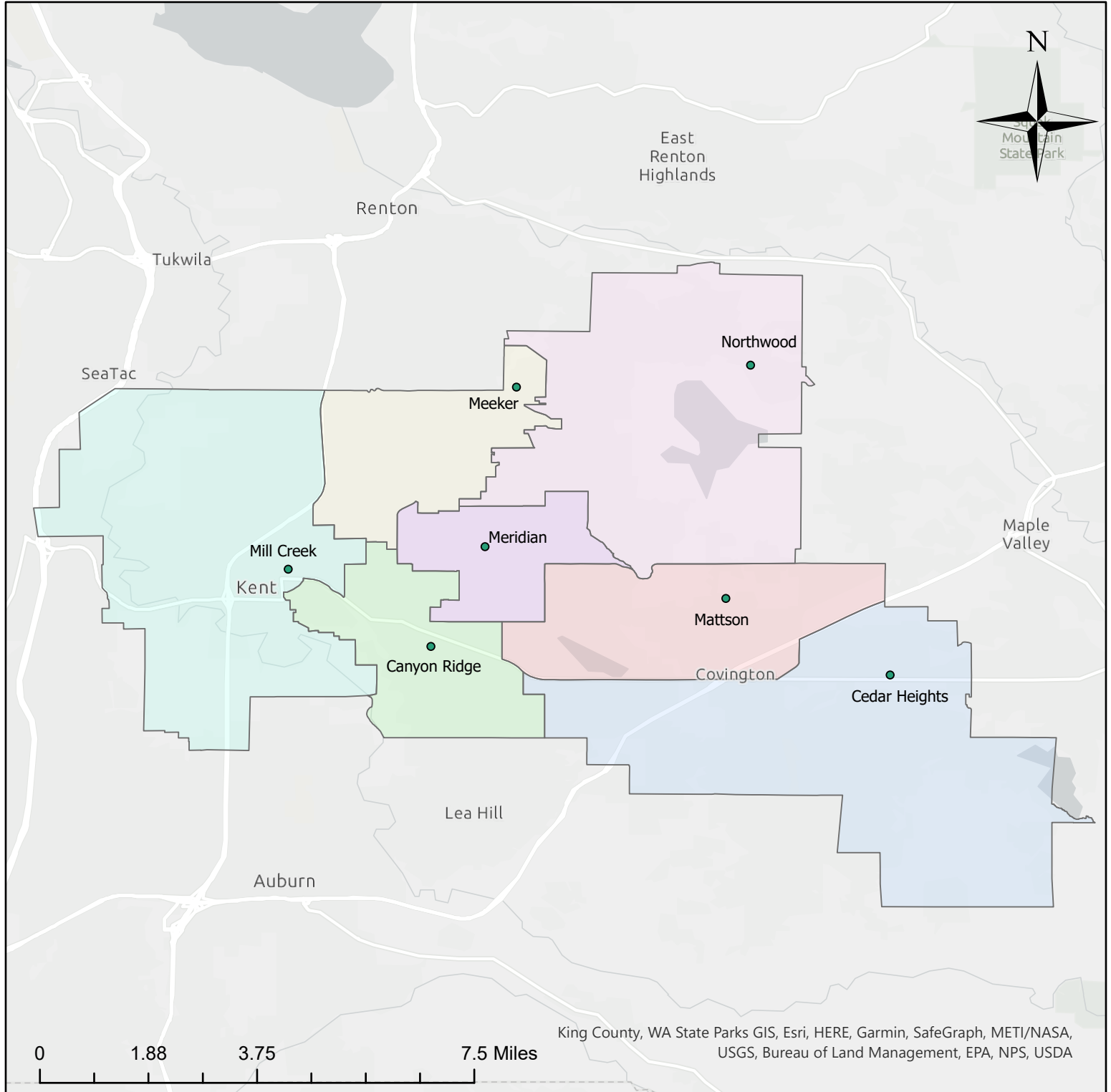


Legend

- | | |
|---|---|
| ● High School Buildings | Kentridge High School |
| Kent-Meridian High School | Kentwood High School |
| Kentlake High School | |

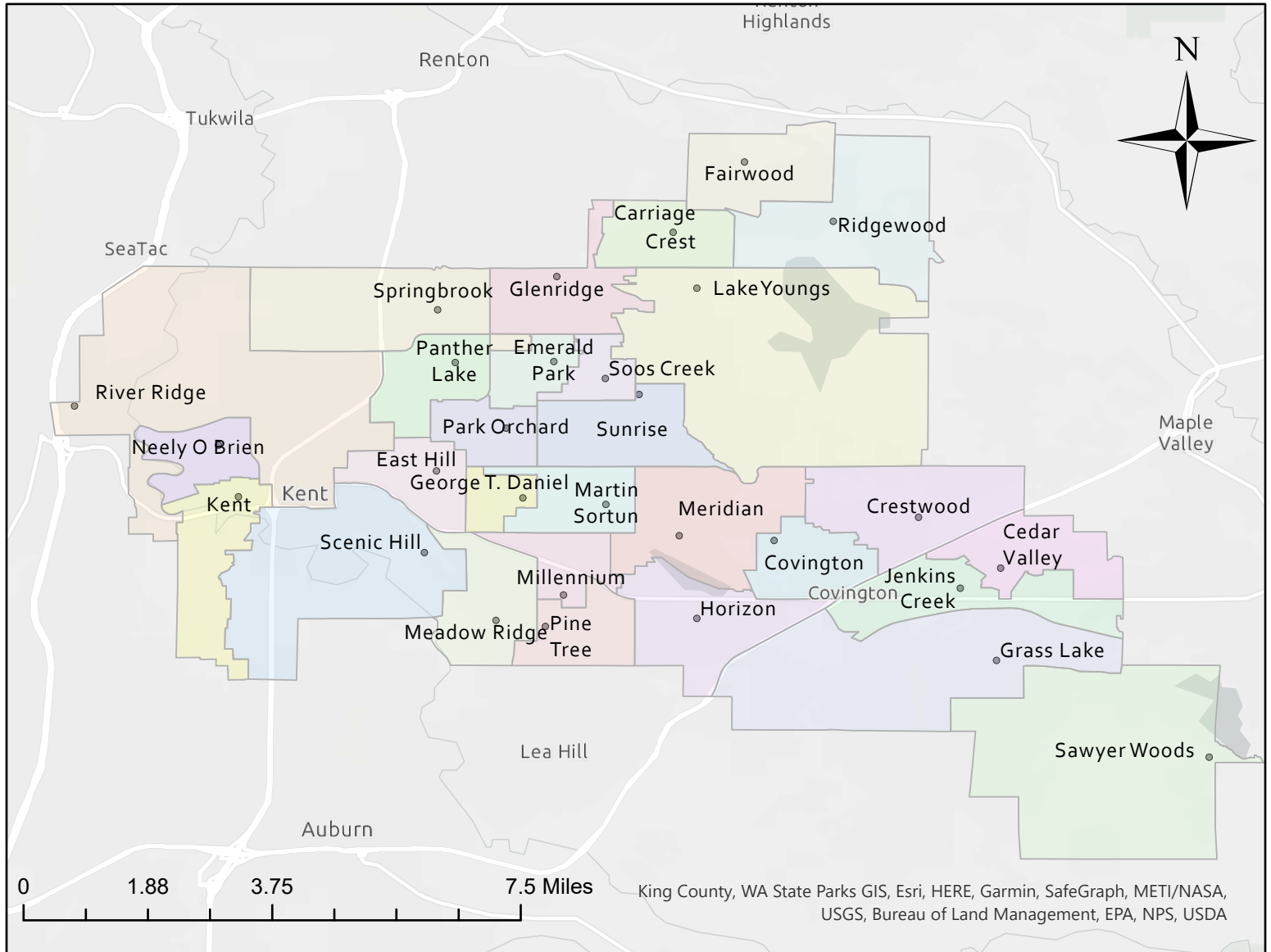
Kent School District 2023/2024 School Year

Middle School Boundaries



- | | | |
|--|--|--|
|  Middle Schools |  Mattson Middle School |  Mill Creek Middle School |
|  Cedar Heights Middle School |  Meeker Middle School |  Northwood Middle School |
|  Canyon Ridge Middle School |  Meridian Middle School | |

Kent School District 2023/2024 School Year Elementary Boundaries



Carriage Crest Elementary	Fairwood Elementary	Meadow Ridge Elementary	Ridgewood Elementary
Cedar Valley Elementary	Glenridge Elementary	Meridian Elementary	River Ridge Elementary
Covington Elementary	Grass Lake Elementary	Millennium Elementary	Sawyer Woods Elementary
Crestwood Elementary	Horizon Elementary	Neely O'Brien Elementary	Scenic Hill Elementary
Daniel Elementary	Jenkins Creek Elementary	Panther Lake Elementary	Soos Creek Elementary
East Hill Elementary	Kent Elementary	Park Orchard Elementary	Springbrook Elementary
Emerald Park Elementary	Lake Youngs Elementary	Pine Tree Elementary	Sunrise Elementary
Martin Sortun Elementary			Elementary Schools

V - Six-Year Planning and Construction Plan

In November [2016](#), the voters of the Kent School District approved a bond measure for \$252 million. This bonding authority provided for the replacement of Covington Elementary school, which opened in August of 2018, the new River Ridge Elementary school, and our new Kent Laboratory Academy, which both opened in August 2021.

As a critical component of capital facilities planning, county and city planners and decision-makers are encouraged to consider safe walking conditions for all students when reviewing applications and design plans for new roads and developments. This should include sidewalks for pedestrian safety to and from schools and bus stops, as well as bus pull-outs and turn-arounds.

Included in this Plan is an inventory of potential projects and sites identified by the District which are potentially acceptable site alternatives in the future (*See Table 4 & Sitemap*).

Voter approved bond issues have included funding for the purchase of sites for future schools and district use; the sites acquired to date are included in this Plan. Some funding is secured for the purchase of additional sites but may also be funded with impact fees as needed. Not all undeveloped properties meet current school construction requirements, and some property may be traded or sold to meet future facility needs.

The Board will continue an annual review of standards of service and those decisions will be reflected in each update of the Capital Facilities Plan.

Our District went out for a Bond Measure in April of 2023 and did not receive enough votes for approval. We reevaluated the District needs and looked at next steps to align with the Strategic Plan which continues to make it a priority to revitalize, rejuvenate and rebuild our aging schools as well as begin a process to remove interim classroom portables and find room or create permanent structures to reduce and eventually eliminate the more than 166 portable classrooms in our District. We will continue to determine capacity versus enrollment as well as programs to ensure this goal to reduce and or eliminate all portables in our District is obtained in the next several years.

As a part of the planning process, the District has been tracking a few major development projects which have affected enrollment and will continue to increase students' forecasts. On Meeker Street in Kent, we have seen several major apartment complexes, ETHOS and Midtown 64 Apartments. These continue to have an impact on enrollment as they fill up their newly built facilities. The Alexian Gateway Project is located on the corner of Military Road and Veterans Drive in Kent and has begun occupying its 283 units in 2023-2024.

In Covington, we are tracking a multi-family house development which has been approved and construction has begun. The 1700-unit Lakepointe Urban Community will fall within our

enrollment boundary and proposed completion of Phase 4 is shown to be 2027. Construction in the Kent School District boundaries have been steadily rising over the last four years and planned communities are now being recognized through the planning teams in multiple city and county jurisdictions we serve.

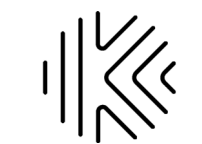
KENT SCHOOL DISTRICT No. 415
Site Acquisitions and Projects Planned to Provide Additional Capacity

							Projected Completion Date	Projected Program Capacity	% for new Growth
SCHOOL / FACILITY / SITE			LOCATION		Type	Status			
# on Map	ELEMENTARY								



APARTMENT PROJECTS WITH MULTIPLE BUILDINGS SHALL HAVE MONUMENT SIGNS ----- SHOWING THE STREET ADDRESSES OF EACH BUILDING AT EACH VEHICLE ENTRANCE TO THE SITE. EACH ETHICAL ENTRANCE SHALL ALSO HAVE AN ILLUMINATED SITE PLAN AND / OR DIRECTLY SIGNS. THE SIGNS SHALL SHOW THE LOCATION OF THE SIGN (THE VIEWER'S CURRENT LOCATION) AND ALL BUILDING ADDRESSES. DWELLING NUMBERS SHALL BE INCLUDED. THE MONUMENT SIGNS SHALL HAVE A CONTRASTING BACKGROUND COLOR. ALL SITE SIGNAGE TO BE PER OWNERS SPECIFICATION AND DESIGN AND UNDER SEPARATE PERMIT.

* INDICATE APPROXIMATE LOCATION OF ILLUMINATED BUILDING ADDRESS SIGNAGE. SIGNAGE FOR BUILDINGS MUST INCLUDE THE ENTIRE BUILDING ADDRESS AND STREET NAME. THE BUILDING ADDRESS SHALL BE NO LESS THAN SIX (6) INCHES IN HEIGHT. THE BUILDING SIGN SHALL HAVE A CONTRASTING BACKGROUND COLOR.



KATERRA

542 1st AVE. SOUTH, FLOOR 4
SEATTLE, WASHINGTON 98104

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Consultant

Owner

TCR
TRAMMELL CROW RESIDENTIAL



1 UNIT NUMBERING PLAN
SCALE: 3/64" = 1'-0"

LEGEND

- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- THREE BEDROOM UNITS
- TYPE A UNITS
- NO UNIT - GARAGE ONLY
- BUILDING SIGNAGE

1. UNIT NUMBERS READ TOP TO BOTTOM (FLOOR 1-4) AS INDICATED ON THE UNIT STACK

Key plan

Professional Seal



ALEXAN
GATEWAY
APARTMENTS

23000 MILITARY RD S,
KENT, WA 98032

Drawn By RM
Project Manager RM
Job Number 075-18001
Date Of Original 12/13/19

Revisions		
Mark	Date	Description
0	06/12/2019	PERMIT SET
2	01/09/2020	REV.3 ITCD UPDATES
6	05/22/2020	PC1 CORRECTIONS

IFC SET
10/30/2020

UNIT
NUMBERING/
ADDRESSING
SHEET(1,2,3)

G.00.014

11

NOTE:
THE LOCATION OF DEVELOPMENT, INCLUDING ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THEIR SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.

Phase 1A - Maple Hills Division 5

Preliminary Plat approval in third quarter 2021. Construction and Final Plat Recording 2022.

Phase 1B - Approximate Years 2019-2024

Establishment of final grade, construction of Covington Connector to Southeast boundary, construction of first phase of commercial development.



Phase 2 - Approximate Years 2020-2025

Establishment of final lake perimeter, construction of 191st Place SE extension and associated R-12 residential development, construction of second phase of commercial development on peninsula.

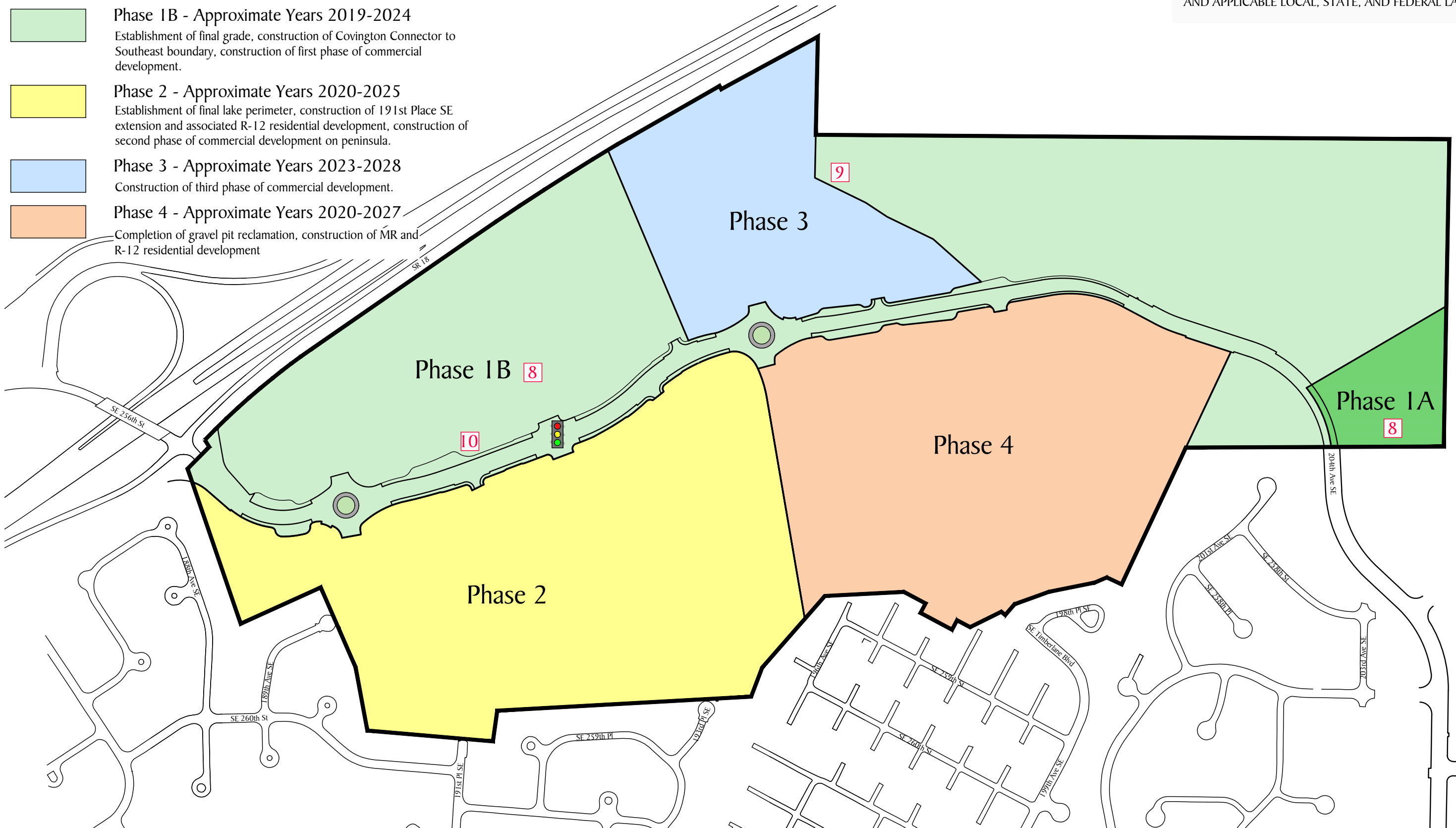
Phase 3 - Approximate Years 2023-2028

Construction of third phase of commercial development.



Phase 4 - Approximate Years 2020-2027

Completion of gravel pit reclamation, construction of MR and R-12 residential development



Lakepointe Urban Village

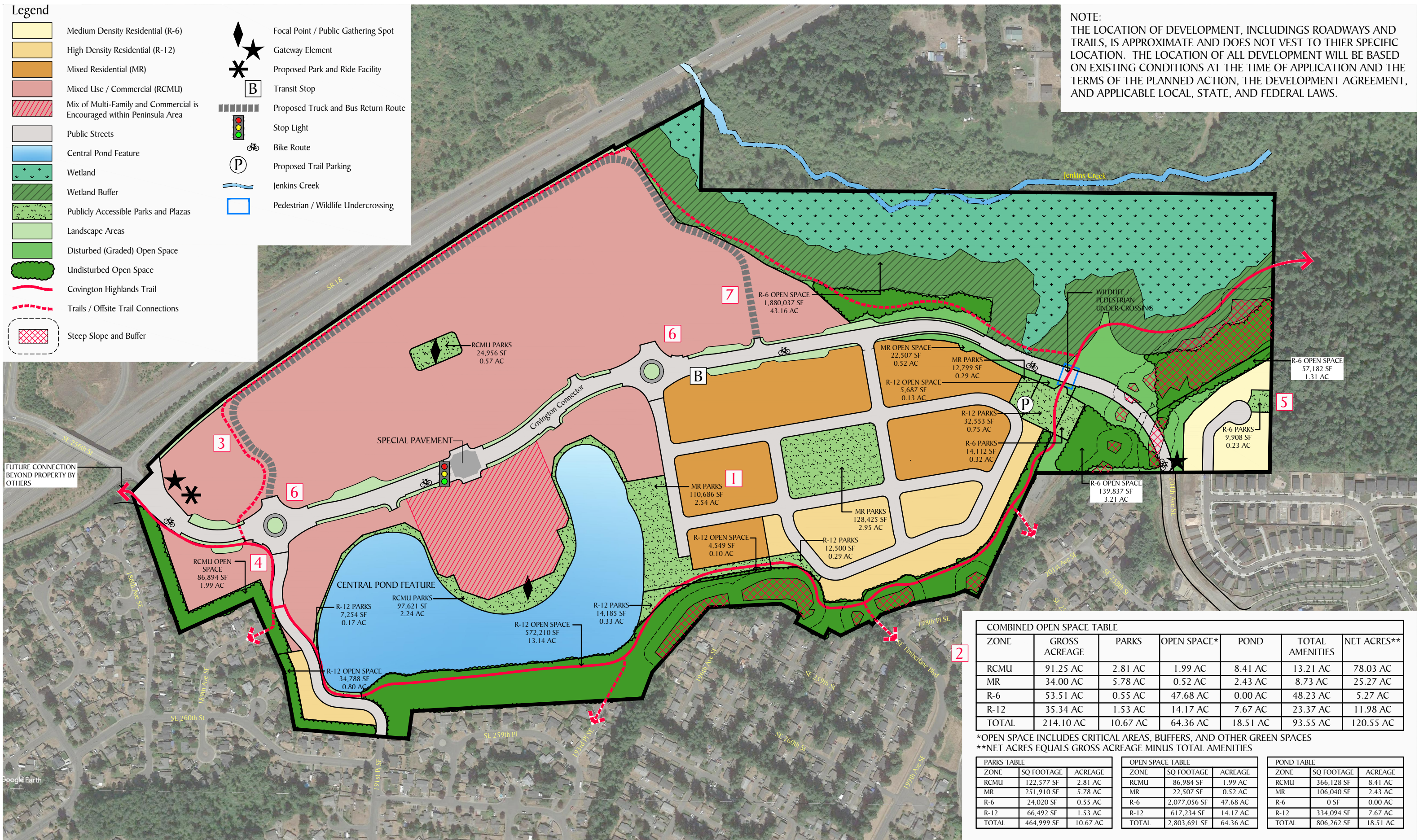


19

Phasing Map



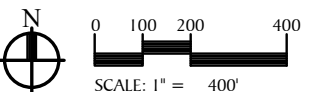
January 30, 2017
Updated September 15, 2021



Lakepointe Urban Village



Master Development Plan



January 30, 2017
Updated September 15, 2021

VI - Portable Classrooms

The Plan references use of portables as interim capacity for facilities.

Currently, the District utilizes portables to house students more than functional capacity and for program purposes at some school locations (*Please see Appendices A, B, C*).

Based on enrollment projections, implementation of full day kindergarten programs, lower state mandated class sizes, functional capacity, and no need for additional interim capacity, the District anticipates no need to purchase or lease additional portables during the next six-year period to ensure capacity requirement (Noted in section V. Six Yr. Planning Construction).

During the time period covered by this Plan, the District does not anticipate that all of the District's portables will be replaced by permanent facilities. During the useful life of some of the portables, the school-age population may decline in some communities and increase in others, and these portables provide the flexibility to accommodate the immediate needs of the community.

Portables may be used as interim facilities:

1. To prevent overbuilding or overcrowding of permanent school facilities.
2. To cover the gap between the times of demand for increased capacity and completion of permanent school facilities to meet that demand.
3. To meet unique program requirements.

Portables currently in the District's inventory are continually evaluated and maintained. The District's goal is to reduce the number of portables so we may provide an equitable learning environment for all.

The Plan projects that the District will use portables to accommodate interim housing needs for the next six years and beyond. The use of portables, their impacts on permanent facilities, life cycle and operational costs, and the interrelationship between portables, emerging technologies, and educational restructuring will continue to be examined.

KENT SCHOOL DISTRICT
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors - Single Family

Elementary	(Grades K- 5)	0.229
Middle	(Grades 6- 8)	0.087
High	(Grades 9-12)	0.113
Total		0.429

Student Generation Factors - Multi-Family

Elementary	(Grades K-5)	0.109
Middle	(Grades 6- 8)	0.037
High	(Grades 9-12)	0.054
Total		0.200

Projected Increased Student Capacity

Elementary	0
Middle	0
High (Academy)	0

OSPI - Square Footage per Student, see side chart

Elementary	90
Middle	117
High	130
Special Education	144

Required Site Acreage per Facility

Elementary (required)	12
Middle (required)	25
High (required)	40

Average Site Cost / Acre

Elementary	\$161,678
Middle	\$0
High	\$0

New Facility Construction Cost

Elementary	\$68,000,000
Middle	\$155,000,000
High	\$220,000,000

Temporary Facility Capacity & Cost

Elementary	@ 24	\$315,000
Middle	@ 29	\$315,000
High	@ 31	\$315,000

Temporary Facility Square Footage

Elementary	123,702
Middle	10,256
High	21,296
Total	155,254

State Funding Assistance Credit

District Funding Assistance Percentage	52.88%
--	---------------

Construction Cost Allocation

CCA - Cost/Sq. Ft.	\$375.00
--------------------	-----------------

Permanent Facility Square Footage

Elementary	1,567,594
Middle	760,483
High/Other	1,077,315
Total	3,405,392

District Average Assessed Value

Single Family Residence	\$594,679
-------------------------	------------------

Total Facilities Square Footage

Elementary	1,691,296
Middle	770,739
High/Other	1,098,611
Total	3,560,646

District Average Assessed Value

Multi-Family Residence	\$310,811
------------------------	------------------

Bond Levy Tax Rate/\$1,000

Current Rate / 1,000 Tax Rate	\$1.11
-------------------------------	---------------

Developer Provided Sites / Facilities

Value	0
Dwelling Units	0

General Obligation Bond Interest Rate

Current Bond Interest Rate	3.48%
----------------------------	--------------

CPI Inflation Factor

5.80%

[Budget Preparations | OSPI \(www.k12.wa.us\)](http://www.k12.wa.us)

KENT SCHOOL DISTRICT

IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE

Site Acquisition Cost per Single Family Residence

Formula: $((\text{Acres} \times \text{Cost per Acre}) / \text{Facility Capacity}) \times \text{Student Generation Factor}$

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	12	\$161,678	0	0.229	
A 2 (Middle)	25	\$0	0	0.087	
A 3 (High)	40	\$0	0	0.113	
Total	77	\$161,678	0	0.429	
				A ⇨	\$0.00

Permanent Facility Construction Cost per Single Family Residence

Formula: $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Permanent/Total Square Footage Ratio})$

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$68,000,000	0	0.229	0.903	
B 2 (Middle)	\$155,000,000	0	0.087	0.984	
B 3 (High)	\$220,000,000	0	0.113	0.998	
Total	\$443,000,000	0	0.429		
				B ⇨	\$0.00

Temporary Facility Cost per Single Family Residence (Portables)

Formula: $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Temporary} / \text{Total Square Footage Ratio})$

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$315,000	24	0.229	0.097	\$291.55
C 2 (Middle)	\$315,000	29	0.087	0.016	\$15.12
C 3 (High)	\$315,000	31	0.113	0.020	\$22.96
Total	\$945,000	84	0.429		
				C ⇨	\$329.63

State Funding Assistance Credit per Single Family Residence (formerly "State Match")

Formula: $\text{Area Cost Allowance} \times \text{SFI Square Feet per student} \times \text{Funding Assistance \%} \times \text{Student Factor}$

	Construction Cost Allocation	SFI Sq. Ft. / Student	Assistance %	Student Factor	
D 1 (Elementary)	\$375.00	115	0.5288	0.229	\$5,222.23
D 2 (Middle)	\$375.00	148	0.5288	0.087	\$2,553.31
D 3 (High)	\$375.00	173	0.5288	0.113	\$3,876.57
				D ⇨	\$11,652.11

Tax Credit per Single Family Residence

Average SF Residential Assessed Value (AAV)	\$594,679
Net Present Value (per EQ) (NPV)	8.32
Current Debt Service Rate / 1,000 (r)	0.11%
<i>(Below used to calculate NPV)</i>	
Current Bond Interest Rate	3.48%
Years Amortized (10 Years)- Used in NPV Calculation	10

TC ⇨ \$5,473.99

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units
0	0

FC ⇨ 0

Fee Recap **

A = Site Acquisition per SF Residence	\$0.00	
B = Permanent Facility Cost per Residence	\$0.00	
C = Temporary Facility Cost per Residence	\$329.63	
Subtotal		\$329.63
D = State Match Credit per Residence	\$11,652.11	
TC = Tax Credit per Residence	\$5,473.99	
Subtotal		\$17,126.10
Total Unfunded Need		(\$16,796.47)
50% Developer Fee Obligation		(\$8,398)
FC = Facility Credit (if applicable)		\$0
District Adjustment		\$8,398
Net Fee Obligation per Residence - Single Family		(\$0.00)

KENT SCHOOL DISTRICT

IMPACT FEE CALCULATION for MULTI-FAMILY RESIDENCE

Site Acquisition Cost per Multi-Family Residence Unit

Formula: $((\text{Acres} \times \text{Cost per Acre}) / \text{Facility Capacity}) \times \text{Student Generation Factor}$

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	12	\$161,678	0	0.109	
A 2 (Middle)	25	\$0	0	0.037	
A 3 (High)	40	\$0	0	0.054	
Total	77	\$161,678	0	0.200	
					A ⇒ <u>\$0.00</u>

Permanent Facility Construction Cost per Multi-Family Residence Unit

Formula: $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Permanent} / \text{Total Square Footage Ratio})$

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$68,000,000	0	0.109	0.903	
B 2 (Middle)	\$155,000,000	0	0.037	0.984	
B 3 (High)	\$220,000,000	0	0.054	0.998	
Total	\$443,000,000	0	0.200		
					B ⇒ <u>\$0.00</u>

Temporary Facility Cost per Multi-Family Residence Unit

Formula: $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Temporary} / \text{Total Square Footage Ratio})$

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$315,000	24	0.109	0.097	\$138.77
C 2 (Middle)	\$315,000	29	0.037	0.016	\$6.43
C 3 (High)	\$315,000	31	0.054	0.020	\$10.97
Total	\$945,000	84	0.200		
					C ⇒ <u>\$156.18</u>

State Funding Assistance Credit per Multi-Family Residence (formerly "State Match")

Formula: $\text{Area Cost Allowance} \times \text{SFI Square Feet per student} \times \text{Funding Assistance \%} \times \text{Student Factor}$

	Area Cost Allowance	SFI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$375.00	115	0.5288	0.109	\$2,485.69
D 2 (Middle)	\$375.00	148	0.5288	0.037	\$1,085.89
D 3 (High)	\$375.00	173	0.5288	0.054	\$1,852.52
					D ⇒ <u>\$5,424.10</u>

Tax Credit per Multi Family Residence

Average MF Residential Assessed Value (AAV)	\$310,811
Net Present Value (per EQ) (NPV)	8.32
Current Debt Service Rate / 1,000 (r)	0.11%

(Below used to calculate NPV)

Current Bond Interest Rate	3.48%
Years Amortized (10 Years)- Used in NPV Calculation	10

TC ⇒ \$2,861.00

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units
0	0

FC ⇒ 0

Fee Recap **

A = Site Acquisition per Multi-Family Unit	\$0.00	
B = Permanent Facility Cost per MF Unit	\$0.00	
C = Temporary Facility Cost per MF Unit	\$156.18	
Subtotal		\$156.18
D = State Match Credit per MF Unit	\$5,424.10	
TC = Tax Credit per MF Unit	\$2,861.00	
Subtotal		\$8,285.10
Total Unfunded Need		(\$8,128.92)
50% Developer Fee Obligation		(\$4,064)
FC = Facility Credit (if applicable)		0
District Adjustment		\$4,064
Net Fee Obligation per Residential Unit - Multi-family		(\$0.00)

VII - Projected Six-Year Classroom Capacity

As stated in Section IV, the functional capacity study is periodically updated for changes in special programs and reflects class size requirements, class size fluctuations etc. As shown in the Inventory and Capacity chart in Table 3, the functional capacity is also reflected in the capacity and enrollment comparison charts (*See Tables 5 & 5 a-b-c*).

Enrollment is electronically reported to OSPI on Form P-223 on a monthly basis and funding apportionment is based on Annual Average FTE (AAFTE). The first school day of October is widely recognized as the enrollment “snapshot in time” to report enrollment for the year.

Kent School District continues to be the fifth largest district (both FTE and headcount basis) in the State of Washington. The P-223 Headcount for October 2023 was 24,442 with kindergarten students counted at 1.0 and excluding ECSE and college-only Running Start students.

In October 2023, there were 1087 students in 11th and 12th grade participating in the Running Start program at different colleges and receiving credits toward both high school and college graduation. Of these students, 560 attended classes only at the college (“college-only”) and are excluded from FTE and headcount for capacity and enrollment comparisons. Kent School District has one of the highest Running Start program participation rates in the state.

Based on the enrollment forecasts, permanent facility inventory and capacity, current standard of service, portable capacity, and future additional classroom space, the District plans to continue to satisfy required capacity through the interim use of portables (*See Table 5 and Tables 5 a-b-c*).

While the District currently shows available capacity to address projected need on a purely statistical basis, there are variety of extenuating factors that need to be considered. The Kent School District currently makes significant use of portables, which we do not consider as part of our permanent standard of service. We have included portable space in our interim capacity figures, and we do not count that as a permanent space solution. Kent is unusual in that it incorporates neighborhoods intersecting with at least 6 municipalities, including Kent, Auburn, Black Diamond, Maple Valley, Renton, and SeaTac. The district covers 73 square miles and includes over 40 schools. Within this large geographic area, we expect to have pockets of localized capacity need that are not necessarily reflected in the aggregate figures. As one example, the Lakepointe Urban Village development in Covington may require new classroom capacity even as space may exist in schools on the far other end of the District’s boundaries.

PROJECTED ENROLLMENT and CAPACITY TOTAL DISTRICT

SCHOOL YEAR	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
	Actual	P R O J E C T E D					
Permanent Functional Capacity ¹	35,494	35,494	35,494	35,494	35,494	35,494	35,494
Changes to Permanent Capacity ¹							
Capacity Increase (F)							
Additional Permanent Classrooms	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	35,494	35,494	35,494	35,494	35,494	35,494	35,494
Interim Portable Capacity							
Elementary Portable Capacity Required	3,255	3,201	3,201	3,201	3,201	3,201	3,201
Middle School Portable Capacity Required	375	375	375	375	375	375	375
High School Portable Capacity Required	608	608	608	608	608	608	608
Interim Portable Capacity Total	4,238	4,184	4,184	4,184	4,184	4,184	4,184
TOTAL CAPACITY ¹	39,732	39,678	39,678	39,678	39,678	39,678	39,678
Total Enrollment/Projection ²	24,385	24,225	24,197	24,201	24,265	24,378	24,348
DISTRICT AVAILABLE CAPACITY	15,347	15,453	15,481	15,477	15,413	15,300	15,330

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

ELEMENTARY: Grades K - 5

	Elementary Grade K-5									
SCHOOL YEAR	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30			
	Actual	P	R	O	J	E	C	T	E	D
Elementary Permanent Capacity ¹	16,827	16,696	16,696	16,696	16,696	16,696	16,696	16,696	16,696	
Additional Permanent Classrooms ²	0	0	0	0	0	0	0	0		
Permanent Program Capacity Subtotal	16,827	16,696	16,696	16,696	16,696	16,696	16,696	16,696		
Interim Portable Capacity	3,255	3,201	3,201	3,201	3,201	3,201	3,201	3,201		
TOTAL CAPACITY ¹	20,082	19,897	19,897	19,897	19,897	19,897	19,897	19,897		
ENROLLMENT / PROJECTION ²	11,433	11,420	11,572	11,699	11,688	11,694	11,669			
SURPLUS (DEFICIT) CAPACITY	8,649	8,477	8,325	8,198	8,209	8,203	8,228			

¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

² Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

MIDDLE SCHOOL: Grades 6 - 8

	Middle School Grade 6-8						
SCHOOL YEAR	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
	Actual	P R O J E C T E D					
Middle School Permanent Capacity ¹	7,575	7,216	7,216	7,216	7,216	7,216	7,216
Changes to Middle School Capacity	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	7,575	7,216	7,216	7,216	7,216	7,216	7,216

Portable Interim Capacity ¹	375	375	375	375	375	375	375
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TOTAL CAPACITY ¹	7,950	7,591	7,591	7,591	7,591	7,591	7,591
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ENROLLMENT / PROJECTION ²	5,819	5,919	5,946	5,925	6,032	6,209	6,335
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SURPLUS (DEFICIT) CAPACITY	2,131	1,672	1,645	1,666	1,559	1,382	1,256
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1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

HIGH SCHOOLS: Grades 9 - 12

SCHOOL YEAR	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30			
	Actual	P	R	O	J	E	C	T	E	D
High Permanent Capacity ¹	10,550	10,097	10,097	10,097	10,097	10,097	10,097	10,097	10,097	
Changes to High School Capacity	0	0	0	0	0	0	0	0	0	
Permanent Program Capacity Subtotal	10,550	10,097	10,097	10,097	10,097	10,097	10,097	10,097	10,097	

Portables Interim Capacity ¹	608	608	608	608	608	608	608	608	608	608
---	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

TOTAL CAPACITY ¹	11,158	10,705	10,705	10,705	10,705	10,705	10,705	10,705	10,705	10,705
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ENROLLMENT / PROJECTION ²	7,195	7,378	7,384	7,467	7,578	7,647	7,631	7,631	7,631	7,631
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SURPLUS (DEFICIT) CAPACITY	3,963	3,327	3,321	3,238	3,127	3,058	3,074	3,074	3,074	3,074
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¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

² Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

VIII - Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2023-2024 through 2029-2030. The financing components include secured and unsecured funding and impact fees. The plan is based on future bond issues, state school construction assistance, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

In November 2016, the District held a special election to approve the authorization of \$252,000,000 in bonding authority. The projects described below are part of this authorization. The first series of bonds (\$80 million) were issued in February 2017, which funded the Covington Elementary Replacement School, as well as other infrastructure projects. Impact fees were used at both River Ridge Elementary School and Kent Laboratory Academy projects due to escalation in construction pricing across the Pacific Northwest.

According to RCW 82.02.090, the definition of an impact fee is ". . . a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. 'Impact fee' does not include a reasonable permit or application fee." Mitigation or impact fees can be calculated on the basis of "unhoused student need" or "the maintenance of a district's level of service" as related to new residential development.

A mitigation/impact fee may be imposed based upon a determination of insufficient existing permanent and/or interim portable school space or to pay for permanent and/or newly acquired interim portable school space previously constructed as a result of growth in the district. A district's School Board must first approve the application of the mitigation or impact fees and, in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district, counties, cities and towns (Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, SeaTac, and Unincorporated King County).

Though the current enrollment projections increase for both elementary and secondary schools are relatively flat, the ongoing need to provide permanent instructional facilities to house students is a driving need as the shifts in our family populations continue, due to ongoing development. Previously collected impact fees may be used to support and address the challenges related to the number of interim instructional facilities currently in use, the replacement of some of these aged facilities, the maintenance of the district's level of services, and the potential expansions to existing facilities in future years.

The Kent School District 2023-2024 CFP update includes continued execution of the 2016 Capital Bond Projects, the 2018 Levy Projects, and the data collection and review of our Facility Assessment Reports. The District Facilities and Capital Planning Teams had come together and joined the Capital

Bond Planning Task Force (CBPTF) which included District personnel, design professionals, teaching staff, student voices, as well as community members who collaborated and discussed the District's needs. The initial plan revealed priorities including school replacement due to age, and the need for added permanent facilities to (1) reduce and eliminate our need for portables and (2) accommodate future growth as housing in the Kent region continues to expand. We started with a list of 2 billion in needs and through itemizing and prioritizing, we brought the list of essential projects to 495 million. This list was brought before the District's Board of Directors for comments, discussion, and approval. A Capital Bond Measure followed and went out to vote in April 2023 and did not pass with voter approval.

After the failure to pass the 2023 Bond, we re-evaluated needs and for next steps. Surveys went out to the community to see what people would like to prioritize from the list of needed projects. A new list of projects was presented through the 2023 Levy in November. This levy did not pass. This list was again taken and revised to prioritize projects that are critical to operations and life safety within our buildings. In April we set forth our 2024 Levy to a vote, which also did not receive the needed support to pass.

Future updates to this Capital Facilities Plan will include details of any adopted planning. With the opening of Canyon Ridge Middle School, our sixth grade moving from elementary to middle school, and our boundary change, we have advanced opportunities to even out capacity at each site to accommodate our programs, district-wide site capacity, and student-based needs.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Capital Planning Team. Please see pages 13-14 for a summary of the cost basis.

Cost Basis Summary

For impact fee calculations, construction estimated costs are based on the last elementary school built in Kent, adjusted for inflation, and projected cost future elementary school, as well as average pricing of nearby school districts recently built new middle and new high school projects.

Project	Projected Cost
New Elementary School	\$68,000,000
New Middle School	\$155,000,000
New High School	\$220,000,000

Site Acquisition Cost

The site acquisition cost is based on an average cost of sites purchased or built on within the last ten years. Please see Table 7 for a list of site acquisition costs and averages.

District Adjustment

The impact fee calculations on Appendix B & C result in a zero-dollar impact fee total for this year but may be adjusted if needed per RCW 36.70A.130(2)(b) provision.

KENT SCHOOL DISTRICT No. 415 SIX-YEAR FINANCE PLAN

										Secured	Unsecured	Impact
SCHOOL FACILITIES	*	2022	2023	2024	2025	2026	2027	2028	TOTAL	Local & State	State ² or Local ³	Fees ⁵
											Estimated	Estimated
PERMANENT FACILITIES												
No School Projects at this time.									\$0			
TEMPORARY FACILITIES												
Additional portables ³⁻⁴									\$0			
OTHER												
N / A												
Totals		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* F = Funded U = Unfunded

NOTES:

² The District anticipates receiving some State Funding Construction Assistance for some projects.

³ Facility needs are pending review. Some of these projects may be funded with impact fees.

⁴ Cost of portables based on current cost and adjusted for inflation for future years.

⁵ Fees in this column are based on amount of fees collected to date and estimated fees on future units.

KENT SCHOOL DISTRICT No. 415
Site Acquisitions & Costs
Average of Sites Purchased, Sold or Built on within last 10 Years

Type & # on Map	School / Site	Year Open / Purchased Sold	Location	Acreage	Cost/Price	Avg cost-price/acre	Total Average Cost / Acre
Elementary	No Acquisitions for Elemenary Schools			0.00	\$0		
			Elementary Site Subtotal	0.00	\$0		\$0 Elem site average
Middle School	No Acquisitions for Middle Schools			0.00	\$0		
			Middle School Site Subtotal	0.00	\$0		\$0 Middle Schl Site Avg.
High	No Acquisitions for High			0.00	\$0		\$0
			Senior High Site Subtotal	0.00	\$0		\$0 Sr Hi Site Average
Note: All rural sites were purchased prior to adoption of Urban Growth Area.							
Numbers correspond to locations on Site Bank & Acquisitions Map on Page 17							
1 / Urban	Site - Covington area North (So of Mattson MS)	1984					
2 / Rural	Site - Ham Lake east (Pollard)	1992					
4 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995					
5 / Rural	Site - SE of Lake Morton area (West property)	1993					
9 / Rural	Site - McMillan Assemblage (South of MC)	98 - 04					
10 / Urban	Site - Yeh-Williams (W of 132 Ave SE at SE 288)	1999					
12a / Urban	Site - 156th Ave. SE Covington (Wikstrom)	2004					
12b / Urban	Site - SE 256th St. Covington (West of CO)	2004					
16	Site - 11027 SE Kent-Kangley Kent, WA 98030	2023					
16a	Site - 11109 SE Kent-Kangley Kent, WA 98030	2023					
				Total Acreage & Cost		Total Average Cost / Acre	
				0.00 \$0		#DIV/0!	
				0 0		0	

IX - Summary of Changes to June 2024 Capital Facilities Plan

The Capital Facilities Plan (the "Plan") is updated annually based on previous Plans in effect since 1993. The primary changes from the June 2023 Plan are summarized here.

Capacity changes continue to reflect fluctuations in class size ratio and program changes. Changes in portables or transitional capacity reflect use, lease or purchase, sale, surplus and/or movement between facilities.

The District moved to a K-5 Elementary and 6-8 Middle School model beginning at the 2023-2024 school year. Capacity has been added at the middle school level by reopening the original Sequoia Junior High (now Canyon Ridge Middle School).

The District worked with Educational Data Solutions, LLC to update student generation factors. The updated rates are included in the body of the Plan.

The District expects to receive some State Funding Assistance (formerly called "state matching funds") for projects in this Plan and tax credit factors are updated annually. Unfunded site and facility need will be reviewed in the future.

The impact fees for 2024 calendar year will result in no collection of impact fees for both Single-Family and Multi-Family due to the capacity study completed in spring 2024.

X - Appendices

Changes to Impact Fee Calculation Factors Include:

ITEM	Grade /Type	FROM	TO	Increase/ Decrease	Comments
Student Generation Factor	Elem	0.248	0.229	-0.019	
Single Family (SF)	MS	0.085	0.087	0.002	
	SH	0.107	0.113	0.006	
	Total	0.440	0.429	-0.011	
Student Generation Factor	Elem	0.130	0.109	-0.021	
Multi-Family (MF)	MS	0.049	0.037	-0.012	
	SH	0.056	0.054	-0.002	
	Total	0.235	0.200	-0.035	
State Funding Assistance Ratios ("State Match")		51.86%	52.88%	1.02%	Per OSPI Website
Area Cost Allowance		\$246.83	\$375.00	128.170	Per OSPI Website Link
Average Assessed Valuation (AV)	SF	\$653,485	\$594,679	(58,806)	King County
AV - Average of Condominiums & Apts.	MF	\$290,599	\$310,811	20,212	King County
Debt Service Capital Levy Rate / \$1000		\$1.02	\$1.11	\$0.09	Per King Co. Assessor Report
General Obligation Bond Interest Rate		3.58%	3.48%	-0.10%	Bond Buyers 20 year GO Index
Impact Fee - Single Family	SF	\$0.00	\$0.00	\$0.00	No Change
Impact Fee - Multi-Family	MF	\$0.00	\$0.00	\$0.00	No Change

CAPITAL FACILITIES PLAN

2024 to 2029

**Tahoma School District
No. 409**

Adopted: June 11, 2024

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TAHOMA SCHOOL DISTRICT NO. 409
2024
CAPITAL FACILITIES PLAN - UPDATE

Summary:

In accordance with King County Code 21A.43, this update has been prepared to reflect current conditions in facility usage and needs. District Board Policy 6900 requires that "changing demographic factors shall be monitored in order that students' needs are met when the future becomes the present." A Facilities Planning Committee reviews facility availability and demographics to place students in an environment that meets the educational needs of the students and that is consistent with the educational philosophy and the instructional goals of the District.

The District continues to house a large number of families with children within its boundary area. On average, there are about 56 public school students for every 100 single family homes in the District. This is larger than any other District in the County.

While the District was affected by the pandemic, the District has seen a better recovery in its enrollment than many of its neighbors. Enrollment in October 2023 is just slightly above where it was prior to the start of the pandemic. This does not mean, however, that all the students who were out of school in 2020 have returned. Migration data suggests that more families than usual left during the pandemic and many of these families will not return. The District has also seen higher out-migration at the continuing grades in two of the past three years, suggesting that the pandemic may still be impacting enrollment.

Despite the recovery in the District's enrollment, recent demographic trends suggest that growth has started to slow. There are regional trends, for example, like births, population growth, and home sales that are likely to impact enrollment now and in the near future. The District intends to monitor enrollment and demographic trends closely and will include relevant information in the future updates to this CFP.

Following a period of modest growth, the District continues to receive slight enrollment gains. Tahoma saw a small net gain of 44 students over the past year, much lower than the gains from the previous two years. However, elementary enrollment is still lower than it was prior to the pandemic. In 2015, the total student headcount was 7,913 and in October 2023 the count is 8,873, an increase of 11.9% percent. Current enrollment, along with projections presented herein, indicates that the enrollment growth overall will continue over the next six years, reaching a headcount total of 9,177 by the 2029-30 school year.

The District created a Housing Committee in 2020, composed of staff and community members, to review and propose solutions for long term capacity needs. The Committee delivered initial considerations to the District's Board of Directors in December 2022. Thereafter, the District formed a Bond Advisory Committee to consider the Housing Committee considerations along with other District planning needs.

The BAC recommendations contemplate several capacity and non-capacity proposals. To address short-term enrollment growth and related capacity needs at the middle and high

school levels, the District's Bond Advisory Committee (BAC) has discussed near term additions at Summit Trail Middle School and Tahoma High School. Other recommendations include a new elementary school as well as safety and security projects, playfield improvements, and equitable warm/safe/dry projects throughout the district. The Board is currently reviewing the BAC recommendations and, if approved, the projects would be placed on a future construction bond proposal. The District anticipates that, subject to Board and voter approvals, the two additional projects would be constructed and complete within the six year planning period of this CFP. The District's next Capital Facilities Plan update will provide updated information related to any final Board actions. Based on current enrollment projections and capacity needs, the District anticipates the need for growth-related capacity at the secondary level. The BAC recommended planning solutions are identified in the Facilities Needs and Financial Plan section of this CFP.

SIX-YEAR ENROLLMENT PROJECTIONS

The District consulted with William L. (“Les”) Kendrick Ph.D., an independent demographer, to gain a better understanding of the current reality for Tahoma. The demographer uses, a modified cohort survival method to forecast future enrollment. The method considers a variety of factors to evaluate the potential student population growth for the years 2024 through 2033. These factors include: projected births, projected growth in the K-12 population, and a model which considers growth in population and housing within the District’s boundaries.

K-12 enrollment in the four-county Puget Sound area is still about 23,000 less than what it was in October 2019, prior to the start of the pandemic. King County enrollment is still about 13,000 students below where it was prior to the pandemic.

While our forecast predicts continued growth over the next decade, it is possible that the District could see a net loss in enrollment in the next year or two if we see a more severe slow-down in population growth, and home sales in the region remain low. For now, we are predicting small net gains in enrollment over the next few years with better gains in the latter part of the forecast.

Calculations based on the 2023 enrollment data indicate that growth will occur over the next six years, but at a slower rate. Current enrollment of 8,873 (October 2023) is projected to increase to 9,177 (HC) in the 2024-29 school year – an increase of 4.4% percent. K-5 may see a slight overall decrease while 6-8 and 9-12 may experience enrollment growth.

The District will continue to monitor new residential development given the direct relationship to enrollment increases. Appendix A-1 includes the District’s enrollment history and six-year enrollment projections.

STANDARD OF SERVICE AND AVAILABILITY OF SPACE

The Standard of Service identified by the Tahoma School District in keeping with Board Policy 6900 is to "...accommodate the educational needs of students and be consistent with the educational philosophy and instructional goals of the District." State legislation and contract agreement with the Tahoma Education Association identify the Certificated staff mandate for maximum classroom size.

The District's standard of service is based on funded implementation of K-3 class size reduction. The District has fully implemented All Day Kindergarten.

Standards of Service for Elementary School Students:

1. Class size for grades K-3 average 17 and 4-5 average 26.
2. Special Education is delivered through both pull-out services and self-contained classrooms at all elementary sites.
3. All students are provided Art, STEM, Music, FRS and Physical Education in self-contained classrooms.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 20).
6. Remedial services are offered as pull-out models and utilize space available in each school.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

Standards of Service for Senior and Middle School Students:

1. Class sizes for grades 6-8 average 30 and class sizes for grades 9-12 average 32.
2. Self-contained special education classes are offered in all buildings.
3. Advanced vocational classes have less than average number of enrollees.
4. Classes are utilized during the day for planning and student consultation.
5. Certain specialty classes, such as visual and performing arts, health and fitness, drama, band, and all vocational courses are not always conducive for scheduling general classes. The district utilizes these specialty areas to the greatest extent possible.
6. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

The District recently reviewed the utilization of its school facilities and has adjusted the total capacity numbers for each school to reflect actual building use.

At this time, enrollment figures show the District has facility capacity for the following schools:

Cedar River Elem	K-5	Is under capacity by 181 students in permanent facilities and is 273 students under capacity when considering relocatable facilities.
Glacier Park Elem	K-5	Is over capacity by 195 students in permanent facilities and 81 students under capacity when considering relocatable facilities.
Lake Wilderness Elem	K-5	Is under capacity by 38 students in permanent facilities and 130 students under capacity when considering relocatable facilities.
Rock Creek Elem	K-5	Is over capacity by 100 students in permanent facilities and 130 under capacity when considering relocatable facilities.
Shadow Lake Elem	K-5	Is under capacity by 27 students in permanent facilities and 119 students under capacity when considering relocatable facilities.
Tahoma Elem	K-5	Is over capacity by 80 students in permanent facilities and 58 students under capacity when considering relocatable facilities.
Maple View Middle	6-8	Is under capacity by 142 students in permanent facilities.
Summit Trail Middle	6-8	Is over capacity by 126 students in permanent facilities and under capacity by 31 students when considering relocatable facilities.
Tahoma High	9-12	Is over capacity by 625 students in permanent facilities and over capacity by 514 students when considering relocatable facilities.

INVENTORY OF PERMANENT FACILITIES

Instructional Facilities

			Permanent Capacity	Temporary Capacity	October 23 Head Enrollment
Cedar River Elementary	K-5	22516 Sweeney Road SE Maple Valley, 98038	782	92	601
Glacier Park Elementary	K-5	23700 SE 280 th Maple Valley, 98038	598	276	793
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	759	92	721
Rock Creek Elementary	K-5	25700 Maple Vly-Black Dmd Rd SE Maple Valley, 98038	598	230	698
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	529	92	502
Tahoma Elementary	K-5	24425 S.E. 216 th Maple Valley, 98038	621	138	681
Maple View Middle School	6-8	18200 SE 240 th Kent, 98042	1,122	0	980
Summit Trail Middle School	6-8	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	992	157	1,118
Tahoma High School	9-12	23499 SE Tahoma Way Maple Valley, 98038	2,154	111	2,779

Support Facilities

Central Services Center	25720 Maple Valley Black Diamond Rd SE Maple Valley, 98038
Transportation	22050 SE Petrovitsky Road Maple Valley, 98038
Central Kitchen	25638 SR 169 Maple Valley, 98038

Technology and Maintenance	18200 SE 240 th Kent, 98042
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PROJECTED ENROLLMENT AND CAPACITY

To address K-5 capacity needs, new permanent modular classrooms were added at Cedar River Elementary School in the spring of 2022, increasing permanent capacity at that school by just over 200 students. Glacier Park Elementary added new temporary portable classrooms in the Summer of 2022 increasing temporary capacity at that school by about 50 students.

The District continues to review enrollment increases and related housing needs, as well as planned capacity improvements. The District currently anticipates capacity additions at Summit Trail Middle School and Tahoma High School. Future updates to this CFP will include any adopted adjustments as well as updated information from the Tahoma School Board related to planned new capacity. Action would be needed by the board to place a bond before the voters; leading to the voter's approval of the construction bond. The District will continue to use relocatable facilities to address growth needs. In particular, the District plans to closely monitor capacity needs and add or adjust (for example, moving portables from one grade level to another grade level, if possible based on site and facility conditions) relocatable capacity as necessary depending on actual enrollment growth. Note that the District uses relocatable capacity as a temporary remedy only.

PROJECTED ENROLLMENT AND CAPACITY (2023-2028)

Elementary (K-5)	2024	2025	2026	2027	2028	2029
Permanent Program Capacity	3,887	3,887	3,887	3,887	3,887	3,887
Total Relocatable Capacity	920	920	920	920	920	920
Total Capacity	4,807	4,807	4,807	4,807	4,807	4,807
Projected Enrollment	4,026	3,997	3,979	3,926	3,924	3,934
Available Capacity (Temp. & Perm. Facilities)	781	810	828	883	881	873

Middle Schools (6-8)	2024	2025	2026	2027	2028	2029
Permanent Program Capacity*	2,114	2,114	2,114	2,114	2,114	2,411^
Total Relocatable Capacity	157	157	157	157	157	157
Total Capacity	2,271	2,271	2,271	2,271	2,271	2,568
Projected Enrollment	2,128	2180	2,245	2347	2319	2311
Available Capacity (Temp. & Perm. Facilities)	144	91	-47	-76	-49	257

*Assumes a 90% utilization factor

^Added permanent capacity at Summit Trail Middle School

High School (9-12)	2024	2025	2026	2027	2028	2029
Permanent Program Capacity*	2,154	2,154	2,154	2,154	2,154	2,498^
Total Relocatable Capacity	111	111	111	111	111	111
Total Capacity	2,265	2,265	2,265	2,265	2,265	2,609
Projected Enrollment	2,775	2,788	2,789	2,766	2,890	2,932
Available Capacity (Temp. & Perm. Facilities)	-510	-522	-539	-501	-501	-323

* Assumes an 80% utilization factor

^Added permanent capacity at Tahoma High School

For the District's internal planning review only, the following chart identifies the projected enrollment and capacity analysis for each grade band using the District's ten-year enrollment projections (through the 2033-34 school year). The chart assumes that the District will not add or adjust any new permanent or temporary capacity, nor adjust programmatic requirements, within the ten-year planning period. It also assumes that the enrollment projections included in Appendix A hold steady through the 2033-34 school year. However, enrollment projections are generally most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. As such, the projected enrollment for 2033-34 should be viewed through that lens. The District will continue to update its projections on a regular basis. The projections below show a high utilization rate for the middle and high school levels. This means that during planning periods, those spaces would be used by another teacher, e.g. "teacher on a cart". It also includes temporary capacity, which is not intended to be a long term or desired capacity solution.

PROJECTED ENROLLMENT AND CAPACITY @ 100% capacity (2033-34 school year)

	K-5	6-8	9-12
Projected Enrollment	4,122	2,293	3,094
Permanent Capacity	3,887	2,349	2,693
Total Capacity (Temp/Perm)	4,807	2,523	2,831
Available Capacity (Temp/Perm)	685	230	-263

A projection of space based on a more recognized capacity usage is shown below. At the middle and high school levels not every classroom is used 100% of the time for the duration of the school day. The available capacities below are shown using an 80% utilization for the high school level and 90% utilization for the middle school level, as this would provide for some teachers to access space during others' planning periods while also taking into consideration that some classrooms cannot accommodate "teacher on a cart" models, e.g. science, P.E., etc. This projection also relies on temporary capacity.

PROJECTED ENROLLMENT AND CAPACITY @ 90% (6-8) and 80% (9-12) capacity (2033-34 school year)

	K-5	6-8	9-12
Projected Enrollment	4,122	2,293	3,094
Permanent Capacity	3,887	2,114	2,154

Total Capacity (Temp/Perm)	4,807	2,271	2,265
Available Capacity (Temp/Perm)	685	-22	-829

FACILITY NEEDS AND FINANCIAL PLAN

Needs Forecast:

To meet expected enrollment increases and to address other facility needs, the District in recent years completed several bond projects and implemented grade reconfiguration. The District is now planning for additional capacity projects at all three grade levels. The middle and high school projects are growth related.

The District's completion of the 2013 bond projects and associated grade reconfiguration help to address continuing enrollment growth. Conversion of the former Tahoma High School to Maple Valley Middle School (grades 6-8), renaming of and grade reconfiguration at the former Tahoma Junior High School to Summit Trail Middle School (grades 6-8), complete in August 2017, resulted in a net 214 new seats at the 6-8 level. The construction, conversion, and grade reconfiguration at the former Tahoma Middle School (to Tahoma Elementary School) and former Cedar River Middle School (to Cedar River Elementary School) were complete in August 2017. The Tahoma Elementary School and Cedar River Elementary School, together with the new Lake Wilderness Elementary School, increased K-5 capacity by nearly 800 net new seats. Tahoma Senior High School and Regional Learning Center added nearly 1,450 net new seats at the 9-12 level when opened in 2017. In the spring of 2022, the District opened a six-classroom permanent modular construction addition (204 new seats) at the Cedar River Elementary School campus.

A District Bond Advisory Committee is working to develop and provide recommendations to the Board of Directors for a future bond to address capacity and facility needs throughout the District. The Committee's recommendations are expected in the spring of 2025, with Board review and action related to a future bond to follow. In the interim, the District is planning for capacity solutions to serve growth at the middle and high school levels, and to plan for long-term growth at the elementary school level. Any projects are subject to final Board review. In addition, action would be needed by the board to place a bond before the voters; and the voters would need to approve the construction bond. Based on the current review and consideration, those solutions could include a new elementary school and additions at the high school and middle school levels. The Cedar River Elementary School addition continues to provide available capacity for growth in the interim. In addition, the District may add or relocate portables for growth-related needs during the six years of this Plan. Future updates to this Capital Facilities Plan will include information regarding the Advisory Committee's recommendations and any related Board actions, as well as the District's refined planning as a result of that work.

FINANCE PLAN

Capacity Projects

Facility	Proposed Start Date	Proposed/ Actual End Date	Location	Capacity Change	% of Facilities to Serve New Growth	Anticipated Source of Funds**	Site Cost*	Construction Cost
STMS	2025	2028	25600 SE Summit Landsburg Rd, Ravensdale, WA 98051	330	100%	Bond	N/A	\$29,450,000
TSHS	2025	2028	23499 SE Tahoma Way, Maple Valley, WA 98038	430	100%	Bond	N/A	\$31,000,000
TOTAL								\$60,450,000

* Previously purchased property paid from earlier bond issues unless otherwise noted.

Non Capacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Anticipated Source of Funds	Site Cost*	Construction Cost
HVAC – Design and Engineering	3/21	9/24	CR, RC, STMS, GPES, TES, MVMS, SLES	Cap	N/A	\$20,748,000
TOTAL						\$20,748,000

FEE CALCULATIONS

School Impact Fees Under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

Methodology and Variables Used to Calculate School Impact Fees

The Tahoma School District calculates school impact fees pursuant to the formula adopted by King County Ordinance No. 10162 and under the authority of Chapter 21A.43 of the King County Code and the Washington State Growth Management Act. The formula calculates fees for single family dwelling units and multi-family dwelling units.

Impact fees are calculated based on the District's cost per dwelling unit for capacity projects that will serve the student from new development (including, as applicable, the purchase of land for school sites, making site improvements, constructing schools and purchasing/installing portable facilities). As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District and property taxes to fund the projects that will be proposed for future bond measures. Assessed values for single and multi-family housing in the Tahoma School District were provided by the King County Assessor in February 2024.

The King County Ordinance includes a fifty (50) percent "discount rate," which operates to set the final fee at 50% of the calculated unfunded need.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of \$7,603 and multi-family housing will yield a fee of \$1,276.

STUDENT FACTORS

The student factor (or student generation rate), a significant factor in determining impact fees, is the average number of students generated by each housing type—single-family and multiple-family housing. The student factors are indicated below.

In the past, the District has relied upon the composite average of student generation rates from other districts in King County. However, in 2023, the District was able to calculate its own student generation factors for single family dwelling units. The District is continuing its use of this student generation factor in this update and will revisit this data in future updates. In accordance with K.C.C. 21A.06.1260, the District has chosen to use the average student generation rate of neighboring school districts in King County for the multi-family student factor.

Single Family Dwelling Units:

Sales Years	Number of Units	Grade Level	Students Generated	Generation Rate
1/1/2017 to 12/31/2021				
SFT->	872	K-5	478	0.548
		6-8	173	0.198
		9-12	158	0.181
		Totals	809	0.928

Multi-Family Dwelling Units:

	Auburn	Fife	Issaquah	Lake Washington	Northshore	Renton	Riverview	Average^
Elementary	0.482	0.084	0.086	0.030	0.071	0.146	0.149	0.150
Middle	0.131	0.038	0.040	0.013	0.027	0.065	0.025	0.050
High	0.146	0.040	0.033	0.011	0.034	0.069	0.033	0.050
Total	0.759	0.162	0.159	0.055	0.132	0.280	0.207	0.250

**For purposes of the MF student generation rates, the FWSD figures are for information only and not used to calculate the MF average.*

^Figures are rounded.

APPENDIX A – ENROLLMENT PROJECTIONS

Medium Range Forecast

Medium Range Forecast (Recommended at this Time)

	<i>Projected Births</i>									
	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
King County	24,090	23,638	23,428	23,012	23,003	23,154	23,440	23,582	23,432	24,108
K Enroll as %	2.44%	2.47%	2.48%	2.52%	2.54%	2.57%	2.57%	2.59%	2.63%	2.62%
City of Maple Valley	337	331	328	322	322	324	328	330	328	338
K Enroll % of City	174.4%	176.5%	177.4%	180.0%	181.2%	183.2%	183.4%	185.2%	187.5%	187.4%

	<u>Oct24</u>	<u>Oct25</u>	<u>Oct26</u>	<u>Oct27</u>	<u>Oct28</u>	<u>Oct29</u>	<u>Oct30</u>	<u>Oct31</u>	<u>Oct32</u>	<u>Oct33</u>
K	588	584	582	580	584	594	602	611	615	633
1	618	615	611	609	608	612	624	633	644	648
2	644	648	645	640	639	639	645	657	668	680
3	717	673	676	673	670	669	670	677	692	703
4	710	742	697	700	698	695	696	698	706	721
5	749	735	768	722	727	725	724	725	728	737
6	682	762	748	781	734	739	741	740	741	745
7	706	703	785	771	805	757	765	768	767	768
8	740	715	712	795	780	815	770	778	781	780
9	688	765	740	737	822	806	845	799	809	812
10	763	687	763	738	735	819	806	846	801	811
11	681	703	633	703	680	676	756	745	783	741
12	<u>643</u>	<u>633</u>	<u>653</u>	<u>588</u>	<u>653</u>	<u>631</u>	<u>630</u>	<u>705</u>	<u>696</u>	<u>730</u>
Total	8,928	8,965	9,013	9,038	9,135	9,176	9,276	9,382	9,431	9,509

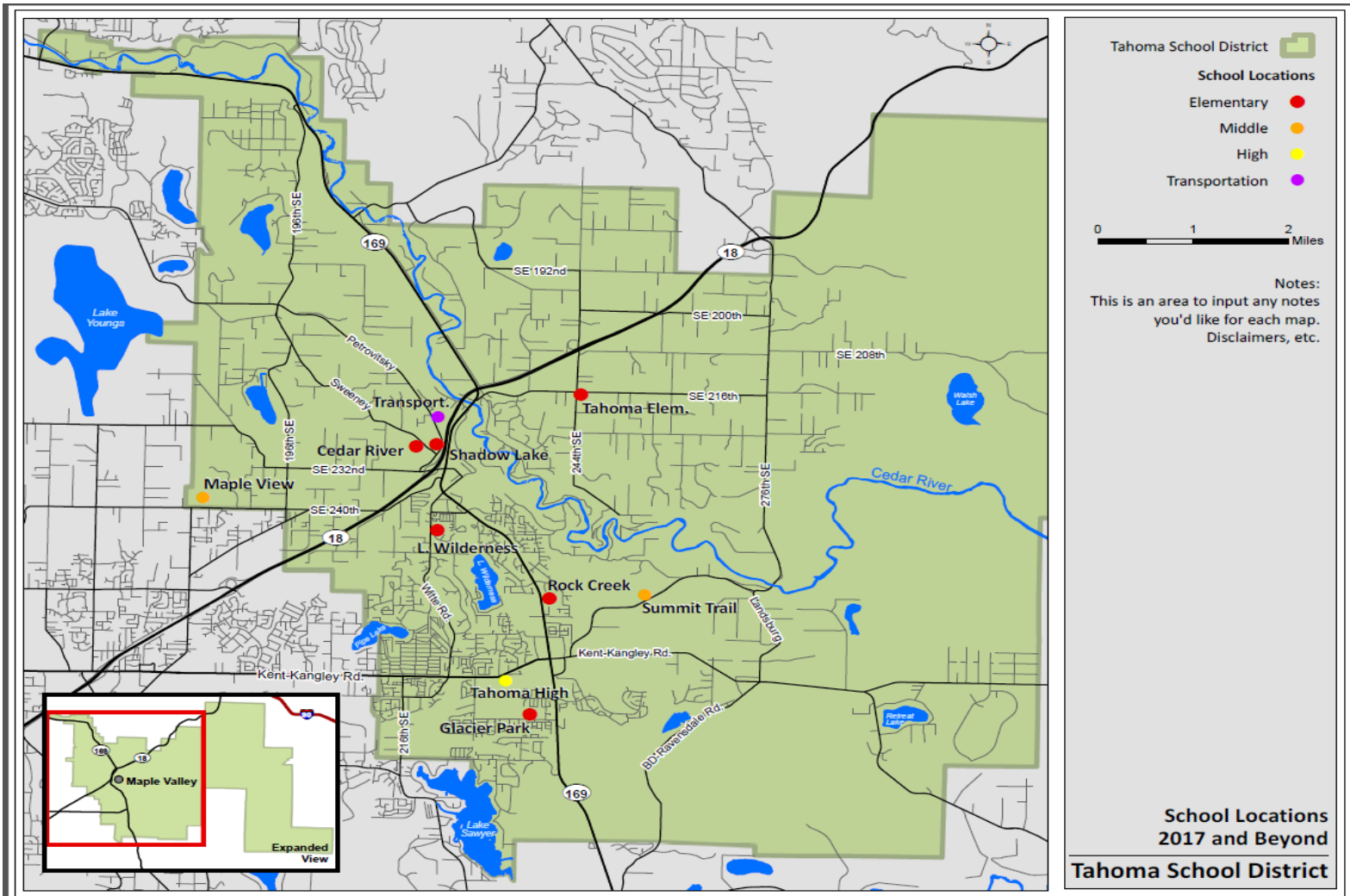
Change	55	36	48	25	97	42	100	106	49	78
% Change	0.6%	0.4%	0.5%	0.3%	1.1%	0.5%	1.1%	1.1%	0.5%	0.8%

K-5	4,027	3,997	3,979	3,924	3,924	3,935	3,962	4,000	4,053	4,122
6-8	2,127	2,180	2,245	2,347	2,320	2,310	2,276	2,287	2,289	2,293
9-12	2,775	2,787	2,789	2,766	2,890	2,931	3,038	3,095	3,088	3,094

APPENDIX B – SCHOOL IMPACT FEE CALCULATION

School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Factor				Student	Student		
	Facility Acreage	Cost/ Acre	Facility Capacity	Factor SFR	Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	20.00	\$0	204	0.548	0.150	\$0	\$0
Middle	35.00	\$0	800	0.198	0.050	\$0	\$0
High	35.00	\$0	2,693	0.181	0.050	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Factor)x(Permanent/Total Sq Ft)				Student	Student		
	%Perm/ Total Sq.ft.	Facility Cost	Facility Capacity	Factor SFR	Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	96.11%		204	0.548	0.150	\$0	\$0
Middle	96.11%	\$ 29,450,000	330	0.198	0.050	\$16,983	\$4,289
High	96.11%	\$ 31,000,000	430	0.181	0.050	\$12,541	\$3,464
						\$29,524	\$7,753
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Factor)x(Temporary/Total Square Feet)				Student	Student	Cost/ SFR	Cost/ MFR
	%Temp/ Total Sq.ft.	Facility Cost	Facility Size	Factor SFR	Factor MFR		
Elementary	3.89%	\$ -	20	0.548	0.150	\$0	\$0
Middle	3.89%	\$ -	25	0.198	0.050	\$0	\$0
High	3.89%	\$ -	25	0.181	0.050	\$0	\$0
					TOTAL	\$0	\$0
State Funding Assistance Credit:							
CCA x OSPI Square Footage x Funding Assistance % x Student Factor				Student	Student		
	Current CCA	OSPI Square Footage	District Funding %	Factor SFR	Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$ 3/5.00	90	0.00%	0.548	0.150	\$0	\$0
Middle	\$ 3/5.00	108	0.00%	0.198	0.050	\$0	\$0
Sr. High	\$ 3/5.00	130	63.29%	0.181	0.050	\$5,585	\$1,543
					TOTAL	\$5,585	\$1,543
Tax Payment Credit:						SFR	MFR
Average Assessed Value						\$713,626	\$299,004
Capital Bond Interest Rate						3.48%	3.48%
Net Present Value of Average Dwelling						\$5,940,933	\$2,489,207
Years Amortized						10	10
Property Tax Levy Rate						\$1.47	\$1.47
	Present Value of Revenue Stream					\$8,733	\$3,659
	Fee Summary:			Single Family	Multi-Family		
	Site Acquisition Costs			\$0	\$0		
	Permanent Facility Cost			\$29,524	\$7,753		
	Temporary Facility Cost			\$0	\$0		
	State Funding Credit			(\$5,585)	(\$1,543)		
	Tax Payment Credit			(\$8,733)	(\$3,659)		
	NET (AS CALCULATED)			\$15,206	\$2,551		
	50% LOCAL SHARE			\$7,603	\$1,276		

APPENDIX C – SCHOOL DISTRICT MAP



TAHOMA SCHOOL DISTRICT NO. 409
Maple Valley, Washington

MEMORANDUM

June 11th, 2024

TO: Tahoma School Board

FROM: Kyle Hood
Director of Operations

Subject: 2024-08 Capital Facilities Plan for 2024/25

Request: Approve Resolution 2024-08 Capital Facilities Plan 2024-2029

Background: The Capital Facilities Plan is a report that comes out every year as a six-year report. The purpose of the report is to look at our facilities and enrollment projections for the coming years and make quality decisions based on the needs and current realities of our facilities. This report is required in order to collect impact fees.

ACTION: Please approve the Resolution 2024-08 Capital Facilities Plan 2024-2029, that include the following attachments

- Capital Facilities Plan
- Determination of Non-Significance
- SEPA Checklist

TAHOMA SCHOOL DISTRICT NO. 409
Maple Valley, Washington

Resolution No. 2024-08 Capital Facilities Plan for 2024/2025

WHEREAS, the Tahoma School District No. 409 is required to adopt the Capital Facilities Plan for the 2024-2029 school years; and,

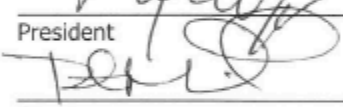
WHEREAS, the Board of Directors is satisfied with the plan;

THEREFORE, BE IT RESOLVED that the Board of Directors of the Tahoma School District No. 409, on this 11th day of June, 2024, approves the Capital Facilities Plan for the 2024 - 2029 school years.

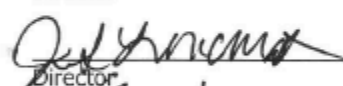
ADOPTED THIS 11th day of June, 2024.



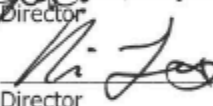
President



Director



Director



Director

Director

Attest:



Secretary

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT:	Agenda Date: November 7, 2024 AB24-077	
Public Hearing on 2025 Preliminary Budget	Mayor Carol Benson	
	City Attorney David A. Linehan	
	City Clerk – Brenda L. Martinez	
	Community Dev –	
	Finance – Xavier Mason	X
	MDRT & Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note):	Public Works – Scott Hanis	
Fund Source: --	Court – Judge Swain	
Timeline:		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: 2025 Preliminary Budget including Salary Schedule		
SUMMARY STATEMENT: This is the public hearing for the preliminary 2025 Budget Document for both the revenues and expenditures for all funds. Previous Council work sessions were held on September 19, September 26, October 3, and October 17, 2024. A Public hearing was also held on October 17, 2024, on General Fund Revenues and Expenditures and a possible Property Tax increase of 0.8596% percent for 2025. The last public hearing on the 2025 Budget is scheduled for November 21, 2024, with possible adoption that night. The 2025 Preliminary Budget is in balance for all operating and capital funds. The total budget is \$44,929,134, which is an increase of \$2,602,356 or 6.1 percent from last year. The budget for the General Fund totals \$20,915,569. This amount includes the budgeted ending fund balance of \$7,806,290. This balance includes reserved cash and investments that account for 30.0% of budgeted expenditures. The Ending Cash & Investment balance is important for Black Diamond as our primary revenue source is Property Tax, which is only received in April and October each year. Cash carry-over is needed to pay Salaries and Benefits and costs during the non-property tax earning months. The State Auditor’s Office also measures a city’s on-going “fitness” by making sure we maintain a continuing secure Cash & Investment balance. The General Fund, which is the main operating fund of the city, continues to support the safety of our citizens as a priority, with 57.3% of the budget used for Police, Fire, Court, Emergency Management, and other public safety related expenditures. There are several revenue sources that fund public safety expenditures such as property taxes. Utility funds are used for services provided to the public on a user charge basis, similar to the operations of a commercial enterprise in that the revenues must sustain the fund independently of any other fund. The City of Black Diamond offers water, sewer, and stormwater services to our residents. On the capital side of the 2025 Preliminary Budget, there are several large projects that have either		

carried over into the next year or will begin in 2025. The Covington Creek Bridge, carryover, will continue to be worked on. This project is largely funded by our REET I fund and a \$2,293,500 grant from the King County Flood Control. The total amount of funds that will be expended on this project is approximately \$2,602,000. The Skate Park Reconstruction project attained a significant amount of funding in 2024 and will complete construction in 2025.

As with prior budgets, the 2025 preliminary Budget is a conservative budget. With inflation being reigned in considerably since 2022, the expectation is that the decrease in Federal Funds Rate will further reduce mortgage rates. The reduction in rates would ultimately reduce the barrier to entry for those wanting to purchase a home. We do expect an increase in building activity in comparison to 2023 but less than the levels experienced in 2022. Our assumption is that our highly volatile revenues will match this expectation, particularly in sales taxes, building permits, and plan check revenues.

This is the public hearing on the Preliminary 2025 Budget Document. Public participation and input are encouraged throughout the process. The 2025 Preliminary Budget can be viewed at the city's website. No action is expected at this Public Hearing.

FISCAL NOTE (Finance Department): The Mayor's Preliminary 2025 Budget includes balanced sources and uses for each operating and Capital Fund.

COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: Council reviewed the budget at four work sessions and two Finance Committee meetings.

RECOMMENDED ACTION: **Public Hearing only.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
November 7, 2024		

Preliminary Black Diamond Budget

2025



Black Diamond's Gateway Entrance Sign

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October 10, 2024

Dear Black Diamond City Council and Residents,

As Mayor of the City of Black Diamond, I am proud to present the 2025 Preliminary Budget to both the City Council and the citizens of Black Diamond. Creating this budget was not an easy task and has proved to be very challenging due to the uncertainties with the current political, geopolitical, and economic environments. City staff and I worked very hard to balance this year's budget, and I believe this document does an excellent job of blending the City of Black Diamond's values and goals while always considering the fiscal realities that we face.

The total 2025 Preliminary Budget for operating, capital, and beginning fund balances total \$44,929,134, an increase of \$2,602,356 or 6.1%. The General Fund has a total revenue of \$12,366,891 and total expenditures of \$13,109,279 with an expected ending fund balance to be \$7,806,290, an increase of \$1,557,617 from what was budgeted last year. Similarly, in 2023, when preparing the 2023 budget, we had an expected decrease in the General Fund ending fund balance by \$1,132,014. After an increase in revenues, prudent spending, the ending balance for the General Fund had increased. There is a possibility for the same this year.

Nationally, on a macroeconomic scale we are continuing to see a steady reduction in inflation, coupled with a slight tightening of the labor market. The labor market is a depiction of who can participate in the market (the assumption is that income from employment is necessary to purchase larger items such as a house). For example, the slowdown of Black Diamond's housing market in 2024 compared to 2022, and the reduction of sales tax as a reflection of consumer sentiment both parallel the national trend. Within 2024, we have seen considerable amounts of promising trends in comparison to 2023 and some of that adjusted expectation has been inputted into this year's budgeted revenues.

We are expecting the ending cash reserve for 2024 to increase from what we had originally anticipated during the 2024 budgeting process; however, we need to remain vigilant for a less welcome outcome. Based on our internal analysis, which the 2025 budget reflects, revenues for 2025 will increase roughly 9.4% in the General Fund. With disciplined spending, our estimated operating expenditures for 2025 have increased by \$266,300 or 2.6%. Though our budget and fiscal situation has healthier projections than this time last year, we need to remain focused on our operational and strategic priorities, while remaining flexible enough to address any unforeseen circumstances as the housing market potentially begins to recover to the levels seen in 2022.

To address our continued growth, this budget continues to place an emphasis towards public safety. We need to continue thinking and planning on how to address the public safety structural deficit by addressing the need for public safety personnel, and the pending increase in costs for fire services. While an adequate cash and investment balance is in place for 2025, future budgets will require exploring the significant revenue increase needed to fund future public safety costs. The City will continue working with consultants in the coming months to further explore the need for a property tax levy lid lift, or other sustainable options, so that Black Diamond will continue to prosper in the near and distant futures.

General Fund

The General Fund is the primary fund for city operations. This budget prioritizes the support and safety of our citizens, as demonstrated with the public safety component of expenditures. The General Fund can be segmented into several components in terms of how we use it to fund our daily operations. As depicted on the graph on page 15, the primary costs centers are: Public Safety, Council and Mayor, Community Development, Master Development Review Team, General Government, Legal Services, and Parks. For the 2025 budget, our total budgeted operating expenditures for 2025 are more than what we budgeted for 2024 by 2.6%. Roughly 57.3% of the General Fund will be used towards sustaining and improving public safety within the City of Black Diamond.

The Public Safety segment of the General Fund is comprised of the police department, municipal court, emergency management, contracted fire department services, and several other minor cost centers. Our commitment to public safety, as reflected in our budget, is illustrated in the high priority that we place on filling and retaining the current public safety positions and supporting public safety staff. These departments are funded through General Fund revenues such as property taxes, utility taxes, criminal justice sales taxes, and other minor revenues as listed on page 16.

Thus far, 2024 has been a very exciting year for the City of Black Diamond. This year, we were very fortunate to become debt free. With the final debt payment for Tacoma water rights, the Water Fund has approximately \$300,000 that can be reallocated as working capital. Another exciting development is that construction for the Lawson Hills Fire Station has commenced. As the Lawson Hills Fire Station is being built, we need to carefully and strategically consider how we will fund the staffing and the overall increase in operational and capital expenditures that be incur after it comes online. This year's General Fund capital expenditures for public safety have been reduced significantly after the purchase of the new police department boat from 2023 and the completed construction of the boat launch in 2024. The main public safety capital expenditures for 2025 include saving for the new fire engine, which will be discussed in more detail in the Capital Budget section of this letter.

Special Revenue Funds

Special Revenue Funds are established to collect money that must be used for a specific project or purpose. The City of Black Diamond has several special revenue funds including the: Street Fund, Fire Impact Fund, Transportation Benefit District Fund, Traffic Mitigation Fund, School Impact Fees, and Traffic Impact Fees. All these funds serve a very distinct purpose that assist in improving our quality of life, safety, and education.

The Street Fund provides funding for the City to complete activities such as a roadway striping, traffic signage, pothole repairs, streetlights, paving, sidewalks, and road safety improvements such as tree removal, along with snow and ice maintenance. Sustaining the budget for maintenance and operation of the Street Fund is of continuous importance. This year, City Council increased the car tab fee from \$20 to \$40 to make this fund a bit more sustainable. This increase in

revenue will help fund street maintenance costs which continue to rise as revenues from state gas taxes stagnate. To further sustain this fund, transfers from REET II and the General Fund will continue to finance the cost of street maintenance.

Utility Funds

Utility Funds are used for services provided to the public on a user charge basis. Utility funds operate similarly to a commercial enterprise in that the revenues must sustain the fund independently of any other fund. The City of Black Diamond offers water, sewer, and stormwater services to our residents. In 2024, these three budgets had significant increases in operational costs in maintenance supplies and liability insurance, in addition to being allotted a portion of the City Administrator's salary. Overall, the beginning balance for these funds are low enough to be consistently monitored to ensure their fiscal health and operational stability.

In our effort to further the fiscal stability of these funds, several actions have taken place in recent years. For the sewer fund, we increased the rate by 5% in 2024. Beginning in 2025, sewer rates will be increased in accordance with the annual CPI. For the Water Fund, we have completed our debt payments. The Water Fund's final debt payment has freed up approximately \$300,000 that is being used for capital equipment this year, which will further strengthen the funds operational capacity and bottom-line in future years. Lastly, Public Works has begun a rate study to address the potential need for rate increases. Our goal is to make these utility funds more self-sufficient, so that we can continue offering seamless service to our citizens.

Capital Budget

The 2025 Capital Budget includes the projects that were approved with the initial passage of the 2023-2028 Capital Improvement Plan, in addition to several new items and a few projects that began in prior years but are continued during the 2025 budget cycle (carryovers). In this letter, I will just highlight a few of the exciting projects that we are either undertaking or continuing this year, as our community continues to expand.

- The refurbishing of the Covington Creek Bridge will continue. This project is largely funded by REET I and a \$2,293,500 grant from the King County Flood Control. The total amount of funds to be expended is approximately \$2,602,000
- The Skatepark Reconstruction project attained a significant amount of funding in 2024 and will be allocated an additional \$770,000 from REET II, internal transfers, and grant funding in 2025. The expectation is that the skatepark will be completed in early 2025.
- The new Fire Engine is a capital expenditure that has been on the horizon for some time. With the price of fire engines increasing, to an excess of \$1 million, it is likely that we will save funds for a few years to either acquire this piece of equipment outright or, if necessary, finance it.

Summary

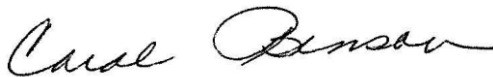
As in years past, this year I am presenting to you a conservative preliminary budget for 2025. Though macro and micro economic conditions have improved since the passing of the 2024 budget, we must remain vigilant with our revenues and

our spending. Nationally, inflation has been reigned in from the highs of 2022. The expectation is that the decrease in Federal Funds Rate will further reduce mortgage rates that in turn would ultimately reduce the barrier to entry for those wanting to purchase a home. We do expect an increase in building activity in comparison to 2023 but less than the levels experienced in 2022. Our assumption is that our highly volatile revenues will match this expectation, particularly in sales taxes, building permits, and plan check revenues. This expected increase in revenues related to construction, will enable us to finer tune the pairing of our budget and our priorities.

Regardless, we must continue to guard against increasing operating costs until more long-term sustainable revenue streams are in place to support permanent costs. These economic challenges and uncertainties provide an excellent opportunity for us to focus on our goals, priorities, and our future as a thriving community.

I thank you in advance for your review and consideration of this preliminary budget and I look forward to your input. I also want to thank all the Black Diamond employees for their hard work and dedication to produce this balanced 2025 preliminary budget. I am proud that during these challenging times, the City has maintained a level of service that is continuing to make Black Diamond a better place to live, work, play, and do business.

Sincerely,



Mayor



'Black Diamond Coal Cart'

Black Diamond Elected Officials Adopting 2025 Budget



Mayor: Carol Benson January 2022 - December 2025	Councilmember No. 1: Tamie Deady January 2024 - December 2027
Councilmember No. 2: Brad Douglass January 2024 - December 2025	Councilmember No. 3: Darcey Peterson July 2024 - Election Certification in November 2025
Councilmember No. 4: Leih Mulvhill January 2022 - December 2025	Councilmember No. 5: Kristiana de Leon January 2024 - December 2027
Councilmember No. 6: Nathan Jones January 2024 - December 2027	Councilmember No. 7: Debbie Page January 2024 - December 2027

City Overview

History of Black Diamond, Washington – Coal Town

Black Diamond was incorporated in 1959 but has had a much longer history as a historic town in Washington. Black Diamond was first established as a community in the late 1880s for the mining of coal. At the turn of the century, the town was a major exporter of coal in the region. The Pacific Coast Coal Company in Black Diamond became the largest coal mining operation on the West Coast. Some historic buildings retain their original locations. In 2010, Black Diamond’s historic Railroad Avenue was updated and refurbished making a great improvement to the Historic Museum and Black Diamond Bakery area.

Black Diamond offers a warm and friendly small-town atmosphere with spectacular mountain views. The city is nestled in the foothills within a few miles of the beautiful Green River Gorge and Flaming Geyser Park.

The City is experiencing, rapid growth. According to some sources, we are the fastest growing city in the State of Washington. A significant portion of that growth can be attributed to the Master Plan Development Agreement growth. As of 2024, Black Diamond has an estimated 7,195 citizens, with projections to reach above 20,000 in the next 20 years. The annexation of the Lake Sawyer area in 1998 doubled the number of citizens and acreage. Since then, population growth is increasing due to the Master Plan Development.

Form of Government

Black Diamond is a “Code City” as described under Title 35A in the Revised Code of Washington. The city operates under a strong mayor form of government with seven elected council members serving staggered four-year terms. The Mayor serves as the chief administrative officer of the city. The City Council acts as the legislative body. The city expanded to a seven-member council in fall of 2019. The city is served by Legislative Congressional District 8 and Legislative District 5.

Budget Process

Budgeting is an essential element of the financial planning, control and evaluation process of government. The planning process involves determining the types and levels of services to be provided by the various departments, programs and functions.

The City of Black Diamond budgets annually on the calendar year beginning January 1 and ending December 31. Budget adjustments are limited by state law (35A.33.120). Allocations are made based on a fund level, limiting uses outside of each fund. Funds are segregated to carry on specific objectives. Funds are budgeted on a cash basis in accordance with the Revised Code of Washington, RCW 35.33. Appropriations in the operating fund budgets constitute maximum expenditure authorizations during the year and cannot be legally exceeded until subsequently amended by the City Council.

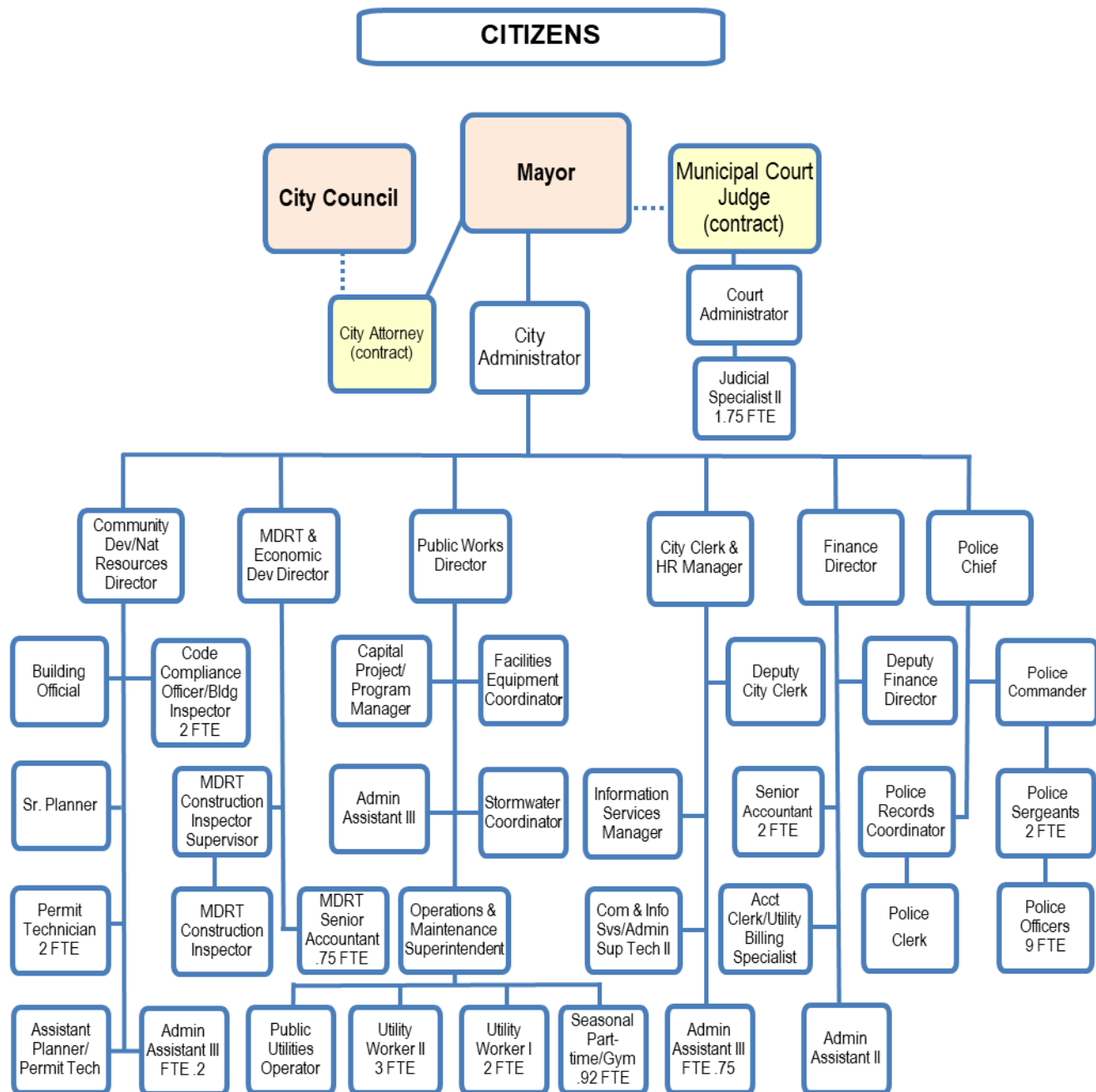
How Black Diamond Serves the Community

The City of Black Diamond strives to provide a safe and enjoyable environment for residents, businesses and visitors alike. Foremost, safety is a priority in Black Diamond. Our city's Police Department and Mountain View Fire and Rescue employees are both dedicated and highly qualified personnel. City employees provide other important services such as road maintenance, planning, permitting, code enforcement, a municipal court, parks maintenance, water utility, stormwater utility, and sewer utility services.



‘View of Lake Sawyer with Mt. Rainier’

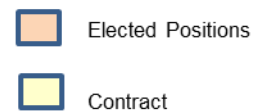
City of Black Diamond 2025 Organization Chart



This Chart represents budgeted positions for 2025 = 53.92 FTE

Each position is filled by 1 FTE, unless otherwise noted.

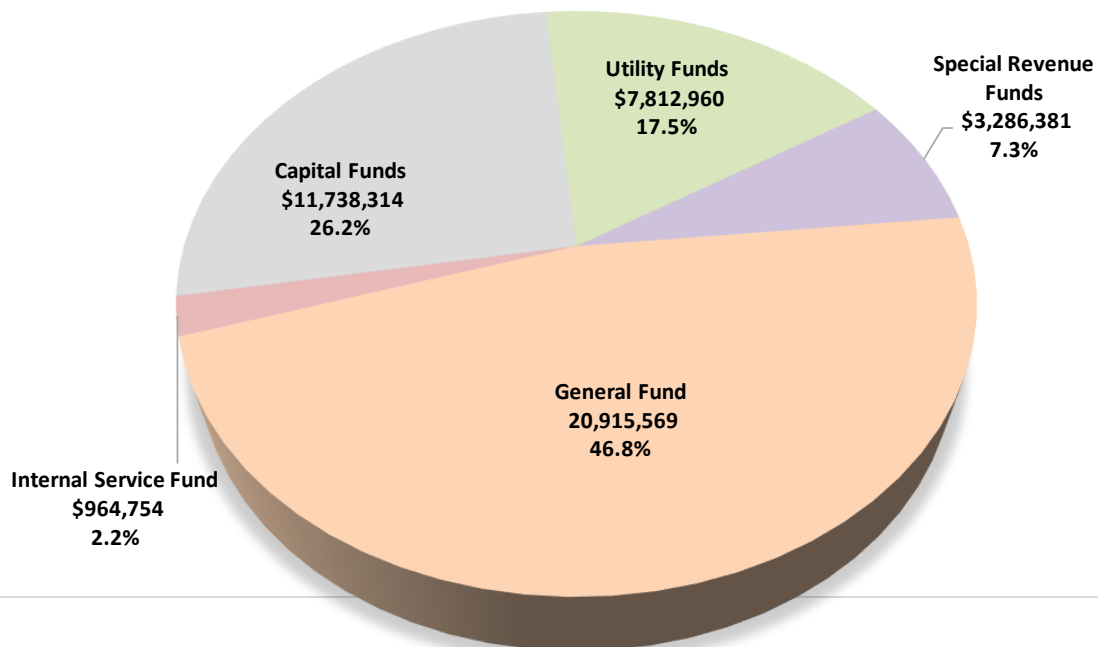
Black Diamond is served by Mountain View Fire and Rescue



Combined 2025 Budget - All Funds

	Beginning Fund Balance	2025 Revenue	Total Sources	2025 Expenditures	Ending Fund Balance	Total Uses
1 General Fund 001	8,548,678	12,366,891	20,915,569	13,109,279	7,806,290	20,915,569
2 Special Revenue Funds						
3 101 Street Fund	310,753	682,500	993,253	814,109	179,144	993,253
4 107 Fire Impact Fees	1,402,030	412,000	1,814,030	1,814,030	-	1,814,030
5 108 Trans. Benefit District Fund	93,907	272,250	366,157	250,000	116,157	366,157
6 109 Traffic Mitigation Fees	2,042	110,900	112,942	-	112,942	112,942
7 110 ARPA Fiscal Recovery Funds	-	-	-	-	-	-
8 111 School Impact Fees	-	-	-	-	-	-
9 112 Traffic Impact Fees	68,155	143,000	211,155	143,000	68,155	211,155
10 Utility Operating Funds						
11 401 Water Fund	966,629	2,462,051	3,428,680	2,276,807	1,151,873	3,428,680
12 407 Sewer Fund	434,785	2,579,370	3,014,155	2,750,767	263,388	3,014,155
13 410 Stormwater Fund	306,125	1,064,000	1,370,125	1,161,426	208,699	1,370,125
14 Capital Funds						
15 310 Gen. Government CIP Fund	845,865	1,429,997	2,275,862	2,265,862	10,000	2,275,862
16 311 REET 1	454,402	461,000	915,402	700,000	215,402	915,402
17 320 Public Works CIP Fund	290,050	2,898,500	3,188,550	3,188,550	-	3,188,550
18 321 REET 2	237,247	461,000	698,247	100,000	598,247	698,247
19 322 Public Works Retainage	22,673	203,500	226,173	226,173	-	226,173
20 402 WSFFA Partners CIP Fund	208,000	2,532,000	2,740,000	2,740,000	-	2,740,000
21 404 Water CIP Fund	619,660	470,000	1,089,660	1,087,000	2,660	1,089,660
22 408 Sewer CIP Fund	372,445	59,000	431,445	120,000	311,445	431,445
23 412 Stormwater CIP Fund	32,976	140,000	172,976	130,000	42,976	172,976
24 Internal Service Fund 510	267,254	697,500	964,754	69,754	895,000	964,754
25 Grand Total All Funds	15,483,675	29,445,459	44,929,134	32,946,756	11,982,377	44,929,134

Total Black Diamond 2025 Preliminary Budget



General Fund

The General Fund is the primary fund of the city. It is similar to a firm's general ledger account and records all revenues and expenditures of the entity that are not assigned to a special purpose fund. It provides the resources necessary to sustain day-to-day city activities.

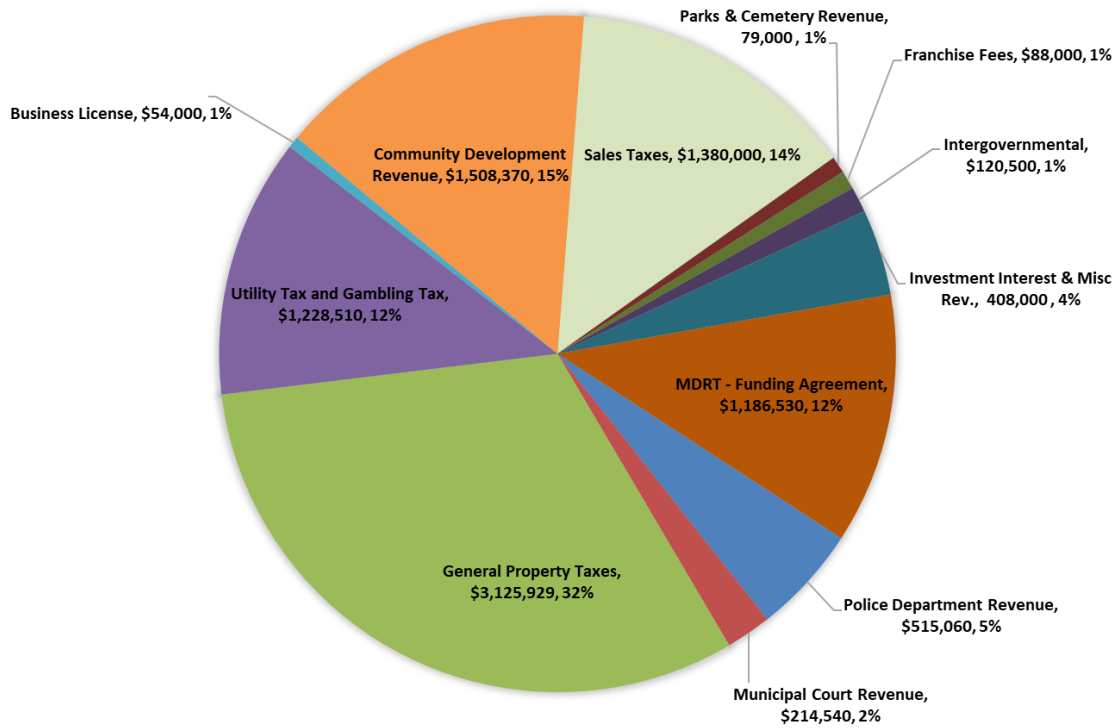


'Black Diamond City Hall'

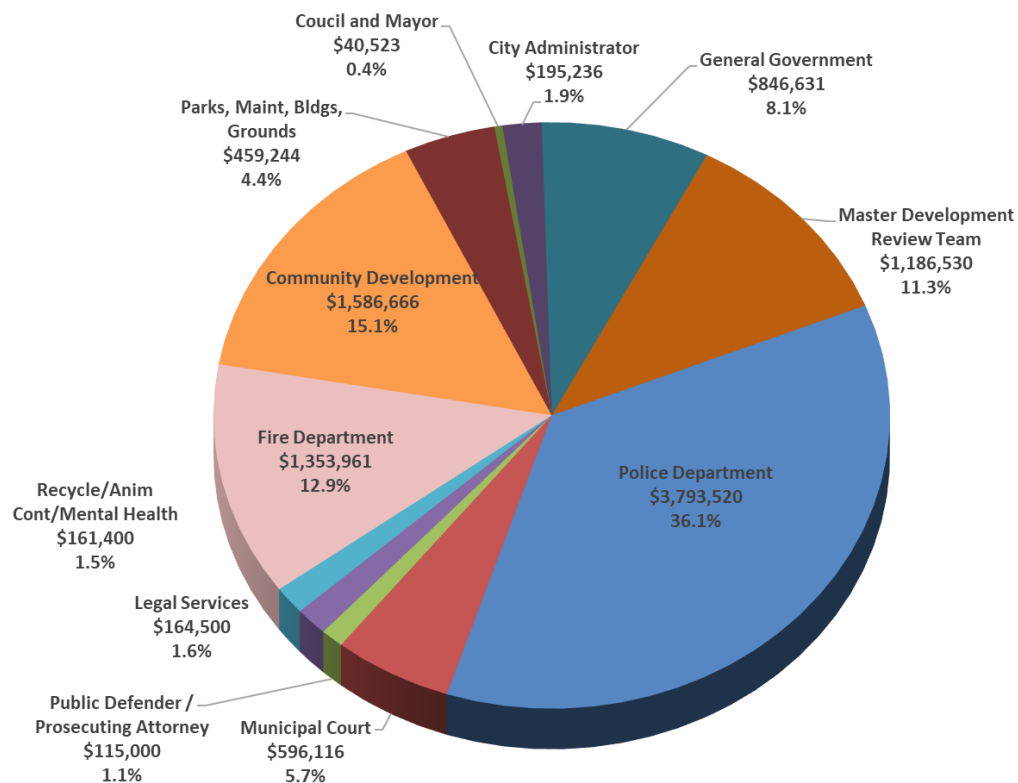
General Fund Revenue Projection	2024			2025		
	Budget	Actuals thru June	Estimated Year End	Budget	\$ Budget Change	% Budget Change
REVENUES						
1 Beginning Cash and Investments	7,380,687	8,005,313	8,005,313	8,548,678	1,167,991	15.8%
2 General Property Taxes	2,830,000	1,547,490	3,094,980	3,125,929	295,929	10.5%
3 Sales Taxes	1,300,000	671,965	1,320,000	1,380,000	80,000	6.2%
4 State Sales Tax Assistance	26,000	-	-	-	(26,000)	-100.0%
5 Utility Tax and Gambling Tax	1,141,100	663,217	1,157,608	1,228,510	87,410	7.7%
6 Cable Franchise Fees	85,000	38,527	85,000	88,000	3,000	3.5%
7 Business License	50,000	27,935	52,000	54,000	4,000	8.0%
8 Liquor Profits & Excise Tax	102,000	49,961	102,000	104,000	2,000	2.0%
9 KC Recycle Grants	16,500	-	16,500	16,500	-	0.0%
10 Municipal Court Revenue	169,720	122,132	192,749	214,540	44,820	26.4%
11 Police Department Revenue	479,914	248,409	520,041	515,060	35,146	7.3%
12 Community Development Rev	1,403,000	814,893	1,489,629	1,508,370	105,370	7.5%
13 Parks Revenue	75,000	29,446	73,000	75,000	-	0.0%
14 Cemetery Revenue	4,000	1,600	1,600	4,000	-	0.0%
15 Investment Interest & Misc Rev.	457,000	125,371	456,110	408,000	(49,000)	-10.7%
16 Funding Agreement - MDRT	1,161,779	579,902	1,087,253	1,186,530	24,751	2.1%
17 Total Operating Revenues	9,301,013	4,920,846	9,648,469	9,908,439	607,426	6.5%
18 AWC Insurance Payment & Flex	526,045	242,547	505,566	603,452	77,407	14.7%
19 Devel Reimb-MDRT Conslt	1,905,000	707,864	1,200,530	1,855,000	(50,000)	-2.6%
20 TOTAL GENERAL FUND SOURCES	19,112,745	13,876,569	19,359,878	20,915,569	1,802,824	9.4%

General Fund Expenditure Projection	2024			2025		
	Budget	June	Year End	Budget	Change	Change
EXPENDITURES						
1 Legislative - Council	25,574	10,934	22,935	24,007	(1,567)	-6.1%
2 Executive - Mayor	15,837	7,491	15,102	16,516	679	4.3%
3 Administration - City Administrator	216,154	-	-	195,236	(20,918)	-9.7%
4 General Government	779,287	339,395	756,714	846,631	67,344	8.6%
5 Legal Services	253,000	79,132	119,800	164,500	(88,500)	-35.0%
6 Public Defender / Prosecuting Attorney	157,400	58,500	105,000	115,000	(42,400)	-26.9%
7 Municipal Court	456,779	221,500	449,362	596,116	139,337	30.5%
8 Police Department	3,770,123	1,788,594	3,554,455	3,793,520	23,397	0.6%
9 Fire Department	1,165,055	573,169	1,151,555	1,353,961	188,906	16.2%
10 Recycle/Anim Cont/Mental Health	81,200	50,843	70,800	161,400	80,200	98.8%
11 Community Development	1,588,584	554,176	1,125,810	1,586,666	(1,918)	-0.1%
12 Facilities	82,647	26,881	50,555	9,132	(73,515)	-89.0%
13 Parks Department	418,096	149,833	402,756	386,155	(31,941)	-7.6%
14 Cemetery	61,512	21,226	45,579	63,957	2,445	4.0%
15 Master Development Review Team	1,161,779	501,965	1,087,243	1,186,530	24,751	2.1%
16 Total Operating Expenditures	10,233,027	4,383,640	8,957,666	10,499,327	266,300	2.6%
17 AWC Insurance Payment & Flex	526,045	385,496	526,045	604,952	78,907	15.0%
18 Transfer to Fire Study	-	-	-	-	-	
19 Transfer to Street	200,000	200,000	200,000	150,000	(50,000)	-25.0%
20 Developer MDRT Consultants	1,905,000	537,063	1,127,488	1,855,000	(50,000)	-2.6%
21 Total Expenditures	12,864,072	5,506,198	10,811,200	13,109,279	245,207	1.9%
22 30% Reserved Cash and Investments	3,069,908	2,511,111	2,687,300	3,149,798	79,890	2.6%
23 Unreserved Cash and Investments	3,178,765	5,859,260	5,861,378	4,656,492	1,477,727	46.5%
24 Total Ending Cash and Investments	6,248,673	8,370,371	8,548,678	7,806,290	1,557,617	24.9%
25 TOTAL GENERAL FUND USES	19,112,745	13,876,569	19,359,878	20,915,569	1,802,824	9.4%

2025 GENERAL FUND OPERATING REVENUE
\$9,908,439



2025 General Fund Operating Expenditure
\$10,499,327



General Fund Functions Supported by Types of Revenue		2024 Budget	2025 Prelim Budget	\$ Change	% Change	Public Safety	General Gov't	MDRT
REVENUES								
1	Beginning Cash and Investments	7,380,687	8,548,678	1,167,991	15.8%	21,908	8,463,770	63,000
2	Public Safety Revenue Funded With:							
3	General Property Taxes	2,830,000	3,125,929	295,929	10.5%	3,125,929		
4	Utility Tax and Gambling Tax	1,141,100	1,228,510	87,410	7.7%	1,228,510		
5	Criminal Justice Sales Tax	221,114	241,200	20,086	9.1%	241,200		
6	Liquor Excise Tax and Profits	102,000	104,000	2,000	2.0%	104,000		
7	Municipal Court Revenue	169,720	214,540	44,820	26.4%	214,540		
8	Business License	50,000	54,000	4,000	8.0%	54,000		
9	Police Charges for Service, Grants, Misc	258,800	273,860	15,060	5.8%	273,860		
10	Total Public Safety Revenue	4,772,734	5,242,039	469,305	9.8%	5,242,039		
11	General Government Funded With:							
12	Sales Taxes	1,300,000	1,380,000	80,000	6.2%		1,380,000	
13	Land Use and Permitting Fees	1,403,000	1,508,370	105,370	7.5%		1,508,370	
14	Cable Franchise Fees	85,000	88,000	3,000	3.5%		88,000	
15	Sales Tax Assist	26,000	-	(26,000)	-100.0%		-	
16	Reinvested Interest, Grants and Charges for Services	473,500	424,500	(49,000)	-10.3%		424,500	
17	Parks Revenue	75,000	75,000	0	0.0%		75,000	
18	Cemetery Revenue	4,000	4,000	0	0.0%		4,000	
19	AWC Insurance and Flex	526,045	603,452	77,407	14.7%		603,452	
20	Funding Agreement - MDRT	1,161,779	1,186,530	24,751	2.1%			1,186,530
21	Total Gen Fund Operating Revenue	5,054,324	5,269,852	215,528	4.3%		4,083,322	1,186,530
22	Total General Fund Revenue	9,827,058	10,511,891	684,833	14.1%	5,242,039	4,083,322	1,186,530
23	Public Safety: Municipal Court	614,179	711,116	96,937	15.8%	711,116		
24	Public Safety: Police Department	3,770,123	3,793,520	23,397	0.6%	3,793,520		
25	Public Safety: Fire Department	1,165,055	1,353,961	188,906	16.2%	1,353,961		
26	Public Safety: Animal Control/Emergency Management/Mental Health/Recycling	81,200	161,400	80,200	98.8%	161,400		
27	Community Development	1,588,584	1,586,666	(1,918)	-0.1%		1,586,666	
28	Facilities, Parks, Cemetery	562,255	459,244	(103,011)	-18.3%		459,244	
29	Legislative, City Administrator and Administrative Services	1,036,852	1,082,390	45,538	4.4%		1,082,390	
30	Legal Services	253,000	164,500	(88,500)	-35.0%		164,500	
31	AWC Insurance and Flex	526,045	604,952	78,907	15.0%		604,952	
32	Transfer to Street Fund	200,000	150,000	(50,000)	-25.0%		150,000	
33	Master Development Review Team MDRT	1,161,779	1,186,530	24,751	2.1%			1,186,530
34	Total Operating Expenditures	10,959,072	11,254,279	295,207	2.7%	6,019,997	4,047,752	1,186,530
35	Ending Cash & Investments	6,248,673	7,806,290	1,557,617	24.9%	(756,050)	8,499,340	63,000

* Analysis doesn't include MDRT Consultant Revenues and Expenses in 2024 or 2025

General Fund Revenue

The General Fund budget refers to the revenues and expenditures associated with the delivery of city services in Black Diamond that are funded with property, sales, and utility taxes, charges & fees, and state shared revenues. Services provided under the General Fund include police and fire, municipal court, parks maintenance, building permits, development review and administrative functions in the city. The General Fund includes close to one half of Black Diamond's total budget.

2025 Top Twenty Estimated General Fund Revenue Sources

1	General Property Taxes	\$3,125,929.00
2	Community Development Permits & Fees	\$1,508,370.00
3	Sales Taxes	\$1,380,000.00
4	Electric & Gas Utility Tax	\$485,000.00
5	Investment Interest and Miscellaneous Revenue	\$408,000.00
6	Local Criminal Justice Funds	\$241,200.00
7	Municipal Court Revenues	\$214,540.00
8	Sewer Utility Tax	\$172,785.00
9	Stormwater Utility Tax	\$160,000.00
10	Water Utility Tax	\$145,683.00
11	Police Traffic School Fees	\$134,500.00
12	Cable Franchise Fees	\$107,000.00
13	Cable TV Utility Tax	\$107,000.00
14	Liquor Board Profits & Excise Tax	\$104,000.00
15	Solid Waste Utility Tax	\$100,000.00
16	Parks Revenue	\$75,000.00
17	Business Licenses	\$54,000.00
18	Telephone Utility Tax	\$45,300.00
19	Police Grants	\$44,500.00
20	Lake Sawyer Parking Fees	\$40,000.00

Highly Volatile Revenues

From an expenditure point of view, the General Fund is composed of three components General Government, Public Safety, and Master Development Review Team (MDRT), as detailed on page 16. MDRT revenues pay entirely for their expenditures. The public safety revenues, primarily composed of taxes, funds public safety services. Then, earned revenues for services that the City does in addition to a few other revenue sources fund the General Government.

A significant portion of the General Fund revenue is highly volatile, due in part, to their correlation with the amount of building and new construction occurring within the City of Black Diamond. The top ten highly volatile revenues, in terms of volatility as a percentage of change per year, represent approximately 41.1% of all General Fund revenues or \$4,079,322. The following is a list of ten of the most volatile revenues (not in terms of dollar amount, but in terms of percentage of change).

Sales Taxes	Building Permits
Mechanic Permits	Plumbing Permits
Copying Services	Plan Check
Zoning/Subdivision Fees	CD-Perm-Pass Thru Cost Reimbursement
PLN – Various Land Use Fees	Investment Interest

These revenues explicitly fund General Government and if necessary, public safety when there is a deficit. Of these revenues – sales taxes, building permits, investment interest, and plan checks are projected to be the highest revenue sources for 2025 within the General Government component of the General Fund. Many of the city's highly volatile revenue streams fall within the Land Use and Permitting Fees line item within the Community Development Department. The City has historically generated these revenues and will likely continue to do so; however, it was not until the current boom in activity from the Master Development Agreement that the volume in activity, and ultimately revenues, has reached the levels that we are seeing today. Understanding the difference in these two revenue segmentations is significant because general government expenditures need to be adequately funded with the realization that the consistency of revenues that fund them may vary greatly in a short period of time due to circumstances outside the City's control.

General Fund Taxes

Locally levied taxes represent Black Diamond's largest portion of revenues of \$5,725,939 of the city's General Fund operating revenue. Taxes include real and personal property tax, local sales tax, utility taxes on utility services (water, sewer, stormwater, electric, gas, cable and telephone) and gambling taxes. The 2025 revenues have increased by \$454,839 from last year or 8.8%.

General Fund Tax Revenue	Actual 2022	Actual 2023	Budget 2024	Actual 2024 Thru June	2025 Budget	Budget \$ Change	Budget % Change
1 General Property Taxes	2,118,031	2,729,594	2,830,000	1,547,490	3,125,929	295,929	10.5%
2 Sales Taxes	1,656,828	1,322,835	1,300,000	671,965	1,380,000	80,000	6.2%
3 PSE Electric & Gas Utility Tax	314,199	448,610	440,000	272,145	485,000	45,000	10.2%
4 Water Utility Tax	101,000	116,458	141,000	64,673	145,683	4,683	3.3%
5 Stormwater Utility Tax	127,347	159,225	160,000	130,279	172,785	12,785	8.0%
6 Sewer Utility Tax	93,509	131,278	148,000	83,379	154,042	6,042	4.1%
7 Solid Waste Utility Tax	67,316	90,234	100,000	36,427	100,000	-	0.0%
8 Cable TV Utility Tax	90,912	97,532	102,000	45,513	107,000	5,000	4.9%
9 Telephone Utility Tax	39,131	42,596	41,300	23,113	45,000	3,700	9.0%
10 Gas Utility Tax	97	235	300	-	2,000	1,700	566.7%
11 Pull Tabs and Punch Board Tax	5,726	7,238	8,500	3,750	8,500	-	0.0%
12 Total General Fund Taxes	\$ 4,614,093	\$ 5,145,835	\$ 5,271,100	\$ 2,878,734	5,725,939	\$ 454,839	8.8%

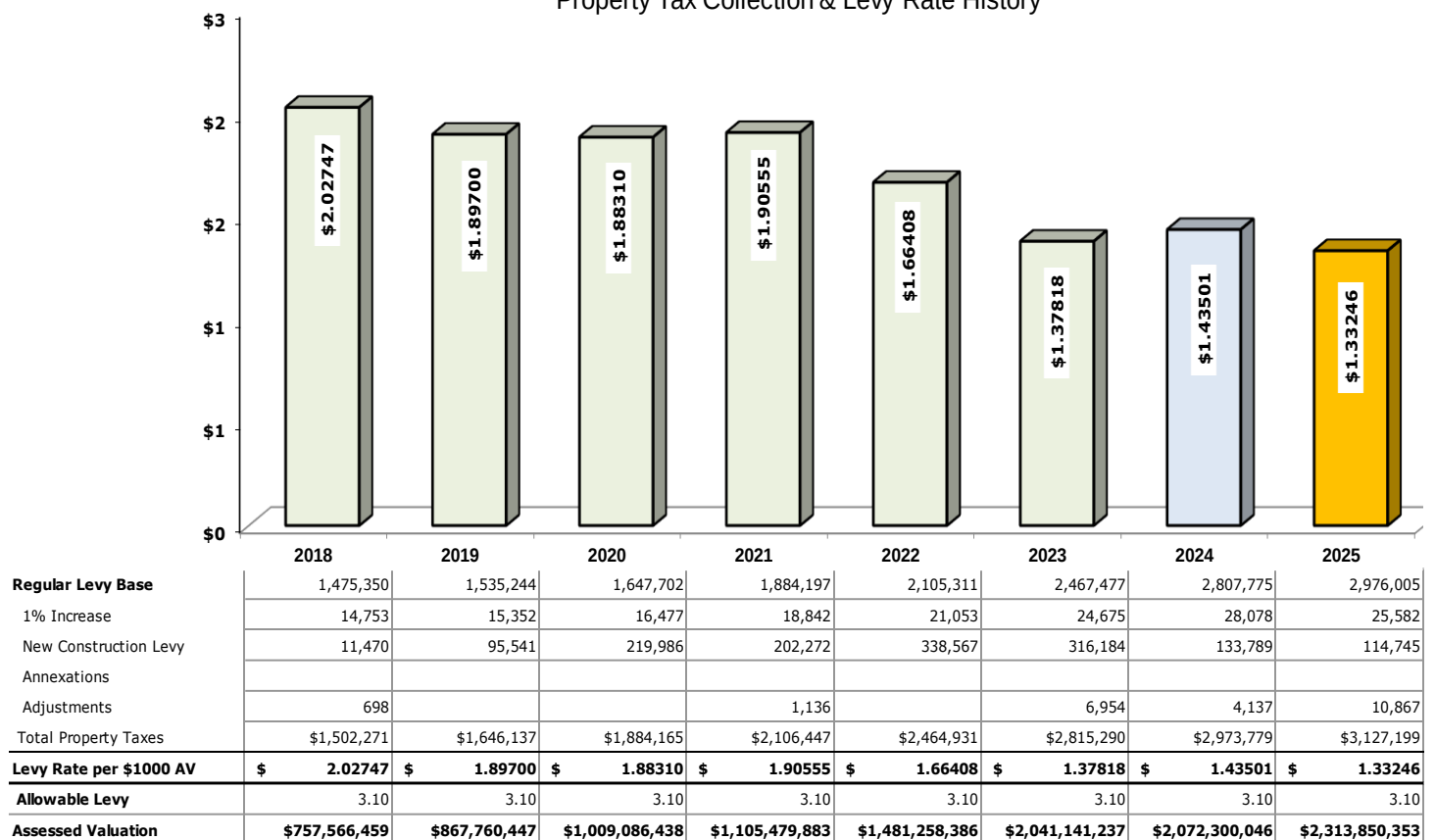


'Roberts Dr. Sidewalk and Bridge Completion'

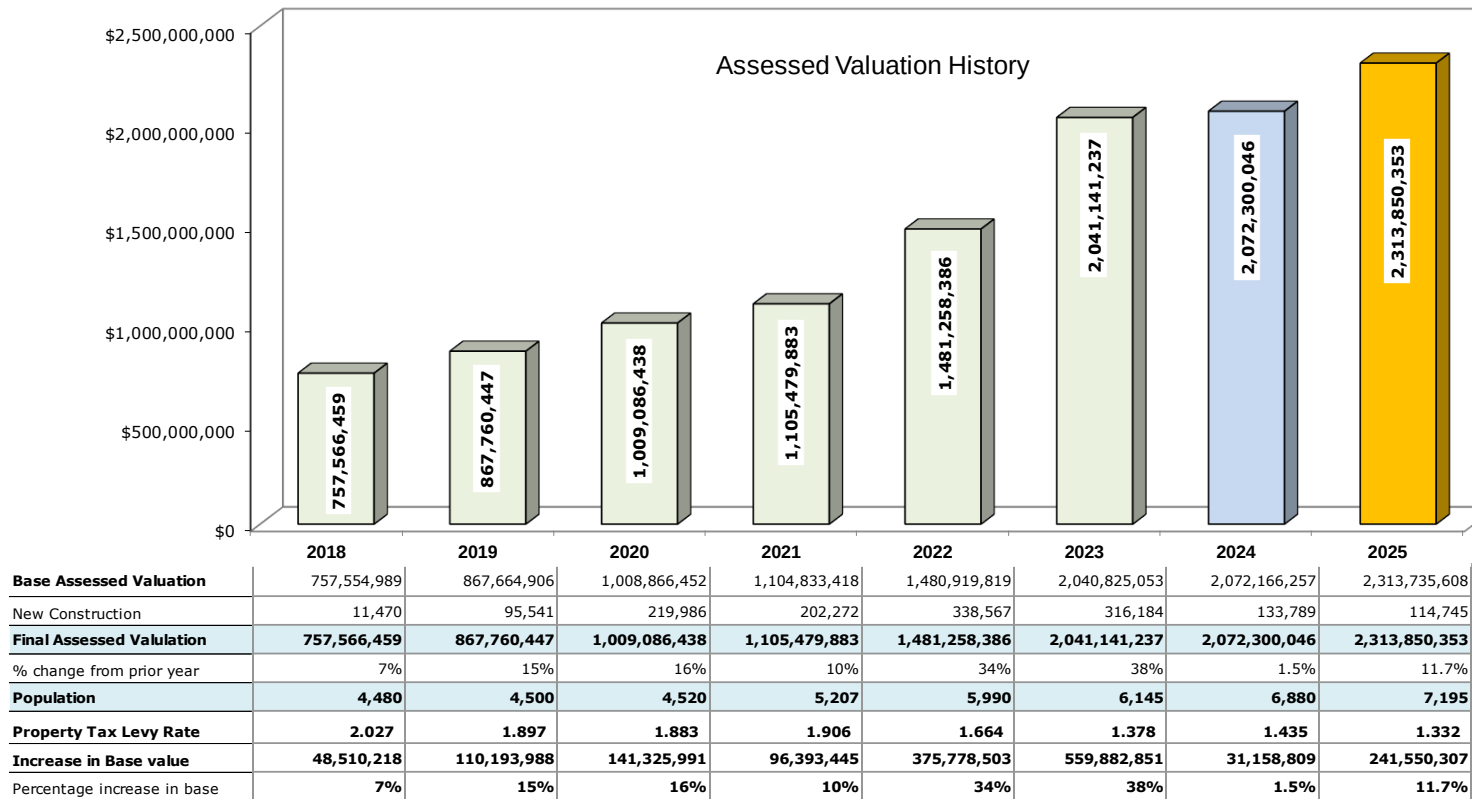
Property taxes make up 54.5% of the General Fund's tax revenue and is estimated to generate \$3,125,929 in revenue for the city. All revenues from property taxes go directly to the General Fund to support public safety for police, fire protection and emergency services. Black Diamond depends heavily on property tax collections, as the city has a small commercial base for generating sales tax revenue.

In Washington cities such as Black Diamond, property tax increases are limited to a 1% total dollar annual increase per year unless voters approve a lid-lift or larger percent increases plus any property tax from new construction. King County sets assessed valuations on property and calculates levy rates. Each taxing authority receives a portion of the tax amount, which King County collects and then passes on. In Black Diamond, there are four school districts with separate rates, so depending on which school district the property is in, the tax amount will vary.

Property Tax Collection & Levy Rate History



Please note: 2024 numbers are preliminary

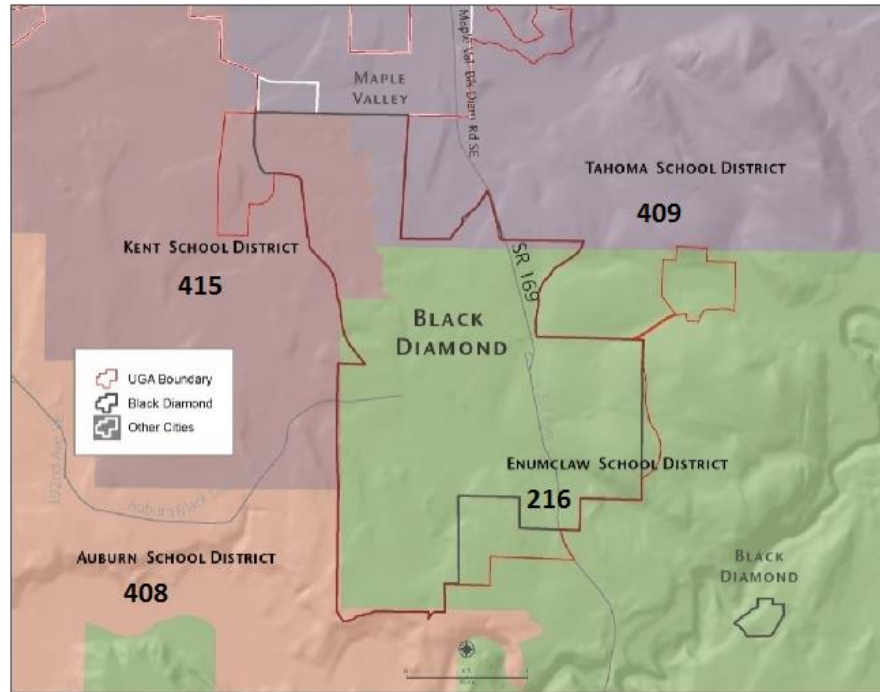


Please Note: 2025 numbers are preliminary



'Swinging Bridge Leading to the Springs Water Source'

School Districts in Black Diamond



The total property tax rates in Black Diamond vary because of the four different school districts within our city limits.				
2024 Levy Rates				
Local School District	2.91	3.82	2.96	4.71
Washington State for Schools Part 1	1.85	1.85	1.85	1.85
McCleary Decision for Schools Part 2	0.97	0.97	0.97	0.97
King County	1.22	1.22	1.22	1.22
City of Black Diamond	1.44	1.44	1.44	1.44
Port of Seattle	0.11	0.11	0.11	0.11
Library District	0.33	0.33	0.33	0.33
Emergency Medical Services	0.25	0.25	0.25	0.25
King County Flood & Ferry Levy	0.09	0.09	0.09	0.09
Total 2024 Levy Rates	9.17	10.08	9.22	10.96
Total 2023 Levy Rates	9.09	9.77	10.03	10.90

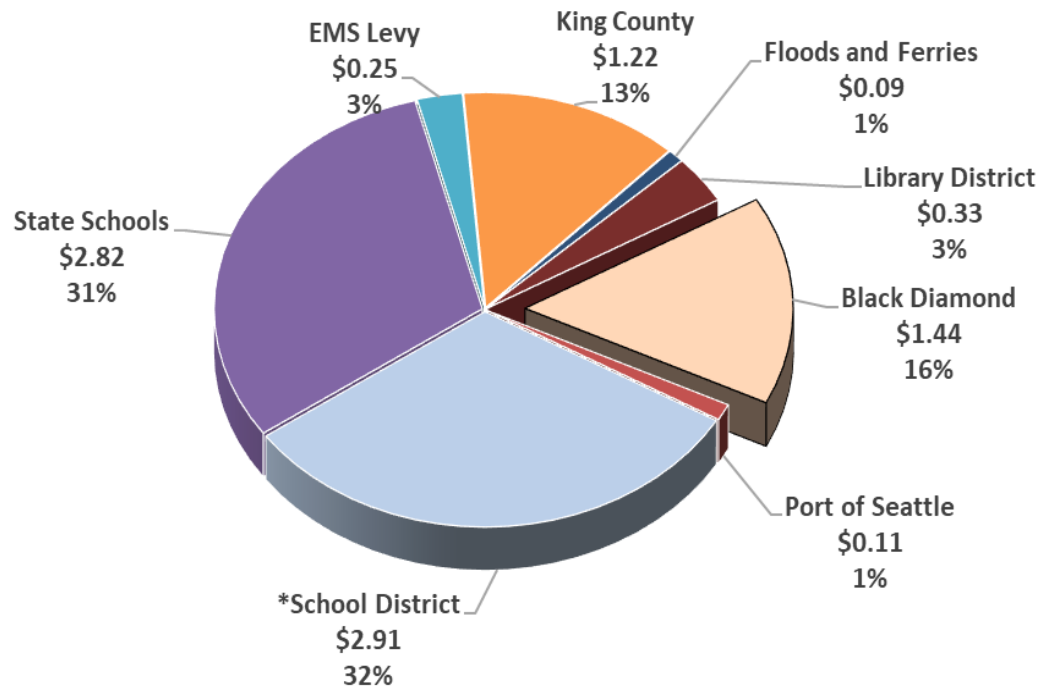
2025 Levy Rates official rates weren't posted as of 10/10/2024

MONTHLY 2024 Property Tax Rates on a \$500,000 Appraised Home

Translate to:

Total Monthly Taxes of \$382.01

Black Diamond's Portion: \$59.79



King County Taxing District	Levy Rate per \$1000 in Value	Percent of Property Taxes Collected	2024 Annual Tax on a \$500,000 Home	Monthly Tax on a \$500,000 Home
Port of Seattle	0.11258	1%	\$56.29	\$4.69
*School District	2.91	32%	\$1,455.34	\$121.28
State Schools	2.82	31%	\$1,410.00	\$117.50
EMS Levy	0.25	3%	\$125.00	\$10.42
King County	1.22	13%	\$610.00	\$50.83
Floods and Ferries	0.09	1%	\$45.00	\$3.75
Library District	0.33	4%	\$165.00	\$13.75
Subtotal	7.73325	84%	\$3,866.63	\$322.22
Black Diamond	1.44	16%	\$717.50	\$59.79
Total	9.16825	100%	\$4,584.13	\$382.01

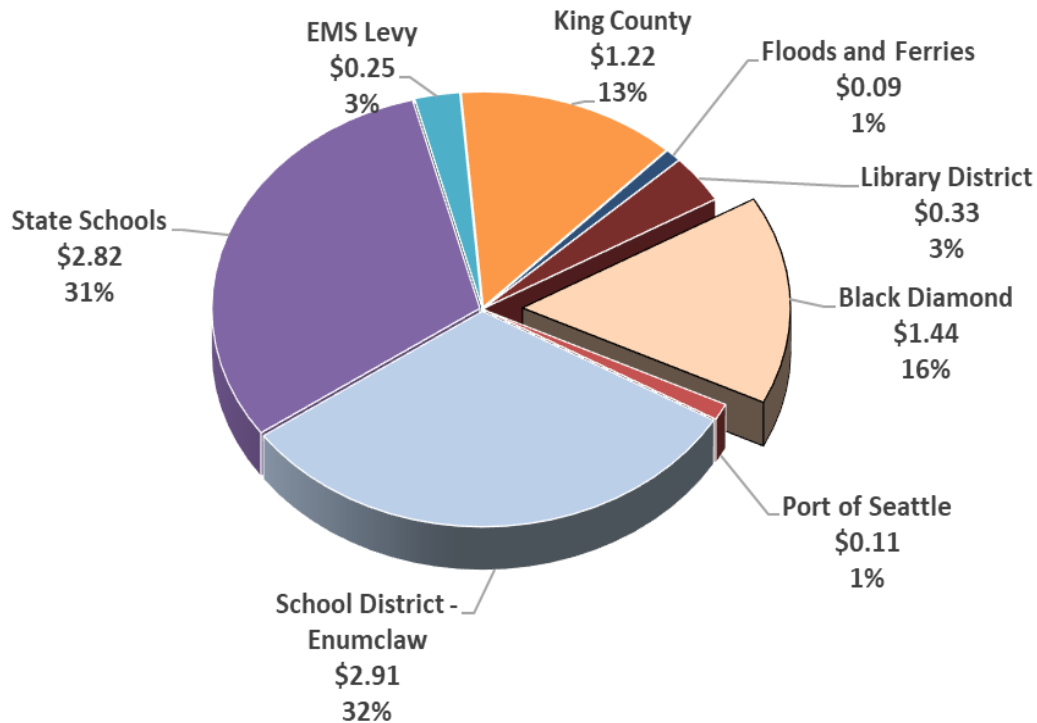
*Based on Enumclaw school district as it covers the majority of Black Diamond 2024 Levy Rates

MONTHLY 2024 Property Tax Rates on a \$750,000 Appraised Home

Translate to:

Total Monthly Taxes of \$573.02

Black Diamond's Portion: \$89.69



King County Taxing District	Levy Rate per \$1000 in Value	Percent of Property Taxes Collected	2024 Annual Tax on a \$750,000 Home	Monthly Tax on a \$750,000 Home
Port of Seattle	0.11258	1%	\$84.44	\$7.04
School District - Enumclaw	2.91	32%	\$2,183.00	\$181.92
State Schools	2.82	31%	\$2,115.00	\$176.25
EMS Levy	0.25	3%	\$187.50	\$15.63
King County	1.22	13%	\$915.00	\$76.25
Floods and Ferries	0.09	1%	\$67.50	\$5.63
Library District	0.33	4%	\$247.50	\$20.63
Subtotal	7.73325	84%	\$5,799.94	\$483.33
Black Diamond	1.44	16%	\$1,076.25	\$89.69
Total	9.16825	100%	\$6,876.19	\$573.02

*Based on Enumclaw school district as it covers the majority of Black Diamond 2024 Levy Rates

Sales Tax revenue for the 2025 budget is forecast to be \$1,380,000 of General Fund tax revenue. For every \$100 spent in Black Diamond, \$8.70 is collected by the State and is shared by various jurisdictions. These jurisdictions include our city, Washington State, King County and Criminal Justice programs. Black Diamond receives a little less than 10% of the total.

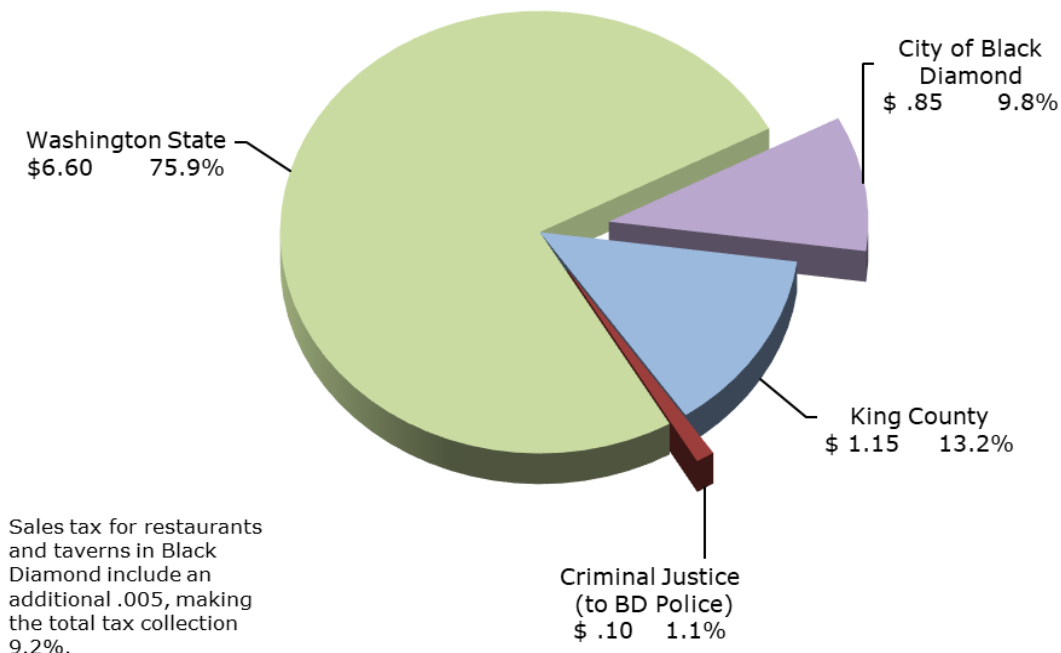
Black Diamond's sales tax revenues are dependent on retail sales of products and services sold or delivered to Black Diamond, as well as tax on new construction material. In fact, a considerable portion of our sales tax is collected from new construction at the Ten Trails development for items such as lumber, appliances, roofing materials, etc. Our comparison is from 2018 through 2025.

2018	2019	2020	2021	2022	2023	2024 Est.	2025 Budget
\$630,009	\$939,262	\$1,134,938	\$1,656,828	\$1,585,395	\$1,322,836	\$1,320,000	\$1,380,000

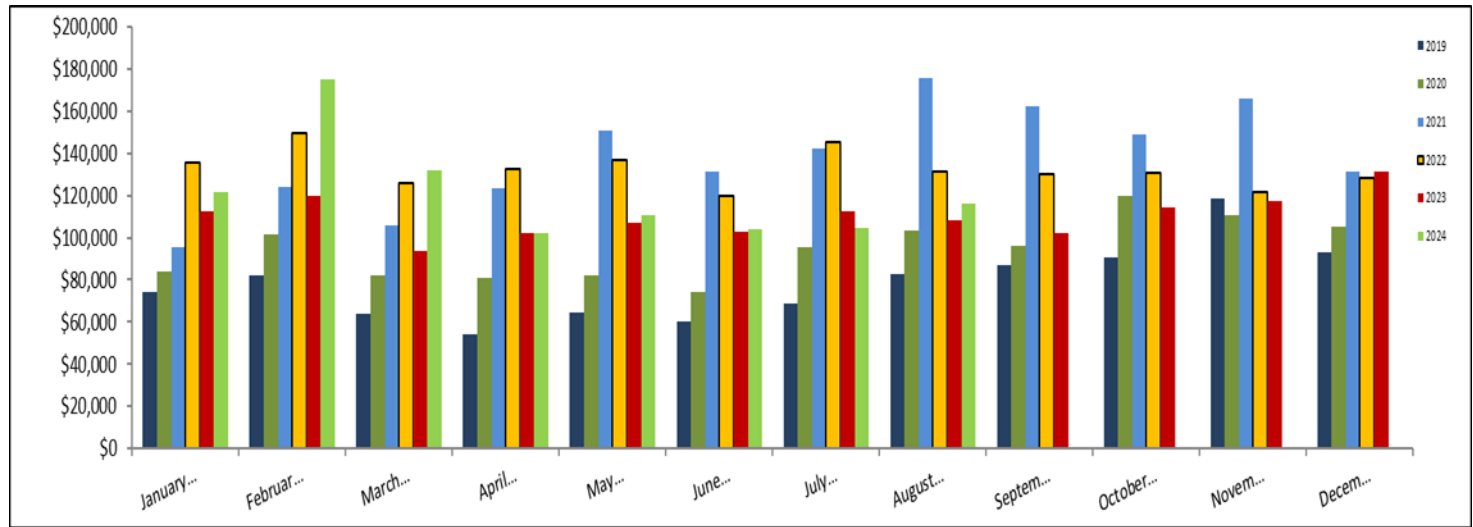
City of Black Diamond 2025 Sales Taxes

Taxed amount is 8.7% of retail sales

Based on a \$100 sale, retail sales tax collected is \$8.70, and is distributed the following way:



Black Diamond Monthly Sales Tax History



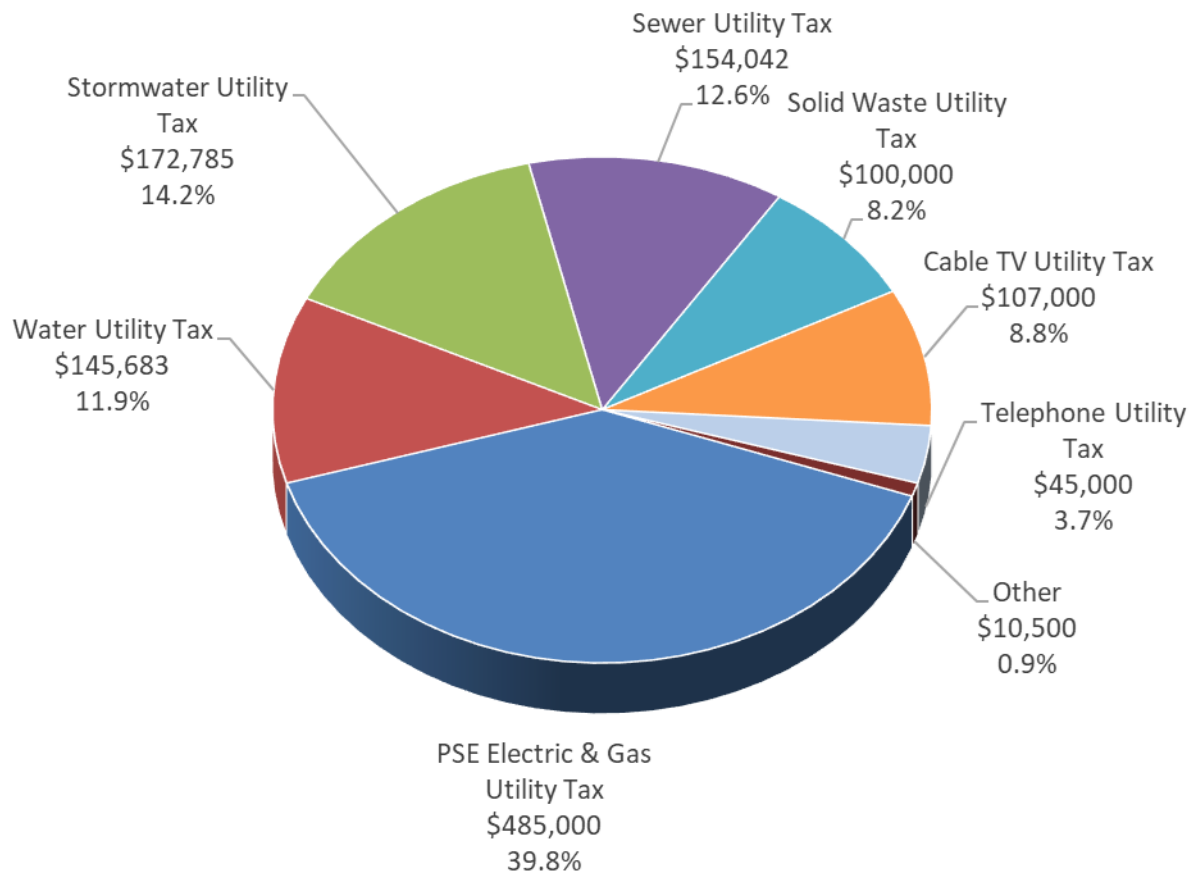
Sales Taxes	2019		2020		2021		2022		2023		2024		
Month	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Change
January (from Nov)	74,030	74,030	83,937	83,937	95,529	95,529	135,292	135,292	112,722	112,722	121,670	121,670	7.94%
February (from Dec)	82,302	156,332	101,429	185,367	124,190	219,719	149,361	284,653	119,801	232,523	174,668	296,338	27.44%
March (from Jan)	63,858	220,189	81,801	267,168	105,724	325,443	126,048	410,701	93,534	326,057	131,881	428,219	31.33%
April (from Feb)	54,403	274,592	80,920	348,088	123,518	448,961	132,599	543,300	101,838	427,894	102,332	530,550	23.99%
May (from Mar)	64,235	338,827	82,360	430,448	150,753	599,714	136,619	679,919	106,968	534,863	110,671	641,222	19.89%
June (from Apr)	60,042	398,869	74,246	504,693	131,558	731,272	119,559	799,478	102,850	637,713	104,021	745,242	16.86%
July (from May)	68,463	467,332	95,439	600,133	142,210	873,482	145,233	944,711	112,335	750,047	104,385	849,628	13.28%
August (from Jun)	82,833	550,166	103,139	703,272	175,632	1,049,114	131,242	1,075,953	108,263	858,310	116,261	965,888	12.53%
September (from Jul)	86,783	636,949	96,290	799,562	162,133	1,211,247	129,759	1,205,712	101,998	960,308			
October (from Aug)	90,635	727,584	119,507	919,069	148,582	1,359,829	130,390	1,336,102	114,515	1,074,823			
November (from Sep)	118,487	846,071	110,492	1,029,561	165,974	1,525,803	121,339	1,457,441	117,053	1,191,877			
December (from Oct)	93,191	939,262	105,377	1,134,938	131,025	1,656,828	127,954	1,585,395	130,959	1,322,836			
TOTAL	939,262		1,134,938		1,656,828		1,585,395		1,322,836		965,888		153.26%
2024 Budget 1,300,000													

Criminal Justice Taxes are an additional local sales/use tax of 0.1 percent to be used for criminal justice programs. This tax is levied by the county and is imposed countywide, but the receipts are shared with King County cities, based on population. Of the revenues collected for criminal justice, 1 percent is retained for administration, 10 percent is distributed to the county and 90 percent goes to cities on a per-capita basis based on their official April 1 populations. Black Diamond's population is currently 7,195.

Utility Taxes are collected for the city at the rate of 6% for electrical, telephone, cable TV, sewer, water, and gas utilities. The stormwater utility tax is 18%. The Ten Trails development is continuing the increase of this revenue source, primarily due to an increased customer base and vendor rate increases.

General Fund Utility Tax & Misc Revenue	Actual 2022	Actual 2023	Budget 2024	Actual 2024 Thru June	2025 Budget	Budget \$ Change	Budget % Change
1 PSE Electric & Gas Utility Tax	314,199	448,610	440,000	272,145	485,000	45,000	10.2%
2 Water Utility Tax	101,000	116,458	141,000	64,673	145,683	4,683	3.3%
3 Stormwater Utility Tax	127,347	159,225	160,000	130,279	172,785	12,785	8.0%
4 Sewer Utility Tax	93,509	131,278	148,000	83,379	154,042	6,042	4.1%
5 Solid Waste Utility Tax	67,316	90,234	100,000	36,427	100,000	-	0.0%
6 Cable TV Utility Tax	90,912	97,532	102,000	45,513	107,000	5,000	4.9%
7 Telephone Utility Tax	39,131	42,596	41,300	23,113	45,000	3,700	9.0%
8 Gas Utility Tax	97	235	300	-	2,000	1,700	566.7%
9 Pull Tabs and Punch Board Tax	5,726	7,238	8,500	3,750	8,500	-	0.0%
10 Total Utility Taxes & Misc Revenue	\$ 839,235	\$ 1,093,406	\$ 1,141,100	\$ 659,279	1,220,010	\$ 78,910	6.9%

General Fund Utility Taxes \$1,220,010



Intergovernmental Revenue includes grants, entitlements, shared revenues and payments for goods and services provided to the city from the State or other governmental entities. They include per capita distributed revenues such as liquor excise and profit taxes and state and federal grants.

General Fund Intergovernmental	Actual 2022	Actual 2023	Budget 2024	Actual 2024 Thru June	2025 Budget	Budget \$ Change	Budget % Change
1 Sales Tax Assistance from State	23,795	-	26,000	-	-	(26,000)	-100.0%
2 Liquor Excise Tax	35,377	43,085	50,000	23,992	51,000	1,000	2.0%
3 Liquor Board Profits	41,124	46,984	52,000	25,969	53,000	1,000	1.9%
4 KC Recycle Grants	16,496	-	-	-	-	-	N/A
5 KC Recycle Grant EH 53669	69,489	17,687	16,500	-	16,500	-	0.0%
6 Total Intergovernmental Revenue	\$ 186,281	\$ 107,756	\$ 144,500	\$ 49,961	120,500	\$ (24,000)	-16.6%

Community Development Revenue includes fees related to land use and building construction activities such as plan checks and land use fees, building, mechanical and plumbing permits.

Community Development	Actual 2022	Actual 2023	Budget 2024	Actual 2024 Thru June	2025 Budget	Budget \$ Change	Budget % Change
1 Building Permits	1,319,252	670,745	750,000	416,463	825,000	75,000	10.0%
2 Mechanic Permits	92,175	47,493	55,000	27,839	63,000	8,000	14.5%
3 Plumbing Permits	68,087	39,035	42,000	22,612	47,000	5,000	11.9%
4 Other Permits	15,758	10,627	12,000	10,291	9,000	(3,000)	-25.0%
5 Total Permits	1,495,272	767,900	859,000	477,204	944,000	85,000	9.9%
6 Plan Check Review Fees	733,726	278,653	390,000	265,156	470,000	80,000	20.5%
7 Fire Inspection Fee	12,660	3,355	20,000	2,884	4,000	(16,000)	-80.0%
8 Temp Use/Watchman Fees	532	1,064	2,000	-	1,000	(1,000)	-50.0%
9 Grants/Department of Commerce	58,333	-	-	5,950	-	-	N/A
10 Other Land Use Fees	48,702	49,628	61,300	31,738	41,000	(20,300)	-33.1%
11 Other Misc Permitting Revenue	74,575	74,482	67,700	22,264	48,370	(19,330)	-28.6%
12 Total Community Development Rev.	\$ 2,423,800	\$ 1,175,082	\$ 1,400,000	\$ 805,196	1,508,370	\$ 108,370	7.7%



Museum Park

Police Department Revenue includes intergovernmental funding from criminal justice funds and payments for police services provided by the city to other governmental entities. Other revenue includes traffic school, gun permits and fingerprinting revenue as well as donations and other minor sources. An increase in the criminal justice distribution is expected next year. Revenue includes reimbursements for overtime worked for other agencies and entities. The grants that we are applying for in 2025 include:

- **Marine, Washington State Parks** – The City receives annual monies from the State, divided amongst King County agencies, from VRF (vessel registration fees). Our annual vessel registration fees received in 2023 were \$10,839.19. In 2023, we received \$10,329.00 in federal grant funds (a decrease from \$10,348.70 in 2021) to support our marine program on Lake Sawyer. Our officers continue to do an excellent job with education, outreach, and inspections, allowing us to be successful in securing federal grant monies, which has allowed us to carryover some of our VRF funds.
- **Traffic Safety Equipment funds** – The WA. State Traffic Safety Commission typically offers grant money to purchase traffic safety equipment such as radars, lidars, speed signs, and portable breath tests. Depending on our needs, we estimate approximately \$4,000.00.
- **Traffic Safety (including DUI/seatbelt emphasis)** – This funding is received through the WA. State Traffic Safety Commission for overtime to conduct emphasis patrols. These patrols typically cover a target area of DUI enforcement, seatbelt, distracted driving, and speed. The amount varies each year, but we are expecting approximately \$4,000.00 - \$9,000.00.
- **BJA Bulletproof Grant** - This federal grant, when applied for and approved covers the cost of half of a bulletproof vest, up to \$400.00. The average cost of a new vest is just over \$1,000.00. We continue to apply for and obtain BJA vest funds every year.
- **Lexipol Grant** – AWC has continued to offer a grant which covers half the cost of our Lexipol yearly subscription. Lexipol is the subscribing agency for our policies and procedures as well as our daily training bulletins. In 2023, Lexipol cost was \$5,277.000, of which AWC will cover close to \$3,000.

Police Department Revenue	Actual 2022	Actual 2023	Budget 2024	Actual 2024 Thru June	2025 Budget	Budget \$ Change	Budget % Change
1 Criminal Justice Sales Tax Distribution	173,219	235,699	221,114	124,571	241,200	20,086	9.1%
2 PD - Traffic School Fee	160,750	157,813	134,500	90,975	160,000	25,500	19.0%
3 Traffic School Fee - Enumclaw	8,500	5,100	8,000	3,200	6,000	(2,000)	-25.0%
4 Marine Lk. Sawyer Boat Safety	12,034	20,839	21,500	-	14,000	(7,500)	-34.9%
5 Police Grants	42,139	35,687	33,500	6,135	15,500	(18,000)	-53.7%
6 Police Records and Misc.	678	714	600	375	360	(240)	0.0%
7 Gun Permits and Fingerprinting	2,304	2,181	2,200	868	2,000	(200)	-9.1%
8 DARE Donations from Private Sources	-	12,512	500	-	500	-	0.0%
9 Staff Time Reimbursements	42,561	30,909	58,000	22,285	60,500	2,500	4.3%
10 Total Police Department Revenue	\$ 442,186	\$ 501,453	\$ 479,914	\$ 248,409	500,060	\$ 20,146	4.2%

Municipal Court Revenue includes all revenue associated with the Black Diamond Municipal Court. An emphasis on Traffic School has shifted Court revenue to the Police. The court has received multiple grants from the Administrative Office of the Courts for 2025 for therapeutic court and interpreters.

Municipal Court Revenue	Actual 2022	Actual 2023	Budget 2024	Actual 2024 Thru June	2025 Budget	Budget \$ Change	Budget % Change
1 Court Traffic Infractions	86,929	101,019	55,000	69,127	110,000	55,000	100.0%
2 Administration/Correction Fees	19,754	7,052	14,200	2,603	4,180	(10,020)	-70.6%
3 Court Mand. Insurance Costs	432	319	1,000	147	-	(1,000)	0.0%
4 Court Parking Fines	732	2,122	650	240	400	(250)	-38.5%
5 Court Criminal Traffic Misd.	6,934	2,840	6,000	2,082	3,000	(3,000)	-50.0%
6 Court Cost Recoupment	3,234	793	2,500	432	500	(2,000)	-80.0%
7 Court DUI Fines	3,383	1,864	4,500	775	1,500	(3,000)	-66.7%
8 AOC-Therapeutic Court 01/01/2021 - 06/30/2024	-	8,765	81,270	61,783	93,860	12,590	15.5%
9 AOC-Court Interpreter	-	1,798	2,000	4,356	-	(2,000)	0.0%
10 AOC-Court Technology Imp	-	12,680	-	-	-	-	0.0%
11 Court Other Revenue	1,318	1,991	2,600	1,996	1,100	(1,500)	-57.7%
12 Total Municipal Court Revenue	\$ 122,716	\$ 141,242	\$ 169,720	\$ 143,541	214,540	\$ 44,820	26.4%

Cable Franchise Fees and Business Licenses are collected from a 5% cable franchise fee. Business license revenue helps cover the cost of public safety.

Cable Franchise Fees and Business Licenses Revenue	Actual 2022	Actual 2023	Budget 2024	Actual 2024 Thru June	2025 Budget	Budget \$ Change	Budget % Change
1 Cable Franchise Fees	75,998	81,498	85,000	38,527	88,000	3,000	3.5%
2 Business License	37,310	48,000	50,000	27,935	54,000	4,000	8.0%
3 Total Franchise/Business License Revenue	\$ 113,308	\$ 129,498	\$ 135,000	\$ 66,462	142,000	\$ 7,000	5.2%

Other General Fund Revenue sources include parking fees at Lake Sawyer, gym revenue, the cemetery, and investment interest. Around mid-2020 the General Fund began receiving School Impact Admin Fees. This budget is expected to decrease because age qualifying housing does not require that School Impact Fees be collected.

Other General Fund Revenue	Actual 2022	Actual 2023	Budget 2024	Actual 2024 Thru June	2025 Budget	Budget \$ Change	Budget % Change
1 Lake Sawyer Parking Fee	25,806	25,390	40,000	15,145	40,000	-	0.0%
2 Gym Revenue	17,342	26,742	35,000	14,301	35,000	-	0.0%
3 Cemetery Revenue	771	7,100	4,000	1,600	4,000	-	0.0%
4 Investment Interest	9,530	497,336	453,000	124,154	404,000	(49,000)	-10.8%
5 School Impact Admin Fees	52,950	2,000	4,000	(200)	4,000	-	0.0%
6 Other Miscellaneous Fees	1,170	1,882	-	1,417	-	-	0.0%
7 Total General Other Fund Revenue	\$ 107,569	\$ 560,450	\$ 536,000	\$ 156,417	487,000	\$ (49,000)	-9.1%

Funding Agreement Revenue is Master Planned Development Team revenue that covers ongoing costs.

Funding Agreement Consultant Revenue	Actual 2022	Actual 2023	Budget 2024	Actual 2024 Thru June	2025 Budget	Budget \$ Change	Budget % Change
1 Building & Plan Check Services	246,715	186,033	400,000	149,408	300,000	(100,000)	-25.0%
2 Building Inspector	-	82,858	-	-	-	-	N/A
3 Fiscal Reimbursements	19,808	23,820	50,000	4,165	50,000	-	0.0%
4 Civil Engineering Reimbursements	263,052	559,812	575,000	327,240	575,000	-	0.0%
5 Traffic Reimbursements	36,585	100,625	400,000	38,465	400,000	-	0.0%
6 Legal Reimbursements	37,200	102,797	200,000	76,100	200,000	-	0.0%
7 Environmental Reimbursements	13,823	26,835	50,000	15,715	50,000	-	0.0%
8 Geotech Reimbursements	24,082	12,900	50,000	10,455	100,000	50,000	100.0%
9 Surveyor Reimbursements	25,895	5,607	80,000	7,035	80,000	-	0.0%
10 Hearing Examiner Reimbursements	-	22,138	100,000	7,000	100,000	-	0.0%
11 Total Funded Consultants	\$ 667,159	\$ 1,123,425	\$ 1,905,000	\$ 635,582	1,855,000	\$ (50,000)	-2.6%

Beginning General Fund Revenue is the money in the city's cash and investment accounts that carryover from the prior year's ending balance after all expenditures.

Beginning Cash and Investments	Actual 2022	Actual 2023	Budget 2024	Actual 2024 Thru June	2025 Budget	Budget \$ Change	Budget % Change
1 Beg C&I: Restricted- Police Buy Funds	21,908	19,411	25,923	25,923	25,923	(0)	0.0%
2 Beg C&I: Unassigned- General Gov	5,937,377	7,423,648	7,291,764	7,916,390	8,459,755	1,167,991	16.0%
3 Beg C&I: Unassigned- Developer	63,000	63,000	63,000	63,000	63,000	-	0.0%
4 Total Beginning Fund Balance	\$ 6,022,284	\$ 7,506,059	\$ 7,380,687	\$ 8,005,313	8,548,678	\$ 1,167,991	15.8%

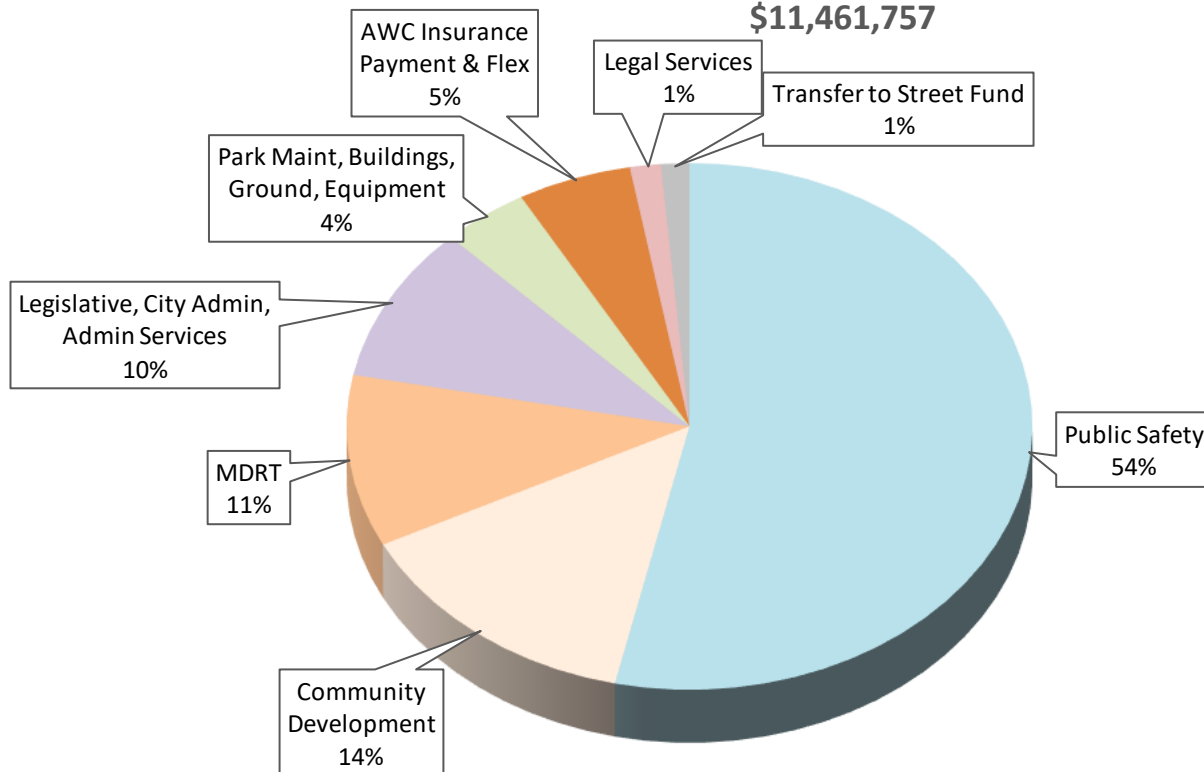
Total General Fund Sources of Revenue	Actual 2022	Actual 2023	Budget 2024	Actual 2024 Thru June	2025 Budget	Budget \$ Change	Budget % Change
1 Total General Fund Sources	\$ 13,164,223	\$ 17,656,560	\$ 19,112,745	\$ 13,876,569	20,915,569	\$ 1,802,824	9.4%

General Fund Expenditures

Expenditure Comparisons 2022 - 2025 by Function

	Actual 2022	Actual 2023	Budget 2024	Budget 2025	% of Total
1 Public Safety	3,500,969	4,728,258	5,600,200	6,019,997	53.5%
2 Community Development	829,783	1,374,731	1,588,584	1,586,666	14.1%
3 MDRT	836,077	943,407	1,334,075	1,186,530	10.5%
4 Legislative, City Admin, Admin Services	602,997	764,820	1,036,852	1,082,390	9.6%
5 Park Maint, Buildings, Ground, Equipment	288,587	343,289	562,255	459,244	4.1%
7 AWC Insurance Payment & Flex	221,700	8,176	526,045	604,952	5.4%
6 Legal Services	197,427	134,290	253,000	164,500	1.5%
8 Transfer to Street Fund	100,000	200,000	200,000	150,000	1.3%
9 Total General Fund Operations	6,577,540	8,496,972	11,101,011	11,254,279	100.0%

2025 Total GF Expenditure Budget Excluding MDRT Consultants \$11,461,757



	Actual 2022	Actual 2023	Budget 2024	Budget 2025	% of Total
10 Public Safety	3,500,969	4,728,258	5,600,200	6,019,997	100.0%
11 Police Department	2,469,171	3,035,896	3,770,123	3,793,520	63.0%
12 Fire Department	605,393	1,174,068	1,165,055	1,353,961	22.5%
13 Court/Prosecuting Attorney & Public Defendor	377,668	437,093	614,179	711,116	11.8%
14 Mental Health/Covid 19/Animal Control	48,736	81,200	50,843	161,400	2.7%
14 Total Public Safety Operations	3,500,969	4,728,258	5,600,200	6,019,997	100.0%

General Fund – Department Level Expenditure Summaries

Legislative – City Council - Expenditures

This department budget supports the Councilmembers who are elected to serve four-year terms at large and represent all Black Diamond residents.

The City Council accomplishes city business during regular meetings and work sessions each month. Council duties include approving the annual budget, authorizing inter-local agreements and contracts and deliberating on and passing ordinances and resolutions to set city policies. Seven Councilmembers receive a stipend of \$160 per month, and the Mayor Pro Tem receives \$200 per month. Council positions increased to seven in the fall of 2019.

Legislative - City Council Expenditures	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 Wages	14,000	13,520	13,920	6,800	13,920	0	0.0%
2 Benefits	1,153	1,161	1,204	576	1,450	246	20.4%
3 Salaries and Benefits	15,153	14,681	15,124	7,376	15,370	246	1.6%
4 Charges for Services	1,138	1,671	10,450	3,544	8,606	(1,844)	-17.6%
5 Total Legislative Expenditures	\$16,291	\$16,352	\$25,574	\$10,920	\$23,976	-\$1,598	-6.2%

Executive – Mayor’s Office - Expenditures

The Mayor is the Chief Executive Officer of Black Diamond and is directly elected by popular vote by the citizens of Black Diamond for a four-year term. Mayoral duties include overseeing city administration, presiding over all meetings of the Council, signing, and enforcing all ordinances, appointing and removing appointed officials, signing contracts entered into by the city, and representing the city in meetings and events held outside of Black Diamond.

The Mayor is paid a stipend of \$1,000 per month. Other costs include membership, travel and training fees, including the Association of Washington Cities Annual Conference and Mayor’s Exchange.

Executive - Mayor's Office Expenditures	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 Wages	12,000	12,000	12,000	6,000	12,000	-	0.0%
2 Benefits	1,064	1,123	1,137	561	1,327	190	16.7%
3 Salaries and Benefits	13,064	13,123	13,137	6,561	13,327	190	1.4%
4 Office and Operating Supplies	-	-	100	-	100	0	0.0%
5 Charges for Services	503	2,704	2,600	918	3,062	462	17.8%
6 Total Mayors Office Expenditures	\$13,567	\$15,827	\$15,837	\$7,479	\$16,489	\$652	4.1%

Administration – City Administrator – Expenditures

The total City Administrator budget is \$321,722. 40% of this position's total Salary and Benefit costs have been allocated to the Utility departments (Street, Water, Sewer, and Stormwater).

Administration - City Administrator Expenditures	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 Wages	-	-	115,977	-	125,559	9,582	8.3%
2 Benefits	-	-	42,377	-	43,027	650	1.5%
3 Salaries and Benefits	-	-	158,354	-	168,586	10,232	0.0%
4 Office and Operating Supplies	-	-	4,500	-	2,250	(2,250)	-50.0%
5 Charges for Services	-	-	53,300	-	24,400	(28,900)	-54.2%
6 Total Mayors Office Expenditures	\$0	\$0	\$216,154	\$0	\$195,236	-\$20,918	-9.7%

General Government – Expenditures

In this document, General Government refers to the City Clerk, Finance, Human Resources, Utility Billing, Information Technology and Central Services departments, which captures shared costs for General Fund departments such as supplies, software maintenance costs, copier costs, postage, advertising, utilities, custodial services, building insurance, credit card and banking fees. Costs that benefit a variety of departments are paid by Central Services and then allocated to various departments.

General Government Expenditures	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 Wages	369,588	456,051	378,273	185,189	427,891	49,618	13.1%
2 Benefits	130,686	160,132	166,073	73,464	171,803	5,730	3.5%
3 Total Salaries and Benefits	500,274	616,183	544,346	258,653	599,694	55,348	10.2%
4 Office and Operating Supplies	8,725	22,073	13,600	20,691	42,400	28,800	211.8%
5 Charges for Services	47,397	83,242	176,341	60,050	175,537	(804)	-0.5%
6 Voter Costs and Registration	16,742	23,909	45,000	-	29,000	(16,000)	-35.6%
7 Total Administrative Expenditures	\$513,489	\$745,406	\$779,287	\$339,395	\$846,631	\$67,344	8.6%
8 By Department							
9 City Clerk	167,631	192,416	218,991	78,070	231,984	12,994	5.9%
10 Finance Department	273,061	427,320	389,489	190,455	413,676	24,187	6.2%
11 Information Technology	114,012	81,301	103,619	46,409	149,435	45,816	44.2%
12 Central Services	18,435	31,603	67,188	24,461	51,536	(15,652)	-23.3%
13 Total Administrative Expenditures	\$573,139	\$732,640	\$779,287	\$339,395	\$846,631	\$67,344	8.6%

Police Department – Expenditures

OUR VISION

With our values at the forefront, the Black Diamond Police Department will be an open, friendly, and community-minded organization devoted to quality public service. We aspire to be a model of character and service. We will emphasize the development of professional knowledge and leadership skills at every level of our organization. We will promote an atmosphere of public trust and confidence through professional conduct, being responsive to community needs, and accountable to those we serve.

MISSION

The Black Diamond Police Department will strive to maintain the trust and confidence of our citizens through proactive policing and demonstration of our core values.

Integrity - Committed to providing quality service by consistently holding ourselves to the highest moral and ethical principles.

Professionalism - Committed to providing the community with exceptional law enforcement by developing our personnel through effective training and leadership.

Excellence - Committed to providing innovative solutions to issues by working in partnership with our community.

Teamwork - Committed to providing a quality work environment by promoting coordination, cooperation, and communication with our members.

2025 Budget Goals

The Black Diamond Police Department will strive to maintain the trust and confidence of our citizens through proactive policing and demonstration of our core values.

- Train and develop new staff
- Address equipment needs
- Leverage available technologies
- Prioritize community projects and relationships

Police Budget

The Police budget increases are due to union contract settlement, including a 5% cola, overtime, and other miscellaneous benefit increases, as well as regular step progression, and a liability insurance.

Police Department Expenditures	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 Wages	1,264,821	1,658,028	1,975,444	941,420	1,996,262	20,818	1.1%
2 Benefits	454,685	610,125	746,158	347,276	773,878	27,720	3.7%
3 Salaries and Benefits	1,719,506	2,268,153	2,721,602	1,288,696	2,770,140	48,538	1.8%
4 Office and Operating Supplies	103,622	107,708	139,000	55,514	127,000	(12,000)	-8.6%
5 Charges For Services	139,279	221,460	273,789	115,954	289,687	15,898	5.8%
6 Capital Outlay	-	-	4,000	-	4,500	500	12.5%
7 Debt Service to Sewer Reserves	32,402	-	-	-	-	0	0.0%
8 Transfer to Equip Replace Fund	130,000	100,000	100,000	100,000	100,000	0	0.0%
9 Subtotal Police Expenditures	\$2,124,808	\$2,697,322	\$3,238,391	\$1,560,165	\$3,291,327	52,936	1.6%
10 Jail Costs	101,425	43,738	87,500	52,288	103,000	15,500	17.7%
11 Building Maintenance	28,541	39,951	50,500	19,944	43,000	(7,500)	-14.9%
12 Civil Service	2,774	1,821	18,250	6,011	4,500	(13,750)	-75.3%
13 Communications	157,775	197,929	243,682	105,037	250,445	6,763	2.8%
14 Marine Program	18,427	26,282	33,000	8,906	25,500	(7,500)	-22.7%
15 Criminal Justice	32,924	28,854	62,300	32,264	71,250	8,950	14.4%
16 Evidence Room & Special funds	2,496	-	36,500	-	-	2,000	5.5%
17 Total Police Department Expenditures	\$2,469,171	\$3,035,896	\$3,770,123	\$1,784,614	\$3,789,022	\$18,899	1.1%

Fire Department - Expenditures

The City of Black Diamond contracts with Mountain View Fire and Rescue, formerly King County Fire District No. 44, for fire services. The department's responsibilities include providing a minimum of two personnel on duty 24 hours a day, seven days a week in Black Diamond and providing rescue, fire suppression, fire prevention, fire marshal services, emergency medical services, disaster services, hazardous materials response, dispatch services, administrative services, and public education activities to citizens. Fire investigation services are contracted through the King County Sheriff's Department. The increase is due to a 5% cola, which is included in the contract between the City and Mt. View Fire that began in 2022. Breathing Apparatuses & Equipment are now included in Capital Expenditures.

Fire Department Expenditures	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 MT. View Fire District Contract	583,728	1,075,290	1,129,055	564,527	1,283,961	154,906	13.7%
2 Breathing Apparatuses	-	-	-	-	-	0	N/A
3 Charges for Services	21,665	23,778	36,000	8,641	35,000	(1,000)	-2.8%
4 Transfer to Fire Study	-	75,000	-	-	35,000		
5 Total Fire Department Expenditures	\$605,393	\$1,174,068	\$1,165,055	\$573,169	\$1,353,961	\$188,906	16.2%



Black Diamond Aid Car

Legal Department – Expenditures

The City Attorney provides civil legal service, preparing and review of ordinances and other legal documents to which the city is a party, maintaining up-to-date legal research materials including pending and adopted state legislation with municipal impact and personnel matters. A percentage of legal costs are shared with the MDRT, Street, and Utility Fund budgets. Decreases in this year's budget is due primarily to settled lawsuits and the conclusion of the Union Contract negotiations in 2022, 2023, and 2024.

Legal Service Expenditures	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 General Government	89,938	51,459	100,000	30,023	68,000	(32,000)	-32.0%
2 Appeals, Lawsuits and Public Disclosures	86,327	32,152	87,000	18,655	59,500	(27,500)	-31.6%
3 Union/General Employment	18,179	20,480	41,000	15,419	7,000	(34,000)	-82.9%
4 Code Enforcement	2,984	30,200	25,000	15,036	30,000	5,000	20.0%
5 Total Legal Service Expenditures	\$197,427	\$134,290	\$253,000	\$79,132	\$164,500	-\$88,500	-35.0%

Municipal Court – Expenditures

The Black Diamond Municipal Court is one of limited jurisdiction. The Court operates adjacent to the Police Department on Lawson Street. Court cases involve infractions, misdemeanors, and gross misdemeanors. Other matters such as felony cases are filed and disposed of in King County Superior Court.

Court is in session and is open to the public the 2nd, 3rd, and 4th Wednesday of each month with a combination of in person and video hearings. Budget for Court includes contracted services provided by a Judge, a Court Administrator, a full time and part time Judicial Specialist. This budget also provides for security and other miscellaneous expenses such as interpreters, office supplies and training. This budget reflects a state appropriation of \$93,860 dedicated for our Therapeutic Court from the Administrative Office of the Court.

Municipal Court Expenditures	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 Wages	163,690	171,459	207,236	84,810	230,492	23,256	11.2%
2 Benefits	55,329	69,957	63,586	35,657	90,444	26,858	42.2%
3 Salaries and Benefits	\$219,020	\$241,417	\$270,822	\$120,466	\$320,936	50,114	18.5%
4 Office and Operating Supplies	1,267	1,376	2,950	960	4,100	1,150	39.0%
5 Charges for Services	68,907	82,851	120,607	53,147	165,220	44,613	37.0%
6 Police Security	-	4,143	12,000	3,721	12,000	0	0.0%
7 Technology Improvement: AOC Grant	-	4,749	-	-	-	0	N/A
8 Therapeutic Court: AOC Grant	-	16,884	50,400	43,206	93,860	43,460	86.2%
9 Total Municipal Court Exp	\$289,193	\$351,418	\$456,779	\$221,500	\$596,116	\$139,337	30.5%
Municipal Court Legal Services	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
10 Prosecuting Attorney	41,200	40,800	72,500	22,400	45,000	(27,500)	-37.9%
11 Public Defender	47,275	44,875	84,900	36,100	70,000	(14,900)	-17.6%
12 Total Court Legal	\$88,475	\$85,675	\$157,400	\$58,500	\$115,000	-\$42,400	-26.9%

Community Development - Expenditures

This department provides for the city's long-range planning, and land use and building permitting functions. The department also provides staffing to the City Planning Commission and performs code enforcement activities to address nuisances, code violations, and other issues.

Community Development Expenditures	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 Wages	422,083	494,220	759,050	263,221	823,293	64,243	8.5%
2 Benefits	177,171	205,368	352,408	100,181	370,049	17,641	5.0%
3 Salaries and Benefits	599,254	699,588	1,111,458	\$363,402	\$1,193,342	81,884	7.4%
4 Office and Operating Supplies	3,206	4,412	10,646	2,807	9,396	(1,250)	-11.7%
5 Charges for Services	206,976	367,811	466,480	163,798	383,928	(82,552)	-17.7%
6 Permitting Software and Technology	20,348	-	-	-	-	0	N/A
7 Vehicles	-	27,920	-	-	-	0	N/A
8 Transfer out for Comp Plan Project	-	275,000	-	-	-	0	N/A
9 Total Community Dev. Expenditures	\$829,783	\$1,374,731	\$1,588,584	\$530,007	\$1,586,666	-\$1,918	-0.1%
10 By Department							
11 Code Enforcement	30,236	28,065	125,070	23,194	71,786	(53,284)	-42.6%
12 Permitting	569,274	753,452	947,772	333,542	1,005,671	57,899	6.1%
13 Long Range Planning	221,173	576,980	495,742	173,270	494,209	(1,533)	-0.3%
14 Hearing Examiner	9,100	16,234	20,000	-	15,000	(5,000)	-25.0%
15 Total Charges for Services	\$829,783	\$1,374,731	\$1,588,584	\$530,007	\$1,586,666	-\$1,918	-0.1%



Master Development Review Team – Expenditures

This department was established to provide specific focus on the Master Planned Developments. There are two developments, Ten Trails and Lawson Hills. The review team and MDRT consultants are 100% funded by the developer. The team works closely with consultants hired to assist with financial analysis, civil and traffic engineering, environmental, surveying, and geotechnical services. Their services are used to provide consulting and review of the Master Plan Developments according to the development agreements.

MDRT Review Team: Funding Agreement Expenditures		Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1	Wages	551,936	574,851	863,854	311,140	720,211	(143,643)	-16.6%
2	Benefits	182,985	190,050	235,830	93,946	212,161	(23,669)	-10.0%
3	Salaries and Benefits	734,921	764,901	1,099,684	\$405,086	\$932,372	(167,312)	-15.2%
4	Office and Operating Supplies	6,137	10,489	16,000	3,324	23,000	7,000	43.8%
5	Charges for Service	95,019	168,018	218,391	89,384	229,258	10,867	5.0%
6	Total MDRT Expenditures	\$836,077	\$943,407	\$1,334,075	\$497,794	\$1,184,630	(\$149,445)	-11.2%

MDRT Consultants: Funding Agreement Expenditures		Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1	MDRT Legal Services	32,790	113,271	200,000	50,439	200,000	0	0.0%
2	MDRT Fiscal Analysis	14,173	24,195	50,000	230	50,000	0	0.0%
3	MDRT Civil Engineering	261,015	602,619	575,000	277,967	575,000	0	0.0%
4	MDRT Traffic Engineering	66,105	95,497	400,000	27,161	400,000	0	0.0%
5	MDRT Environmental Consultant	14,773	31,615	50,000	23,897	50,000	0	0.0%
6	MDRT Geotech	15,396	15,450	50,000	21,993	100,000	50,000	100.0%
7	MDRT Surveyor	38,341	11,036	80,000	1,005	80,000	0	0.0%
8	Hearing Examiner	810	11,213	100,000	5,888	100,000	0	0.0%
9	MDRT- Prof Svcs - Planning	252,000	222,593	400,000	128,485	300,000	(100,000)	-25.0%
10	MDRT Building Inspector	-	-	-	-	-	0	N/A
11	Total MDRT Consultant Expenditures	\$695,402	\$1,127,488	\$1,905,000	\$537,063	\$1,855,000	-\$50,000	-2.6%



Roundabout with Mt. Rainier
Courtesy of Craig Goodwin

Parks Department – Expenditures

The Parks Department operates and maintains the following amenities: a basketball court, tennis court, skate park, three picnic areas, a boat launch, five coal car city entry monuments, BMX bike track, swimming area, 143 acres of passive lake front park with trails, city center viewing park, the historical monument park, two playground facilities and landscaping around the police building. The Parks Department provides the insurance, utilities and maintenance for the Gym, and utilities plus insurance coverage for the local historical museum. The museum was designated a historical landmark in 2020. Costs associated with the ownership of resource lands also falls to the Parks Department. Budget increases are due to a progression of salary steps, a change in employee allocations, and liability insurance increases, along with an increase in the amount transferred to the equipment replacement fund and Enumclaw mental health funding.

Parks Department Expenditures	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 Wages	35,975	47,479	135,394	49,929	138,391	2,997	2.2%
2 Benefits	9,842	15,984	55,359	17,387	38,755	(16,604)	-30.0%
3 Salaries and Benefits	\$45,818	\$63,463	\$190,753	\$67,315	\$177,146	-\$13,607	-7.1%
4 Office and Operating Supplies	6,460	14,568	20,570	3,602	21,671	1,101	5.4%
5 Charges for Services	64,432	90,531	131,773	58,720	149,838	18,065	13.7%
6 Planning & Mini Development	9,317	8,389	55,000	196	17,500	(37,500)	-68.2%
7 Transfer to Equipment Rental	7,000	17,500	20,000	20,000	20,000	0	0.0%
8 Total Parks Expenditures	\$133,027	\$194,451	\$418,096	\$149,833	\$386,155	-\$31,941	-7.6%
9 By Department							
10 Museum	11,604	17,156	22,994	7,987	20,987	(2,007)	-8.7%
11 Community Event Supplies	1,237	1,068	2,500	1,202	1,500	(1,000)	-40.0%
12 Community Center	15,000	19,000	23,000	23,000	23,000	0	0.0%
13 Labor Day/Miner Day	3,248	3,383	5,000	-	4,000	(1,000)	-20.0%
14 Community Arts Support	-	-	5,000	-	1,000	(4,000)	-80.0%
15 Gym	13,488	20,517	30,376	13,508	39,999	9,623	31.7%
16 Lake Sawyer Maintenance	-	14,196	37,746	15,340	45,087	7,341	0.0%
17 Parks Maintenance	79,133	110,742	236,480	88,602	233,082	(3,398)	-1.4%
18 Parks Planning & Mini Development	9,317	8,389	55,000	196	17,500	(37,500)	-68.2%
19 Total Charges for Services	\$133,027	\$194,451	\$418,096	\$149,833	\$386,155	-\$31,941	-7.6%



Eagle Creek Park

Black Diamond Cemetery - Expenditures

Black Diamond Historical Cemetery is in Black Diamond. The cemetery was founded in 1884. It sits on Cemetery Hill Road, off Roberts Drive.

The earliest gravestone dates back to 1880 and now contains over 1,100 graves. The tombstones show cultural diversity and tragedy that existed in town when coal mining was at its peak. At least half a dozen graves belong to those of mine workers who died in explosions in 1902, 1910 and 1915. Graves mark residents who came from countries such as Italy, Australia, Russia and Germany. A Civil War veteran was laid to rest there, as well as children who died in the early 1900s due to epidemics of smallpox and influenza.

The city operates and maintains the historic Black Diamond Cemetery. This involves coordinating burials, sale of plots, providing physical burial, and maintaining the grounds. The niche and burial fees are set to cover the costs associated with the services. The Public Works crew mows and trims the cemetery once a week during the heavy grass growing months and once every two weeks or so for the drier months during the growing season.

Budget increases are due to a progression of salary steps, a change in employee allocations, and liability insurance increases.

Cemetery Expenditures	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 Wages	16,625	10,048	36,144	13,781	38,834	2,690	7.4%
2 Benefits	4,235	3,473	15,813	5,181	13,689	(2,124)	-13.4%
3 Salaries and Benefits	20,860	13,521	51,957	\$18,963	\$52,523	566	1.1%
4 Office and Operating Supplies	1,330	2,289	4,200	833	4,340	140	3.3%
5 Charges for Services	4,474	3,823	5,355	1,431	7,094	1,739	32.5%
6 Total Cemetery Expenditures	\$26,664	\$19,633	\$61,512	\$21,226	\$63,957	\$2,445	4.0%



Tomb of the unknown soldier: Never Forget Garden

This garden is a living tribute to all of America's veterans and their families. In silence and respect, this is a place to remember why millions of Americans have fought and died for our liberty and our freedom. Here we renew our mutual pledge to support them with: "Our lives, our fortunes, and our sacred honor."

Facilities, Rent and Maintenance, and Special Programs - Expenditures

The City of Black Diamond's Facilities Department is responsible for the long-term planning of the city's building and equipment needs and to handle the daily needs of all departments in repair, replacement and installation of fixtures, furniture and equipment. The decrease in this budget is due to a change in employee allocations, as well as the reallocation of other expenditures.

Facilities, Grounds and Building Expenditures	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 Wages	23,404	47,066	-	-	-	0	N/A
2 Benefits	19,043	14,753	-	-	-	0	N/A
3 Total Salaries and Benefits	42,447	61,819	-	\$0	\$0	0	N/A
4 Office and Operating Supplies	7,441	6,829	3,000	1,076	2,000	(1,000)	-33.3%
5 Building Lease & Maint., Equip Leases	13,750	131,298	145,200	-	-	(145,200)	-100.0%
6 Alloc of Bld Lease & Maint., Equip Leases	65,258	(70,741)	(65,553)	2,139	7,132	72,685	-110.9%
7 Total Facilities Expenditures	\$128,897	\$129,205	\$82,647	\$3,215	\$9,132	-\$73,515	-89.0%

The Special Programs budget is lower than prior years due to a decreased focus on emergency management services primarily due to the completion of Covid 19 related expenses. There has been a jump in item 5 "Mental Health". The City has entered an agreement to support the Enumclaw School District with \$100,000 to support mental health and the continuance of the \$1,700 contribution to King County.

Special Program Expenditures	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 Emergency Management	679	3,288	7,700	385	8,700	1,000	13.0%
2 Recycling Costs	16,145	18,675	17,500	3,348	17,000	(500)	-2.9%
3 Clean Air Assessment	3,723	-	6,000	10,797	12,000	6,000	100.0%
4 Animal Control	13,625	-	15,000	35,339	22,000	7,000	46.7%
5 Mental Health	11,481	26,773	35,000	974	101,700	66,700	190.6%
6 COVID-19 Related Costs	67,593	-	-	-	-	0	N/A
7 Total Special Program Expenditures	\$113,245	\$48,736	\$81,200	\$50,843	\$161,400	\$80,200	98.8%

Ending Fund Balance and General Fund Totals	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 Ending Cash and Invest Police Buy Fund	19,411	25,923	19,412	21,908	19,412	0	0.0%
2 Ending Cash and Invest Unreserved	8,264,163	7,916,390	6,166,261	8,463,770	7,723,878	1,557,617	25.3%
3 Ending Cash and Invest Developer	63,000	63,000	63,000	63,000	63,000	0	0.0%
4 Total Ending Fund Balance	8,346,574	8,005,313	6,248,673	8,548,678	7,806,290	1,557,617	24.9%

Total General Fund Uses of Expenditure	Actual 2022	Actual 2023	Budget 2024	Actual 2024 thru June	Budget 2025	Budget \$ Change	Budget % Change
1 Total General Fund Uses of Expenditure	\$15,803,504	\$17,656,560	\$19,112,745	19,359,878	20,915,569	\$1,802,824	9.4%



Kevin Esping at the Lake Sawyer Parking Pay Station

Special Revenue Funds

These are funds established by governments to collect money that must be used for a specific project. Special revenue funds provide an extra level of accountability and transparency to taxpayers that their tax dollars will go toward an intended purpose.



Street Fund

Street Department responsibilities include maintaining, planning, and upgrading public streets and sidewalks. Major maintenance activities include maintaining the street signs, pavement stripes and markings, roadside brush, trees and vegetation control, streetlights, pavement, signals, sidewalks, and shoulder grading. Other activities include managing the right of way, street capital planning, seeking and managing grant funds, and addressing traffic safety issues.

Revenues from gas tax and Transportation Benefit District (TBD) car tab fees are the primary sources of funds for the Street Department. Most Washington cities struggle to pay for street maintenance costs, as shared gas tax revenue doesn't keep pace with the costs.

Street Fund 101	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 REVENUE								
2 Beginning Cash and Investments	292,205	325,924	381,576	436,727	436,727	310,753	(70,824)	-18.6%
3 Street Gas Tax	99,858	113,782	119,000	90,068	120,000	120,000	1,000	0.8%
4 Right of Way Permit	14,202	12,922	10,000	12,029	12,500	12,500	2,500	25.0%
5 Other Permits and Misc Rev	45,260	23,674	33,500	34,326	37,750	39,000	5,500	16.4%
6 Subtotal Operating Revenue	159,319	150,378	162,500	136,423	170,250	171,500	9,000	5.5%
7 LGIP Investment Interest	4,434	13,282	11,000	11,965	12,000	11,000	-	0.0%
8 Transfer in From TBD Fund	100,000	150,000	200,000	100,000	150,000	250,000	50,000	25.0%
9 Transfer in from General Fund	170,000	200,000	200,000	200,000	200,000	150,000	(50,000)	-25.0%
10 Transfer in REET II	70,000	100,000	100,000	100,000	100,000	100,000	-	0.0%
11 Insurance Claim/Recovery	478	5,280	-	-	5,280	-	-	0.0%
12 Total Revenue	504,231	618,939	673,500	548,388	637,530	682,500	9,000	1.3%
13 Total Street Fund Sources	\$796,437	\$944,863	\$1,055,076	\$985,115	\$1,074,257	\$993,253	(\$61,824)	-5.9%

Street Fund 101	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 Expenditures								
2 Wages	172,313	186,177	304,977	120,524	297,293	336,954	31,977	10.5%
3 Benefits	66,342	77,628	141,273	49,583	106,603	126,813	(14,460)	-10.24%
4 Salary and Benefits	238,656	263,806	446,250	170,106	403,896	463,767	17,517	3.9%
5 Supplies	34,941	45,073	65,500	23,681	57,550	65,591	91	0.1%
6 Services & Charges	185,916	161,318	253,645	83,933	201,604	194,509	(59,136)	-23.31%
7 Subtotal Operating Expenditures	459,513	470,196	765,395	277,720	663,050	723,867	(41,528)	-5.4%
8 Copier, Building & Property Lease	-	2,940	-	9,802	20,455	20,242	20,242	N/A
9 Transfer out to PW Building Improvements	-	-	25,000	25,000	25,000	10,000	(15,000)	-60.00%
10 Transfer out to Capital Equip Replacement	11,000	35,000	55,000	55,000	55,000	60,000	5,000	9.09%
11 Subtotal Street Fund Expenditures	470,513	508,136	845,395	367,522	763,505	814,109	(31,286)	-3.7%
12 30% Reserved Operating Cash & Investments	137,854	141,059	229,619	166,632	198,915	217,160	(12,458)	-5.43%
13 Ending Cash & Investments	188,070	295,669	(19,937)	450,961	111,838	(38,017)	(18,079)	90.7%
14 Total Street Fund Uses	\$796,437	\$944,863	\$1,055,076	\$985,115	\$1,074,257	\$993,253	(\$61,824)	-5.9%

Fire Impact Fee Fund

Per City Ordinance 12-980, Fire Impact Fees are charged to new development and building expansions within the City limits. For a new residential home in Black Diamond, the fee is \$1,783.13 for homes without sprinkler systems. An inflationary rate increase to \$2,878.15 was implemented in 2023.

The implementation of the fee came after a 2011 Fire Impact Fee Study, which developed the methodology and to ensure compliance with Washington laws and City Code. Future Fire capital costs will be funded with a combination of impact fees and city funds. The city is accumulating funds to replace growth related fire equipment and facilities.

Fire Impact Fee Fund 107	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 REVENUE								
2 Beginning Cash and Investments	1,623,301	1,239,869	1,133,565	1,142,030	1,142,030	1,402,030	268,464	23.7%
3 Fire Impact Fees - Non MPD	45,369	135,556	150,000	1,727	10,000	150,000	-	0.0%
4 Fire Impact Fees - MPD	272,031	212,446	250,000	238,886	350,000	250,000	-	0.0%
5 Interest Income	31,727	64,184	50,000	44,711	60,000	12,000	(38,000)	-76.0%
6 Subtotal Fire Impact Fee Revenue	349,128	412,186	450,000	285,324	420,000	412,000	(38,000)	-8.4%
7 Total Fire Impact Fee Sources	\$1,972,429	\$1,652,055	\$1,583,565	\$1,427,354	\$1,562,030	\$1,814,030	\$230,464	14.6%

Fire Impact Fee Fund 107	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 Expenditures								
2 Trf Out: MPD - Aid Car & Brush Truck	397,640	-	-	-	-	-	-	0.0%
3 Trf Out: Non MPD - Deposit for New Engine & l	334,920	-	-	-	-	-	-	0.0%
4 Fire Station Land Purchase - MPD	-	510,000	-	-	-	-	-	0.0%
5 Trf Out: Breathing Apparatuses	-	-	160,000	160,000	160,000	-	(160,000)	0.0%
6 Trf Out: Future Fire Equipment and Building	-	-	1,423,565	-	-	1,814,030	390,464	27.4%
7 Subtotal Fire Impact Fee Expenditures	397,640	510,000	1,583,565	160,000	160,000	1,814,030	230,464	0.0%
8 Ending Cash & Investments	1,574,789	1,142,030	-	1,267,354	1,402,030	-	0	0.0%
9 Total Fire Impact Fee Uses	\$1,972,429	\$1,652,030	\$1,583,565	\$1,427,354	\$1,562,030	\$1,814,030	\$230,464	14.6%



Breaking Ground for the New Fire Station

Transportation Benefit District Fund

In 2015 the Black Diamond City Council Enacted Ordinance 15-1057 establishing the Black Diamond Transportation Benefit District (TBD), and Resolution 15-01 establishing the \$20 car tab fee, that was increased to \$40 beginning in January 2025. This revenue is needed to maintain street maintenance, as State gas tax revenues has continued to decline. On October 1, 2015, City Council assumed the rights, powers, functions, and obligations of the TBD as allowed by SSB 5987. This fund receives the \$40.00 Car tab fee that Black Diamond residents pay when they renew their car tabs each year. Black Diamond joined over 90 cities in the State that have utilized the Transportation Benefit District authority to collect car tab fees, to help fund street maintenance activities and street improvement projects. In Black Diamond, this source of revenue supports the maintenance activities on existing Black Diamond city streets. These activities include but are not limited to; roadway striping, traffic signs, pothole repair, vegetation removal, streetlights, pavement maintenance, signals and sidewalks and shoulders and addressing street safety issues. The following Financial Report shows the Financial Car tab fees actual Revenues and Expenditures for 2022 through June of 2024 and Budget for 2025. Additional Financial information can be found in the city's Annual Financial Report posted on the city web site.

Transportation Benefit District Fund (TBD Fund) 108	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 REVENUE								
2 Beginning Cash and Investments	53,427	78,497	63,497	60,907	60,907	93,907	30,410	47.9%
3 TBD Car Tab Fees	123,651	127,962	140,000	102,866	130,000	270,000	130,000	92.9%
4 TBD Investment Interest	1,419	4,447	10,000	2,171	3,000	2,250	(7,750)	-77.5%
5 Subtotal TBD Revenue	125,070	132,410	150,000	105,037	133,000	272,250	122,250	81.5%
6 Total TBD Sources	\$178,497	\$210,907	\$213,497	\$165,944	\$193,907	\$366,157	\$152,660	71.5%

Transportation Benefit District Fund (TBD Fund) 108	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 Expenditures								
2 TBD Transfer to Street Fund	100,000	150,000	200,000	100,000	100,000	250,000	50,000	25.0%
3 Subtotal TBD Expenditures	100,000	150,000	200,000	100,000	100,000	250,000	50,000	25.0%
4 Ending Cash & Investments	78,497	60,907	13,497	65,944	93,907	116,157	102,660	760.6%
5 Total TBD Uses	\$178,497	\$210,907	\$213,497	\$165,944	\$193,907	\$366,157	\$152,660	71.5%



224th Ave Chip Seal

Traffic Mitigation Fund

The Traffic Mitigation Fund was created in August 2016 for the purpose of holding funds collected from developers within the city for traffic mitigation, frontage improvements, and other street mitigation projects. Funds are distributed to projects specific to the purpose they were collected for.

	Traffic Mitigation Fees Fund 109	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1	REVENUE								
2	Beginning Cash and Investments	216,654	283,426	4,500	53,145	53,145	2,042	(2,458)	-54.6%
3	Traffic Mitigation Fees	62,257	145,485	100,000	-	2,000	110,000	10,000	10.0%
4	Income Interest	4,515	3,752	4,000	458	500	900	(3,100)	-77.5%
5	Subtotal Traffic Mitigation Revenue	66,772	149,236	104,000	458	2,500	110,900	6,900	6.6%
6	Total Traffic Mitigation Sources	\$283,426	\$432,662	\$108,500	\$53,604	\$55,645	\$112,942	\$4,442	4.1%

	Traffic Mitigation Fees Fund 109	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1	Expenditures								
2	Traffic Impact Mitigation	-	379,517	108,500	53,145	53,603	-	(108,500)	-7.8%
3	Transfer Out to Intersection Improvements	-	-	-	-	-	-	0	N/A
4	Subtotal Traffic Mitigation Expenditures	-	379,517	108,500	53,145	53,603	-	(108,500)	-100.0%
5	Ending Cash & Investments	283,426	53,145	-	458	2,042	112,942	112,942	0.0%
6	Total Traffic Mitigation Uses	\$283,426	\$432,662	\$108,500	\$53,604	\$55,645	\$112,942	\$4,442	4.1%



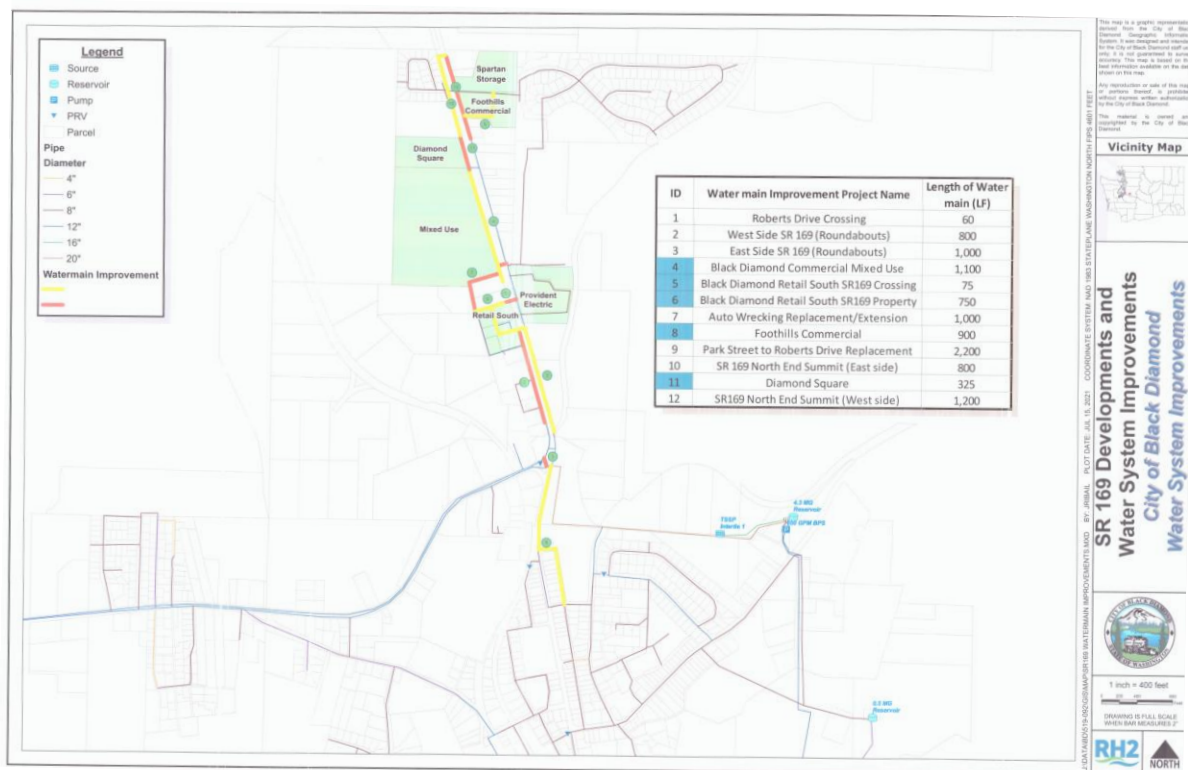
Park Street Intersection Improvements Project

ARPA Fiscal Recovery Funds

In 2021 the City received Federal ARPA funds from the Coronavirus State and Local Fiscal Recovery Funds program to be used to assist the City in recovering from budgetary, economic, and financial impacts of the COVID-19 pandemic. The City received the final ARPA funds in 2022. ARPA funds final usage was a transfer in 2023, to the 3rd Avenue Water Line Completion. This fund reporting has been completed as all funds have been expended.

ARPA Fiscal Recovery Funds 110	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 REVENUE								
2 Beginning Cash and Investments	568,288	151,212	-	-	-	-	-	
3 ARPA Fiscal Recovery Federal Funds	667,955	-	-	-	-	-	-	0.0%
4 ARPA Interest Income	4,969	7,452	-	-	-	-	-	0.0%
5 Subtotal ARPA Fiscal Recovery Funds Revenue	672,924	7,452	-	-	-	-	0	0.0%
6 Total ARPA Fiscal Recovery Funds	\$1,241,212	\$158,664	\$0	\$0	\$0	\$0	\$0	0.0%

ARPA Fiscal Recovery Funds 110	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 Expenditures								
2 ARPA Transfer to 3rd Avenue Water Project	1,025,000	133,664	-	-	-	-	-	0.0%
3 ARPA Funds to Community Center	65,000	25,000	-	-	-	-	-	0.0%
4 Subtotal ARPA Fund Expenditures	1,090,000	158,664	-	-	-	-	0	0.0%
5 Ending Cash & Investments	151,212	-	-	-	-	-	0	0.0%
6 Total ARPA Fiscal Recovery Fund Uses	\$1,241,212	\$158,664	\$0	\$0	\$0	\$0	\$0	0.0%



SR 169 Developments and Water System Improvements

School Impact Fees

In 2020 the City Council adopted legislation for the collection of school impact fees for the four school districts within the City limits. The State Auditor's office now requires that these fees be tracked in a special revenue fund. Thus far during 2024, there hasn't been any new construction that has paid school impact fees.

School Impact Fees 111	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 REVENUE								
2 Beginning Cash and Investments	-	-	-	-	-	-	-	0.0%
3 School Impact Fees	633,102	125,984	250,000	(26,420)	(26,420)	-	(250,000)	-100.0%
4 Total School Impact Fees	\$633,102	\$125,984	\$250,000	-\$26,420	-\$26,420	\$0	(\$250,000)	-100.0%

School Impact Fees 111	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 Expenditures								
2 School Impact Fee Remittance	633,102	125,984	250,000	(13,210)	(26,420)	-	(250,000)	-100.0%
3 Subtotal School Impact Fee Expenditures	633,102	125,984	250,000	(13,210)	(26,420)	-	(250,000)	-100.0%
4 Ending Cash & Investments	-	-	-	-	-	-	0	0.0%
5 Total School Impact Fee Uses	\$633,102	\$125,984	\$250,000	-\$13,210	-\$26,420	\$0	(\$250,000)	-100.0%

Traffic Impact Fees

New development within the City has created additional demands on the transportation system. In 2021 the City Council passed Ordinance 21-1165, requiring new development to pay a share of the cost of new street capacity adding projects. Funds collected by this fee must be spent for capacity adding public road facilities to address traffic congestion and cannot be used for road maintenance or repair. The City is authorized under the State's Growth Management Act (Chapter 36.70A RCW) and RCW 82.02.050.

Traffic Impact Fees 112	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 REVENUE								
2 Beginning Cash and Investments	-	5,012	-	65,841	65,841	68,155	(132,845)	0.0%
3 Traffic Impact Fees	4,983	59,126	200,000	36,497	60,000	140,000	(60,000)	-30.0%
4 Traffic Impact Fee Interest Income	29	1,703	1,000	2,459	1,400	3,000	2,000	200.0%
5 Subtotal Traffic Impact Fee Revenue	5,012	60,829	201,000	38,955	61,400	143,000	(58,000)	0.0%
6 Total Traffic Impact Fee Funds	\$5,012	\$65,841	\$201,000	\$104,796	\$127,241	\$211,155	\$10,155	0.0%

Traffic Impact Fees 112	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 Expenditures								
2 Traffic Impact Improvements	-	-	201,000	26,352	59,086	143,000	(58,000)	-28.9%
3 Subtotal Traffic Impact Fee Expenditures	-	-	201,000	26,352	59,086	143,000	(58,000)	-28.9%
4 Ending Cash & Investments	5,012	65,841	-	78,444	68,155	68,155	68,155	0.0%
5 Total Traffic Impact Fee Uses	\$5,012	\$65,841	\$201,000	\$104,796	\$127,241	\$211,155	\$10,155	5.1%

Internal Service Funds

This fund is used for operations serving other funds or departments within the city. Black Diamond has one such fund, Building Improvement and Equipment Replacement, that collects money from other departments to build up resources to replace capital equipment, such as Police and Fire vehicles as well as General Government and Public Works building improvements and equipment.



Backhoe

Equipment Replacement Funds

Equipment Replacement Funds include Public Works, Police and General Government equipment replacements. Some examples of equipment are police and fire vehicles, utility trucks, and machinery.

PW Equipment Replacement Fund 510-200		2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1	REVENUE								
2	Beginning Cash and Investments	180,239	77,466	129,539	129,539	129,539	125,904	(3,635)	-2.8%
3	Investment Interest	1,326	3,942	2,000	2,427	2,427	-	(2,000)	-100.0%
4	Surplus Sales	-	-	-	12,600	12,600	-	-	0.0%
5	Transfer in From General Fund	7,000	17,500	20,000	20,000	20,000	20,000	-	100.0%
6	Transfer in From REET	40,000	-	-	-	-	-	-	200.0%
7	Transfer in From Water Operating	11,000	35,000	55,000	55,000	55,000	195,000	140,000	254.5%
8	Transfer in From Sewer Operating	11,000	35,000	55,000	55,000	55,000	160,000	105,000	190.9%
9	Transfer in From Stormwater Operating	11,000	35,000	55,000	55,000	55,000	120,000	65,000	118.2%
10	Transfer in From Street Fund	11,000	35,000	55,000	55,000	55,000	60,000	5,000	9.1%
11	Subtotal PW Equipment Revenue	92,326	161,442	242,000	255,027	255,027	555,000	313,000	129.3%
12	Total PW Equipment Sources	\$272,565	\$238,908	\$371,539	\$384,566	\$384,566	\$680,904	\$309,365	83.3%

Public Works Equipment Replacement Fund 510-200		2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1	Expenditures								
2	Surplus Vehicle Costs	-	-	-	32	-	-	-	0.0%
3	Various Mowers and Equipment	-	-	25,000	18,451	-	25,000	-	0.0%
4	Truck and Equipment	48,148	80,758	240,000	230,050	230,050	610,000	370,000	154.2%
5	Computers and Radios	-	-	20,000	-	-	-	(20,000)	0.0%
6	Back Hoe/Excavator	146,952	-	-	-	-	-	-	0.0%
7	Technology	-	8,106	-	-	8,106	20,000	20,000	N/A
8	Sander/De-Icer	-	20,505	-	-	20,505	-	-	0.0%
9	Safety Equipment	-	-	10,000	-	-	-	(10,000)	0.0%
10	Subtotal PW Equipment Expenditures	195,100	109,369	295,000	248,534	258,661	655,000	360,000	122.0%
11	Ending Cash & Investments	77,466	129,539	76,539	136,032	125,904	25,904	(50,635)	-66.2%
12	Total PW Equipment Uses	\$272,565	\$238,908	\$371,539	\$384,566	\$384,566	\$680,904	\$309,365	83.3%



Message Sign with Trailer

PD Equipment Replacement Fund 510-300		2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1	REVENUE								
2	Beginning Cash and Investments	81,203	27,659	76,793	76,793	76,793	101,748	24,955	32.5%
3	Investment Interest	1,355	3,793	2,000	3,484	4,000	2,500	500	25.0%
4	Marine New Boat Grant	26,170	20,000	-	-	-	-	-	0.0%
5	Surplus Sales	-	4,847	1,000	-	2,000	-	(1,000)	-100.0%
6	Transfer in From Gen Fund for Police Cars	140,000	-	100,000	100,000	100,000	100,000	-	0.0%
7	Transfer in From Gen Fund for New Boat	-	100,000	-	-	-	-	-	N/A
8	Insurance Recovery	35,570	-	-	-	-	-	-	0.0%
9	Subtotal Police Equipment Revenue	203,096	128,640	103,000	103,484	106,000	102,500	(500)	-0.5%
10	Total Police Equipment Sources	\$284,299	\$156,298	\$179,793	\$180,277	\$182,793	\$204,248	\$24,455	13.6%

Police Equipment Replacement Fund 510-300		2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1	Expenditures								
2	Surplus Costs	32	213	1,000	98	1,000	-	(1,000)	-100.0%
3	Radios	44,225	45	-	-	45	-	-	N/A
4	Police Car Tab Readers	-	-	17,500	-	-	-	(17,500)	0.0%
5	Police Vehicles	135,736	4,601	100,000	10,776	80,000	200,000	100,000	100.0%
6	Police Boat Replacement	76,647	74,647	32,500	-	-	-	(32,500)	-100.0%
7	Subtotal Police Equipment Expenditures	179,993	4,858	118,500	10,874	81,045	200,000	81,500	68.8%
8	Ending Cash & Investments	27,659	76,793	28,793	169,404	101,748	4,248	(24,545)	-85.2%
9	Total Police Equipment Uses	\$207,652	\$81,651	\$147,293	\$180,277	\$182,793	\$204,248	\$56,955	38.7%



New Black Diamond Police Boat

PW Building Improvements Fund 510-500		2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1	REVENUE								
2	Beginning Cash and Investments	-	33,190	3,801	3,801	3,801	39,601	35,800	941.8%
3	Investment Interest	-	281	-	796	800	-	-	-100.0%
4	Transfer in from Street Operating	-	-	25,000	25,000	25,000	10,000	(15,000)	0.0%
5	Transfer in from Water Operating	-	-	25,000	25,000	25,000	10,000	(15,000)	0.0%
6	Transfer in from Sewer Operating	-	-	25,000	25,000	25,000	10,000	(15,000)	0.0%
7	Transfer in from Storm Water Operating	-	-	25,000	25,000	25,000	10,000	(15,000)	0.0%
8	Transfer in REET II	60,000	-	-	-	-	-	-	0.0%
9	Subtotal PW Building Improvement Revenue	60,000	281	100,000	100,796	100,800	40,000	(60,000)	-
10	Total PW Building Improvement Sources	\$60,000	\$33,471	\$103,801	\$104,597	\$104,601	\$79,601	(\$24,200)	-23.3%

PW Building Improvements 510-500		2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1	Expenditures								
2	PW Bldg Related Improvements	26,810	29,669	100,000	54,833	65,000	40,000	(60,000)	-60.0%
3	Subtotal PW Building Improvement Expenditu	26,810	29,669	100,000	54,833	65,000	40,000	(60,000)	-60.0%
4	Ending Cash & Investments	33,190	3,801	3,801	-	39,601	39,601	35,800	0.0%
5	Total PW Building Improvement Uses	\$60,000	\$33,471	\$103,801	\$54,833	\$104,601	\$79,601	(\$24,200)	-23.3%



PW Workshop and Sand Supply

Utility Funds

Utility funds are used for services provided to the public on a user charge basis, similar to the operations of a commercial enterprise.

Black Diamond has water, sewer and stormwater utilities.



4.3 Mil Gal Water Tank

Water Operating Fund 401

The Water Department provides safe high-quality reliable drinking water to the residents of Black Diamond except for residents on Covington Water in the Lake Sawyer area. The water utility is responsible for the operation and maintenance of the city's springs, fences, access roads, power lines, backup power, control systems, water storage tanks, water treatment systems, pump stations, water main, water quality testing, meter reading, installation and billing. Black Diamond households receive very high-quality drinking water delivered under pressure to their house to drink, wash dishes, wash clothes, and help run their households.

Water Fund 401	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 REVENUE								
2 Beginning Cash and Investments	626,793	704,394	750,133	901,673	901,673	966,629	216,496	28.9%
3 Water Charges	1,455,181	1,585,575	1,607,000	1,230,713	1,607,000	1,900,000	293,000	18.2%
4 Water Late Fees/Name Change Charge	12,486	8,779	9,400	8,525	9,000	12,000	2,600	27.7%
5 Hydrant Water & Irrigation Meter Sales	163,645	169,514	210,000	137,866	209,000	247,000	37,000	17.6%
6 Meter Purchases, Setting Fees, Inspections, mis	214,496	128,838	183,700	137,138	234,300	236,051	52,351	28.5%
7 Subtotal Water Operating Revenue	1,845,809	1,892,706	2,010,100	1,514,242	2,059,300	2,395,051	384,951	19.2%
8 LGIP Investment Interest	7,368	26,331	24,000	28,405	38,000	27,000	3,000	12.5%
9 Palmer Coking Coal Contribution	-	-	-	-	-	-	-	0.0%
10 Permitting Deposit for consultants	36,500	16,933	40,000	(16,920)	(16,900)	40,000	-	0.0%
11 Total Revenue	1,889,677	1,935,969	2,074,100	1,525,727	2,080,400	2,462,051	387,951	18.7%
12 Total Water Fund Sources	\$2,516,470	\$2,640,363	\$2,824,233	\$2,427,400	\$2,982,073	\$3,428,680	\$604,447	21.4%

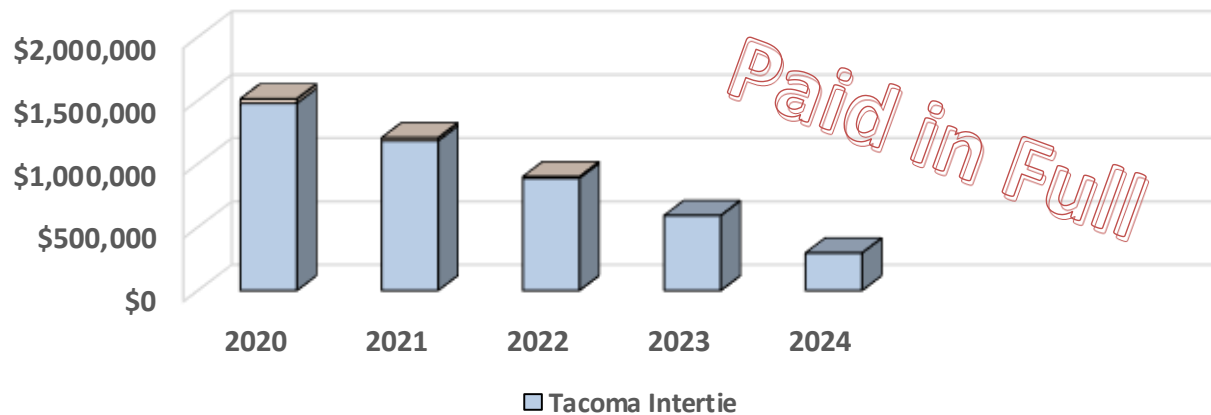
Water Fund 401	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 Expenditures								
2 Wages	315,868	329,048	381,935	157,925	332,384	425,358	43,423	11.4%
3 Benefits	117,499	128,151	176,126	65,017	128,241	160,979	(15,147)	-8.60%
4 Salary and Benefits	433,368	457,199	558,061	222,941	460,625	586,337	28,276	5.1%
5 Supplies	156,429	77,688	186,185	46,116	96,000	184,920	(1,265)	-0.7%
6 Services and Charges	786,281	741,101	927,461	348,895	818,852	792,550	(134,911)	-14.55%
7 Subtotal Operating Expenditures	1,376,077	1,275,988	1,671,707	617,952	1,375,477	1,563,807	(107,900)	-6.5%
8 Copier, Building & Property Lease	-	2,940	-	9,893	23,000	21,000	21,000	N/A
9 Debt Services	311,227	298,443	298,442	296,966	296,966	-	(298,442)	-100.0%
10 Transfer out to Water Capital and Reserve	100,000	100,000	200,000	-	200,000	447,000	247,000	123.5%
11 Transfer out to PW Building Improvement	-	-	25,000	25,000	25,000	10,000	-	0.0%
12 Transfer out to Capital Equipment Reserve	11,000	35,000	55,000	55,000	55,000	195,000	140,000	254.5%
13 PW Permit Deposits	13,772	26,319	40,000	8,036	40,000	40,000	-	0.0%
14 Subtotal Water Fund Expenditures	1,812,076	1,738,690	2,290,149	1,012,848	2,015,444	2,276,807	(13,342)	-0.6%
15 30% Reserved Operating Cash & Investments	412,823	382,797	501,512	370,771	412,643	469,142	(32,370)	-6.45%
16 Ending Cash & Investments	291,571	518,876	32,572	1,043,781	553,986	682,731	650,159	1996.0%
17 Total Water Fund Uses	\$2,516,470	\$2,640,363	\$2,824,233	\$2,427,400	\$2,982,073	\$3,428,680	\$604,447	21.4%

City of Black Diamond - DEBT

Water Debt Service 2024

Issue Date	Issue Amount	Issue Type	Issue Purpose	Maturity Date	12/31/2023 Debt Owed	2024 Principal	2024 Interest	2024 Total Debt Payment
2005	3,407,063	PWTF	Tac 500mg	2024	236,158	236,158	2,362	238,520
	256,064	PWTF	Tac city 1st	2024				
	1,784,693	PWTF	Pump Fac, Res & lines	2024	59,329	59,329	593	59,922
	5,447,820	PWTF			295,487	295,487	2,955	298,442

Water Debt thru 2024 (Principal Only)



Sewer Operating Fund 407

The Sewer Department collects sewage from the homes and businesses in the old section of town for treatment and discharge. The area around Lake Sawyer is primarily served by an individual on-site wastewater disposal septic system, and a small area at the Northwest end of the Lake served by the Soos Creek Sewer system. The sewer utility provides for the planning, operation, and maintenance of 17.5 miles of sewer lines and manholes, as well as five pump stations and provides local customer service and billing. This sewer utility also contracts with King County for transmission to the sewage treatment plant in Renton for treatment, discharge and bio-solids handling.

In 2024, we implemented several budget changes to this fund including partially funding the City Administrator position, Facility and Technology costs, 2 new staff positions, increased Liability Insurance costs, and GIS mapping, plus a 5.75% increase to the King County sewer rate, and a 5% increase to the City sewer rate. Those changes are consistent in 2025.

Sewer Fund 407	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 REVENUE								
2 Beginning Cash and Investments	494,625	627,875	605,669	653,097	653,097	434,785	(170,884)	-28.2%
3 King County Sewer Revenue	1,270,405	1,453,348	1,570,200	1,144,881	1,462,600	1,708,656	138,456	8.8%
4 Black Diamond Sewer Revenue	625,490	666,895	710,200	540,144	656,000	774,264	64,064	9.0%
5 Inspections & Misc	78,697	39,359	46,000	47,089	100,300	71,050	25,050	54.5%
6 Subtotal Sewer Operating Revenue	1,974,592	2,159,601	2,326,400	1,732,114	2,218,900	2,553,970	227,570	9.8%
7 LGIP Interestment Interest	8,321	28,366	25,000	21,634	29,000	25,400	400	1.6%
8 Total Revenue	1,982,913	2,187,967	2,351,400	1,753,748	2,247,900	2,579,370	227,970	9.7%
9 Total Sewer Fund Sources	\$2,477,538	\$2,815,842	\$2,957,069	\$2,406,845	\$2,900,997	\$3,014,155	\$57,086	1.9%

Sewer Fund 407	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 Expenditures								
2 Wages	245,179	253,747	338,439	133,929	297,122	362,957	24,518	7.2%
3 Benefits	96,673	99,536	162,167	56,050	130,852	139,573	(22,594)	-13.93%
4 Salary and Benefits	341,852	353,283	500,606	189,979	427,975	502,530	1,924	0.4%
5 Office and Operating Supplies	20,406	15,903	23,285	6,188	15,400	16,425	(6,860)	-29.5%
6 Services and Charges	299,985	312,849	434,599	176,565	349,838	332,156	(102,443)	-23.57%
7 Subtotal Operating Expenditures	662,243	682,035	958,490	372,732	793,213	851,111	(107,379)	-11.2%
8 Metro Sewer Charges	1,176,420	1,442,770	1,570,200	775,398	1,572,000	1,708,656	138,456	8.8%
9 Copier, Building & Property Lease	-	2,940	-	9,620	21,000	21,000	21,000	N/A
10 Transfer out to PW Building Improvement	-	-	25,000	25,000	25,000	10,000	(15,000)	0.0%
11 Transfer out to Equipment Reserve	11,000	35,000	55,000	55,000	55,000	160,000	105,000	190.9%
12 Subtotal Sewer Fund Expenditures	1,849,663	2,162,744	2,608,690	1,237,749	2,466,213	2,750,767	142,077	5.4%
13 30% Reserved Operating Cash & Investments	198,673	204,611	287,547	223,639	237,964	255,333	(32,214)	-11.20%
14 Cash & Investment Balance	429,202	448,487	60,832	945,457	196,821	8,054	(52,777)	-86.8%
15 Total Sewer Fund Uses	\$2,477,538	\$2,815,842	\$2,957,069	\$2,406,845	\$2,900,997	\$3,014,155	\$57,086	1.9%

Stormwater Operating Fund 410

The Stormwater Utility maintains nine storm ponds, nine miles of storm pipe, 572 catch basins, two bio-infiltration systems, one stormwater filter system and approximately 20 miles of ditches and flow paths. These activities help preserve the public road system and protect the environment. The city also oversees activities dealing with controlling storm water quality including education, enforcing stormwater codes on construction and new development, monitoring private stormwater systems maintenance, monitoring the effectiveness of city programs, monitoring water quality in the city, participation in the WRIA 9 Water Quality Initiative, providing coverage for the Endangered Species Act claims, and reporting to the Department of Ecology.

The Stormwater Utility mitigates the stormwater impact of urban living on the environment for \$19.50 per month per household.

In 2024, we made changes to include an allocation of the City Administrator, Facility costs and Technology costs, as well as 2 new staff positions, increased Liability Insurance costs, and GIS mapping. Those changes remain in this budget.

Stormwater Fund 410	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 REVENUE								
2 Beginning Cash and Investments	428,667	414,572	579,241	472,018	472,018	306,125	(273,115)	-47.2%
3 Stormwater Charges	746,883	813,310	800,000	439,012	850,000	875,000	75,000	9.4%
4 Ecology and Other Grants	-	-	-	-	-	-	-	0.0%
5 Stormwater Inspection/Civic Fees	37,944	54,456	67,790	40,737	54,700	75,000	7,210	10.6%
6 Subtotal Stormwater Operating Revenue	784,828	867,766	867,790	479,749	904,700	950,000	82,210	9.5%
7 LGIP Interest and Misc.	5,475	16,818	14,000	13,736	15,000	14,000	-	0.0%
8 Stormwater Capacity Grant	-	-	-	22,842	-	100,000	100,000	0.0%
9 Total Revenue	790,303	884,585	881,790	516,328	919,700	1,064,000	182,210	20.7%
10 Total Stormwater Fund Sources	\$1,218,970	\$1,299,156	\$1,461,031	\$988,345	\$1,391,718	\$1,370,125	(\$90,905)	-6.2%

Stormwater Fund 410	2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1 Expenditures								
2 Wages	246,306	261,483	364,508	148,359	331,733	426,042	61,534	16.9%
3 Benefits	90,182	102,533	177,983	64,224	137,361	173,607	(4,376)	-2.46%
4 Salary and Benefits	336,488	364,016	542,491	212,583	469,093	599,649	57,158	10.5%
5 Office and Operating Supplies	22,475	8,773	24,935	7,605	21,500	17,225	(7,710)	-30.9%
6 Services and Charges	324,436	356,410	476,312	228,390	429,499	384,452	(91,860)	-19.29%
7 Subtotal Operating Expenditures	683,398	729,199	1,043,738	448,579	920,092	1,001,326	(42,412)	-4.1%
8 Copier, Building & Property Lease	-	2,940	-	9,528	10,500	20,100	20,100	N/A
9 Transfer out to Storm Capital Project	110,000	60,000	75,000	-	75,000	10,000	(65,000)	-86.7%
10 Transfer out to PW Building Improvement	-	-	25,000	25,000	25,000	10,000	(15,000)	0.0%
11 Transfer out to Equipment Reserve	11,000	35,000	55,000	55,000	55,000	20,000	(35,000)	-63.6%
12 Transfer out to Equipment Reserve: Capacity G	-	-	-	-	-	100,000	100,000	N/A
13 Subtotal Stormwater Fund Expenditures	804,398	827,139	1,198,738	538,107	1,085,592	1,161,426	(37,312)	-3.1%
14 30% Reserved Operating Cash & Investments	205,020	218,760	313,121	269,147	276,028	300,398	(12,724)	-4.06%
15 Ending Cash & Investments	209,552	253,258	(50,829)	181,090	30,098	(91,698)	(40,870)	80.4%
16 Total Stormwater Fund Uses	\$1,218,970	\$1,299,156	\$1,461,031	\$988,345	\$1,391,718	\$1,370,125	(\$90,905)	-6.2%

Capital Project Funds

Capital project funds are used to account for the improvement, construction or acquisition of buildings, equipment, and roads. Depending on its use, a fixed asset may instead be financed by a special revenue fund or a proprietary fund. Each capital project fund budget carries over every year until the completion of that project.



Presentation of the Gomer Evans Memorial Park

Real Estate Excise Tax I – 311 (REET I)

Washington State levies a real estate excise tax (REET) on all property sales of 1.28% of a property's full selling price. A locally imposed tax is also authorized, although the rate and uses of the funds differ by population size and whether the city or county is planning under the Growth Management Act (GMA). All cities are allowed to levy a 0.0025% tax on property sales (REET I). Cities and counties that are planning under the GMA may also levy a second quarter percent tax (REET II).

This Fund is primarily to be used for General Government Capital Projects, Fund 310, and General Government Capital Expenditures in the 510 Fund. This budget anticipates the continuation of construction and sale of homes and land.

General Government REET I Fund - 311		2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1	REVENUE								
2	Beginning Cash and Investments	593,105	596,844	625,772	625,772	625,772	454,402	(171,370)	-27.4%
3	1/4% Real Estate Excise Tax	979,267	519,950	400,000	352,565	400,000	450,000	50,000	12.5%
4	LGIP Investment Interest	3,912	28,978	20,050	18,125	28,630	11,000	(9,050)	-45.1%
5	Subtotal REET I Revenue	983,179	548,927	420,050	370,691	428,630	461,000	40,950	9.7%
6	Total REET I Sources	\$1,576,284	\$1,145,772	\$1,045,822	\$996,462	\$1,054,402	\$915,402	(\$130,420)	-12.5%

General Government REET I Fund- 311		2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1	Expenditures								
2	Transfer to Fire Equipment	94,440	-	-	-	-	-	-	-
3	Transfer to 310 Fund	885,000	520,000	600,000	600,000	600,000	700,000	100,000	16.7%
4	Subtotal REET I Expenditures	979,440	520,000	600,000	600,000	600,000	700,000	100,000	16.7%
5	Ending Cash & Investments	596,844	625,772	275,524	396,462	454,402	215,402	(60,123)	-21.8%
6	Total REET I Uses	\$1,576,284	\$1,145,772	\$875,524	\$996,462	\$1,054,402	\$915,402	\$39,877	4.6%

Real Estate Excise Tax II – 321 (REET II)

The collection of REET II is authorized by RCW 8245.010 can be used for capital projects. This part of the real estate excise tax may only be levied by cities that plan under the Growth Management Act.

Specifically, one quarter percent of the real estate excise tax is to be used primarily for public works projects for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, bridges, domestic water systems, storm and sanitary sewer systems, planning, construction, reconstruction, repair, rehabilitation, or improvement of parks.

Midyear in 2011 the Washington State Legislature authorized for five years the usage of up to \$100,000 of REET monies for the maintenance of capital assets. REET II monies in Black Diamond are transferred to Fund 320 for Street and Public Works capital projects or maintenance in utility funds. This budget anticipates the continuation of construction and sale of homes and land.

General Government REET II Fund - 321		2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1	REVENUE								
2	Beginning Cash and Investments	900,389	504,297	522,247	522,247	522,247	237,247	(285,000)	-54.6%
3	1/4% Real Estate Excise Tax	976,297	519,950	400,000	352,565	400,000	450,000	50,000	12.5%
4	LGIP Investment Interest-Misc.	11,611	23,000	20,000	12,981	20,000	11,000	(9,000)	-45.0%
5	Subtotal REET II Revenue	987,908	542,949	420,000	365,546	420,000	461,000	41,000	9.8%
6	Total REET II Sources	\$1,888,297	\$1,047,247	\$942,247	\$887,793	\$942,247	\$698,247	-\$244,000	-25.9%

Total General Government REET II Fund - 321		2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1	Expenditures								
2	Transfer to Street Fund	70,000	100,000	100,000	100,000	100,000	100,000	-	0.0%
3	Transfer to Capital Projects	1,214,000	325,000	605,000	605,000	605,000	-	(605,000)	-100.0%
4	Transfer to Stormwater	-	-	-	-	-	-	-	N/A
5	Transfer out to PW Facilities for Projects	100,000	100,000	-	-	-	-	-	0.0%
6	Transfer out to Construction Rules Update	-	-	-	-	-	-	-	100.0%
7	Subtotal REET II Expenditures	1,384,000	525,000	705,000	705,000	705,000	100,000	(605,000)	-85.8%
8	Ending Cash & Investments	504,297	522,247	215,861	182,793	237,247	598,247	382,385	177.1%
9	Total REET II Uses	\$1,888,297	\$1,047,247	\$920,861	\$887,793	\$942,247	\$698,247	(\$222,615)	-24.2%

Public Works Retainage Fund 322

The State Auditor's office now requires that these fees be tracked in a special revenue fund.

General Government REET II Retainage- 322		2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1	REVENUE								
2	Beginning Cash and Investments	84,393	43,639	46,803	46,803	46,803	22,673	(24,131)	0.0%
3	Retainage Deposits	80,103	56,459	200,000	16,886	16,886	200,000	-	0.0%
4	LGIP Investment Interest	1,368	1,240	5,000	-	4,147	3,500	(1,500)	-30.0%
5	Subtotal REET II Revenue	81,472	57,698	205,000	16,886	21,033	203,500	(1,500)	-0.7%
6	Total REET II Sources	\$165,865	\$101,337	\$251,803	\$63,690	\$67,837	\$226,173	(\$25,631)	-10.2%

General Government Retainage Fund- 322		2022 Actual	2023 Actual	2024 Budget	2024 Thru June	Estimated Year End	2025 Prelim Budget	Budget \$ Change	Budget % Change
1	Expenditures								
2	Return Retainage Deposits	120,858	53,294	246,803	2,850	41,017	203,000	(43,803)	-17.7%
3	Return Retainage Interest	1,368	1,240	5,000	204	4,147	-	(5,000)	-100.00%
4	Subtotal Retainate Expenditures	122,226	54,534	251,803	3,054	45,164	203,000	(48,803)	-19.4%
5	Ending Cash & Investments	43,639	46,803	-	60,636	22,673	23,173	23,173	0.0%
6	Total Retainage Uses	\$165,865	\$101,337	\$251,803	\$63,690	\$67,837	\$226,173	(\$25,631)	-10.2%



Black Diamond Historical Society Museum

Capital Improvement Projects

Fund 310 - General Government Capital Projects												
Project Name	Project		Source of Revenue					Source of Expenditures			Ending Fund Balance	Total Uses
	CIP #	Note	Beg C&I	REET I Trf In	Grant/Don./ Trails Rev	Trf In	Total Revenue	Expenditure	Trf Out	Total Expenditure		
1 Campus Improvements	G2	Updated	337,626	106,000			443,626	443,626		443,626	0	443,626
2 Future Campus Planning			1,693,013	0	0	0	1,693,013	1,693,013		1,693,013	0	1,693,013
3 KC Parks Tax Levy to Skate Park	P6				110,000		110,000		110,000	110,000	0	110,000
4 Grant Matching/Parks, Gen Gvt	P2		390,000	50,000			440,000	440,000		440,000	0	440,000
5 Eagle Creek Park Planning			50,000				50,000	50,000		50,000	0	50,000
6 Way Finding Signs			45,000				45,000	45,000		45,000	0	45,000
7 Fire Equipment & Vehicles			0	144,000			144,000	144,000		144,000	0	144,000
8 Fire Station Bldg Improvements			0	50,000			50,000	50,000		50,000	0	50,000
9 Fire Engine			369,566	150,000			519,566	519,566		519,566	0	519,566
9 Fiscal & Fire Study			45,000			35,000	80,000	80,000		80,000	0	80,000
11 Fire Station 99 Restoration					304,580		304,580	304,580		304,580	0	304,580
10 Skate Park Reconstruction	P9		977,000	200,000	460,000	110,000	1,747,000	1,747,000		1,747,000	0	1,747,000
12 Comp Plan Update			14,000				14,000	14,000		14,000	0	14,000
13 Total Gen Govt Projects			3,921,205	700,000	874,580	145,000	5,640,785	5,530,785	110,000	5,640,785	0	5,640,785
Fund 320 - Public Works Capital Projects												
Project Name	Project		Source of Revenue					Source of Expenditures			Ending Fund Balance	Total Uses
	CIP #	Note	Beg C&I	REET II Trf In	Grants-KC Fld Contrl	Developer	Total Revenue	Expenditure	Trf Out	Total Expenditure		
1 Gen Street Improvements	T1	Updated	275,000	165,000			440,000	440,000		440,000	0	440,000
2 Grant Matching/Streets	T2	Updated	390,000	100,000			490,000	490,000		490,000	0	490,000
3 Downtown Public Parking	T8	Carry-over	88,000				88,000	88,000		88,000	0	88,000
4 Traffic Impact/Code Study			43,000				43,000	43,000		43,000	0	43,000
5 Sawyer/Wood Sidewalks-Desg	T16	Updated	103,000				103,000	103,000		103,000	0	103,000
6 Covington Creek Bridge	T17	updated	109,000	100,000	2,393,000		2,602,000	2,602,000		2,602,000	0	2,602,000
7 Update Construction Standards			85,000				85,000	85,000		85,000	0	85,000
8 Neighborhood Improvements			85,000	85,000			170,000	170,000		170,000	0	170,000
9 Total PW Capital Projects			1,178,000	450,000	2,393,000	0	4,021,000	4,021,000	0	4,021,000	0	4,021,000
Fund 402 - WSFFA Partners												
Project Name	Project		Source of Revenue					Source of Expenditures			Ending Fund Balance	Total Uses
	#	Note	Beg C&I		Grants	Partners	Total Revenue	Expenditure	Trf Out	Total Expenditure		
1 WSFFA Deposit			86,691				86,691	86,691		86,691	0	86,691
2 Spring Source Rehab	W1	Update	116,000			2,554,000	2,670,000	2,670,000		2,670,000	0	2,670,000
3 Total WSFFA Projects				0	0	370,000	2,756,691	2,756,691		2,756,691		2,756,691
Fund 404 - Water Capital Projects												
Project Name	Project		Source of Revenue					Source of Expenditures			Ending Fund Balance	Total Uses
	#	Note	Beg C&I	Trf In Wtr Res	Conn Chg/Int Inc/Trf Op	Trf in ARPA/REET II	Total Revenue	Expenditure	Trf Out	Total Expenditure		
1 Water Capital Reserve Fund			130,000		517,000		647,000	175,000	200,000	375,000	272,000	647,000
2 4.3 Mil Gal tank Mtc	W3	Carryover	35,000				35,000	35,000		35,000	0	35,000
3 Telemetry System Imp	W10		18,000				18,000	18,000		18,000	0	18,000
4 Water Comp Plan			213,000				213,000	213,000		213,000	0	213,000
5 Fire Flow Loop/169	W2	Updated	861,000	200,000			1,061,000	1,061,000		1,061,000	0	1,061,000
6 Wtr Power Gen Facility		Carryover	52,000				52,000	52,000		52,000	0	52,000
7 Total Water Capital Projects			1,309,000	200,000	517,000	0	2,026,000	1,554,000	200,000	1,754,000	272,000	2,026,000

Fund 408 - Sewer Capital Projects

		Project		Source of Revenue					Source of Expenditures				
		#	Note	Beg C&I	Trf In Sewer Res	Loan Repay	Int & Conn Chg	Total Revenue	Expenditure	Trf Out	Total Expenditure	Ending Fund Balance	Total Uses
1	Sewer Capital Reserves Fund			300,000				300,000	0		0	300,000	300,000
2	Infiltration & Inflow			15,000				15,000	15,000		15,000	0	15,000
3	Cedarbrook Sewer Main Project	S1		35,000				35,000	35,000		35,000	0	35,000
4	Morganville PS Valve/Grease		Added	15,000				15,000	15,000		15,000	0	15,000
5	Total Sewer Capital Projects			365,000	0	0	0	365,000	65,000	0	50,000	300,000	365,000

Fund 412 - Stormwater Capital Projects

		Project		Source of Revenue					Source of Expenditures				
		#	Note	Beg C&I	Storm Capt Trf.	State DOE Grant	Trf from Storm Op	Total Revenue	Expenditure	Trf Out	Total Expenditure	Ending Fund Balance	Total Uses
1	Storm Capital Fund			210,000			10,000	220,000	220,000		220,000	0	220,000
3	Ginder Creek Headwall	D2		100,000				100,000	100,000		100,000	0	100,000
4	Total Stormwater Capital Prj.			310,000	0	0	10,000	320,000	320,000	0	320,000	0	320,000



View From the Pedestrian Bridge Over Rock Creek

2025 Employee Allocations by Funding Source							
Positions	Full Time Equivalent (FTE)	Funding Agreement	General Fund	Street Fund	Water Fund	Sewer Fund	Storm water Fund
1 City Administrator	1.00		0.60	0.10	0.10	0.10	0.10
2 Total Court	1.00	0.00	0.60	0.10	0.10	0.10	0.10
3 Court Administrator	1.00		1.00				
4 Judicial Specialist II	1.50		1.50				
5 Judicial Specialist I	0.00						
6 Total Court	2.50	0.00	2.50	0.00	0.00	0.00	0.00
7 City Clerk/HR Manager	1.00		0.60	0.10	0.10	0.10	0.10
8 Deputy City Clerk	1.00		0.50	0.13	0.13	0.12	0.12
9 Administrative Assistant III	0.75		0.75				
10 Finance Director	1.00		0.60	0.10	0.10	0.10	0.10
11 Deputy Finance Director	1.00		0.60	0.10	0.10	0.10	0.10
12 Senior Accountant	2.00		1.04	0.24	0.24	0.24	0.24
13 Accounting Clerk/Utility Billing Specialist	1.00		0.15		0.50	0.20	0.15
14 Administrative Assistant II	1.00		0.25	0.10	0.30	0.25	0.10
15 Information Service Manager	1.00		0.65	0.06	0.11	0.11	0.07
16 Communications & Info Svcs/Admins Sup Tech I	1.00		0.65	0.06	0.11	0.11	0.07
17 Total Administration	10.75	0.00	5.79	0.89	1.69	1.33	1.05
18 Police Chief	1.00		1.00				
19 Police Commander	1.00		1.00				
20 Sergeant	2.00		2.00				
21 Police Officers	9.00		9.00				
22 Police Records Coordinator	1.00		1.00				
23 Police Clerk	1.00		1.00				
24 Total Police Department	15.00	0.00	15.00	0.00	0.00	0.00	0.00
25 MDRT & Economic Dev Director	1.00	1.00					
26 Construction Inspector Supervisor	1.00	1.00					
27 Construction Inspector	1.00	1.00					
28 Senior Accountant	0.75	0.75					
29 Total MDRT Review Team	3.75	3.75	0.00	0.00	0.00	0.00	0.00
30 Community Dev/Nat Resources Director	1.00		1.00				
31 Building Official	1.00		1.00				
32 Code Compliance Officer/Building Inspector	2.00		2.00				
33 Sr. Planner	1.00		1.00				
34 Permit Technician	2.00		2.00				
35 Assistant Planner/Permit Technician	1.00		1.00				
## Total Community Development	8.00	0.00	8.00	0.00	0.00	0.00	0.00
### Public Works Director	1.00		0.10	0.225	0.225	0.225	0.225
### Operations & Maintenance Superintendent	1.00		0.10	0.22	0.24	0.23	0.21
### Capital Project/Program Manager	1.00			0.25	0.25	0.25	0.25
### Stormwater Coordinator	1.00			0.05		0.20	0.75
### Facilities Equipment Coordinator	1.00		0.52	0.12	0.12	0.12	0.12
### Public Works Administrative Asstant III	1.00		0.10	0.25	0.40	0.10	0.15
### Utilities Operator	1.00		0.05	0.20	0.28	0.27	0.20
### Utility Worker II	3.00		0.45	0.60	0.66	0.69	0.60
### Utility Worker I	2.00		0.50	0.40	0.40	0.30	0.40
### Gym Maintenance (hourly)	0.17		0.17				
### Utility Worker Seasonal (hourly)	0.75		0.35	0.15	0.15		0.11
## Total Public Works	12.92	0.00	2.34	2.47	2.73	2.39	3.01
## Total Budget Positions (FTE's)	53.92	3.75	34.23	3.46	4.52	3.82	4.16

Budgeted 2025 Positions	2025 Salary Schedule = Filled Positions	BOLD	Step 1	Step 2	Step 3	Step 4	5 & On
✓	City Administrator		14,347	15,065	15,818	16,609	17,439
	Assistant City Administrator		8,820	9,262	9,703	10,144	10,585
	City Attorney		8,961	9,409	9,879	10,373	10,891
✓	Court Administrator		7,385	7,754	8,142	8,549	8,978
✓	Judicial Specialist II		4,837	5,240	4,723	6,048	6,450
	Judicial Specialist I (hourly)		25	28	30	32	34
✓	Human Resources Director		9,400	9,902	1,090	10,906	11,413
✓	City Clerk/HR Manager		9,400	9,902	1,090	10,906	11,413
✓	Deputy City Clerk		5,639	6,034	6,428	6,822	7,217
✓	Administrative Assistant III		5,596	5,877	6,172	6,479	6,805
✓	Finance Director		10,266	10,778	11,318	11,883	12,478
✓	Deputy Finance Director		8,423	8,790	9,269	9,750	10,230
✓	Senior Accountant		6,349	6,666	7,000	7,350	7,715
✓	Accounting Clerk/Utility Billing Specialist		5,240	5,505	5,779	6,067	6,370
✓	Administrative Assistant II		4,742	4,978	5,228	5,489	5,764
	Administrative Assistant I		2,586	2,793	2,998	3,205	3,410
	Accounts Payable Clerk (hourly)		25	26	28	29	30
	Accountant 1 Journey (hourly)		18	19	20	21	22
✓	Information Services Manager		9,168	9,699	10,228	10,756	11,286
✓	Comm. & Infor. Svs/Admin Sup.Tech II		6,349	6,666	7,000	7,350	7,715
	Comm. & Infor. Svs/Admin Sup.Tech I		4,742	4,978	5,228	5,489	5,764
✓	Police Chief		13,485	13,944	14,501	14,868	15,402
✓	Police Commander		12,111	12,534	12,902	13,271	13,697
✓	Police Sergeant		10,923	11,536	-	-	-
✓	Police Officer		7,436	8,239	9,041	9,801	-
✓	Police Records Coordinator		5,639	6,034	6,428	6,822	7,217
✓	Police Clerk		4,852	5,095	5,350	5,617	5,897
	Police Clerk (hourly)		28	29	31	32	34
✓	MDRT & Economic Director		10,125	10,632	11,165	11,721	12,308
✓	Construction Inspector Supervisor		8,728	9,231	9,735	10,237	10,742
✓	Construction Inspector		7,336	7,759	8,184	8,605	9,027
✓	MDRT Senior Accountant (hourly)		37	38	40	42	45
	MDRT Planner (hourly)		28	30	32	34	36
✓	Community Dev/Nat Resources Director		10,125	10,632	11,165	11,721	12,308
✓	Building Official		8,728	9,231	9,735	10,237	10,742
✓	Code Compliance Officer/Building Inspector		6,214	6,525	6,852	7,194	7,552
✓	Senior Planner		7,115	7,469	7,844	8,234	8,647
	Permit Technician Supervisor		7,221	7,550	7,878	8,207	8,535
✓	Permit Technician		5,924	6,341	6,754	7,170	7,581
	Permit Technician (hourly)		34	37	39	41	44
✓	Assistant Planner / Permit Technician		5,639	6,034	6,428	6,822	7,217
	Parks Department Director		8,233	8,673	9,115	9,556	9,996
✓	Public Works Director		10,125	10,637	11,170	11,729	12,315
✓	Operations & Maintenance Superintendent		8,728	9,231	9,735	10,237	10,742
✓	Capital Projects Program Manager		8,399	8,820	9,259	9,723	10,209
✓	Stormwater Coordinator		7,115	7,364	7,621	7,888	8,205
✓	Facilities Equipment Coordinator		5,950	6,341	6,754	7,170	7,584
✓	Public Works Administrative Asst. III		5,596	5,877	6,172	6,479	6,805
✓	Public Utilities Operator		6,334	6,650	6,982	7,333	7,698
✓	Utility Worker II		5,659	5,665	6,240	6,553	6,880
✓	Utility Worker I		4,808	5,048	5,301	5,562	5,843
✓	Utility Worker Seasonal (hourly)		19.00	23.00	-	-	-



CITY OF BLACK DIAMOND

2024 Calendar for 2025 Budget Meetings

As Passed by Resolution 24-1628

	Process	Work Session	City Council	State Law Limitations
1	Budget CALL: 2025 Budget requests and instructions go out to all departments			By Sept 9
2	2025 Estimates to be filed with Finance/ City Clerk			By Sept 22
3	City Clerk Submits to CAO the proposed preliminary 2025 budget setting forth the complete financial program			October 1
4	Special Meeting - Work Session 6pm - CAO provides Council with current info on Revenue from all sources as adopted in 2024 Budget, provides the Clerk's proposed Prelim 2025 Budget for General Fund and 2025 Budget totals for all funds including debt service & possible Revenue for Property Taxes.	Sept 19		October 7
5	Special Meeting - Work Session 5:30 – General Fund Budget REV and EXP for Public Safety, Community Development, Parks etc. & possible Property Taxes increases.	Sept 26		Mid Oct- Mid Nov
6	Special Meeting – Work Session 6:00 – Public Works 2025 Budgets for REV and EXP for Street, Water, Sewer, Stormwater, REET I&II and Gen Govt, Utilities, Capital Projects, and Debt Service.	Oct 3		Oct 14 – Nov 18
7	Mayor prepares 2025 Preliminary Budget and message and files with Council and Clerk			Nov 2
8	City Clerk publishes notice of Public Hearing on 2025 Budget and filing of Preliminary Budget – once a week for two consecutive weeks			Nov 1 - Nov 18
9	Preliminary 2025 Budget Document made available to Public at least 6 weeks before Jan. 1, 2025			Nov 21
10	Special Meeting – Work Session 6:00- G/F 2025 Revenue Review and Possible Property Tax Increase & Ordinances	Oct 17		Nov 1 – Nov 30
11	1st Public Hearing on 2025 Revenue Sources including possible increases in Property Taxes, & two Property Tax Ordinances.		Oct 17	Nov 1 – Nov 25
12	Council adopts two 2025 Property Tax Ordinances & send to King County by Nov 30, 2024		Nov 7	Nov 30
13	City Council Holds 2nd Public Hearing on 2025 Prelim Budget		Nov 7	Nov 1 – Nov 30
14	Council holds Final Budget Hearing on 2025 Budget		Nov 21	Dec 2
15	Council adopts Final 2025 Budget		Nov 21	Dec 31
16	Council amends 2024 Budget		Nov 21	Dec 31

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Ordinance setting the allowed Property Tax - Dollar amount increase, and percentage as calculated by King County for 2025 Property Taxes.	Agenda Date: November 7, 2024	
	AB24-078	
	Mayor Carol Benson	
	City Attorney David A. Linehan	
	City Clerk – Brenda L. Martinez	
	Community Dev –	
	Finance – Xavier Mason	X
	MDRT & Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note):	Public Works – Scott Hanis	
Fund Source: Various	Court – Judge Swain	
Timeline:		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Proposed Ordinance;		
SUMMARY STATEMENT: Per RCW 84.52.020 the property tax certifications must be adopted by November 30, 2024, and filed with King County no later than December 2, 2024, for Property Taxes to be collected in 2025. Cities under 10,000 in population are allowed to increase the base Property Tax dollar amount by up to 1% over last year's base amount. A public hearing was held on October 17, 2024, to review the 2025 General Fund source of funds and possible increase in 2025 of the allowed one percent. This Ordinance sets the Property Tax Dollar increase for 2025 at \$25,582 or 0.85960% over last year's actual levy. King County had sent a preliminary Levy Limit worksheet showing a base increased allowed dollar amount of approximately \$25,582 for the allowed 0.85960% percent increase over last year's base Property Tax dollars. King County's amounts can change weekly, but the Ordinance needs to be adopted now to reach King County by December 2, 2024. This base dollar amount increase does not include Property Taxes for New Construction which is paid by new citizens and State Assessed Property amounts. All Black Diamonds Property Tax funds are used for Public Safety and provide approximately 57.3% of the revenue needed to cover Public Safety costs. FISCAL NOTE (Finance Department): The additional \$25,582 increase is the allowed one percent increase over last year's actual base property tax.		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: Reviewed during Work Study by full City Council at the October 17, 2024, City Council Meeting.		
RECOMMENDED ACTION: MOTION to adopt Ordinance No. 24-1211 approving the Property Tax dollar increase and percentage as calculated by King County for 2025.		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
November 7, 2024		

ORDINANCE NO. 24-1211

AN ORDINANCE OF THE CITY OF BLACK DIAMOND, WASHINGTON, RELATING TO THE GENERAL PROPERTY TAX LEVY AND SPECIFYING THE INCREASE CALCULATED BY KING COUNTY BASED ON LAST YEARS ACTUAL LEVY COMMENCING ON JANUARY 1, 2025, WITH CERTAIN CHANGES REQUIRED BY KING COUNTY IN THE MANNER IN WHICH THE AMOUNTS ARE CALCULATED. SUCH PROPERTY BOTH REAL AND PERSONAL, SUBJECT TO TAXATION, FOR THE PURPOSE OF PROVIDING REVENUE FOR PUBLIC SAFETY FOR THE CITY OF BLACK DIAMOND, ALL AS REQUIRED BY LAW, AND ESTABLISHING THE EFFECTIVE DATE.

WHEREAS, the Council of the City of Black Diamond has met and considered its budget for the calendar year 2025; and

WHEREAS, the Council thereafter gave notice of public hearings and held public hearings on October 17, 2024, and

WHEREAS, the City's actual King County levy amount from the previous actual year base levy of **\$2,976,005** is a base increase of **\$25,582 or 0.85960%**; and

WHEREAS, the population of the City is less than 10,000;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. Levy and Percentage of Increase. An increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2025 tax year. The dollar amount of the increase over the actual base levy amount authorized from King County for the previous year shall be \$25,582, which is a percentage increase of 0.8590% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, and any increase in the value of state assessed utility property, or any annexations that have occurred.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by State or Federal law or regulations, such decisions or preemptions shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. **Effective Date.** This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

PASSED by the Council and approved by the Mayor of the City of Black Diamond, Washington, this 7th day of November 2024.

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk

APPROVED AS TO FORM:

David A Linehan, City Attorney

Published:

Posted:

Effective Date:

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT:	Agenda Date: November 7, 2024	AB24-079
Ordinance setting the estimated assessed valuation and maximum total Property Tax dollar amount for 2025	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Community Dev –	
	Finance – Xavier Mason	X
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note):	Public Works – Scott Hanis	
Fund Source: Various	Court – Judge Swain	
Timeline:		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Ordinance;		
SUMMARY STATEMENT: Per RCW 84.52.020 the Property Tax Certifications must be filed with King County no later than November 30, 2024, for Property Taxes to be collected in 2025 that the city uses for Public Safety including Fire, Police and Emergency Services. A Public Hearing was held on October 17, 2024, to review Revenue Sources and a possible 2025 Property Tax Increase. This Ordinance sets the maximum total Property Tax dollars at \$3,327,199 that Black Diamond can collect in 2025. This included the base amount plus the allowed 0.8596 percent increase of \$25,582 over last year’s actual levy. This also includes any possible increases by King County between today and December 3, 2024. King County has sent a preliminary Levy Limit Worksheet showing a preliminary allowable levy of \$3,127,199. An additional \$200,000 is proposed to be added for a total possible levy of \$3,127,199 for 2024. This will cover any changes King County may make due to any additional new construction, annexations, state assessments or adjustment they may make between now and their final totals. The final King County Worksheets are not expected until December 3, 2024, after we have already adopted our required levy. Our levy will be adjusted down by King County to the actual final amounts but cannot be increased. King County estimates our total City Assessed Valuation at \$2,329,730,125 an increase of \$110,000,000 or 4.9% primarily due to Value of new homes and constructions. All Black Diamond’s Property Tax funds are used for Public Safety and provide approximately 57.3% of the revenue needed to cover Public Safety costs. FISCAL NOTE (Finance Department): The 2025 Budget Document includes the proposed General Fund Revenue and possible 1% property Tax increase in Property Tax for 2025.		

COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: Reviewed during Work Session by full City Council at the October 17, 2024, City Council Work Session meeting.

RECOMMENDED ACTION: **MOTION to adopt Ordinance No. 24-1212, setting the estimated assessed valuation and maximum Property Tax dollar amount for 2025 to be used for Public Safety, including Police, Fire and Emergency Services.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
November 7, 2024		

ORDINANCE NO. 24-1212

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, KING COUNTY, WASHINGTON, LEVYING THE GENERAL PROPERTY TAXES FOR THE CITY FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2025, ON ALL PROPERTY BOTH REAL AND PERSONAL, SUBJECT TO TAXATION, FOR THE PURPOSE OF PROVIDING REVNUUE FOR PUBLIC SAFETY FOR THE CITY OF BLACK DIAMOND FOR THE ENSUING YEAR AS REQUIRED BY LAW AND ESTABLISHING THE EFFECTIVE DATE.

WHEREAS, cities under a population of 10,000 may increase the regular property tax dollar amount of the levy from the previous year by up to one percent, and

WHEREAS, the City Council has properly given notice of the Public Hearings held on October 17, 2024 to consider the City's 2025 Property Tax Levy and the Preliminary Budget including the Revenue Sources, pursuant to RCW 84.55.120; and

WHEREAS, the City Council of Black Diamond, Washington has met and considered the Public Safety budgets for the year of 2025; and

WHEREAS, a public hearing was held on October 17, 2024 regarding the 2025 Revenue Sources and Public safety budget and the property tax levy, and

WHEREAS, King County requires that the 2024 Property Tax Levies be submitted by November 30, 2025;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. Amount. The preliminary assessed valuation of **\$2,329,730,125** is adopted. A regular property tax for 2024 is hereby levied in the maximum amount of **\$3,327,199** which includes an additional \$200,000 for any additional revenue resulting from new construction; construction of wind turbines, solar, biomass, and geothermal facilities, if such facilities generate electricity; improvements to property; any increase in the value of State assessed property; and any annexations that have occurred and refunds made by King County. The final dollar amount of Property Taxes is determined by King County and reduced to the actual amount levied.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by State

or Federal law or regulations, such decisions or preemptions shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. **Effective Date** This Ordinance shall be published in the official newspaper of the city and shall take effect and be in full force five (5) days after the date of publication.

PASSED by the Council and approved by the Mayor of the City of Black Diamond, Washington, this 7th day of November 2024.

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk

APPROVED AS TO FORM:

David A. Linehan, City Attorney

Posted:

Published:

Effective Date:

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Professional Services Agreement with Mackenzie, Inc. for owner's representative services in connection with city campus design and construction	Agenda Date: November 7, 2024	
	AB24-080	
	Mayor Carol Benson	X
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev –	
	Finance – Xavier Mason	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	X
Cost Impact (see also Fiscal Note): n/a		
Fund Source: n/a		
Timeline: n/a		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Professional Services Agreement with Exhibit A (Scope of Work)		
SUMMARY STATEMENT: The City of Black Diamond requesting Statements of Qualifications from licensed architects and/or architecture firms for the purpose of selecting an Owner's Representative in connection with the potential development of a new municipal campus to accommodate a wide array of City governmental departments and functions, including administrative staff, City Council chambers, and, potentially, law enforcement operations. Respondents were required to be experienced in the representation of municipal and/or other government entities as owners in the process of designing and procuring office space and related facilities. The City Administration desires to have the Owner's Rep selected and retained before continuing further negotiations with the MPD Master Developer regarding their proposal to design and construct a new city hall, which the Master Developer has proposed to design and construct on an approximately 2.5-acre parcel of construction-ready land located off Lake Sawyer Road within the Ten Trails master planned development. The selection committee reviewed the four responses received in response to the RFQ. The committee selected Mackenzie, Inc. as the firm that scored highest on the evaluation criteria of responsiveness to the RFQ, demonstrated success with prior cities, proposed approach to serving Black Diamond, availability and experience of proposed team members, and answers to interview questions. A proposed consulting services contract covering the various phases of the Owner's Rep services is attached. The City Administration requests approval from the City Council to enter into the contract with Mackenzie for the scope of work detailed in Exhibit A to the contract. Services are proposed to be provided on an hourly rate basis, with work anticipated to proceed		

in phases. The proposed contract would allow the City to terminate the engagement at anytime if, for example, the City later determines that it no longer wishes to proceed with the city campus design and/or construction process, or for any other reason.

FISCAL NOTE (Finance Department): This expenditure will be funded under the Future City Campus Capital Project fund. No budget changes or adjustments are necessary.

COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:

RECOMMENDED ACTION: **MOTION to authorize the Mayor to execute a professional services agreement with Mackenzie, Inc. for Owner’s Representative Services, substantially in the form attached hereto.**

RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
November 7, 2024		

CITY OF BLACK DIAMOND PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (“Agreement”) is entered into by and between the following Parties:

CITY OF BLACK DIAMOND, WASHINGTON (“City”)

Physical Address: 24301 Roberts Drive

Mailing Address: PO Box 599

Black Diamond, WA 98010

Contact: Carol Benson Phone: 360-851-4500 Fax: 360-851-4501

and

Mackenzie Inc. (“Consultant”)

500 Union Street, Suite 410

Seattle, WA 98101

Contact: Brett Hanson Phone: (206) 618-8713 Email: bhanson@mcknze.com

Tax Id No.: 93-0573937

for architectural owner’s representative services to be rendered in connection with the City’s potential acquisition of a newly designed and constructed municipal campus in the City of Black Diamond (“Project”).

TERMS AND CONDITIONS

1. Services by Consultant

1.1 Consultant shall perform the services described in the Scope of Work proposal letter dated October 31, 2024, which is attached to this Agreement as Exhibit "A." The services performed by Consultant shall not exceed the Scope of Work, nor shall the Consultant be entitled to a greater amount of compensation as that provided in this Agreement, without the prior written authorization of the City.

1.2 The City may from time to time require changes or modifications in the Scope of Work. Such changes, including any decrease or increase in the amount of compensation, shall be agreed to by the parties and incorporated in written amendments to this Agreement.

1.3 Consultant represents and warrants that it, its staff to be assigned to the Project, and its subconsultants and their staff have the requisite training, skill, and experience necessary to provide the services required by this Agreement and are appropriately accredited and licensed by all applicable agencies and governmental entities. Services provided by Consultant and its subconsultants under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing in similar circumstances.

Schedule of Work

2.1 Consultant shall perform the services described in the Scope of Work, Exhibit “A”, in a timely manner, consistent with the phases of work set forth therein unless the parties agree otherwise in writing.

2.2 Consultant shall assure that it, and its subconsultants, will have adequate staffing at all times in order to complete the Scope of Work in a timely manner. If factors beyond Consultant's control that could not have been reasonably foreseen as of the date of this Agreement cause delay, then the parties will negotiate in good faith to determine whether an extension is appropriate.

3. Compensation

Compensation for the services described in the Scope of Work shall be at the hourly rates listed in the proposal letter attached hereto as Exhibit A for the time expended by Consultant on the Project, plus reasonable out-of-pocket expenses necessary to complete the Scope of Work as further described in Exhibit A.

4. Payment

4.1 City shall pay consultant upon presentation of monthly invoices evidencing progress or completion of tasks identified in the Scope of Work attached as Exhibit A hereto.

4.2 Consultant's invoice shall be paid within sixty (60) days of actual receipt by the City. Invoices shall conform in all respects to the terms of this Agreement.

4.3 Consultant shall keep cost records and accounts pertaining to this Agreement available for inspection by City representatives for three (3) years after final payment unless a longer period is required by a third-party agreement. Consultant shall make copies available to the City on request.

4.4 If the services rendered do not meet the requirements of the Agreement, Consultant will correct or modify the work to comply with the Agreement. The City may withhold payment for such work until the work meets the requirements of the Agreement.

5. Discrimination and Compliance with Laws

5.1 Consultant agrees not to discriminate against any employee or applicant for employment or any other person in the performance of this Agreement because of race, creed, color, national origin, marital status, sex, age, disability, or other circumstance prohibited by federal, state, or local law or ordinance, except for a bona fide occupational qualification.

5.2 Consultant and its subconsultants shall comply with all federal, state, and local laws and ordinances applicable to the work to be done under this Agreement.

5.3 Any violation of this Section 5 shall be a material breach of this Agreement and grounds for immediate cancellation, termination, or suspension of the Agreement by the City, in whole or in part, and may result in Consultant's ineligibility to conduct further work for the City.

6. Suspension and Termination of Agreement

6.1 The City reserves the right to terminate or suspend this Agreement at any time, without cause, by giving Consultant notice in writing ten (10) days prior to the termination or suspension date. In the event of termination, all finished or unfinished reports, or other material prepared by Consultant pursuant to this Agreement, shall be submitted to the City. In the event the City terminates this Agreement prior to completion without cause, Consultant may complete such analyses and records as may be necessary to place its files in order. Consultant shall be entitled to compensation for any satisfactory work completed prior to the date of suspension or termination.

6.2 Any notice from the City to Consultant regarding the suspension of this Agreement shall specify the anticipated period of suspension. Any reimbursement for expenses incurred due to the suspension shall be limited to Consultant's reasonable expenses and shall be subject to verification. Consultant shall resume performance of services under this Agreement without delay when the suspension period ends.

7. Standard of Care

Consultant represents and warrants that it has the requisite training, skill, and experience necessary to provide the services under this Agreement and is appropriately accredited and licensed by all applicable agencies and governmental entities. All services Consultant provides under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing in similar circumstances. Consultant understands and agrees that the services rendered pursuant to this Agreement are for the sole exclusive benefit of the City and that no third party shall have authority to authorize, approve, direct or control any of the services rendered to the City pursuant to this Agreement.

8. Ownership of Work Product

8.1 Ownership of the originals of any reports, data, studies, surveys, charts, maps, drawings, specifications, figures, photographs, memoranda, and any other documents which are developed, compiled, or produced as a result of this Agreement, whether or not completed, shall be vested in the City and shall be submitted to the City upon completion or termination of this Agreement. Any reuse of these materials by the City for projects or purposes other than those that fall within the scope of this Agreement, without written concurrence by Consultant, will be at the sole risk of the City.

8.2 The documents prepared under this Agreement shall become the property of the City upon completion of the work. The City agrees to hold harmless and indemnify Consultant against all claims made against Consultant for damage or injury, including defense costs, arising out of the City's reuse of such documents beyond the use for which they were originally intended without the written authorization of Consultant.

9. Indemnification/Hold Harmless

9.1 Consultant shall indemnify and hold the City (including its officers, employees, agents, and volunteers) harmless from all claims, injuries, damages, losses, or suits (including all legal costs and attorney fees) arising out of or in connection with the acts, errors, or omissions of Consultant or its sub-consultants in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City. If a court of competent jurisdiction determines that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City (including its officers, officials, employees, agents, and volunteers), the Consultant's liability hereunder shall be only to the extent of the Consultant's own negligence.

9.2 The City's inspection or acceptance of any of the Consultant's work when completed shall not be grounds to avoid any of these covenants of indemnification.

9.3 IT IS FURTHER SPECIFICALLY AND EXPRESSLY UNDERSTOOD THAT THE INDEMNIFICATION PROVIDED HEREIN CONSTITUTES THE CONSULTANT'S WAIVER OF IMMUNITY UNDER INDUSTRIAL INSURANCE, TITLE 51 RCW, SOLELY FOR THE PURPOSES OF THIS INDEMNIFICATION. THE PARTIES FURTHER ACKNOWLEDGE THAT THEY HAVE MUTUALLY NEGOTIATED THIS WAIVER. THE CONSULTANT'S WAIVER OF IMMUNITY UNDER THE PROVISIONS OF THIS SECTION DOES NOT INCLUDE, OR EXTEND TO, ANY CLAIMS BY THE CONSULTANT'S EMPLOYEES DIRECTLY AGAINST THE CONSULTANT.

9.4 The provisions of this Section 9 shall survive the expiration or termination of this Agreement.

10. Insurance

10.1 Consultant shall procure and maintain for the duration of this Agreement, and shall provide proof satisfactory to the City that such insurance is procured and maintained by each of its subconsultants, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by Consultant, its agents, representatives, or employees.

10.2 Consultant shall procure and maintain for the duration of the Agreement the following types and amounts of insurance:

a. Automobile Liability insurance covering all owned, non-owned, hired, and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be

endorsed to provide contractual liability coverage. This insurance shall have a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.

b. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 or a substitute form providing equivalent liability coverage and shall cover liability arising from premises, operations, independent contractors, personal injury, and advertising injury. This insurance shall be written with limits no less than \$2,000,000 each occurrence, \$2,000,000 general aggregate.

c. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

d. Professional Liability insurance appropriate to Consultant's profession, with limits no less than \$2,000,000 per claim and \$2,000,000 policy aggregate limit.

10.3 The Automobile Liability, Commercial General Liability, and Professional Liability insurance policies are to contain, or be endorsed to contain, the following provisions:

a. Consultant's insurance coverage shall be primary insurance vis-à-vis the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess over Consultant's insurance and shall not contribute with it.

b. Consultant's insurance shall be endorsed to state that coverage shall not be cancelled, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

10.4 The City shall be named as an additional insured under Consultant's Automobile Liability and Commercial General Liability insurance policies with respect to the work to be performed for the City pursuant to this Agreement.

10.5 Insurance shall be placed with insurers with a current A.M. Best rating of not less than A:VII.

10.6 Declaration pages issued by the insurance carriers for the policies mentioned above shall be filed with the City not less than ten (10) days following both parties' signing this Agreement and before commencement of the work. In addition, the City may request a full copy from Consultant of any insurance policy Consultant must procure and maintain pursuant to this Agreement, and Consultant must provide such copy to the City within ten (10) days of Consultant's receipt of the City's request. Any policy or required insurance written on a claims-made basis shall provide coverage as to all claims arising out of the services performed under this Agreement and for three (3) years following completion of the services to be performed. It shall be a material breach of this Agreement for Consultant to fail to procure and maintain the insurance required by this Section 10 or to provide the proof of such insurance to the City as provided for in this Agreement.

11. Assigning or Subcontracting

11.1 Consultant shall not assign, transfer, subcontract, or encumber any rights, duties, or interests accruing from this Agreement without the express prior written consent of the City, which consent may be withheld at the sole discretion of the City.

12. Independent Contractor

12.1 Consultant and its subconsultants are, and shall be at all times during the term of this Agreement, independent contractors. As the Consultant is customarily engaged in an independently established trade which encompasses the specific service provided to the City hereunder, no agent, employee, representative or sub-consultant of the Consultant shall be or shall be deemed to be the employee, agent, representative or sub-consultant of the City. In the performance of the work, the Consultant is an independent contractor with the ability to control and direct the performance and details of the work, the City being interested only in the results obtained under this Agreement. None of the benefits provided by the City to its employees including, but not limited to, compensation, insurance, and unemployment insurance are available from the City to the employees, agents, representatives, or sub-consultants of the Consultant. The Consultant will be solely and entirely responsible for its acts and for the acts of its agents, employees, representatives and sub-consultants during the performance of this Agreement. The City may, during the term of this Agreement, engage other independent contractors to perform the same or similar work that the Consultant performs hereunder.

12.2 The Consultant shall take all precautions necessary and shall be responsible for the safety of its employees, agents, and sub-consultants in the performance of the work hereunder and shall utilize all protection necessary for that purpose. All work shall be done at Consultant's own risk, and Consultant shall be responsible for any loss of or damage to materials, tools, or other articles used or held by Consultant for use in connection with the work.

13. Notice

13.1 All notices required by this Agreement shall be considered properly delivered when personally delivered, when received by email, or on the third day following mailing, postage prepaid, certified mail, return receipt requested to:

City: ATTN: Mayor Benson
City of Black Diamond
P.O. Box 599
Black Diamond, WA 98010
cbenson@blackdiamondwa.gov

With a copy to: Brenda Martinez, City Clerk
bmartinez@blackdiamondwa.gov

Consultant: Mackenzie, Inc.
Brett Hanson
500 Union Street, Suite 410
Seattle, WA 98101
bhanson@mcknze.com

14. Disputes

Any suit or action for claims arising out of or relating to this Agreement shall be governed by the laws of the State of Washington, without reference to its choice-of-law rules. Exclusive venue for any such dispute shall be in King County Superior Court, Kent, Washington.

15. Attorney Fees

In any suit or action instituted to interpret or enforce any right granted in this Agreement, the substantially prevailing party shall be entitled to recover its costs, disbursements, and reasonable attorney fees from the other party.

16. Extent of Agreement/Modification

This Agreement, together with any attachments or addenda, represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may only be amended, modified, or added to by written instrument properly signed by both parties. The parties acknowledge the general contract rule that a clause in a contract, such as this one, prohibiting oral modifications is itself generally subject to oral modification. However, in order to ensure certainty as to the terms and conditions of this Agreement, the parties waive this general contract rule.

17. Conflict of Interest; Non-Collusion

17.1 No officer, employee, or agent of the City, nor any member of the immediate family of any such officer, employee or agent, shall have any personal financial interest, direct or indirect, in this Contract, either in fact or in appearance. The Consultant shall comply with all federal, state, and City conflict of interest laws, statutes and regulations. The Consultant represents that the Consultant presently has no interest and shall not acquire any interest, direct or indirect, in the project to which this Contract pertains which would conflict in any manner or degree with the performance of the Consultant's services and obligations hereunder. The Consultant further covenants that, in performance of this Contract, no person having any such interest shall be employed by the Consultant. The contractor's officers, employees or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from the project applicant or any affiliate or agent of the project applicant.

17.2 The Contractor warrants and represents that the Contractor has not, nor has any other member, employee, representative, agent or officer of the Contractor, entered into or offered to enter into any combination, collusion or agreement with any person or entity to receive or pay, and that he has not received or paid, any sum of money or other consideration for the execution of this Contract other than the consideration offered pursuant to the terms and conditions hereof.

ACKNOWLEDGED AND AGREED TO BY:

CITY OF BLACK DIAMOND

MACKENZIE INC.

By: _____

Carol Benson

Its: Mayor

Date: _____

By: _____

Printed Name: _____

Its: _____

Date: _____

Approved as to form:

By:



City Attorney

EXHIBIT A

SCOPE OF WORK

See attached proposal letter dated October 31, 2024.

October 31, 2024

City of Black Diamond
Attention: Carol Benson – Mayor
PO Box 599 – 24301 Roberts Drive
Black Diamond, WA 98010

Re: **City of Black Diamond - Owners' Representative Consulting**
Project Number: 2240306.00

Dear Mayor Carol Benson:

Mackenzie is honored at the opportunity to support the City of Black Diamond ("Client"), and we are pleased to present to you the following Scope of Services and fee proposal for Owners' Representative Consulting.

Mackenzie's integrated team of design professionals will provide Architectural Project Management and Interior Design services for the above project.

Our Basis of Design along with our detailed Scope of Services are as follows:

BASIS OF DESIGN

The following describes in detail the elements that define the basis of our proposal.

We understand the City of Black Diamond continues to thrive and grow in population, which directly drives the levels of service necessary to support the community. This project is realized by a unique opportunity to partner with a Master Developer (MD) and achieve a new facility through exchange of additional residential density credits necessary to complete the full build-out of the Master Planned Developments (MPDs). This exchange will result in the MD designing and delivering a turn-key City Campus building at the intersection of Pipeline Road and Lake Sawyer Road.

Currently, the City's governmental departments are spread through multiple buildings within the City. This opportunity allows the City to ultimately consolidate the majority of services at a single location, which will strengthen departmental interaction, improve community accessibility, and lessen costs currently incurred through leased space at the existing City Hall property. The envisioned City Campus would be planned as home to city hall functions, City Council chambers, and law enforcement services.

We understand the City has commissioned a previous needs assessment prepared by Otak Inc., dated February 7, 2022. The report presented an assessment of the space needs forecasted for new municipal facilities in support of current and future growth of the varying departments. The study included existing facility documentation, site observations, and staff interviews as a means to identify and prepare the space needs forecasts for the next five to ten (5-10) years. Based on this assessment, the current understanding is that an 18,000-20,000 square foot (SF) building with supporting public and secure parking will comprise the new City Campus. Municipal court is envisioned to remain at its current City-owned site.



City of Black Diamond
City of Black Diamond - Owners' Representative Consulting
Project Number: 2240306.00
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In support of this vision, the City and Owner's Representative team will work with the MD in realizing the new City Campus project. Under this delivery method, the MD would employ their own Architect/Engineering design team who will prepare the construction documents and serve as the Architect of Record for the project. In support of the City's needs and to serve as a direct representative of the City's interests, the City desires an Owner's Representative to assist in the planning, evaluation, and support during construction of the project in collaboration with the MD's team.

SCOPE OF SERVICES

The following scope of services would be primarily conducted by the Principal in Charge (Brett Hanson) and Project Manager (Kim Doyle) with support as required by an interior designer or project architect. The scope of work has been defined into General, Design Phase, Construction Phase, Furniture, Fixtures, and Equipment Responsibilities as follows:

General Responsibilities

In support of the Client and in collaboration with the MD team, provide general Owners Representative services throughout the duration of the project as follows:

1. All services shall be conducted under the direction of the City of Black Diamond.
2. Conduct standing 30-minute check-in calls with City of Black Diamond (assumes 76).
3. Prepare information as directed and provide periodic City Council updates in person (assumes four (4)).
4. In collaboration with Client legal counsel, assist with recommendations and review of Client hired consultant or vendor agreements.
5. Engage in schedule and milestone planning.
6. Engage in budget management and reporting.

Design Phase Responsibilities

We use a process that embraces integrated input on design decisions or options early where they are most impactful to the project. Our role is to collaboratively identify key areas of inclusion and ensure those design options are presented, determined, and documented by the MD team. During the design process, we anticipate supporting the City and MD design team in the following areas:

1. Attend requested MD design meetings in person and virtually as requested (assumes two (2) in person, six (6) virtually).
2. Conduct evaluation and provide recommendations to prior space needs assessment.
3. Provide high level adjacency and building planning recommendations for operational flow.
4. Design consultation surrounding best practices and recommendations for public project and law enforcement facility design.
5. Provide site design and security recommendations surrounding Crime Prevention Through Environmental Design (CPTED).
6. Review and provide input of design documents at each phase (concept design, schematic design, design development, and construction documents).
7. Assistance with coordination and communication of City's Facilities Department needs or standards.
8. Provide evaluation of MD facilitated cost estimates.
9. Provide evaluation and input surrounding MD proposed value engineering alternatives.

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Construction Phase Responsibilities

During the construction phase we will support the City through monitoring, oversight, and advocacy throughout the construction duration (assumes 52 weeks), close-out, and post occupancy in the following areas or as desired:

1. Regular attendance of Owner/Architect/Contractor (OAC) meetings or as requested (assumes 48 virtually, 12 in person).
2. Review of submittals as requested.
3. Consultation regarding Requests for Information as requested.
4. Review and input surrounding change order requests as requested.
5. Periodic site visits and general observation as requested (assumes 12).
6. Punchlist review of final condition (assumes one (1)).
7. Post-occupancy 11-month warranty review (assumes one (1)).

Fixtures, Furniture, and Equipment Responsibilities

Concurrent to the Design and Construction Phase of the project, we will support the City in coordination and facilitation of furniture, fixtures, and equipment (FF&E) design layout, procurement, and delivery coordination during construction as follows:

1. Preparation of preliminary furniture floor plan layouts and coordination with MD.
2. Coordinate vendor tours and assist with furniture procurement.
3. Coordinate and catalogue fixtures and equipment requirements and assist with procurement.
4. Assistance in coordinating Owner Furnished Owner Installed or Contractor Installed furniture, fixtures, and equipment (FF&E).
5. Furniture punchlist review of final installation (assumes one (1)).

FEE SUMMARY

Our estimated hourly fees for the related design services described above are as follows:

General Responsibilities:	\$70,980
Design Phase Responsibilities:	\$82,995
Construction Phase Responsibilities:	\$146,146
Fixtures, Furniture, and Equipment Responsibilities:	\$89,144
Estimated Reimbursables:	\$3,500
TOTAL:	\$392,765

Reimbursable expenses (printing, copying, deliveries, ride share vehicles, application-based transportation, mileage, etc.) are included in the fee outlined above and will be invoiced at 1.12 times cost. Reimbursables are estimated and will not be exceeded without Client's approval.

ASSUMPTIONS

Please review and notify Mackenzie if Client believes that any of the Assumptions listed here are either inaccurate or unreasonable prior to project commencement. Please also notify Mackenzie if any additional clarity is needed for Client

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to fully understand these Assumptions. In addition to the Scope of Services outlined above, we have assumed the following:

1. Scope of Service Acknowledgements

- 1.a. Mackenzie Scope of Service and fees are based on project phases running in sequential order without overlap, delay, pause, or project being put on hold for any reason between phases.
- 1.b. Fees are based on the estimated schedule duration as defined in phases above. If phase duration(s) are increased for any reason, we will need to assess and address those impacts in terms of scope, fee, and/or schedule as necessary via additional services.
- 1.c. Mackenzie is providing design review of MD team prepared documentation for general conformance with Client guidelines and best practices surrounding law enforcement design. Mackenzie in no means accepts any responsibility surrounding code, accessibility, constructability, or otherwise and MD architect and engineer assumes the full responsibility as the architect of record (AOR) and engineer of record (EOR) for the project.

2. Client and Jurisdiction Approvals

- 2.a. Client is assumed to approve the MD design team documents at the conclusion of each phase prior to proceeding with the next phase. Re-review efforts after prior Client approvals, including but not limited to Client-driven design modifications, value engineering, cost reduction alternatives to the approved design, or other such changes, will be provided as an additional service, with scope, schedule, and fees to be evaluated on a case-by-case basis.

3. Unique Design Services

- 3.a. Client will not be pursuing sustainability certification for the project (i.e. LEED, Green Globes, WELL, etc.).

EXCLUSIONS

Please review and notify Mackenzie if Client believes that any of the Exclusions listed here are to be included in Mackenzie's Scope of Services prior to project commencement. Please also notify Mackenzie if any clarity is needed for Client to fully understand these Exclusions. In addition to any Exclusions outlined within the proposal above, we have also excluded the following from our proposed scope of services. Although excluded from our services these may be required to be provided by Client for execution of the project.

1. Client-Provided Consultant Services

- 1.a. Land survey, topographic survey, tree survey, or metes and bounds descriptions and related specifications.
- 1.b. Geotechnical Engineering investigation/testing and related specifications.
- 1.c. Pavement design and related specifications. These specifications are typically provided by Client's Geotechnical Engineer.
- 1.d. Hazardous materials mitigation design.
- 1.e. Construction cost estimating.
- 1.f. Coordination of Client-provided consultants not identified at the date of this proposal.

2. Land Use Process/Permitting

- 2.a. Sensitive lands and/or wetland delineation and/or mitigation design/approvals.

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- 2.b. Appeals, variances, public hearings, land use approvals, conditional use reviews, or any required adjustments other than as specifically outlined within our Scope of Services above.
- 2.c. Meetings with public agencies or other meetings other than those specifically identified in Scope of Services above.
- 2.d. Formal Building code interpretation requests and/or appeals.

3. Construction Process

- 3.a. Evaluate and act on post-bid substitution requests.
- 3.b. Process and act on partial or incorrect (multiple rounds) of non-compliant submittals.
- 3.c. Review of contractor proposed change order proposal (COP) pricing.
- 3.d. Review of Applications for Payment.
- 3.e. Materials testing/special inspections.
- 3.f. As-built certification to local jurisdiction unless noted specifically above within our Scope of Services.
- 3.g. Our construction contract administration fees do not cover the review of correction of construction errors or design changes made after the start of construction.

4. Expenses/Billing

- 4.a. Special billing requirements required by Client outside of Mackenzie's standard billing procedures.
- 4.b. Building permit fees, design review fees, or any other fees paid to public bodies having jurisdiction over the project.

It is our understanding the project will start as early as November 2024. If the proposal is agreeable to you, we will prepare an Agreement for Professional Services for your review and approval.

We look forward to working with you and the entire City of Black Diamond team on this new project. If you need additional information or have any questions, please do not hesitate to call.

Sincerely,



Brett L. Hanson
Principal

Enclosure(s): Hourly Billing Rate Schedule
Reimbursable Rates Schedule

c: Kim Doyle – Mackenzie

HOURLY BILLING RATE SCHEDULE*

PRINCIPALS	\$ 190 – \$ 300
ARCHITECTURE/LANDSCAPE	
Design Director	\$ 195 – \$ 255
Senior Project Architect	\$ 190 – \$ 275
Project Architect I – III	\$ 120 – \$ 215
Architectural Designer II-III	\$ 95 – \$ 190
Architectural Designer I	\$ 65 – \$ 100
Designer/Drafter	\$ 60 – \$ 95
Intern	\$ 60 – \$ 90
ENGINEERING	
Senior Project Engineer	\$ 160 – \$ 250
Project Engineer I – III	\$ 125 – \$ 220
Designer I – II	\$ 90 – \$ 170
Transportation Analyst I – II	\$ 75 – \$ 125
Designer/Drafter	\$ 85 – \$ 150
Intern	\$ 65 – \$ 100
PLANNING	
Senior Project Planner	\$ 150 – \$ 235
Project Planner I – IV	\$ 95 – \$ 220
Permit Coordinator	\$ 60 – \$ 100
Assistant Planner	\$ 75 – \$ 125
Intern	\$ 60 – \$ 90
INTERIOR DESIGN	
Senior Project Interior Designer	\$ 150 – \$ 230
Interior Designer III – V	\$ 110 – \$ 180
Interior Designer I – II	\$ 80 – \$ 135
Intern	\$ 60 – \$ 90
ADMINISTRATION	
Administrator	\$ 75 – \$ 195
Word Processor	\$ 85 – \$ 115
Graphic Artist	\$ 85 – \$ 130

*Subject to change April 2025



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REIMBURSABLE CHARGES

Mackenzie will charge the following standard, cost-based rates for in-house reimbursable items listed below:

IN-HOUSE PRINTING

Scanning – Black & White

Small Format: \$0.25/sheet
(8-1/2 x 11 - 11 x 17)

Large Format: \$1.00/sheet
(Including Half Size)

Scanning – Color

Small Format: \$0.50/sheet
(8-1/2 x 11 - 11 x 17)

Large Format: \$3.00/sheet
(Including Half Size)

Printing/Copying – All Sizes

Black & White: \$0.21/sq. ft.
Full Color: \$4.00/sq. ft.

Fax

Local: \$1.00/sheet
Long distance: \$1.30/sheet

OTHER IN-HOUSE REIMBURSABLE ITEMS

Check Generation Fee

\$25.00

Automobile Mileage

Billed according to IRS guidelines

Delivery Service

Fixed rates: \$7.75 to \$54.40
(depending on mileage)

Data Supplies

CD documentation: \$15.00
DVD documentation: \$30.00

Report Binder

Without tabs: \$3.00/book
With tabs: \$4.00/book

Foamcore:

\$4.25/sheet

