

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.



 Carol Benson, Mayor

ATTEST:


 Carina Thornquist, Deputy City Clerk