



CITY OF BLACK DIAMOND

May 20, 2021 Regular Business Meeting Agenda

**THIS IS OFFERED AS A ZOOM MEETING ONLY.
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

Password: 426953 (phone in only)

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

AGENDA REVIEW AND APPROVAL:

APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS:

Proclamation – Mental Health Awareness Month

CONSENT AGENDA:

1) **Claim Checks** – May 20, 2021 Check No. 49956 through 50008 and EFTs in the amount of \$1,167,506.21

2) **Payroll** – April 2021 Check No. 20075 through 20082 and ACHs in the amount of \$433,403.66

3) **Minutes** –, Council Meeting of May 6, 2021

4) **AB21-028** – Resolution Granting Approval of the Final Plat for Ten Trails Plat 2E Subdivision Mr. Williamson

5) **AB21-029** – Resolution Approving Contract Extension with Pacifica Law Group for Appellate Legal Services Mayor Benson

PUBLIC COMMENTS: Persons wishing to address the City Council regarding items of new business are encouraged to do so at this time. Please use the “raise your hand” feature and once recognized by the Chair you may unmute and state your name and city for the record. Please limit your comments to 3 minutes. For those dialing in please press *9 to raise your hand and *6 to unmute yourself.

PUBLIC HEARINGS: None

UNFINISHED BUSINESS:

6) **AB21-026A** – Resolution Amending Council Rules of Procedure to Include a Social Media Policy Mr. Linehan

NEW BUSINESS:

7) AB21-030 – Resolution Approving Pass-Through King County Metro Sewer Rate Increase

Ms. Miller

8) AB21-031 – Ordinance Regarding Accepting Skate Park Donations

Mayor Benson

DEPARTMENT REPORTS:

MAYOR’S REPORT:

COUNCIL REPORTS:

- Councilmember de Leon
- Councilmember O’Donnell
- Councilmember Page
- Councilmember Deady
- Councilmember Oglesbee
- Councilmember Wisnoski
- Councilmember Mulvihill

ATTORNEY REPORT:

EXECUTIVE SESSION:

ADJOURNMENT:

Office of the Mayor
Black Diamond, Washington



PROCLAMATION

WHEREAS, mental health is part of overall health, and one in five adults experiences a mental health problem in any given year; and

WHEREAS, approximately one-half of chronic mental illness begins by the age of 14 and three-quarter by age 24; and

WHEREAS, suicide is the 10th leading cause of death in the United States and the 2nd leading cause among young adults, and 90% of people who die by suicide had shown symptoms of a mental health condition, according to interviews with family, friends, and medical professionals; and

WHEREAS, long delays – sometimes decades - often occur; and between the time symptoms first appear and when individuals get help; and

WHEREAS, early identification and treatment can make a difference in successful management of mental illness and recovery; and

WHEREAS, it is important to maintain mental health and learn the symptoms of mental illness in order to get help when it is needed; and

WHEREAS, every person and community can make a difference in helping end the silence and stigma that for too long has surrounded mental illness and discouraged people from getting help; and

WHEREAS, public education and civic activities can encourage mental health and help improve the lives of individuals and families affected by mental illness;

NOW, THEREFORE, I, Carol Benson, Mayor of the City of Black Diamond, do hereby proclaim the month of May 2021 to be

Mental Health Awareness Month

in the City of Black Diamond, and I encourage all members of the community to fight the stigma of and provide support for mental illness.

Carol Benson, Mayor



CERTIFICATION

Date: May 20, 2021 Council Meeting

Check No.'s / EFT	Batch Name	Check / EFT Date	Amount
	April EFT Batch	04/01/2021 - 04/30/2021	\$ 15,954.72
49956 - 50008	2nd May Batch	05/21/21	\$ 1,151,551.49
		TOTAL	\$ 1,167,506.21

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.

May Miller

MAY MILLER, FINANCE DIRECTOR

May 12, 2021

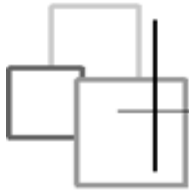
DATE

CAROL BENSON, MAYOR

DATE

COUNCILMEMBERS:

DATE:



Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Columbia Bank				
	EFT Payment 04/15/2021 8:44:01 AM - 1	4/15/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	04152021 CB			
	1st @Qtr 2021 Bank Fees			
	001-000-120-512-50-49-11		Court- Bank Analysis Fees	\$68.91
	001-000-180-518-50-49-05		City- Bank Analysis Fees	\$388.13
	101-000-000-542-30-49-50		Credit Card/Bank Charges	\$97.03
	401-000-000-534-80-49-50		Bank Analysis Fees/Merch CC/ Lien Fees	\$194.06
	407-000-000-535-80-49-50		Bank Analysis Fees/Merch CC/ Lien Fees	\$194.06
	410-000-000-531-10-49-50		Bank Analysis Fees/Merch CC/ Lien Fees	\$97.04
	Total 04152021 CB			\$1,039.23
	Total EFT Payment 04/15/2021 8:44:01 AM - 1			\$1,039.23
Total Columbia Bank				\$1,039.23
Dept of Licensing-Firearms Online				
	EFT Payment 4/06 12:32:37 PM - 1	4/6/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	04062021 DOL			
	Service through 04/06/2021			
	633-000-400-589-30-00-00		CPL Fees for DOL - Firearms EFT	\$72.00
			Concealed Pistol License	
	Total 04062021 DOL			\$72.00
	Total EFT Payment 4/06 12:32:37 PM - 1			\$72.00
	EFT Payment 4/12/2021 12:36:05 PM - 1	4/12/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	04122021 DOL			
	Service Through 4/12/2021			
	633-000-400-589-30-00-00		CPL Fees for DOL - Firearms EFT	\$78.00
			Concealed Pistol License	
	Total 04122021 DOL			\$78.00
	Total EFT Payment 4/12/2021 12:36:05 PM - 1			\$78.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	EFT Payment 4/30/2021 12:38:31 PM - 1	4/30/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	04302021 DOL			
	Service Through 04/30/2021			
	633-000-400-589-30-00-00		CPL Fees for DOL - Firearms EFT	\$183.00
			Concealed Pistol License	
	Total 04302021 DOL			\$183.00
	Total EFT Payment 4/30/2021 12:38:31 PM - 1			\$183.00
	Total Dept of Licensing-Firearms Online			\$333.00
First Bankcard				
	EFT Payment 04/21/2021 8:44:32 AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Clifton, D 9718 04212021			
	001-000-140-514-23-49-01		Workshops and Training	\$125.00
			WPTA Virtual Conference 04.08.2021	
	001-000-140-514-23-49-02		Membership	\$40.00
			WPTA Membership	
	Total Clifton, D 9718 04212021			\$165.00
	EFT Payment 04/21/2021 8:44:32 AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Cote' 3963 04212021			
	001-000-210-521-10-31-00		PD-Operating Supplies	\$14.66
			Office Supplies	
	001-000-210-521-10-31-00		PD-Operating Supplies	\$63.83
			Storage Containers	
	001-000-210-521-10-31-00		PD-Operating Supplies	\$84.67
			Office Supplies	
	001-000-210-521-10-49-00		PD-Miscellaneous	\$6.49
			Accidental personal charge on card to be reimbursed to City	
	001-000-214-521-20-42-03		Police Postage	\$10.71
			Ship Evidence	
	001-000-214-521-20-42-03		Police Postage	\$4.80
			Postage	
	001-000-214-521-20-42-03		Police Postage	\$16.71
			Shipping	
	001-000-214-521-20-42-03		Police Postage	\$23.15
			Shipping	
	001-000-214-521-20-42-03		Police Postage	\$7.00
			Postage	
	Total Cote' 3963 04212021			\$232.02

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	EFT Payment 04/21/2021 8:44:32			
	AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Davis 2619 04212021			
	001-000-240-558-51-49-00		Training	\$175.70
			2018 ICC Course for Plumbing Certification	
	001-000-240-558-51-49-00		Training	\$85.87
			Plumbing Study Guide	
	001-000-240-558-51-49-01		Memberships	\$55.00
			FSP 2021 WA Assoc of Code Enforcement	
	001-000-240-558-60-49-02		Membership	\$100.00
			Assoc of WA Cities 2021 Membership	
	Total Davis 2619 04212021			\$416.57
	EFT Payment 04/21/2021 8:44:32			
	AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Esping 9037 04212021			
	001-000-000-369-91-00-07		Community Events	\$312.00
			Flower Baskets for Railroad Ave	
	001-000-180-518-50-31-00		Office Supplies City Hall	\$21.74
			Council Name Plates	
	001-000-215-521-10-48-00		Repairs and Maintenance VRF	\$33.59
			Boat Keys	
	001-000-240-558-60-31-00		Plan Office & Operating Supplies	\$36.97
			Cork Board for Planning Office	
	001-000-248-518-20-49-02		MDRT Bldg Security Costs	\$248.60
			Security System - MDRT	
	001-000-254-518-20-49-00		Facilities Security	\$248.60
			Security System - CD/PW	
	001-000-270-576-80-31-03		Parks Operating Supplies	\$56.74
			Buoy Hardware	
	101-000-000-543-50-35-00		Small Tools & Equipment	\$299.99
			PW - 2 way radios	
	Total Esping 9037 04212021			\$1,258.23
	EFT Payment 04/21/2021 8:44:32			
	AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Hanis 7970 04212021			
	320-000-045-595-30-41-00		Ashpalt Overlay Const Costs	\$15.20
			Marking Paint	
	Total Hanis 7970 04212021			\$15.20
	EFT Payment 04/21/2021 8:44:32			
	AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Higgins 9186 04212021			
	001-000-240-558-51-49-00		Training	\$100.00

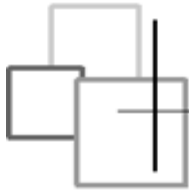
Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
			Permitting Training	
	Total Higgins 9186 04212021			\$100.00
	EFT Payment 04/21/2021 8:44:32			
	AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Hopkins 4215 04212021			
	001-000-140-514-23-49-01		Workshops and Training	\$125.00
			WPTA Virtual Conference 04.08.2021	
	001-000-140-514-23-49-02		Membership	\$40.00
			WPTA Membership	
	Total Hopkins 4215 04212021			\$165.00
	EFT Payment 04/21/2021 8:44:32			
	AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Martinez, Brenda 4360 04212021			
	001-000-137-514-21-49-02		Memberships	\$75.00
			2021 WA Muni Clerks Association	
	001-000-145-518-80-49-01		Training	\$200.00
			Labor Relations Institute - Online	
	001-000-180-518-50-42-00		Postage	\$11.10
			Postage for CBA to Teamsters	
	Total Martinez, Brenda 4360 04212021			\$286.10
	EFT Payment 04/21/2021 8:44:32			
	AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Martinez, Brian 2849 04212021			
	001-000-195-525-60-31-02		COVID PPE & Safety Supplies	\$28.84
			Amazon - Masks, Social Dist Floor Stickers	
	Total Martinez, Brian 2849 04212021			\$28.84
	EFT Payment 04/21/2021 8:44:32			
	AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Metcalf 4013 04212021			
	001-000-120-512-50-42-03		Postage	\$165.00
			Postage	
	001-000-195-525-60-49-03		COVID Technology Costs	\$11.92
			Zoom - Additional User Fee	
	001-000-195-525-60-49-03		COVID Technology Costs	\$282.50
			Zoom - Virtual Court	
	Total Metcalf 4013 04212021			\$459.42
	EFT Payment 04/21/2021 8:44:32			
	AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Miller 9913 04212021			
	001-000-140-514-23-49-01		Workshops and Training	\$125.00
			WPTA Virtual Conference @ 04.08.2021	

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name Title	Void Amount
		001-000-140-514-23-49-02	Membership	\$40.00
		2021 WPTA Membership		
	Total Miller 9913 04212021			\$165.00
	EFT Payment 04/21/2021 8:44:32			
	AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	O'Neill 8528 04212021			
		001-000-140-514-23-49-01	Workshops and Training	\$125.00
		2021 WPTA Virtual Conference @ 04.08.2021		
		001-000-195-525-60-31-02	COVID PPE & Safety Supplies	\$60.00
		Telecommuter IT Security		
		001-000-214-521-20-48-04	NetMotion Maintenance Mobile Units	\$60.00
		PD - Monthly IT Security		
	Total O'Neill 8528 04212021			\$245.00
	EFT Payment 04/21/2021 8:44:32			
	AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Peterson 7057 04212021			
		001-000-140-514-23-49-01	Workshops and Training	\$125.00
		WPTa Virtual Conference @ 04.08.2021		
		001-000-140-514-23-49-02	Membership	\$40.00
		WPTA 2021 Membership		
	Total Peterson 7057 04212021			\$165.00
	EFT Payment 04/21/2021 8:44:32			
	AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Pittam 4402 04212021			
		001-000-248-518-20-31-00	MDRT Bldg. Supplies	\$77.54
		Cleaning Supplies		
	Total Pittam 4402 04212021			\$77.54
	EFT Payment 04/21/2021 8:44:32			
	AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Portman 7684 04212021			
		001-000-240-558-60-49-02	Membership	\$119.00
		2021 American Planning Assoc Membership		
	Total Portman 7684 04212021			\$119.00
	EFT Payment 04/21/2021 8:44:32			
	AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Redd 5176 04212021			
		001-000-246-558-70-49-00	Miscellaneous	\$38.01
		Lunch Meeting		
	Total Redd 5176 04212021			\$38.01

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	EFT Payment 04/21/2021 8:44:32 AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Reed 3197 04212021			
	001-000-195-525-60-49-03		COVID Technology Costs	\$162.94
			Zoom - New User License	
	Total Reed 3197 04212021			\$162.94
	EFT Payment 04/21/2021 8:44:32 AM - 1	4/21/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	Riepl 7041 04212021			
	001-000-210-521-10-35-00		PD-Firearms Program	\$38.68
			Glue, Foam	
	001-000-210-521-10-48-01		PD-Vehicle/Eq. Mtc. & Repair	\$401.72
			Battery - 2011 Tahoe	
	Total Riepl 7041 04212021			\$440.40
	Total EFT Payment 04/21/2021 8:44:32 AM - 1			\$4,539.27
	Total First Bankcard			\$4,539.27
Invoice Cloud				
	EFT Payment 4/12/2021 8:45:27 AM - 1	4/12/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	04122021 IC			
	001-000-210-521-10-49-04		PD-Bank Analysis Fees/Merch CC Fees	\$25.00
			PD Online Portal	
	001-000-240-558-51-49-05		Bank Analysis Fees/Merch CC Fees	\$25.00
			CD Online Portal	
	401-000-000-534-80-49-50		Bank Analysis Fees/Merch CC/ Lien Fees	\$92.37
			Water Online Portal & Misc	
	407-000-000-535-80-49-50		Bank Analysis Fees/Merch CC/ Lien Fees	\$92.37
			Sewer Online Portal & Misc	
	410-000-000-531-10-49-50		Bank Analysis Fees/Merch CC/ Lien Fees	\$16.06
			Storm Online Portal & Misc	
	Total 04122021 IC			\$250.80
	Total EFT Payment 4/12/2021 8:45:27 AM - 1			\$250.80
	Total Invoice Cloud			\$250.80
Merchant Card Services / Vantive Holding, LLC				
	EFT Payment 4/12/2021 8:46:14 AM - 1	4/12/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	04122021 MCS			
	March 2021 Service			
	001-000-270-576-80-49-01		Bank Analysis Fees/Merch CC Fees	\$121.26

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
		Lake Sawyer Pay Station		
	Total 04122021 MCS			\$121.26
	Total EFT Payment 4/12/2021 8:46:14 AM - 1			\$121.26
Total Merchant Card Services / Vantive Holding, LLC				\$121.26
U.S. Postal Service (Black Diamond) Utility Postage Only				
	EFT Payment 4/29/2021 8:46:40 AM - 1			
		5/6/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	04292021 USPS BD			
		401-000-000-534-80-42-01	Postage	\$219.44
		407-000-000-535-80-42-01	Postage	\$219.44
		410-000-000-531-10-42-01	Postage	\$355.54
	Total 04292021 USPS BD			\$794.42
	Total EFT Payment 4/29/2021 8:46:40 AM - 1			\$794.42
Total U.S. Postal Service (Black Diamond) Utility Postage Only				\$794.42
U.S. Postal Service (CMRS-FP)				
	EFT Payment 4/28/2021 8:47:18 AM - 1			
		4/28/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	04282021 USPS CRMS-FP			
		001-000-180-518-50-42-00	Postage	\$600.00
		April 2021 Postage Refill		
	Total 04282021 USPS CRMS-FP			\$600.00
	Total EFT Payment 4/28/2021 8:47:18 AM - 1			\$600.00
Total U.S. Postal Service (CMRS-FP)				\$600.00
US Bank Equipment Finance				
	EFT Payment 4/20/2021 8:47:53 AM - 1			
		4/20/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	04202021 USBE			
	3/2021 - 4/2021 Copier Rental			
		001-000-210-521-10-45-00	PD-Payments - US Bank/Copier	\$193.03
		Pool 2 - PD		
		001-000-248-518-20-45-03	MDRT-Copier Costs	\$193.03
		Pool 2 - MDRT		
		001-000-254-518-20-45-04	City Hall/Comm Deve Copier Lease	\$0.70
		Sales & Use Tax		

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
	Account Number		Title	
	001-000-254-518-20-45-04		City Hall/Comm Deve Copier Lease	\$117.18
	Sales & Use Tax			
	001-000-254-518-20-45-04		City Hall/Comm Deve Copier Lease	\$960.82
	Pool 1 - CH			
	001-000-254-518-20-45-04		City Hall/Comm Deve Copier Lease	\$8.00
	Supply Freight			
	Total 04202021 USBE			\$1,472.76
	Total EFT Payment 4/20/2021 8:47:53 AM - 1			\$1,472.76
	Total US Bank Equipment Finance			\$1,472.76
Washington State Department of Revenue	EFT Payment 4/27/2021 8:48:40			
	AM - 1	4/27/2021	2021 - April - April EFT Batch for 5/20/2021 Council	
	04272012 DOR			
	March 2021 Excise Tax			
	401-000-000-534-80-44-01		State of WA Utility Excise Tax	\$197.12
	B&O Tax: Water			
	401-000-000-534-80-44-01		State of WA Utility Excise Tax	\$4,618.68
	Utility Tax: Water			
	407-000-000-535-80-44-01		State of WA Excise Tax	\$302.55
	B&O Tax: Sewer			
	407-000-000-535-80-44-01		State of WA Excise Tax	\$3,838.22
	Utility Tax: Sewer			
	407-000-000-535-80-44-01		State of WA Excise Tax	(\$2,394.00)
	Utility Tax: Sewer(KC Credit)			
	410-000-000-531-10-44-01		State of Wa Excise Tax	\$241.41
	B&O Tax: Storm			
	Total 04272012 DOR			\$6,803.98
	Total EFT Payment 4/27/2021 8:48:40 AM - 1			\$6,803.98
	Total Washington State Department of Revenue			\$6,803.98
	Vendor Count 9		Grand Total	\$15,954.72



Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
2 Watch Monitoring, Inc.				
	49956	4/1/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	42327			
		April 2021 Service		
		001-000-211-523-60-49-01	Electronic Home Monitor Costs	\$375.00
	Total 42327			\$375.00
	Total 49956			\$375.00
Total 2 Watch Monitoring, Inc.				\$375.00
AHBL, Inc.				
	49957	3/31/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	125107			
		March 2021 Service		
		001-000-257-558-70-49-00	MDRT- Planning Consultant	\$21,860.00
	Total 125107			\$21,860.00
	Total 49957			\$21,860.00
Total AHBL, Inc.				\$21,860.00
Arabic & Russian Interpreting Services of Diana Noman				
	49958	4/28/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	BDMC04282021VRIA			
		April 2021 Service		
		001-000-120-512-50-41-04	Court Interpreter	\$121.00
	Total BDMC04282021VRIA			\$121.00
	Total 49958			\$121.00
Total Arabic & Russian Interpreting Services of Diana Noman				\$121.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Axon Enterprise, Inc.				
	49959	1/21/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	SI-1711144			
		PD - Supplies		
		001-000-210-521-10-35-00	PD-Firearms Program	\$7,827.05
		Taser Certification Bundle		
	Total SI-1711144			\$7,827.05
	Total 49959			\$7,827.05
Total Axon Enterprise, Inc.				\$7,827.05
Bitco Software LLC				
	49960	5/1/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	981			
		2021 Annual Maintenance - Permit Trax		
		001-000-240-558-51-41-05	Permit Software Maintenance	\$10,870.00
	Total 981			\$10,870.00
	Total 49960			\$10,870.00
Total Bitco Software LLC				\$10,870.00
Black Diamond Auto Parts				
	49961	4/19/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	454032			
		PW - Supplies		
		101-000-000-544-90-48-02	PW Clearing- Shared Veh/Equip Maint	\$96.70
		Misc Veh Repair & Maint Supplies		
	Total 454032			\$96.70
	Total 49961			\$96.70
Total Black Diamond Auto Parts				\$96.70
Blueline				
	49962	5/7/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	21199			
		April 2021 Service		
		001-000-240-558-60-41-01	Prof Serv- Long Range Planning	\$6,450.00
		Housing Action Plan		
	Total 21199			\$6,450.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	49962	5/7/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	21200			
		April 2021 Service		
		310-000-004-594-76-63-04	Parks Plan	\$650.00
			Public Participation Process and Needs Analysis	
		310-000-004-594-76-63-04	Parks Plan	\$2,142.00
			Survey Development and Implementation	
		310-000-004-594-76-63-04	Parks Plan	\$340.00
			Park Assessment	
	Total 21200			\$3,132.00
	49962	5/7/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	21214			
		April 2021 Service		
		404-000-013-594-34-63-01	Morgan Cr S. Wtr Ln =Eng	\$9,329.40
			Project Management & Final Design	
	Total 21214			\$9,329.40
	Total 49962			\$18,911.40
Total Blueline				\$18,911.40
Breland Commercial Tire, LLC				
	49963	4/30/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	A3619			
		PW - Veh Repair & Maint		
		101-000-000-544-90-48-02	PW Clearing- Shared Veh/Equip Maint	\$2,964.25
			Tires for John Deere 6615	
	Total A3619			\$2,964.25
	49963	4/20/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	D2233-C			
		PW - Veh Repair & Maint		
		101-000-000-544-90-48-02	PW Clearing- Shared Veh/Equip Maint	(\$143.48)
			Prior repair didn't work, vendor credited account	
	Total D2233-C			(\$143.48)
	Total 49963			\$2,820.77
Total Breland Commercial Tire, LLC				\$2,820.77

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
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CallTower, Inc.

49964	200735636	4/26/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
		Land Line Service through 04.26.2021		
		001-000-120-512-50-42-00	Telephone/DSL	\$189.57
		Court Telephone		
		001-000-214-521-20-42-00	Police Tele/web/DSL/Air Cards	\$568.71
		Police Telephone		
		001-000-240-558-51-42-00	Telephone	\$221.04
		Comm Dev Telephone		
		001-000-246-558-70-42-01	Telephones	\$140.33
		MDRT Telephone		
		001-000-254-518-20-42-00	Facilities-Telephones	\$396.33
		City Hall Telephone		
		001-000-270-576-80-42-00	Telephone/DSL/Radios	\$9.97
		4% Parks Telephone		
		001-000-280-536-20-42-00	Telephone, DSL & Radios	\$4.99
		2% Cemetary Telephone		
		101-000-000-542-30-42-01	Telephone/DSL/Radios	\$54.84
		22% Streets Telephone		
		401-000-000-534-80-42-00	Telephone/DSL/Radios	\$59.83
		24% Water Telephone		
		407-000-000-535-80-42-00	Telephone/DSL/Radios	\$59.83
		24% Sewer Telephone		
		410-000-000-531-10-42-00	Telephone/DSL/Radios	\$59.82
		24% Drainage Telephone		
	Total 200735636			\$1,765.26
Total 49964				\$1,765.26
Total CallTower, Inc.				\$1,765.26

City of Black Diamond

49965	04302021	4/30/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
		April 2021 Service		
		001-000-212-521-50-47-01	Water	\$49.69
		2470.0 Police Water		
		001-000-212-521-50-47-02	Sewer	\$70.33
		2470.0 Police Sewer		
		001-000-212-521-50-47-03	Stormwater	\$97.50
		2470.0 Police Storm		

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
	Account Number		Title	
	001-000-248-518-20-47-01		MDRT BD Wtr, Swr, Storm	\$52.50
	2498.0 City Hall-MDRT (40%)			
	001-000-254-518-20-47-00		Facilities-Utilities	\$78.76
	2498.0 City Hall (60%)			
	001-000-270-575-30-47-01		Museum Water/Sewer/Storm	\$157.79
	1399.5 & 2070.1 Museum			
	001-000-270-575-51-47-01		Gym-Stormwater	\$39.00
	1399.1 Gym-Stormwater			
	001-000-270-575-51-47-02		Gym-Sewer	\$70.33
	1399.0 Gym-Sewer			
	001-000-270-575-51-47-03		Gym-Water	\$49.97
	1399.0 Gym-Water			
	001-000-270-576-80-47-01		Water	\$35.63
	1582.0 Eagle Creek-Water			
	001-000-270-576-80-47-01		Water	\$35.63
	2306.0 Coal Car-Water			
	001-000-270-576-80-47-01		Water	\$3.46
	1045.0 PW Shops-Water			
	001-000-270-576-80-47-02		Sewer	\$5.63
	1045.0 PW Shops-Sewer			
	001-000-270-576-80-47-03		Stormwater	\$14.04
	1045.0 PW Shops-Storm			
	001-000-270-576-80-47-03		Stormwater	\$117.00
	1399.2 Boat Launch-Storm			
	001-000-280-536-20-47-01		Water	\$37.34
	1457.0 Cemetery-Water			
	001-000-280-536-20-47-01		Water	\$0.87
	1045.0 PW Shops-Water			
	001-000-280-536-20-47-02		Sewer	\$1.41
	1045.0 PW Shops-Sewer			
	001-000-280-536-20-47-03		Stormwater	\$3.51
	1045.0 PW Shops-Storm			
	001-000-530-522-10-47-01		Water	\$35.74
	2200.0 Fire Dept-Water			
	001-000-530-522-10-47-02		Sewer	\$70.33
	2200.0 Fire Dept-Sewer			
	001-000-530-522-10-47-03		Stormwater	\$48.75
	1399.4 Fire Dept.-Storm			
	101-000-000-543-50-47-01		Water	\$6.49
	1045.0 PW Shops-Water			
	101-000-000-543-50-47-01		Water	\$35.85
	2983.0 Railroad Ave Irrig.			

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
		Account Number	Title	
		101-000-000-543-50-47-02	Sewer	\$10.55
		1045.0 PW Shops-Sewer		
		101-000-000-543-50-47-03	Stormwater	\$26.33
		1045.0 PW Shops-Storm		
		401-000-000-534-80-47-01	Water	\$10.82
		1045.0 PW Shops-Water		
		401-000-000-534-80-47-02	Sewer	\$17.58
		1045.0 PW Shops-Sewer		
		401-000-000-534-80-47-03	Stormwater	\$43.88
		1045.0 PW Shops-Storm		
		407-000-000-535-80-47-01	Water	\$10.82
		1045.0 PW Shops-Water		
		407-000-000-535-80-47-02	Sewer	\$17.58
		1045.0 PW Shops-Sewer		
		407-000-000-535-80-47-03	Stormwater	\$43.88
		1045.0 PW Shops-Storm		
		410-000-000-531-10-47-01	Water	\$10.82
		1045.0 PW Shops-Water		
		410-000-000-531-10-47-02	Sewer	\$17.58
		1045.0 PW Shops-Sewer		
		410-000-000-531-10-47-03	Stormwater	\$43.86
		1045.0 PW Shops-Storm		
	Total 04302021			\$1,371.25
	Total 49965			\$1,371.25
	Total City of Black Diamond			\$1,371.25
City of Issaquah				
	49966	5/6/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	2100178			
		April 2021 Service		
		001-000-211-523-60-49-00	Jail Costs	\$3,220.00
		23 days		
	Total 2100178			\$3,220.00
	Total 49966			\$3,220.00
	Total City of Issaquah			\$3,220.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Clark & Shira Jones				
	49967	5/6/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	05062021 CSJ			
		Utility Refund		
		401-000-000-343-40-00-01	Water Charges	\$133.66
		Refund on Closed Account	3171.0	
	Total 05062021 CSJ			\$133.66
	Total 49967			\$133.66
	Total Clark & Shira Jones			\$133.66
Cummins Sales and Service				
	49968	4/28/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	01-8603			
		CD / PW Repair and Maintenance		
		101-000-000-544-90-48-03	PW clearing-Shared- BU Generator Costs	\$1,061.97
		Annual Maintenance for Generator		
	Total 01-8603			\$1,061.97
	49968	4/28/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	01-8609			
		PD Repair and Maintenance		
		001-000-212-521-50-48-02	Police Bldg Repairs & Maintenance	\$525.15
		Annual Maintenance for Generator		
	Total 01-8609			\$525.15
	Total 49968			\$1,587.12
	Total Cummins Sales and Service			\$1,587.12
Dain & Janessa Carley				
	49969	4/29/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	04292021 DJC			
		Utility Refund		
		401-000-000-343-40-00-01	Water Charges	\$160.52
		Refund Closed Account #3223.0		
	Total 04292021 DJC			\$160.52
	Total 49969			\$160.52
	Total Dain & Janessa Carley			\$160.52

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Datec Incorporated				
	49970	4/23/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	35031			
		PD - Vehicle Repair & Maint		
		510-000-300-594-21-64-00	Police Vehicles-replace	\$2,304.88
		Install computer Equip in New Vehicles		
	Total 35031			\$2,304.88
	Total 49970			\$2,304.88
	Total Datec Incorporated			\$2,304.88
David Kazimirets				
	49971	5/6/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	05062021 DK			
		Utility Refund		
		401-000-000-343-40-00-01	Water Charges	\$108.40
		Refund Closed Account 4813.		
	Total 05062021 DK			\$108.40
	Total 49971			\$108.40
	Total David Kazimirets			\$108.40
Department of Commerce				
	49972	5/4/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	PWTF-256615			
		2021 Principal and Int Pmt		
		401-000-000-591-34-72-03	Principal-PWTF 02 691 005	\$11,250.00
		401-000-000-592-34-83-03	Interest-PWTF 02 691 005	\$112.50
	Total PWTF-256615			\$11,362.50
	49972	5/4/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	PWTF-258894			
		2021 Principal and Int Pmt		
		401-000-000-591-34-72-00	Principal-PWTF 04 691 006	\$295,488.48
		401-000-000-592-34-83-00	Interest-PWTF 04 691 006	\$5,909.77
	Total PWTF-258894			\$301,398.25
	Total 49972			\$312,760.75
	Total Department of Commerce			\$312,760.75

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Enumclaw School District				
	49973	5/3/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	04302021 ESD			
		April 2021 Impact Fees		
		637-000-000-589-30-00-00	School Mitigation Fee disbursement	\$23,349.00
		5 Fees		
		637-000-100-589-30-00-01	Enum Sch Im Fees-MPD S/F	\$197,384.00
		22 Fees		
		637-000-100-589-30-00-03	Enum Sch Im Fees-Reg S/F	\$35,888.00
		4 Fees		
		Total 04302021 ESD		\$256,621.00
	Total 49973			\$256,621.00
	Total Enumclaw School District			\$256,621.00
FCS Group				
	49974	4/23/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	3181-22104113			
		April 2021 Service		
		001-000-257-558-70-41-01	MDRT Fiscal Analysis-	\$1,568.75
		for Fiscal Year 2020		
		Total 3181-22104113		\$1,568.75
	Total 49974			\$1,568.75
	Total FCS Group			\$1,568.75
Home Depot Credit Service				
	49975	4/12/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	0134305			
		Prks - Supplies		
		001-000-270-576-80-31-03	Parks Operating Supplies	\$92.33
		Turf Builder, Moss Out		
		Total 0134305		\$92.33
	49975	4/21/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	1525967			
		EM - Covid Supplies		
		001-000-195-525-60-31-02	COVID PPE & Safety Supplies	\$75.89
		Hand Sanitizer, Disinfectant		
		Total 1525967		\$75.89

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	49975	5/5/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	7625144			
		PW - Supplies		
		101-000-000-544-90-31-00	PW Clearing Acct-Supplies	\$23.34
		Propane Torch Kit		
	Total 7625144			\$23.34
	Total 49975			\$191.56
Total Home Depot Credit Service				\$191.56
Honey Bucket/Northwest Cascade Inc.				
	49976	4/27/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	0552070681			
		April 2021 Service		
		001-000-270-576-80-31-00	Portable Restroom Facility	\$98.00
		Parks-Boat Launch Rental: 145291		
	Total 0552070681			\$98.00
	49976	4/27/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	0552070682			
		April 2021 Service		
		001-000-270-576-80-31-00	Portable Restroom Facility	\$98.00
		Lake Sawyer Regional Park: 71400002		
	Total 0552070682			\$98.00
	Total 49976			\$196.00
Total Honey Bucket/Northwest Cascade Inc.				\$196.00
HWA GeoSciences Inc.				
	49977	4/23/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	31539			
		April 2021 Service		
		001-000-257-558-70-41-05	MDRT Geotech	\$400.00
	Total 31539			\$400.00
	Total 49977			\$400.00
Total HWA GeoSciences Inc.				\$400.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Ichijo USA Co., LTD				
	49978	5/6/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	05062021 IUSA			
		Utility Refund		
		401-000-000-343-40-00-01	Water Charges	\$577.38
		Refund closed accounts 4740.1, 4740.4, 4740.18 and 4740.47		
	Total 05062021 IUSA			\$577.38
	Total 49978			\$577.38
	Total Ichijo USA Co., LTD			\$577.38
Johnsons Home & Garden				
	49979	4/23/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	454978			
		Gym - Supplies		
		001-000-270-575-51-48-00	Gym Facility Repair & Maintenance	\$33.22
		Sanding Belts, Sanding Paper		
	Total 454978			\$33.22
	49979	5/4/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	455228			
		PW - Supplies		
		101-000-000-544-90-31-00	PW Clearing Acct-Supplies	\$43.43
	Total 455228			\$43.43
	49979	5/4/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	455229			
		PD - Veh Maint		
		001-000-210-521-10-48-01	PD-Vehicle/Eq. Mtc. & Repair	\$23.89
		Battery Switch Post		
	Total 455229			\$23.89
	49979	5/4/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	455230			
		Prks - Supplies		
		001-000-270-576-80-31-03	Parks Operating Supplies	\$108.62
		Drum Liner, Screws, Power Bit		
	Total 455230			\$108.62

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	49979	5/4/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	455247			
		PW - Supplies		
		407-000-000-535-80-31-01	Sewer Operating Supplies	\$30.51
		ABS Pipe Supplies		
	Total 455247			\$30.51
	49979	5/7/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	455325			
		PW - Supplies		
		407-000-000-535-80-31-01	Sewer Operating Supplies	\$10.83
		Keys		
	Total 455325			\$10.83
	Total 49979			\$250.50
	Total Johnsons Home & Garden			\$250.50
Joyce Trichak				
	49980	4/29/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	04292021 JT			
		Utility Refund		
		401-000-000-343-40-00-01	Water Charges	\$177.13
		Refund for Closed Account #5147.0		
	Total 04292021 JT			\$177.13
	Total 49980			\$177.13
	Total Joyce Trichak			\$177.13
King County				
	49981	5/1/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	30031696			
		May 2021 Service		
		407-000-000-535-80-41-04	Metro Sewer Charges	\$62,954.73
	Total 30031696			\$62,954.73
	Total 49981			\$62,954.73
	Total King County			\$62,954.73

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
King County Prosecuting Attorney				
	49982	5/3/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	05032021 KCPA			
	April 2021 Court Remittance			
	633-000-100-589-30-00-00		Court Fees for King County	\$186.95
	Court Remittance			
	Total 05032021 KCPA			\$186.95
	Total 49982			\$186.95
	Total King County Prosecuting Attorney			\$186.95
King County Radio Comm Services				
	49983	4/29/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	2021-04-29			
	April 2021 Service			
	001-000-214-521-20-41-03		K/C 800 Mhz Radio Costs	\$1,441.36
	Total 2021-04-29			\$1,441.36
	Total 49983			\$1,441.36
	Total King County Radio Comm Services			\$1,441.36
Kustom Signals, Inc.				
	49984	2/10/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	581563			
	PD - Vehicle Expense			
	510-000-300-594-21-64-00		Police Vehicles-replace	\$4,549.09
	Install Raptor Rp-1 in New Vehicles			
	Total 581563			\$4,549.09
	Total 49984			\$4,549.09
	Total Kustom Signals, Inc.			\$4,549.09
Les Schwab Tire Ctr - MV				
	49985	5/7/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	39800476342			
	PD - Veh Maint			
	001-000-210-521-10-48-01		PD-Vehicle/Eq. Mtc. & Repair	\$102.01
	Battery for 2009 Chev Impala			
	Total 39800476342			\$102.01
	Total 49985			\$102.01
	Total Les Schwab Tire Ctr - MV			\$102.01

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Madrona Law Group LLC				
49986	10715	5/3/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
		April 2021 Service		
		001-000-150-515-41-41-01	Legal Services-General Govt	\$120.00
		PW - City Hall Renovation		
		320-000-038-544-40-41-00	Tr Impact Fee Prof Svs	\$666.00
		PW - Traffic Impact Mitigation		
	Total 10715			\$786.00
49986	10716	5/3/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
		April 2021 Service		
		001-000-150-515-41-41-40	Legal Svs Development Permits	\$90.00
		CD - Permit Review		
	Total 10716			\$90.00
49986	10718	5/3/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
		April 2021 Service		
		001-000-150-515-41-41-01	Legal Services-General Govt	\$11,700.90
		General City Billing		
		101-000-000-543-30-41-05	Legal Costs	\$2,600.20
		General City Billing		
		401-000-000-534-80-41-04	Legal Svcs	\$3,900.30
		General City Billing		
		407-000-000-535-80-41-09	Legal Costs	\$3,900.30
		General City Billing		
		410-000-000-531-10-41-01	Legal Costs	\$3,900.30
		General City Billing		
	Total 10718			\$26,002.00
49986	10719	5/3/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
		April 2021 Service		
		001-000-150-515-45-41-10	Legal Lawsuits/Other Charges	\$840.00
		Lawsuit - Koler		
	Total 10719			\$840.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
49986	10720	5/3/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
		April 2021 Service		
		001-000-150-515-41-41-02 Employment	Legal Services -Employment	\$161.00
	Total 10720			\$161.00
49986	10721	5/3/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
		April 2021 Service		
		001-000-257-558-70-41-00 MDRT / OakPoint	MDRT Legal Services	\$1,950.00
	Total 10721			\$1,950.00
49986	10722	5/3/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
		April 2021 Service		
		001-000-150-515-41-41-17 WFSE V State Of WA	Legal Costs-Public Disc/Oth	\$1,516.00
	Total 10722			\$1,516.00
49986	10723	5/3/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
		April 2021 Service		
		001-000-150-515-41-41-41 TDR	Legal Costs-TDR'S	\$138.00
	Total 10723			\$138.00
49986	10761	5/3/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
		April 2021 Service		
		001-000-150-515-41-41-36 CD - Code Enforcement	Legal Svs-Code Enforcement	\$138.00
	Total 10761			\$138.00
49986	10762	5/3/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
		April 2021 Service		
		001-000-150-515-41-41-40 PW - Permit Review	Legal Svs Development Permits	\$129.00
	Total 10762			\$129.00
Total 49986				\$31,750.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Total Madrona Law Group LLC				\$31,750.00
McClure and Sons, Inc.				
	49987	4/30/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	04302021 MC&S			
	Payment #4			
	402-000-003-594-34-63-06		Springs Water Project	\$57,640.62
	Total 04302021 MC&S			\$57,640.62
	Total 49987			\$57,640.62
Total McClure and Sons, Inc.				\$57,640.62
McDonough & Sons, Inc.				
	49988	4/28/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	248378			
	April 2021 Service			
	410-000-000-531-10-41-08		Street Sweeping	\$1,473.34
	Total 248378			\$1,473.34
	Total 49988			\$1,473.34
Total McDonough & Sons, Inc.				\$1,473.34
Michael & Terri Mann				
	49989	5/6/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	05062021 MTM			
	Utility Refund			
	401-000-000-343-40-00-01		Water Charges	\$221.16
	Refund Closed Account 4113.0			
	Total 05062021 MTM			\$221.16
	Total 49989			\$221.16
Total Michael & Terri Mann				\$221.16
Mountain View Fire & Rescue				
	49990	5/4/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	21-1061			
	CD - Service through 4/29/2021			
	001-000-240-558-51-41-04		Fire Inspection & Plan Check	\$3,807.47
	Total 21-1061			\$3,807.47

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	49990	5/6/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	21-1062			
		2021 Annual Contract Jan - June		
		001-000-530-522-10-41-00	Fire Dist 44 Prof Serv	\$291,864.00
	Total 21-1062			\$291,864.00
	Total 49990			\$295,671.47
Total Mountain View Fire & Rescue				\$295,671.47
O'Brien, Barton, & Hopkins, PLLP				
	49991	5/4/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	67443			
		April 2021 Service		
		001-000-151-515-91-41-00	Court Legal-Public Defender	\$3,500.00
	Total 67443			\$3,500.00
	Total 49991			\$3,500.00
Total O'Brien, Barton, & Hopkins, PLLP				\$3,500.00
Office Products Nationwide				
	49992	4/27/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	1140013-0			
		MDRT - Supplies		
		001-000-246-558-70-31-00	Office Supplies	\$167.14
		MDRT Office Supplies		
	Total 1140013-0			\$167.14
	49992	5/7/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	1141236-0			
		Crt - Supplies		
		001-000-120-512-50-31-00	Operating Supplies	\$7.38
		001-000-120-512-50-49-02	Printing and Binding	\$45.63
	Total 1141236-0			\$53.01
	Total 49992			\$220.15
Total Office Products Nationwide				\$220.15
Orkin Commercial Services				
	49993	5/1/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	210941142			
		May 2021 Service		
		001-000-248-518-20-49-01	MDRT Bldg Custodial Costs	\$31.94
		MDRT Service		

Vendor	Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
		001-000-254-518-20-49-01	Facilities Bldg.Custodial & Maint.	\$97.30
		Facilities Service		
	Total 210941142			\$129.24
	Total 49993			\$129.24
	Total Orkin Commercial Services			\$129.24
Palmer Coking Coal Company				
	49994	4/28/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	78777			
		Streets - Supplies		
		101-000-000-542-30-48-00	Street Repair and Maintenance	\$63.51
		Gravel		
	Total 78777			\$63.51
	Total 49994			\$63.51
	Total Palmer Coking Coal Company			\$63.51
Parametrix, Inc.				
	49995	4/14/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	26046			
		Service through 04/03/2021		
		001-000-257-558-70-41-03	MDRT Traffic Engineering-Parametrix	\$475.00
	Total 26046			\$475.00
	49995	4/14/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	26047			
		Service through 04/03/2021		
		001-000-257-558-70-41-03	MDRT Traffic Engineering-Parametrix	\$357.50
	Total 26047			\$357.50
	49995	4/14/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	26048			
		Service through 4/03/2021		
		001-000-257-558-70-41-03	MDRT Traffic Engineering-Parametrix	\$267.50
	Total 26048			\$267.50
	49995	4/14/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	26049			
		Service through 04/03/2021		
		001-000-257-558-70-41-03	MDRT Traffic Engineering-Parametrix	\$410.00
	Total 26049			\$410.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	49995	4/14/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	26050			
		Service through 04/03/2021		
		001-000-257-558-70-41-03	MDRT Traffic Engineering-Parametrix	\$850.00
	Total 26050			\$850.00
	49995	4/14/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	26051			
		Service through 04/03/2021		
		001-000-257-558-70-41-03	MDRT Traffic Engineering-Parametrix	\$1,105.00
	Total 26051			\$1,105.00
	Total 49995			\$3,465.00
Total Parametrix, Inc.				\$3,465.00
Rainier Foothills Wellness				
	49996	4/14/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	2021-001			
		Service for 2021 - 2022 School Year		
		001-000-182-564-00-49-02	Enumclaw School-Mental Health	\$10,000.00
	Total 2021-001			\$10,000.00
	Total 49996			\$10,000.00
Total Rainier Foothills Wellness				\$10,000.00
Secure Pacific Corporation				
	49997	5/1/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	296654			
		May 2021 Service		
		001-000-120-512-50-49-05	Security	\$184.01
		25510 Lawson - Court		
		001-000-212-521-50-49-05	Security	\$373.59
		25510 Lawson - Police		
	Total 296654			\$557.60
	49997	5/1/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	296655			
		May 2021 Service		
		001-000-212-521-50-49-05	Security	\$92.82
		32820 3rd Ave - Warehouse - Evidence		
		101-000-000-544-90-48-01	PW Clearing-shared Shop Cost	\$180.18
		32820 3rd Ave - Warehouse - PW		
	Total 296655			\$273.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	49997	5/1/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	296656			
		May 2021 Service		
		101-000-000-544-90-48-01	PW Clearing-shared Shop Cost	\$67.00
		32820 3rd Ave - PW Shop		
	Total 296656			\$67.00
	Total 49997			\$897.60
Total Secure Pacific Corporation				\$897.60
Severson's Building Maintenance				
	49998	5/5/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	573113			
		April 2021 Service		
		001-000-270-575-51-48-00	Gym Facility Repair & Maintenance	\$250.00
		Gym Janitorial Services		
	Total 573113			\$250.00
	49998	4/30/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	576107			
		April 2021 Service		
		101-000-000-544-90-48-01	PW Clearing-shared Shop Cost	\$200.00
		PW Shop Janitorial Services		
	Total 576107			\$200.00
	49998	4/30/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	576112			
		April 2021 Service		
		001-000-248-518-20-49-01	MDRT Bldg Custodial Costs	\$180.00
		MDRT Janitorial Services		
		001-000-254-518-20-49-01	Facilities Bldg.Custodial & Maint.	\$720.00
		City Hall/Com Dev Janitorial Services		
	Total 576112			\$900.00
	49998	4/30/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	576115			
		April 2021 Service		
		001-000-212-521-50-41-03	Police Custodial Cost	\$500.00
		Police/Court Janitorial Services		
	Total 576115			\$500.00
	Total 49998			\$1,850.00
Total Severson's Building Maintenance				\$1,850.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
SHI International Corp.				
	49999	5/4/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	B13420194			
		IT - Server Supplies		
		001-000-195-525-60-49-03	COVID Technology Costs	\$5,334.34
		Switches for Server		
	Total B13420194			\$5,334.34
	Total 49999			\$5,334.34
Total SHI International Corp.				\$5,334.34
Steven W. Crawford				
	50000	4/30/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	04302021 SWC			
		April 2021 Service		
		001-000-151-515-91-41-03	Public Defense-Conflict Rep.	\$250.00
	Total 04302021 SWC			\$250.00
	Total 50000			\$250.00
Total Steven W. Crawford				\$250.00
UBM				
	50001	5/4/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	INV449484			
		Crt - Copier Costs		
		001-000-120-512-50-49-02	Printing and Binding	\$82.24
	Total INV449484			\$82.24
	Total 50001			\$82.24
Total UBM				\$82.24
Utilities Underground Location Center				
	50002	4/30/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	1040123			
		April 2021 Service		
		401-000-000-534-80-41-08	Locating Service	\$228.33
		177 locates		
	Total 1040123			\$228.33
	Total 50002			\$228.33
Total Utilities Underground Location Center				\$228.33

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Valley Communications Center				
	50003	5/7/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	0025586			
		April 2021 Service		
		001-000-214-521-20-41-00	Valley Comm - Dispatch Service	\$8,090.23
		182.5 calls		
	Total 0025586			\$8,090.23
	50003	5/7/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	0025613			
		1st Qtr 2021 Service		
		001-000-214-521-20-41-02	Valley Comm - Access Charge	\$435.70
	Total 0025613			\$435.70
	Total 50003			\$8,525.93
	Total Valley Communications Center			\$8,525.93
VenTek International				
	50004	5/1/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	126640			
		May 2021 Service		
		001-000-270-576-80-41-02	Venvue Pay Station	\$90.00
	Total 126640			\$90.00
	Total 50004			\$90.00
	Total VenTek International			\$90.00
Washington State Patrol				
	50005	5/5/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	I21006030			
		April 2021 Service		
		001-000-214-521-20-41-05	Auburn WSP Access	\$53.00
		Background Checks		
	Total I21006030			\$53.00
	Total 50005			\$53.00
	Total Washington State Patrol			\$53.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Washington State Treasurer				
	50006	5/3/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	05032021 WST			
		April 2021 Court Receipts		
		633-000-200-589-30-00-00	Court Fees for WA State Treasurer	\$13,689.61
		Court Remittance		
	Total 05032021 WST			\$13,689.61
	Total 50006			\$13,689.61
	Total Washington State Treasurer			\$13,689.61
Washington Workwear Stores, Inc.				
	50007	5/3/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	5289			
		PW - Uniforms		
		101-000-000-544-90-49-02	PW Clearing-Shared Other costs	\$883.23
	Total 5289			\$883.23
	Total 50007			\$883.23
	Total Washington Workwear Stores, Inc.			\$883.23
Water Management Laboratories, Inc.				
	50008	4/15/2021	2021 - May - 2nd May 2021 Batch for 5/20/2021	
	192936			
		April 2021 Service		
		401-000-000-534-80-41-02	Water Testing and Sampling	\$22.50
	Total 192936			\$22.50
	Total 50008			\$22.50
	Total Water Management Laboratories, Inc.			\$22.50
	Vendor Count	53	Grand Total	\$1,151,551.49



Register

Fiscal: 2021

Deposit Period: 2021 - May, 2021 - April

Check Period: 2021 - May - 2nd May 2021 Batch for 5/20/2021, 2021 - April - April EFT Batch for 5/20/2021 Council

Number	Name	Print Date	Clearing Date	Amount
Columbia Bank				
Check				
<u>49956</u>	2 Watch Monitoring, Inc.	5/21/2021		\$375.00
<u>49957</u>	AHBL, Inc.	5/21/2021		\$21,860.00
<u>49958</u>	Arabic & Russian Interpreting Services of Diana Noman	5/21/2021		\$121.00
<u>49959</u>	Axon Enterprise, Inc.	5/21/2021		\$7,827.05
<u>49960</u>	Bitco Software LLC	5/21/2021		\$10,870.00
<u>49961</u>	Black Diamond Auto Parts	5/21/2021		\$96.70
<u>49962</u>	Blueline	5/21/2021		\$18,911.40
<u>49963</u>	Breland Commercial Tire, LLC	5/21/2021		\$2,820.77
<u>49964</u>	CallTower, Inc.	5/21/2021		\$1,765.26
<u>49965</u>	City of Black Diamond	5/21/2021		\$1,371.25
<u>49966</u>	City of Issaquah	5/21/2021		\$3,220.00
<u>49967</u>	Clark & Shira Jones	5/21/2021		\$133.66
<u>49968</u>	Cummins Sales and Service	5/21/2021		\$1,587.12
<u>49969</u>	Dain & Janessa Carley	5/21/2021		\$160.52
<u>49970</u>	Datec Incorporated	5/21/2021		\$2,304.88
<u>49971</u>	David Kazimirets	5/21/2021		\$108.40
<u>49972</u>	Department of Commerce	5/21/2021		\$312,760.75
<u>49973</u>	Enumclaw School District	5/21/2021		\$256,621.00
<u>49974</u>	FCS Group	5/21/2021		\$1,568.75
<u>49975</u>	Home Depot Credit Service	5/21/2021		\$191.56
<u>49976</u>	Honey Bucket/Northwest Cascade Inc.	5/21/2021		\$196.00
<u>49977</u>	HWA GeoSciences Inc.	5/21/2021		\$400.00
<u>49978</u>	Ichijo USA Co., LTD	5/21/2021		\$577.38
<u>49979</u>	Johnsons Home & Garden	5/21/2021		\$250.50
<u>49980</u>	Joyce Trichak	5/21/2021		\$177.13
<u>49981</u>	King County	5/21/2021		\$62,954.73
<u>49982</u>	King County Prosecuting Attorney	5/21/2021		\$186.95
<u>49983</u>	King County Radio Comm Services	5/21/2021		\$1,441.36
<u>49984</u>	Kustom Signals, Inc.	5/21/2021		\$4,549.09
<u>49985</u>	Les Schwab Tire Ctr - MV	5/21/2021		\$102.01
<u>49986</u>	Madrona Law Group LLC	5/21/2021		\$31,750.00
<u>49987</u>	McClure and Sons, Inc.	5/21/2021		\$57,640.62
<u>49988</u>	McDonough & Sons, Inc.	5/21/2021		\$1,473.34
<u>49989</u>	Michael & Terri Mann	5/21/2021		\$221.16
<u>49990</u>	Mountain View Fire & Rescue	5/21/2021		\$295,671.47

Number	Name	Print Date	Clearing Date	Amount
<u>49991</u>	O'Brien, Barton, & Hopkins, PLLP	5/21/2021		\$3,500.00
<u>49992</u>	Office Products Nationwide	5/21/2021		\$220.15
<u>49993</u>	Orkin Commercial Services	5/21/2021		\$129.24
<u>49994</u>	Palmer Coking Coal Company	5/21/2021		\$63.51
<u>49995</u>	Parametrix, Inc.	5/21/2021		\$3,465.00
<u>49996</u>	Rainier Foothills Wellness	5/21/2021		\$10,000.00
<u>49997</u>	Secure Pacific Corporation	5/21/2021		\$897.60
<u>49998</u>	Severson's Building Maintenance	5/21/2021		\$1,850.00
<u>49999</u>	SHI International Corp.	5/21/2021		\$5,334.34
<u>50000</u>	Steven W. Crawford	5/21/2021		\$250.00
<u>50001</u>	UBM	5/21/2021		\$82.24
<u>50002</u>	Utilities Underground Location Center	5/21/2021		\$228.33
<u>50003</u>	Valley Communications Center	5/21/2021		\$8,525.93
<u>50004</u>	VenTek International	5/21/2021		\$90.00
<u>50005</u>	Washington State Patrol	5/21/2021		\$53.00
<u>50006</u>	Washington State Treasurer	5/21/2021		\$13,689.61
<u>50007</u>	Washington Workwear Stores, Inc.	5/21/2021		\$883.23
<u>50008</u>	Water Management Laboratories, Inc.	5/21/2021		\$22.50
<u>EFT Payment 04/15/2021 8:44:01 AM - 1</u>	Columbia Bank	4/15/2021	4/30/2021	\$1,039.23
<u>EFT Payment 04/21/2021 8:44:32 AM - 1</u>	First Bankcard	4/21/2021	4/30/2021	\$4,539.27
<u>EFT Payment 4/06 12:32:37 PM - 1</u>	Dept of Licensing-Firearms Online	4/6/2021	4/30/2021	\$72.00
<u>EFT Payment 4/12/2021 12:36:05 PM - 1</u>	Dept of Licensing-Firearms Online	4/12/2021	4/30/2021	\$78.00
<u>EFT Payment 4/12/2021 8:45:27 AM - 1</u>	Invoice Cloud	4/12/2021	4/30/2021	\$250.80
<u>EFT Payment 4/12/2021 8:46:14 AM - 1</u>	Merchant Card Services / Vantive Holding, LLC	4/12/2021	4/30/2021	\$121.26
<u>EFT Payment 4/20/2021 8:47:53 AM - 1</u>	US Bank Equipment Finance	4/20/2021	4/30/2021	\$1,472.76
<u>EFT Payment 4/27/2021 8:48:40 AM - 1</u>	Washington State Department of Revenue	4/27/2021	4/30/2021	\$6,803.98
<u>EFT Payment 4/28/2021 8:47:18 AM - 1</u>	U.S. Postal Service (CMRS-FP)	4/28/2021	4/30/2021	\$600.00
<u>EFT Payment 4/29/2021 8:46:40 AM - 1</u>	U.S. Postal Service (Black Diamond) Utility Postage Only	4/29/2021	4/30/2021	\$794.42
<u>EFT Payment 4/30/2021 12:38:31 PM - 1</u>	Dept of Licensing-Firearms Online	4/30/2021	4/30/2021	\$183.00
		Total	Check	\$1,167,506.21
		Total		\$1,167,506.21
		Grand Total		\$1,167,506.21

City of Black Diamond

Payroll Register April 2021

Number	Name	Fiscal Description	Amount
20075	Paper Paycheck	2021 - April - Month End	\$395.83
20076	BD Police Officers Association	2021 - April - Month End	\$960.00
20077	City of Black Diamond Flex	2021 - April - Month End	\$336.67
20078	Joseph Kaufman	2021 - April - Month End	\$147.40
20079	Minnesota Child Support Payment Ctr	2021 - April - Month End	\$455.00
20080	Teamsters Local 117	2021 - April - Month End	\$1,860.50
20081	Trusted Plans Service CP LTD	2021 - April - Month End	\$158.26
20082	Western States Police Medical	2021 - April - Month End	\$600.00
April 2021 Aflac	Aflac	2021 - April - Month End	\$166.53
April 2021 Draw	Payroll Vendor	2021 - April - Month End	\$59,507.67
April 2021 DRS: DCP	DOR - Deferred Comp	2021 - April - Month End	\$9,635.80
April 2021 DRS: Ret	Dept of Retirement Systems	2021 - April - Month End	\$53,631.01
April 2021 ESD	Employment Security Dept	2021 - April - Month End	\$637.11
April 2021 Fed Taxes	City of Black Diamond Taxes	2021 - April - Month End	\$81,089.07
April 2021 L&I	Dept of Labor and Industries	2021 - April - Month End	\$4,611.39
April 2021 Medical Ins	AWC Employee Benefit Trust	2021 - April - Month End	\$58,900.11
April 2021 Month End	Payroll Vendor	2021 - April - Month End	\$152,307.97
April 2021 PFML	PFML Emp. Security Dept	2021 - April - Month End	\$808.97
April 2021 Retro	Payroll Vendor	2021 - April - Month End	\$7,194.37
			\$433,403.66

I hereby certify that payroll and benefits have been processed and delivered as required under contract or legal obligation.

Finance

Director May Miller

Date May 7, 2021

BLACK DIAMOND CITY COUNCIL MINUTES
Council Meeting of May 6, 2021
Virtual Meeting Via Zoom

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, Oglesbee, Wisnoski, Mulvihill, de Leon, O'Donnell, and Page.

ABSENT: None

Staff present: Seth Boettcher, Public Works Director; Scott Hanis, Capital Project/Program Manager; Andrew Williamson, MDRT/Ec Dev Director; Mayene Miller, Finance Director; Mona Davis, Community Development Director; David Linehan, City Attorney; and Brenda L. Martinez, City Clerk/HR Manager.

AGENDA REVIEW AND APPROVAL:

Councilmember Deady **moved** to approve the agenda. **second** Councilmember Wisnoski. Motion **passed** with all voting in favor (7-0).

APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS:

Mayor Benson announced that she re-appointed Don Mason and Dee Israel to the Cemetery Board.

CONSENT AGENDA:

Councilmember de Leon **moved** to adopt the Consent Agenda; **second** Councilmember Wisnoski. Motion **passed** with all voting in favor (7-0). The Consent Agenda was approved as follows:

- 1) **Claim Checks** – May 6, 2021 Check No. 49892 through 49898 (void 49836) in the amount of \$198,716.22
- 2) **Minutes** – Work Session of April 8, 2021, Council Meeting of April 15, 2021, Special Meeting of April 22, 2021, and Special Town Hall Meeting of April 22, 2021
- 3) **AB21-022** – Resolution Awarding 2021 City-Wide Overlays Project
- 4) **AB21-023** – Resolution Regarding Payment to Rainier Foothills Wellness Foundation
- 5) **AB21-024** – Resolution Authorizing Purchase of Replacement Police Vehicle
- 6) **AB21-025** – Resolution Approving Professional Services Agreement with Peninsula Financial

PUBLIC COMMENTS:

Kristen Bryant, Bellevue spoke to Council.

PUBLIC HEARINGS: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- 7) **AB21-020** – Resolution Amending Council Rules of Procedure to Include a Social Media Policy

City Attorney Linehan briefed Council on this item and went over the proposed policy.

Councilmembers discussed revisions to the proposed policy.

Following discussion there was consensus to have Attorney Linehan bring back a cleaned up revised version for the next meeting for Council to consider.

DEPARTMENT REPORTS:

Fire – Chief Smith reported on Station 98 responding to an incident every day and noted we all share these resources. He discussed the large fire that happened last month down in the Green Valley area and discussed how western Washington is starting to look like eastern Washington for wildfires. He touched on the new fire engine and the timing of the remaining payment. He shared that they have been busy doing inspections in the City, and was at City Hall looking at the building all departments are moving into.

MAYOR'S REPORT:

Mayor Benson reported that next week would normally be a work session and asked if Council wanted to cancel this work session since there is a special meeting that night at 7 p.m. for a public hearing on the proposed Housing Action Plan. There was consensus to cancel the work session. Mayor Benson announced that she will be bringing forward an Ordinance that would allow the City to collect donations for the Skate Park. She shared that she is looking into trying to move back in the office on 7/6 and have the public come in by appointment only. She noted in Public Works they discussed a long range sidewalk plan and Seth was tasked with putting that together. She encouraged everyone to attend the regional meetings.

COUNCIL REPORTS:

Councilmember Mulvihill reported attending the work session, her committee meetings and attended the Fire Commissioner meeting. She also attended the Public Safety Committee meeting where they discussed having a bike rodeo. She shared being busy refreshing her memory on the Comp Plan and maps.

Councilmember de Leon expressed she is glad to hear about the other projects that are moving forward and gave the example of the skate park and the sidewalk plan. She shared hosting another zoom town hall with residents. She reported that she was able to attend the Earth Day park clean-up event, her committee meetings and mentioned there are a lot of resources and assets in our greater community to tap into.

Councilmember O'Donnell announced he received his 2nd COVID vaccine and encouraged everyone to get the vaccine. He reported attending his Committee meetings and is glad we hired a consultant to help develop a forecasting model for the City. He gave a shout out to Seth and Scott and for Seth's commitment to prepare the sidewalk inventory plan. He also discussed funding that might be available for the skate park and encouraged getting that up and going.

Councilmember Page thanked the Mayor and staff for working on getting the skate park going again. She reported attending an equity program and a meeting with Chief Kiblinger on the police department. She shared inviting Sgt. Lynch to her HOA meeting and that it was very informative. She also reported meeting with Seth and learned about water and sewer and how our city runs. She shared having a great meeting with community members to discuss green spaces around the city. She mentioned sitting in on the Fire Commissioner meeting and encouraged others to sit on them. She commented on having a productive meeting with Brian Ross, CEO of Oakpointe. She attended the Friends of the Library plant sale, met with Mayor Benson and attended the Public Safety Committee meeting. In closing, she reminded everyone to get their PRO survey turned in.

Councilmember Deady discussed history on the cleanup of the scotch broom at the regional park. She noted also working on the rain garden at the corner of Roberts Drive and Morgan St. She commented on the hanging baskets on Railroad Avenue and noted these were purchased through the PTA at the school. She touched on the regional meetings she attends and noted needing an alternate for the PIC. She shared that Miners Day is hoping to make a presence this year and it will be one week later that when it is usually held and that Labor Day volunteers are needed. She reported attending the Public Works Committee meeting. She expressed that the fence at the pump track looks great and is happy we now have two entries. She shared that HOAs are inviting departments and the Mayor to speak and noted this being a great resource.

Councilmember Oglesbee reported attending the Public Safety Committee meeting where they discussed having crosswalk flags around the community, the Icicle Creek mine hazard study will be ready soon, new legislation coming out regarding police, and the Municipal Court is still looking for a part time Judicial Specialist. She shared that this month is mental health awareness month and reminded everyone on the importance of checking in on each other. She also shared that a Vietnam Memorial wall be coming to Enumclaw this summer.

Councilmember Wisnoski reported going to his committee meeting and work session. He noted having good conversations with his neighbors and the need for education as there is still a lot of misinformation out there. He supports the crosswalk flags and pointed out

that on the consent agenda was the authorization for the payment to Rainier Foothills Wellness Foundation for in-school mental health counseling. He also shared that many businesses are looking for employees and reminded everyone to support your local businesses. He noted he will not be in attendance at the next meeting and gave kudos to the MDRT department and Goodfellows for getting the intersection done ahead of schedule.

ATTORNEY REPORT:

Attorney Linehan shared that staff is working on many projects and he and his colleagues work with them all. He noted a lot is going on in the city and Council will see more coming at them soon.

Councilmember Deady shared that August 5th is the arrival of the Veteran's Memorial Wall in the City of Enumclaw and agrees with having the flags at the crosswalks. She encouraged that the fence at the intersection of 169 and Roberts Drive be more friendly for pedestrians and suggested having a break for people to be able to go inside it to get off the road.

Councilmember Wisnoski shared that registration for elected offices starts on May 17th.

EXECUTIVE SESSION: None

ADJOURNMENT:

Councilmember Oglesbee **moved** to adjourn the meeting; **second** Councilmember Deady. Motion **passed** with all voting in favor (7-0). The meeting ended at 9:03 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:	Agenda Date: May 20, 2021	AB21-028
Resolution authorizing the Mayor to execute the City's written final plat approval for The Villages MPD, Ten Trails Plat 2E Final Plat	Mayor – Carol Benson	
	City Administrator –	
	City Attorney – David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev/Nat Res – Mona Davis	
	Finance – May Miller	
	MDRT/Eco Dev – Andy Williamson	X
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note): None	Public Works – Seth Boettcher	
Fund Source: n/a	Court – Stephanie Metcalf	
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”) Plat 2E is a 43-lot plat that was granted preliminary plat approval under City File Number PLN18-0076, pursuant to the Hearing Examiner’s July 14, 2020 Decision. The plat is located within The Villages Master Planned Development Phase 2C and is zoned Master Planned Development (MPD). The owners, Oakpointe / CCD Black Diamond 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 authorize 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. 21-1420 approving the final plat for Ten Trails Plat 2E (PLN21-0024).		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
May 20, 2021		

RESOLUTION NO. 21-1420

A RESOLUTION OF THE CITY OF BLACK DIAMOND, WASHINGTON, GRANTING APPROVAL OF THE FINAL PLAT FOR TEN TRAILS (F/K/A “THE VILLAGES”) PLAT 2E 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 14, 2020, the City’s Hearing Examiner granted Preliminary Plat Approval for the subdivision known as Ten Trails Phase 2E (“PP2E”) of The Villages MPD, processed under City File No. PLN18-0076; and

WHEREAS, Oakpointe has applied for final plat approval (File No. PLN21-0024) for Ten Trails Plat 2E, which lies within Ten Trails PP2E; and

WHEREAS, under the DA, Oakpointe’s application for final plat approval of Ten Trails Plat 2E 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 Plat 2E 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 Plat 2E final plat, subject to Oakpointe’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 Plat 2E, 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 2E is hereby approved on condition that Oakpointe 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 Oakpointe's provision of the bond(s) described in Section 1, the Mayor is authorized to sign the final plat for Ten Trails Plat 2E, signifying the Council's approval.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 20TH DAY OF MAY 2021.

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk



CITY OF BLACK DIAMOND

P.O. Box 599
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May 20, 2021

STAFF REPORT – PLN21-0024 Ten Trails MPD – Plat 2E 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: May 20, 2021

Name of Subdivision: Ten Trails Master Planned Development (MPD) – Phase 2 Plat E

Number of Lots: 43 total lots for residential development (Lots 1-43) and 12 tracts for access, utility, pedestrian access, landscape, sensitive area, and park uses.

Location: Unaddressed King County Parcel Numbers 857605-0190, 152106-9096, 857605-0920, 152106-9108

Zoning: Master Planned Development (MPD)

Comprehensive Plan Designation: Low Density Residential with MPD Overlay

Land Owner / Applicant: CCD Black Diamond Partners LLC, d/b/a Oakpointe

Preliminary Plat Approval: The Ten Trails MPD Phase 2 Plat E Preliminary Plat application, processed under City File Number PLN18-0076, was approved by the City's Hearing Examiner on July 14, 2020 subject to 29 conditions of approval. The conditions of approval include SEPA MDNS mitigation measures, as established by the SEPA Environmental Review conducted for the preliminary plat application under City File Number PLN19-0001.

Compliance with the Phase 2 Plat E 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 April 5, 2021. The applicant provided revised final plat drawings and additional information addressing City review comments on May 5, 2021 and May 10, 2021.

Section II: Summary of Request

This application is for the final platting of the Ten Trails MPD Plat 2E, which received preliminary plat approval in July 2020. This final plat application includes:

- 43 Single-Family Residential Lots
 - Residential lot sizes range from 3,600 square feet (0.08 acres) to 8,212 square feet (0.19 acres). The average residential lot size is 4,887 square feet (0.11 acres).
- 12 Tracts
 - Tract uses include access, utility, pedestrian access, landscape, sensitive area, and park uses. Refer to the Tract Areas table on Sheet 3 of the final plat.
 - Tract C is identified as a sensitive area tract, preserving the Core Wetland Complex associated with Rock Creek. This Tract preserves 72.35 acres of open space.
 - Tract D is identified as a neighborhood park with an area of 39,715 square feet (0.91 acres).
 - Tract E is identified as a pocket park with an area of 6,369 square feet (0.15 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 2 Plat E Preliminary Plat was approved by the City's Hearing Examiner on July 14, 2020 subject to 29 conditions of approval.

The applicant filed a complete final plat application for Plat 2E on April 5, 2021 for review by the City. The applicant provided revised final plat drawings and additional information to the City on May 5, 2021 and May 10, 2021. 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 Plat 2E 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 2 Plat E in compliance with the provisions of Black Diamond Municipal Code Chapter 17.12 under City File Number PLN18-0076. The application was approved by the Hearing Examiner on July 14, 2020 subject to 29 conditions of approval.

This final plat application complies with applicable conditions of approval established by Hearing Examiner for the preliminary plat (refer to Section IV – Project Analysis: Compliance with Associated Conditions of Approval – The Phase 2 Plat E Preliminary Plat Conditions of Approval (PLN18-0076) 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, PLN21-0024. 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 2 Plat E SEPA Environmental Review Mitigation Measures (PLN19-0001)**

The City of Black Diamond prepared an Adoption of Existing SEPA Document (of The Villages Master Planned Development Environmental Impact Statement (EIS)) and Mitigated Determination of Non-Significance (MDNS) for the Ten Trails Phase 2 Plat E Preliminary Plat application. The City's SEPA Determination was appealed and ultimately upheld by the City's Hearing Examiner in association with the preliminary plat approval.

The following SEPA Mitigation Measures, as implemented by the Mitigated Determination of Non-Significance (MDNS) for the Ten Trails Phase 2 Plat E Preliminary Plat (completed under City File Number PLN19-0001), are not applicable to this final plat application:

SEPA Mitigation Measures #3, 5, 6, and 7

These mitigation measures are specific to on-site construction activities associated with the approved utility permit application (City File Number PUB20-0125) for Plat 2E.

The following SEPA Mitigation Measures (written verbatim) from the Ten Trails Phase 2 Plat E Preliminary Plat MDNS (PLN19-0001) 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 #1: The applicant shall adhere to all applicable conditions and standards required by the Black Diamond Municipal Code (Exhibit "E" of the Villages MPD Permit) and the Villages MPD Development Agreement approved under Ordinance No. 11-970, including but not limited to, a. Installation of split-rail fencing and identification signs around all wetland buffers within or adjacent to the plat boundary as approved by the City. b. Placement of all wetlands and associated buffers into separate tracts. c. Requiring site plans for development permits on land adjacent to wetland buffers include the location of all wetland buffer boundaries. d. Locating stationary construction equipment distant from wetlands and buffers to assure noise and light from such equipment will not impact wetland habitat. e. Requiring all equipment required to use backup alarms to use ambient-sensing alarms that broadcast a warning sound loud enough to be heard over background noise, but without having to use a present maximum volume; or use

broadband backup alarms instead of typical pure tone alarms. f. Requiring all operators to lift, rather than drag materials wherever feasible. g. Wherever feasible, requiring the use electric models for impact tools such as jackhammers, rock drills and pavement breakers and specify electric pumps whenever pumps are required. h. Limiting work hours of operation to 7:00 a.m. and 7:00 p.m. on weekdays, 9:00 a.m. and 5:00 p.m. on Saturday and prohibiting all work on Sundays and City holidays, subject to emergency construction and repair needs as set forth in BDMC 8.12.040(C). i. Compliance with the Detailed Implementation Schedule Phase 2 Regional Infrastructure Improvements construction thresholds and improvement details, dated January 28, 2014 and approved on June 13, 2014. j. Employment of Best Management Practices (BMPs) such as properly size and maintained mufflers, engine intake silencers, engine enclosures and turning off equipment when not in use to reduce short term construction noise. k. Selecting least noisy pile installation methods for any pile driving to minimize noise. l. Compliance with Black Diamond Engineering Design and Construction Standards Section 2.2.05, earth moving, grading, and other construction activities (including exposed soil) conducted during winter work period (October 1 to March 31) to require an approved Winterization Plan from the City. m. Requiring applicant submittal and City approval of construction management plans prior to the commencement of work.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. The majority of conditions within this Mitigation Measure pertain to the site development work/utility permit for this final plat, which was reviewed in association with this condition and approved under City File Number PUB20-0125. City staff has conducted a site visit to confirm that split-rail fencing with sensitive are identification signs have been installed in required locations. All sensitive areas and associated buffers have been delineated into independent Tracts for conservation purposes (Tracts C and L).

SEPA Mitigation Measure #2: Mitigation performance monitoring reports for the proposed wetland enhancement occurring within wetlands P/Q and E1 shall comply with the guidance and applicable content standards (denoting means and methods) of the State Department of Ecology's Washington interagency wetland mitigation guidance, published as Wetland Mitigation in Washington State: Part 1 – Agency Policies and Guidance (Version 1, March 2006), Pub. No. 06- 06-11a, and Wetland Mitigation in Washington State: Part 2 – Developing Mitigation Plans (Version 1, March 2006), Pub. No. 06-06- 11b. The Department of Ecology has determined that the US Army Corps of Engineers Regulatory Guidance Letter 08-03 is consistent with Washington's interagency wetland mitigation guidance for monitoring means and methods and is recognized as BAS. Monitoring reports must be submitted to and approved by

the City's Master Development Review Team (MDRT) in accordance with BDMC 19.10.260.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. Mitigation performance monitoring reports are submitted by the applicant annually, and reviewed by the City's MDRT for compliance for all applicable conditions and regulations, including this mitigation measure.

SEPA Mitigation Measure #4: A wetland monitoring plan for Plat 2E, including detailed means and methods for wetland hydrologic monitoring, shall be submitted to and approved by the City's MDRT prior to grading permit issuance. The wetland monitoring plan shall meet all requirements of the applicable stormwater manual for pre- and postconstruction monitoring.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. The wetland monitoring plan, including detailed means and methods, was reviewed in association with this condition and approved by the City's MDRT prior to the commencement of site development work.

○ **Phase 2 Plat E Preliminary Plat Conditions of Approval (PLN18-0076)**

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 #7 of the Hearing Examiner's Decision. The following Phase 2 Plat E 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 #1-6, 8, 10, 13, 14, 21, 23, 25-29
Conditions of Approval #1-6 are repeated text from the SEPA MDNS issued for the preliminary plat application. See the SEPA Environmental Review Section above. Conditions of approval #8, 10, 13, 14, 21, 23, and 25-29 are specific to on-site construction activities associated with the approved underlying utility permit application (City File Number PUB20-0125) for Plat 2E.

The following Ten Trails Phase 2 Plat E 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: 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.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. The noise control hotline remained active throughout the site development activities associated with the construction of Plat 2E.

Preliminary Plat Condition #9: Infrastructure Improvements shall be constructed as required by The Villages Development Agreement Section 11: Project Phasing, Regional Facilities Implementation Schedule for Phase

2, 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. The list of infrastructure improvements that are required throughout the development of Ten Trails is provided on Sheet 12 of the final plat. Refer to the Compliance with The Villages Development Agreement section below for additional information regarding infrastructure improvement timing and status. Refer to the SEPA Environmental Review Section above for more information regarding compliance with SEPA Mitigation Measures.*

Preliminary Plat Condition #11: 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. This requirement will be enforced at the time of individual building permit application for structures within the Plat.*

Preliminary Plat Condition #12: 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 (PUB20-0125). Additionally, the Conditions for Final Plat Note #1 on Sheet 4 of the final plat states this requirement. The CCRs associated with this plat establish enforcement provisions in Sections 6.8, 8.5.7, and 11.1(c) and (e). The CCRs have been reviewed and approved by the City Attorney (Exhibit C).*

Preliminary Plat Condition #15: All easements shall be shown on the final plat, including proposed wetland buffer building setback lines (BSBLs) resulting from the approved Wetland Buffer Averaging (PLN19-0046) that extend into private lots. A note shall be placed on the final plat stating that easements within sensitive area boundaries (including buffers) may require a Sensitive Areas Permit prior to the commencement of work, pursuant to BDMC 19.10.120.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. All easements, including the wetland buffer building setback lines, associated with this final plat application are shown on the final plat drawings.*

Preliminary Plat Condition #16: Prior to final plat approval, the Applicant shall submit Covenants, Conditions and Restrictions (CCRs) 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 C).*

Preliminary Plat Condition #17: 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. The Conditions for Final Plat Note #2 on Sheet 4 of the final plat states this requirement.*

Preliminary Plat Condition #18: 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. The Conditions for Final Plat Note #3 on Sheet 4 of the final plat states this requirement.*

Preliminary Plat Condition #19: Tracts 901-912 shall be owned and maintained by the Master Developer (M.D.)/Applicable Owners Association (A.O.A.).

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The Tract Table on Sheet 3 identifies that all tracts are granted and conveyed, including maintenance responsibilities, to the Ten Trails Residential Owners Association. For reference, the following table identifies preliminary plat tract numbers and the corresponding final plat tract letter:*

Final Plat Tract Letter	Preliminary Plat Tract Number
A	901
C	903
E	905
G	907
I	909
K	911

Final Plat Tract Letter	Preliminary Plat Tract Number
B	902
D	904
F	906
H	908
J	910
L	912

Preliminary Plat Condition #20: In association with V13 Preliminary Plat (PLN17-0015) Condition of Approval #19, upon installation of a trail within Tracts 908-910 (adjoining the eastern boundary of Preliminary Plat V13), the Applicant shall install “No Trespass” signs across from the pedestrian access locations. The wording and design of the sign shall be subject to the prior approval of City staff and shall be designed to warn trail users from trespassing on private property to the east.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. In association with the pedestrian trail construction within Final Plat Tract I (Preliminary Plat Tract 909), No Trespass signage was installed along the trail alignment for private property to the east.*

Preliminary Plat Condition #22: A second supply tap from the Tacoma regional water supply pipeline must be completed and operational prior to the issuance of any building permit that exceeds 1,500 gallons per minute (gpm). This condition will be administered in conjunction with Building Permit submittal and Certificates of Occupancy.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. This condition will be enforced in association with subsequent building permit applications, and only applies to building permit applications that require more than 1,500 gpm.*

Preliminary Plat Condition #24: 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 the 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 apply to individual building permit applications filed subsequent to this final plat application. This requirement is also noted within the Conditions for Final Plat Note #5 on Sheet 4 of the final plat.*

○ **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 meet the requirements of this condition (Exhibit C).*

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

The Ten Trails Plat MPD Plat 2E 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 completed and approved by the City.*
- 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 approved by the City and are constructed.*
- 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). In accordance with Hearing Examiner's Decision on the Ten Trails Phase 2A Preliminary Plat (PLN18-0008), the City has approved a schedule for the intersection improvements at SR169/Roberts Drive/Black Diamond-Ravensdale Road (Exhibit D).*
- 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). In accordance with the Hearing Examiner's Decision on the Ten Trails MPD Phase 2A Preliminary Plat (PLN18-0008), the City has approved a schedule for the intersection improvements at SR169/Roberts Drive/Black Diamond-Ravensdale Road (Exhibit D).

- 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

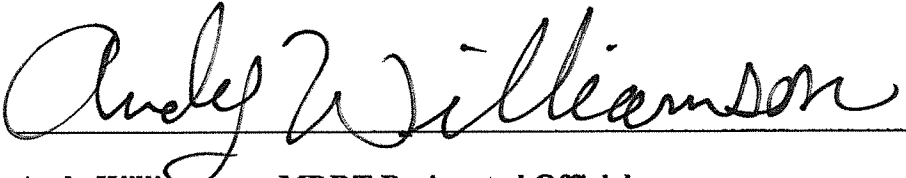
Construction Threshold: The design of the satellite fire station, pursuant to Section 13.4 of TV DA, must be selected, completed, and mutually agreed to by the City and Master Developer no later than the issuance of a Certificate of Occupancy for the 250th Dwelling Unit in The Villages MPD.

Staff Comment: This siting and site design of the satellite fire station has been approved by the Master Developer, the City, and Mountain View/Black Diamond Fire & Rescue (Exhibit E).

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 MPD Plat 2E 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 MPD Plat 2E Final Plat, City File Number PLN21-0024.

 Date: 5/12/2021
Andy Williamson – MDRT Designated Official

 Date: 5.12.2021
Dan Ervin, PE – MDRT Reviewing Engineer

 Date: 05/12/2021
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 Plat 2E Final Plat, prepared by David Evans and Associates on behalf of Oakpointe and reviewed by Varius, Inc – dated 05/11/2021
- Exhibit B: Final Plat Approval Letters, prepared by Varius, Inc., Parametrix, and Mountain View/Black Diamond Fire and Rescue – various dates
- Exhibit C: CC&R Review Memo, prepared by Madrona Law Group – dated 05/11/2021
- Exhibit D: Completion Schedule Approval for SR169/Roberts Drive/Black Diamond-Ravensdale Road Intersection Improvements, prepared by the City of Black Diamond – dated 05/11/2021
- Exhibit E: Satellite Fire Station Site/Design Selection, prepared by Oakpointe and reviewed by City of Black Diamond and Mountain View/Black Diamond Fire and Rescue – dated 10/29/2018

THE VILLAGES / TEN TRAILS MPD

PHASE 2 PLAT E FINAL PLAT

PLN21-0024

EXHIBIT A

TITLE: Performance and Maintenance Bond Forms for Ten Trails
Plat 2E Final Plat

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

DATE: 05/11/2021



May 11th, 2021

Andrew Williamson
MDRT Director
PO Box 599
Black Diamond WA 98010

Attn: Andrew Williamson, Director
RE: Final Plat Document – Plat 2E – Bond Review and Approval

Dear Andy:

This letter is your certification, for use during Final Plat review and approval, that the Public Works Director completed a site tour and has reviewed the proposed Performance Bond and Maintenance Bond Worksheets for Plat 2E and found them acceptable to complete and warrant the required work.

The Performance Bond Worksheets (2 worksheets total, dated March 23rd and noted for Job Number OAKPCBDP6001) include line items for the completion of the following uncompleted work; valued as follows:

- | | |
|----------------|--------------|
| 1. Landscaping | \$15,873.00 |
| 2. Roadway | \$144,789.95 |

The final Performance Bond amount (valued at 1.5 times the above listed amounts) for these items totals \$240,994.43

The Maintenance Bond Worksheets (3 worksheets total, dated March 15th and noted for Job Number OAKPCBDP6001) include line items for maintenance of the following completed work; valued as follows:

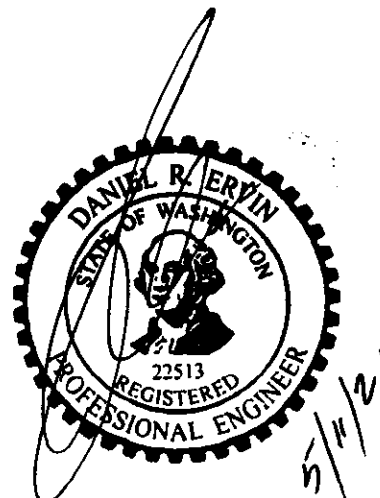
- | | |
|-------------------------|--------------|
| 1. Surface Improvements | \$98,945.76 |
| 2. Utilities | \$224,366.59 |
| 3. Landscape | \$24,725.25 |

The final Maintenance Bond amount for these items totals \$348,037.60

Please call or email if you need additional information

Sincerely,

Daniel R. Ervin, P.E.
Varius Inc – Executive Vice President



Opinion of Probable Cost for Remaining Infrastructure

For:
Ten Trails - Plat 2E



Quantity and Cost per Unit Provided by: Oakpointe, LLC.

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

Job Number: OAKPCBDP6001

Date: March 23, 2021

Ten Trails - Plat 2E	Amount
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Roadway:

Hadicap ADA Ramp	\$ 1,100.00
Wall B	\$ 22,779.90
Wall C	\$ 4,602.00
2" Crushed Surfacing Top Course	\$ 744.25
4" HMA Class 1/2"	\$ 3,549.50
2" CSTC for Sidewalk	\$ 133.50
Vertical Curb & Gutter	\$ 1,782.00
4" Sidewalk	\$ 587.40
2" Top Lift Paving Subcontractor Work	\$ 67,815.40
2" Grind Stevens Subcontractor Work	\$ 16,096.00
2" Grind & Overlay (GBI Support Work/Traffic Control Only)	\$ 7,000.00
Striping	\$ 4,500.00
Survey Monuments	\$ 6,000.00
Adjust Lids (2x)	\$ 5,500.00
Adjust Gate Valves (2x)	\$ 2,600.00

Total **\$144,789.95**



3/23/2021

David Evans and Associates, Inc.

Opinion of Probable Cost for Remaining Infrastructure

**For:
Ten Trails - Plat 2E**



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

Job Number: OAKPCBDP6001

Date: March 23, 2021

Ten Trails - Plat 2E Landscaping	Amount
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Landscape:

- Street Trees	\$15,873.00
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Total **\$15,873.00**



3/23/2021

Note: Cost assumes 13 trees at \$1,221 per street tree.

Plat 2E Work Not Completed for Performance Bonding

27-Jan-21

Task Description	QTY	Unit	Unit Price	Subtotal	Taxable QTY	Total Tax	Total w/ Tax	Notes
Hadicap ADA Ramp	1.00	EA	1,100.00	1,100.00			1,100.00	
Wall B	1,287.00	SF	17.70	22,779.90			22,779.90	
Wall C	260.00	SF	17.70	4,602.00			4,602.00	
2" Crushed Surfacing Top Course	1,145.00	SF	0.65	744.25			744.25	
4" HMA Class 1/2"	1,145.00	SF	3.10	3,549.50			3,549.50	
2" CSTC for Sidewalk	178.00	SF	0.75	133.50			133.50	
Vertical Curb & Gutter	132.00	LF	13.50	1,782.00			1,782.00	
4" Sidewalk	178.00	SF	3.30	587.40			587.40	
2" Top Lift Paving Subcontractor Work	6,428.00	SY	10.55	67,815.40		-	67,815.40	Does NOT include Road A on the Neglected 9 (2140SF = 238 SY)
2" Grind Stevens Subcontractor Work	2,515.00	SY	6.40	16,096.00		-	16,096.00	
2" Grind & Overlay (GBI Support Work/Traffic Control Only)	1.00	LS	7,000.00	7,000.00	-	-	7,000.00	
Striping	1.00	LS	4,500.00	4,500.00	-	-	4,500.00	
Survey Monuments	10.00	EA	600.00	6,000.00	-	-	6,000.00	
Adjust Lids (2x)	11.00	EA	500.00	5,500.00			5,500.00	
Adjust Gate Valves (2x)	8.00	EA	325.00	2,600.00			2,600.00	
Chipped Trail	4,050.00	LF	15.50	62,775.00	4,050.00	5,461.43	68,236.43	Installation complete as of 3/19/21
SUMMARY TOTAL				207,564.95		5,461.43	213,026.38	

\$144,789.95

\$144,789.95

Maintenance Cost Summary**For:****Ten Trails - Plat 2E****DAVID EVANS
AND ASSOCIATES INC.****Quantity and Cost per Unit Provided by: Goodfellow Bros., Inc.****Cost Summary Provided by: David Evans and Associates, Inc.****Job Number: OAKPCBDP6001****Date: March 15, 2021**

Ten Trails - Plat 2E	Amount
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Surface Improvements (After final lift and release of performance bond):

- Curb and Gutter	\$64,487.04
- Sidewalks, Driveways and Curb Ramps	\$132,208.60
- Roadway	\$171,705.50
- Walls	\$27,381.90

Total**\$395,783.04****25% Bond Amount****\$98,945.76****3/15/2021**

Note: See attached bond quantities provided by GBI for utility material costs. Quantities are highlighted in orange.

David Evans and Associates, Inc.

Maintenance Cost Summary**For:****Ten Trails - Plat 2E****DAVID EVANS
AND ASSOCIATES INC.****Quantity and Cost per Unit Provided by: Goodfellow Bros., Inc.****Cost Summary Provided by: David Evans and Associates, Inc.****Job Number: OAKPCBDP6001****Date: March 15, 2021**

Ten Trails - Plat 2E	Amount
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Utilities:

- Sewer System	\$327,927.47
- Storm Sewer	\$197,187.50
- Water System (750 PZ)	\$372,351.39

Total**\$897,466.36****25% Bond Amount****\$224,366.59****3/15/2021**

Note: See attached bond quantities provided by GBI for utility material costs. Quantities are highlighted in blue.

Maintenance Cost Summary

For:

Ten Trails - Plat 2E



**DAVID EVANS
AND ASSOCIATES INC.**

Quantity and Cost per Unit Provided by: David Evans and Associates, Inc.

Job Number: OAKPCBDP6001

Date: March 15, 2021

Ten Trails - Plat 2E Landscaping	Amount
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Landscape:

- Street Trees	\$98,901.00
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Total **\$98,901.00**

25% Bond Amount **\$24,725.25**



3/15/2021

Note: Cost assumes \$1,221 per street tree. Number of street trees confirmed per approved landscape plans.

David Evans and Associates, Inc.

Ten Trails - Plat 2E Maintenance Bond

Task Description	QTY	Unit	Unit Price	Total	Taxable QTY	Total Tax	Total w/ Tax	Notes
6" Gravel Base	55,900.00	SF	1.10	61,490.00		-	61,490.00	
2" Crushed Surfacing Topcourse	43,000.00	SF	0.65	27,950.00		-	27,950.00	
4" HMA Class 1/2" (Two Lifts)	1,145.00	SF	3.10	3,549.50		-	3,549.50	Excluded (Owner To Subcontract Direct)
4" Patch Paving	1,800.00	SF	5.90	10,620.00		-	10,620.00	Full Depth Patch during plat construction, prior to G&O
2" Grind & Overlay	2,515.00	SY	9.18	23,096.00		-	23,096.00	Excluded (Owner To Subcontract Direct)
Street Signs	1.00	LS	4,500.00	4,500.00		-	4,500.00	
Striping	1.00	LS	4,500.00	4,500.00		-	4,500.00	
Type 3 Barricades	5.00	EA	1,500.00	7,500.00		-	7,500.00	
Removeable Bollards	9.00	EA	2,500.00	22,500.00		-	22,500.00	
Survey Monuments	10.00	EA	600.00	6,000.00		-	6,000.00	
SUBTOTAL ROADWAY		LS		171,705.50		-	171,705.50	
2" CSTC for Sidewalk/Ramps/Curbs	19,800.00	SF	0.75	14,850.00		-	14,850.00	
4" CSTC for Concrete Bands/Driveways	13,700.00	SF	1.40	19,180.00		-	19,180.00	
24" Concrete Bands	342.00	LF	25.19	8,614.98		-	8,614.98	(Owner To Contract Direct)
Rolled Curb & Gutter	327.00	LF	28.90	9,450.30		-	9,450.30	(Owner To Contract Direct)
Vertical Curb & Gutter	2,688.00	LF	17.27	46,421.76		-	46,421.76	(Owner To Contract Direct)
4" Sidewalk	11,105.00	SF	3.22	35,758.10		-	35,758.10	(Owner To Contract Direct)
6" Driveway	11,050.00	SF	4.21	46,520.50		-	46,520.50	(Owner To Contract Direct)
Handicap Ramps	12.00	EA	1,325.00	15,900.00		-	15,900.00	(Owner To Contract Direct)
SUBTOTAL CONCRETE		LS		196,695.64		-	196,695.64	
8" SDR35 Gravity Sewer Main	1,429.00	LF	53.00	75,737.00	1,429.00	6,513.38	82,250.38	
6" SDR35 Side Sewer	2,334.00	LF	51.00	119,034.00	2,334.00	10,236.92	129,270.92	
48" Sewer Manhole	11.00	EA	4,250.00	46,750.00	11.00	4,020.50	50,770.50	
Adjust Lids (2x)	22.00	EA	500.00	11,000.00	22.00	946.00	11,946.00	
Sewer Clean Outs	42.00	EA	400.00	16,800.00	42.00	1,444.80	18,244.80	
Connect to Existing	3.00	EA	3,250.00	9,750.00	3.00	838.50	10,588.50	
Manhole Vacuum Testing	11.00	EA	650.00	7,150.00	11.00	614.90	7,764.90	
TV Side Sewer	42.00	EA	100.00	4,200.00	42.00	361.20	4,561.20	
TV Sewer Main	1,429.00	LF	2.00	2,858.00	1,429.00	245.79	3,103.79	
Flush, Air Test 2x	2,170.00	LF	4.00	8,680.00	2,170.00	746.48	9,426.48	
SUBTOTAL SEWER		LS		301,959.00	7,493.00	25,968.47	327,927.47	
12" LCPE Storm Main	1,375.00	LF	55.00	75,625.00		-	75,625.00	
12" C900 Storm Main	155.00	LF	66.00	10,230.00		-	10,230.00	
48" CB Type 2	5.00	EA	4,400.00	22,000.00		-	22,000.00	
Type 1 Catch	29.00	EA	2,250.00	65,250.00		-	65,250.00	
Connect to Existing Storm	6.00	EA	2,675.00	16,050.00		-	16,050.00	
Flushing Storm System 2x	1,530.00	LF	5.25	8,032.50		-	8,032.50	
SUBTOTAL STORM SYSTEM		LS		197,187.50		-	197,187.50	
12" DI Class 52 750 PZ Main	146.00	LF	91.00	13,286.00	146.00	1,142.60	14,428.60	
12" Restrained Joint Water	52.00	LF	95.00	4,940.00	52.00	424.84	5,364.84	
8" DI Class 52 750 PZ	571.00	LF	62.00	35,402.00	571.00	3,044.57	38,446.57	Includes run through the woods
8" Restrained Joint Water	816.00	LF	77.00	62,832.00	816.00	5,403.55	68,235.55	
6" DI Class 52 750 PZ	71.00	LF	55.00	3,905.00	71.00	335.83	4,240.83	
12" Gate Valve Assembly	2.00	EA	3,000.00	6,000.00	2.00	516.00	6,516.00	
8" Gate Valve Assembly	2.00	EA	2,200.00	4,400.00	2.00	378.40	4,778.40	
6" Gate Valve Assembly	4.00	EA	1,600.00	6,400.00	4.00	550.40	6,950.40	
Adjust Gate Valves (2x)	16.00	EA	325.00	5,200.00	16.00	447.20	5,647.20	
Fire Hydrant Assembly	4.00	EA	7,000.00	28,000.00	4.00	2,408.00	30,408.00	
1" Single Service Lateral	42.00	EA	1,950.00	81,900.00	42.00	7,043.40	88,943.40	
1" Service Lateral Extension	920.00	LF	22.50	20,700.00	920.00	1,780.20	22,480.20	
3" Sched. 80 Sleeves	42.00	EA	410.00	17,220.00	42.00	1,480.92	18,700.92	
1" Air Vac Assembly	3.00	EA	3,650.00	10,950.00	3.00	941.70	11,891.70	
4" Blow Off Assembly	1.00	EA	6,200.00	6,200.00	1.00	533.20	6,733.20	
4" Temporary Blow Off Assembly	5.00	EA	2,150.00	10,750.00	5.00	924.50	11,674.50	
Connect to Existing Water	4.00	EA	3,825.00	15,300.00	4.00	1,315.80	16,615.80	
Thrust Block	3.00	EA	400.00	1,200.00	3.00	103.20	1,303.20	
Flushing & Testing 2x	1,656.00	LF	5.00	8,280.00	1,656.00	712.08	8,992.08	
SUBTOTAL 750 WATER SYSTEM		LS		342,865.00		29,486.39	372,351.39	
Street Trees ROW	81.00	EA	1,221.00	98,901.00		-	98,901.00	
SUBTOTAL LANDSCAPE		LS		98,901.00	-	-	98,901.00	
SUMMARY TOTAL				1,343,734.39		55,454.86	1,399,190.94	

THE VILLAGES / TEN TRAILS MPD

PHASE 2 PLAT E FINAL PLAT

PLN21-0024

EXHIBIT B

TITLE: Final Plat Approval Letters

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

DATE: Various dates



MOUNTAIN VIEW/BLACK DIAMOND FIRE AND RESCUE

32316 148th AVE SE Auburn, WA 98092 253 735 0284 info@kcfd44.org www.mvfire.org

City of Black Diamond
24301 Roberts Drive
PO Box 599
Black Diamond WA 98010

May 12, 2021

This letter is to inform you that:

The Fire Department has reviewed Ten Trails, Plat 2E

The Fire Department approves the plat as reviewed, with the following comments and conditions.

Fire Hydrants are required to comply with City Standards and International Fire Code Appendix C – Fire Hydrants.

It appears that homes built on lots **16,17** and **28** of Plat 2E, require NFPA 13D residential sprinkler systems, due to the property location, street access and nearest fire hydrant location.

Roads are required to comply with City Standards and International Fire Code Appendix D – Fire Apparatus Access Roads.

Fire Impact fees will apply.

The Fire Marshal should be contacted for a flow test and pre-cover inspection of the 13D Fire Sprinkler Systems (253 569 7770)

Plans for this project were received by the Fire Marshal's office for review. A careful review was conducted based upon the International Fire Code, 2015 Edition, the City of Black Diamond Code and applicable national standards.

This list is provided as information only, and includes the items that have been identified as deficiencies or needing to be addressed during the plan review; and shall not be construed as an all-inclusive list of code requirements that may be applicable or required to construct this project. Please note that not all items or issues may have been identified during the plan review process. If any item or issues are discovered or identified during construction or at the time of field inspections these will need to be addressed and corrections made so that code compliance is achieved. Please contact the Fire Marshal's Office before deviating from approved plans or proceeding with any changes in construction.

GMSmith

Greg Smith
Fire Chief
Black Diamond Fire Department



VARIUS INC
13533 NE 190th Place
Woodinville WA 98072
variusinc.com

May 11th, 2021

Andrew Williamson
MDRT Director
PO Box 599
Black Diamond WA 98010

Attn: Andrew Williamson, Director
RE: Final Plat Document – Plat 2E – Final Plat Review and Approval

Dear Andy:

With this letter I transmit my approval of the Final Plat for Ten Trails, Phase 2E that was posted for review. 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.

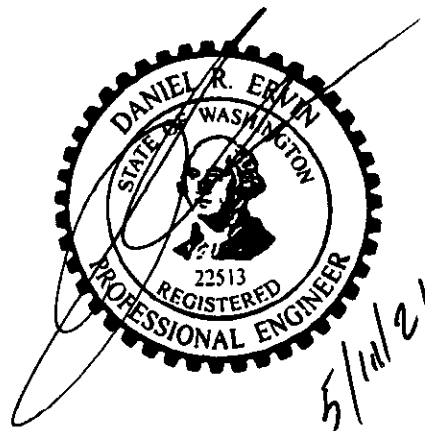
This review includes surety from Oakpointe for the restoration of the regional stormwater system (letter dated May 3, 2021) and certification from Parametrix regarding metes and bounds closure for the Final Plat (letter dated May6, 2021)

Please call or email if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel R. Ervin', written over a circular official seal.

Daniel R. Ervin, P.E.
Varius Inc – Executive Vice President



TECHNICAL MEMORANDUM

DATE: May 10, 2021
TO: Andy Williamson
FROM: Jared Kemnitz, PLS
SUBJECT: Ten Trails Plat 2E 3rd Review
CC:



05/10/2021

We have completed our 3rd survey review of the above referenced plat and have one additional comment after the plat was resubmitted after completion of the 2nd (final) survey review. On Sheet 8 of 12 the 10' Wetland Buffer needs dimensional callouts within Lots 25, 26, 27, 28, and 34 so that the linework/angle points can be accurately retraced by others, since the buffer is not parallel, etc. within these lots. This is anticipated to be the final survey review of this plat.

If you have any questions or need additional information please contact me at (425) 516-3919 or jkemnitz@parametrix.com.

THE VILLAGES / TEN TRAILS MPD

PHASE 2 PLAT E FINAL PLAT

PLN21-0024

EXHIBIT C

TITLE: CC&R Review Memo

PREPARED BY: Madrona Law Group

DATE: 05/11/2021



MEMORANDUM

TO: Andy Williamson

FROM: David A. Linehan

DATE: May 11, 2021

RE: Ten Trails Plat 2E Final Plat: Conditions implemented through Covenants, Conditions, and Restrictions (CC&Rs)

This memo addresses Oakpointe's satisfaction of the conditions of approval that are being implemented in the Ten Trails Plat 2E 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 meet all conditions of approval imposed by the MPD Permit and the Hearing Examiner's July 14, 2020, decision approving the Ten Trails Plat 2E preliminary plat (City File No. PLN18-0076). 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. 12: *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 1 of the Conditions for Final Plat 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 Plat 2E are covered by the parking restrictions in Section 6.8 of the Residential CC&Rs.

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”

Condition No. 16: *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) and has since submitted Supplemental Declarations sufficient to annex the entire Ten Trails (f/k/a “The Villages”) MPD site into the area covered by these CC&Rs (recorded under King County Recording No. 20180619000316). The Residential CC&Rs and Supplemental Declarations prepared and submitted by Oakpointe satisfy Condition No. 16 of the Hearing Examiner’s preliminary plat approval for Ten Trails Plat 2E.

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.”

#

THE VILLAGES / TEN TRAILS MPD

PHASE 2 PLAT E FINAL PLAT

PLN21-0024

EXHIBIT D

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

PREPARED BY: City of Black Diamond

DATE: 05/11/2021



CITY OF BLACK DIAMOND

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

Phone: (360) 851-4500
Fax: (360) 851-4501
www.ci.blackdiamond.wa.us

May 11, 2021

Dear Justin:

This letter responds to your correspondence of April 26, 2021, concerning the schedule for completion of roundabouts at the intersections of SR-169/Pipeline Road and SR-169/Roberts Drive/Ravensdale Road (the "SR-169 Roundabouts") along with the temporary Tee Intersection at SR-169 and Roberts Drive.

As noted in previous correspondence, the City regards the decisions of the City's Hearing Examiner in connection with Phase 2A and 2D as having upheld the ERU-based triggers for these improvements along the SR-169 corridor while also establishing a backstop to ensure completion of the required improvements within six years of the approval of the first final plat in Plat 2A and Plat 2D, regardless of when the ERU-based triggers for those improvements are actually reached (including any additional time allowed by the City's Designated Official for events beyond Oakpointe's control). The City appreciates Oakpointe's commitments to ensure that development complies with state concurrency laws even if the build-out of the MPDs (and approvals for the corresponding Intersection improvements) proceeds more slowly than expected when the ERU-based triggers were first imposed. Oakpointe has repeatedly affirmed that construction of these improvements along the SR-169 corridor will be completed either within the time allowed under the ERU-based triggers or within six-years of the approval of the first final plat within Plats 2A and 2D, whichever occurs first.

Based on the foregoing, the Master Development Review Team (MDRT) approved a design and construction schedule for these improvements on April 28, 2020. The City acknowledges that since April 2020, the SR-169 Roundabouts have been significantly delayed due to WSDOT's reversal of its preferred design concepts. Completion of the Roberts Drive temporary Tee Intersection realignment was also delayed by several months due to a SEPA appeal and request for reconsideration filed by third parties.

In light of the foregoing delays which were beyond Oakpointe's control, the City approves your revised completion schedule for the SR-169 Roundabouts, Roberts Drive temporary Tee Intersection, and related improvements along the SR169 corridor:

- **Design Schedule**

- **Phase 3 – SR169 Corridor Improvements (SR169/Roberts & SR169/Pipeline Roundabouts) (2020-2021)**
 - Submit revised geometrics package and ICE to City and WSDOT (3rd submittal): 4/8/21
 - City/WSDOT review: 4/8 to 4/29/21
 - Submit revised geometrics package and ICE to City/WSDOT (4th submittal): 5/7/21
 - City/WSDOT review: 5/7 to 5/14/21
 - Submit design package (construction plans, PFA, BOD, ICE) to City/WSDOT for review (1st submittal): 6/25/21
 - City/WSDOT review: 6/25 to 8/13/21
 - Submit revised design package to City/WSDOT (2nd submittal): 9/24/21
 - City/WSDOT review: 9/24 to 10/29/21
 - Submit revised design package to City/WSDOT (3rd submittal): 12/1/21
 - City/WSDOT review/approval: 12/1/21 to 1/8/22
 - Submit revised design package to City/WSDOT (4th submittal): 1/25/22
 - City/WSDOT review/approval: 2/22/22

- **Phased Construction Schedule**

- **Phase 2 – SR169 Stormwater Infrastructure (Detention and WQ Vaults)**
 - City of Black Diamond Submittal for Site Work Permit – Submitted 7/25/2019 & Under Review (received 1st round of comments 9/16/2019, resubmitted on 1/7/20, will need to be revised per final channelization).
 - Revised Site Work Submittal – September 2021 (Incorporate 1st round of Phase 3 construction plan review).
 - Construction Start – April 2022 (dry season start).
- **Phase 3 – SR169 Corridor Improvements (SR169/Roberts & SR169/Pipeline Roundabouts)**
 - City of Black Diamond Submittal for Site Work Permit – Submittal June 2021.
 - Construction Start of June 2022 with estimated completion of October 2024 (26 months, allowing for 6 months of wet weather).

The above dates supersede previously approved Phase 2 and Phase 3 dates for these improvements. As previously noted, the City recognizes that these dates are not entirely within Oakpointe's control, and therefore I, as the Designated Official, may toll and further extended these dates to account for any additional unavoidable delays – e.g., WSDOT delays in approving designs for the Intersections; delays by other state or local agencies in reviewing or issuing necessary approvals; delays caused by administrative and/or judicial appeals filed by third parties; natural disasters or other types of force majeure events; and other circumstances beyond the reasonable control of Oakpointe, all as determined necessary in my reasonable discretion. On the understanding that reasonable extensions of the above deadlines will be granted for

unavoidable delays not caused by Oakpointe, the City believes the proposed schedule, as revised above, complies with the letter and spirit of (i) MPD Condition of Approval No. 20, (ii) the Phase 1A DIS as imposed via PP1A Condition of Approval No. 62, and (iii) the Hearing Examiner's Plat 2A and 2D preliminary plat approvals providing for a six-year concurrency backstop.

Please let me know if you have additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andy Williamson', followed by a long horizontal line extending to the right.

Andy Williamson

MDRT & Economic Development Director

THE VILLAGES / TEN TRAILS MPD

PHASE 2 PLAT E FINAL PLAT

PLN21-0024

EXHIBIT E

TITLE: Satellite Fire Station Site/Design Selection

PREPARED BY: Oakpointe; reviewed/approved by City of Black Diamond and Mountain View/Black Diamond Fire & Rescue

DATE: 10/29/2018

FILE COPY



CITY OF BLACK DIAMOND

Physical Address: 24301 Roberts Drive
Mailing Address: PO Box 599
Black Diamond, WA 98010

Phone: (360) 886-5700
Fax: (360) 886-2592
www.ci.blackdiamond.wa.us

10/29/18

Colin Lund
Director of Development
OAKPOINTE
3025 112th Avenue Ne
Bellevue, WA 98004

RE: Selection of Alternative Site for Satellite Fire Station

Dear Colin:

I have reviewed your letter dated 10/1/18 on your proposed new site and layout for the fire station. Section 13.4(D)(ii)(b) of The Villages MPD Development Agreement calls out the process for selecting an alternative site if the three original sites are deemed infeasible at the reasonable discretion of the City and the Master Developer. In such case, the Master Developer shall provide and/or acquire a site for the satellite fire station.

The Master Development Review Team along with Fire Chief Greg Smith have revived the sites originally proposed and have communicated to me that they are infeasible, and we would have significant development cost with those sites.

The MDRT team and the Fire Chief also asked you to see if Parcel 1321069022 could be used for a fire station as a fourth option. In your exhibit dated September 24, 2018, you show a revised Parcel 1321069022 that would allow a fire station to be built at that location with an approved boundary line application.

The Fire Chief has sent me a letter stating that he has approved this location for the new fire station and the proposed site conception.

I have reviewed all the material and options for the location of the fire station and I agree with the new location at Parcel 1321069022 with an approved boundary line adjustment. This letter will serve as the City's formal agreement to the alternative site, per Section 13.4(D)(ii)(b) of the Development Agreement.

Sincerely

Carol Benson
City of Black Diamond Mayor



October 1, 2018

Andy Williamson
MDRT & Economic Development Director
City of Black Diamond
24301 Roberts Drive
Black Diamond, WA 98010

RE: Boundary Line Adjustment and Site Layout for Satellite Fire Station

Dear Andy:

I appreciate you and Fire Chief Smith's involvement in selecting an appropriate satellite fire station location pursuant to Section 13.4(D) of The Villages MPD Development Agreement and Section 13.4(C) of the Lawson Hills MPD Development Agreement (the DAs). The property selected needs to accommodate a fire station with two bays with a total building square footage not exceeding 4,915 square feet.

The DAs identified three preferred locations for the satellite fire station. One site is on Parcel No. 1421069014, located near the City shop on land owned by the City. A second site is also owned by the City and located by the City water tower on Parcel Nos. 1221069081 and 1221069082. A third location is owned by CCD Black Diamond Partners LLC located adjacent to the City's water tower on Parcel No. 1321069036.

The City and Fire Chief visited each of the sites and reviewed concept site plans for each site. As a result, the City requested the Master Developer provide information on a potential fourth site located between Lawson Street and Botts Drive on a portion of Parcel No. 1321069038. A site plan was provided to the City for evaluation. The City has verbally indicated the fourth site to be the preferred location for the satellite fire station.

A Boundary Line Adjustment will be necessary to create the parcel for the satellite fire station. The attached Lawson Fire Station BLA exhibit dated September 24, 2018 indicates a proposed boundary line adjustment to perfect the parcel to be used for the satellite fire station. Also attached is an illustrative site plan of the proposed station.

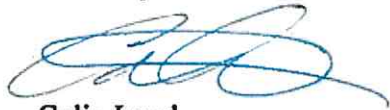
3025 112TH AVENUE NE
SUITE 100
BELLEVUE, WA 98004

WWW.OAKPOINTE.COM



We ask that the City indicate agreement to the proposed alternative fourth site. Once affirmed, we will begin the process as outlined in Section 13.4 of the DAs regarding the satellite fire station.

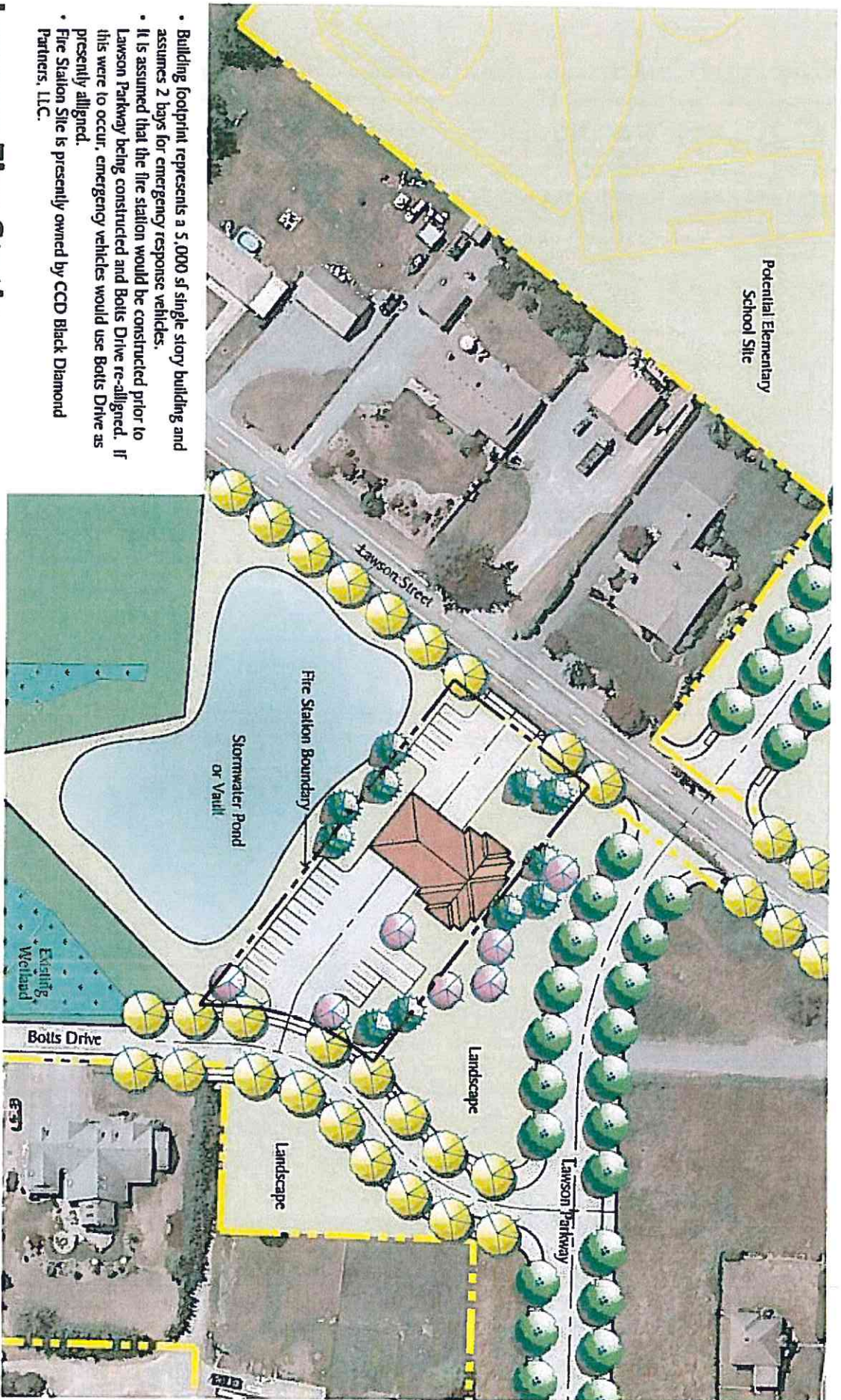
Sincerely



Colin Lund

Director of Development





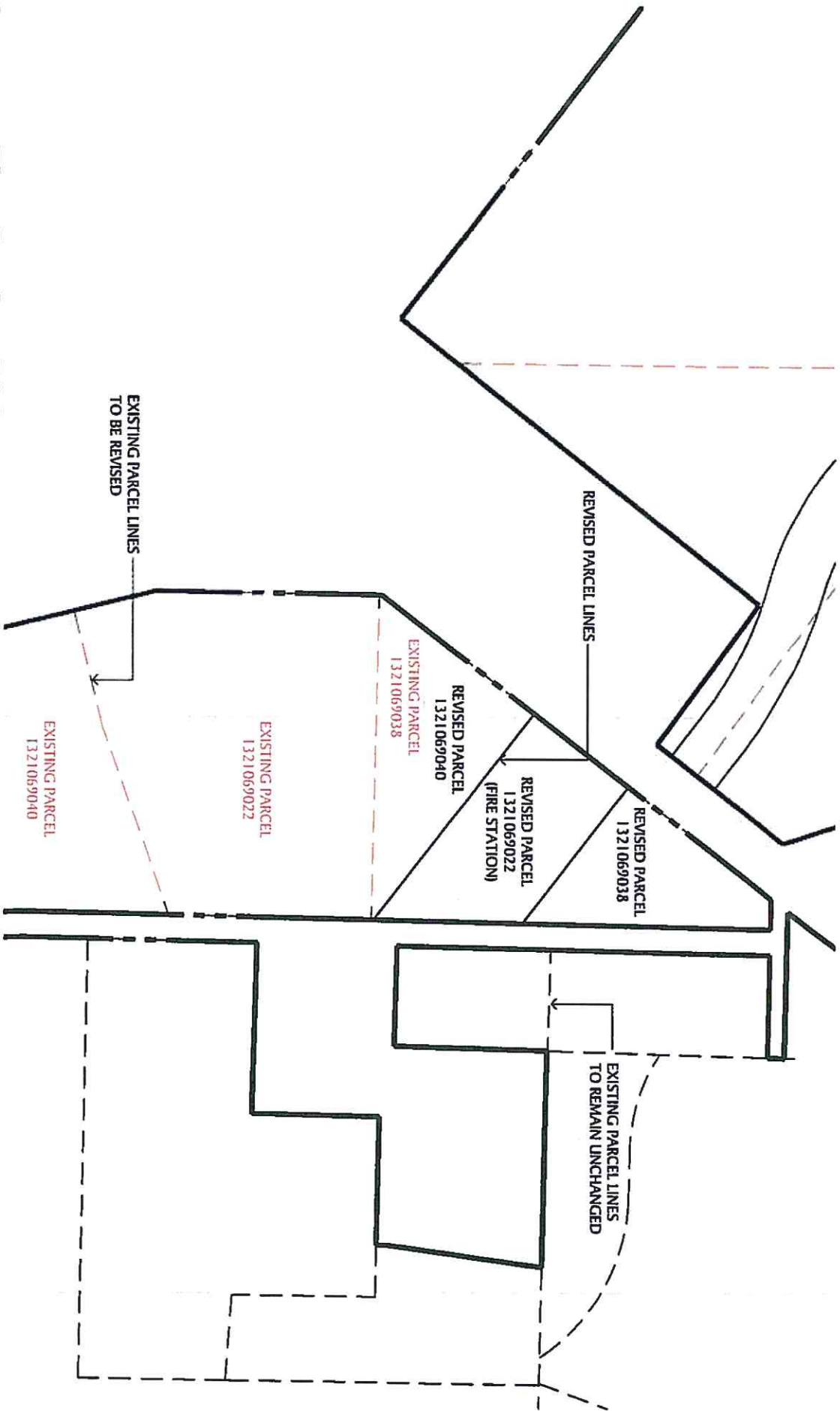
- Building footprint represents a 5,000 sf single story building and assumes 2 bays for emergency response vehicles.
- It is assumed that the fire station would be constructed prior to Lawson Parkway being constructed and Bolts Drive re-aligned. If this were to occur, emergency vehicles would use Bolts Drive as presently aligned.
- Fire Station Site is presently owned by CCD Black Diamond Partners, LLC.

Lawson Fire Station

AKPOINT
CONSULTANTS

September 24, 2018
Scale: 1" = 60'

Lawson Fire Station BLA





MOUNTAIN VIEW/BLACK DIAMOND FIRE AND RESCUE

32316 148th AVE SE Auburn, WA 98092 253 735 0284 info@kcfd44.org www.mvfire.org

City of Black Diamond
24301 Roberts Drive
PO Box 599
Black Diamond WA 98010

October 4, 2018

This letter is to inform you that:

The Fire Department has reviewed the attached Lawson Fire Station proposed site plan.

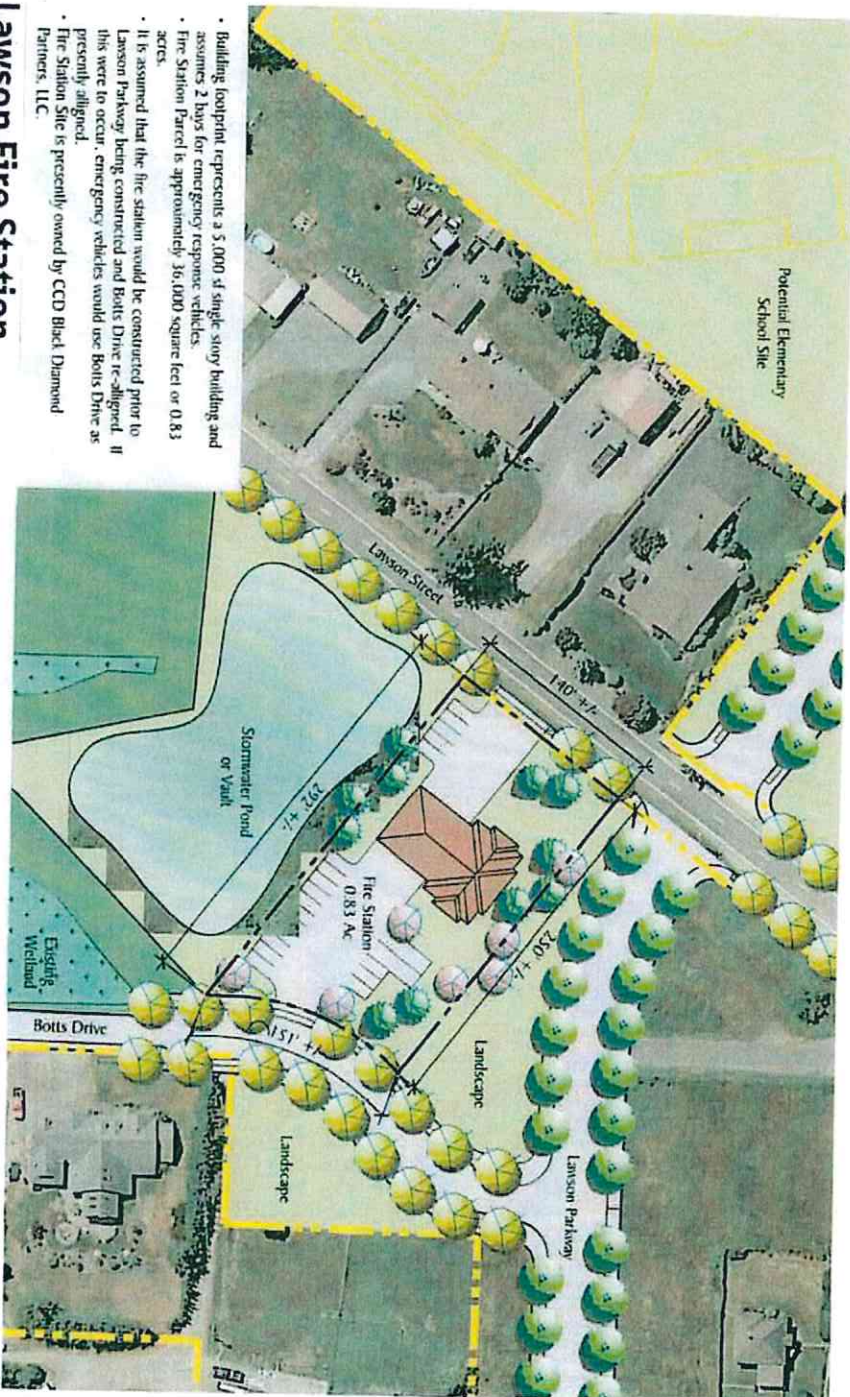
The Fire Department approves the proposed site conception, taking in consideration the planned road configuration as provided in this conceptual representation.


Greg Smith
Fire Chief
Black Diamond Fire Department

- Building footprint represents a 5,000 sf single-story building and assumes 2 bays for emergency response vehicles.
- Fire Station Parcel is approximately 36,000 square feet or 0.83 acres.
- It is assumed that the fire station would be constructed prior to Lawson Parkway being constructed and Botts Drive re-aligned. If this were to occur, emergency vehicles would use Botts Drive as presently aligned.
- Fire Station Site is presently owned by CCD Blvd. Diamond Partners, LLC.

Lawson Fire Station

©ARKOINTE



October 5, 2018
Scale: 1" = 60'

TEN TRAILS

PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
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 12 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 A, H, J AND K, UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS TRACTS; TRACTS B AND F, ACCESS AND UTILITY TRACTS; TRACT C, SENSITIVE AREA, UTILITY AND PEDESTRIAN ACCESS TRACT; TRACTS D AND E, PARK, LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY TRACTS; TRACT G, UTILITY AND LANDSCAPE TRACT; TRACT I, NATURAL LANDSCAPE, UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS TRACT; TRACT L, SENSITIVE AREA, UTILITY AND LANDSCAPE TRACT ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION.

NOTWITHSTANDING THE DEDICATIONS CONTAINED WITHIN THIS FINAL PLAT, CCD BLACK DIAMOND PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, RETAINS AND RESERVES UNTO ITSELF CERTAIN RIGHTS WITH RESPECT TO TRACTS A, B, C, D, E, F, G, H, I, J, K AND L, 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.

A PERMANENT PUBLIC ACCESS AND PEDESTRIAN ACCESS EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE PUBLIC OVER TRACTS A, B, C, D, E, F, G, H, I, J, K AND L. TRAILS SHALL BE CONSTRUCTED AND MAINTAINED AS DIRECTED IN THE VILLAGES MPD DEVELOPMENT AGREEMENT, RECORDED UNDER RECORDING NUMBER 20120130000655 AND AMENDED UNDER RECORDING NUMBERS 20120906000762, 20120906000763, 20140103000655, 20141112001375 AND 20171206000581. MAINTENANCE SHALL BE THE OBLIGATION OF THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION.

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

A ONE-FOOT SIDEWALK EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF BLACK DIAMOND UPON THE EXTERIOR ONE FOOT OF LOTS 1 THROUGH 15, INCLUSIVE, LOTS 18 THROUGH 27, INCLUSIVE, AND LOTS 30 THROUGH 43, INCLUSIVE, AND TRACTS A, B, C, D, E, F, G, H AND K, ABUTTING ROADS HEREBY DEDICATED TO THE PUBLIC BY THIS SUBDIVISION FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, MAINTAINING, REPLACING AND OPERATING A SIDEWALK FOR THE PUBLIC USE TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED ABOVE. SEE SHEET 3 OF 12 FOR GENERAL DETAIL-1 OF EASEMENT LOCATION OVER INDIVIDUAL SAID LOTS AND TRACTS.

A ONE-FOOT CONCRETE BAND EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION UPON THE EXTERIOR ONE FOOT OF THAT PORTION OF LOTS 1 THROUGH 15, INCLUSIVE, LOTS 18 THROUGH 27, INCLUSIVE, AND LOTS 30 THROUGH 43, INCLUSIVE, AND TRACTS A, B, C, D, F, G, H AND K FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, MAINTAINING, REPLACING AND OPERATING A CONCRETE BAND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED ABOVE. SEE SHEET 3 OF 12 FOR GENERAL DETAIL-1 OF EASEMENT LOCATION OVER INDIVIDUAL SAID LOTS AND TRACTS.

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.
CCD BLACK DIAMOND PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: OAKPOINTE LLC, A WASHINGTON LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
BRIAN ROSS, MANAGER

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED BRIAN ROSS, KNOWN TO ME TO BE THE MANAGER OF OAKPOINTE LLC, THE MANAGER OF CCD BLACK DIAMOND PARTNERS LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC

DATE

MY APPOINTMENT EXPIRES

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2021.

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

COUNCIL APPROVAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2021.

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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

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 _____, 2021.

PUBLIC WORKS DIRECTOR

COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2021.

COMMUNITY DEVELOPMENT DIRECTOR

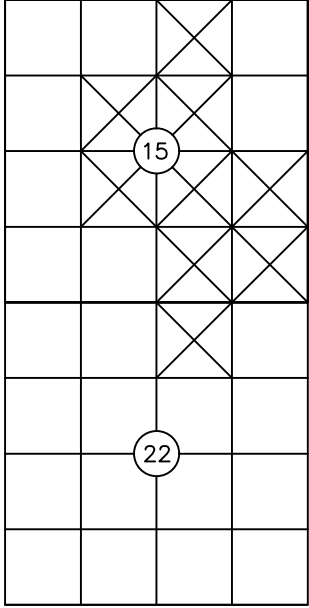
TREASURER CERTIFICATE

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 _____, 2021.

TREASURER

DEPUTY



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

FIRE CHIEF APPROVAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2021.

CITY OF BLACK DIAMOND FIRE CHIEF

ORIGINAL TAX PARCEL NUMBERS

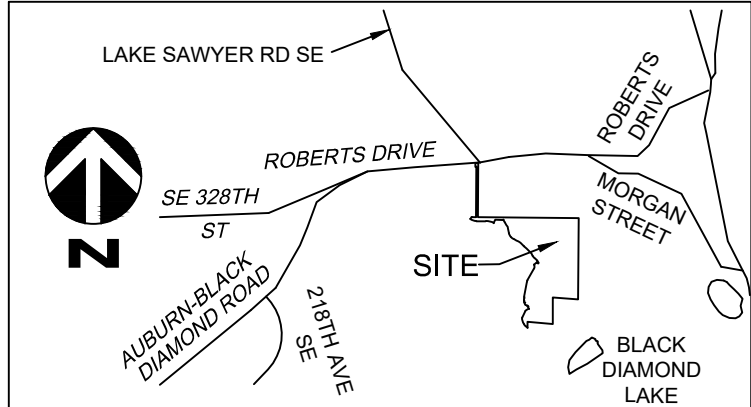
857605-0190, 857605-1020, 152106-9096, 857605-0920 AND 152106-9108

LEGAL DESCRIPTION

LOT 203 OF TEN TRAILS PHASE 2 PLAT C DIVISION 2, AS PER PLAT FILED IN VOLUME 287 OF PLATS, AT PAGES 56 THROUGH 66, INCLUSIVE; LOT 3 OF CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 19-0054, AS FILED IN VOLUME ____ OF SURVEYS, AT PAGES ____ THROUGH ____; INCLUSIVE, AND RECORDED UNDER RECORDING NO. ____; LOT 2 OF CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 19-0055, AS FILED IN VOLUME 444 OF SURVEYS, AT PAGES 244 THROUGH 247, INCLUSIVE, AND RECORDED UNDER RECORDING NO.20210422900005; LOT E AND LOT F OF CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 18-0060, AS FILED IN VOLUME 364 OF SURVEYS, AT PAGES 55 THROUGH 63, INCLUSIVE, AND RECORDED UNDER RECORDING NO. 20170517900001.

SITUATE IN THE CITY OF BLACK DIAMOND, COUNTY OF KING, STATE OF WASHINGTON.

ALL RECORDS OF KING COUNTY, WASHINGTON.



VICINITY MAP
N.T.S.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TEN TRAILS PLAT 2E, 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 CCD BLACK DIAMOND PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTIONS 15 AND 22, TOWNSHIP 21 NORTH, RANGE 6 EAST 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.



MARY H. MCDOWELL, PLS
SURVEYOR. CERTIFICATE NO. 36805
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 _____, 2021, 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, PLAT 2E

CITY OF BLACK DIAMOND
FILE NUMBER: PLN21-0024
CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON

PORTION OF THE NE 1/4 OF SE 1/4, NW 1/4 OF SE 1/4, SW 1/4 OF SE 1/4, SE 1/4 OF SE 1/4, NE 1/4 OF THE SW 1/4, SE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 15 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M. CITY OF BLACK DIAMOND, WA

JOB NO. OAKPCBDP6001

SHEET 1 OF 12

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. PLN21-0024

TEN TRAILS
PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, 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. 21000149-SC, REVISION 2, DATED MARCH 17, 2021 AT 8:00 AM)

4.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF BLACK DIAMOND
PURPOSE: CONSERVATION OF OPEN SPACE
RECORDING DATE: MARCH 23, 2006
RECORDING NO.: 20060323001818 AND 20060323001819
AFFECTS: PORTION OF PARCEL A
5.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF BLACK DIAMOND
PURPOSE: CONSERVATION OF OPEN SPACE
RECORDING DATE: JANUARY 6, 2010
RECORDING NO.: 20100106000723
AFFECTS: PORTION OF PARCEL A
6.

AGREEMENT: MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: APRIL 22, 2011
RECORDING NO.: 20110422000249
7.

AGREEMENT: COMPREHENSIVE SCHOOL MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JUNE 24, 2011
RECORDING NO.: 20110624001156

MODIFICATION(S) OF SAID AGREEMENT:

RECORDING DATE: JANUARY 30, 2015
RECORDING NO.: 20150130000466

8.

AGREEMENT: THE VILLAGES MPD DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JANUARY 30, 2012
RECORDING NO.: 20120130000655

MODIFICATION(S) OF SAID AGREEMENT:

RECORDING DATES: SEPTEMBER 6, 2012, JANUARY 3, 2014, NOVEMBER 12, 2014, DECEMBER 6, 2017, OCTOBER 11, 2018 AND FEBRUARY 28, 2019
RECORDING NOS.: 20120906000762, 20120906000763, 20140103000655, 20141112001375, 20171206000581, 201810111000280, 201810111000281, 20190228000492 AND 20190228000493

9.

AGREEMENT: NOTICE OF PAYMENT OBLIGATION AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: DECEMBER 2, 2015
RECORDING NO.: 20151202000632

12.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC.
PURPOSE: TRANSMISSION AND DISTRIBUTION OF GAS AND ELECTRICITY
RECORDING DATE: MAY 18, 2017
RECORDING NO.: 20170518000241
AFFECTS: PORTION OF PARCEL A

AMENDED BY INSTRUMENT(S):
RECORDING DATE: MARCH 13, 2018
RECORDING NO.: 20180313000130
AMENDED BY INSTRUMENT(S):
RECORDING DATE: AUGUST 28, 2018
RECORDING NO.: 20180828000307

13.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC.
PURPOSE: TRANSMISSION OF GAS AND ELECTRICITY
RECORDING DATE: AUGUST 24, 2017
RECORDING NO.: 20170824000131
AFFECTS: PORTION OF LOT E OF PARCEL A

14.

COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS 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

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS:

RECORDING DATES: DECEMBER 27, 2017, JUNE 19, 2018, JUNE 27, 2018, AUGUST 22, 2019 AND DECEMBER 31, 2019
RECORDING NOS.: 20171227000507, 20180619000316, 20180627001396, 20190822000857 AND 20191231001205

15.

COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS 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

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS:

RECORDING DATES: DECEMBER 27, 2017, JUNE 19, 2018 AND JUNE 27, 2018
RECORDING NOS.: 20171227000508, 20180619000315 AND 20180627001395

16.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: STORM DRAINAGE
RECORDING DATE: DECEMBER 27, 2017
RECORDING NO.: 20171227000504
AFFECTS: PORTION OF LOT F OF PARCEL A

17.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: SIDEWALK
RECORDING DATE: DECEMBER 27, 2017
RECORDING NO.: 20171227000505
AFFECTS: PORTION OF LOT F OF PARCEL A

18.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: UTILITY MAINS
RECORDING DATE: DECEMBER 27, 2017
RECORDING NO.: 20171227000506
AFFECTS: PORTION OF LOT F OF PARCEL A

19.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC.
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY
RECORDING DATE: MAY 24, 2018
RECORDING NO.: 20180524000139
AFFECTS: A PORTION OF PARCEL B

20.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF BLACK DIAMOND
PURPOSE: UTILITY MAINS
RECORDING DATE: JANUARY 1, 2018
RECORDING NO.: 20180924000987
AFFECTS: PORTION OF PARCEL A AND LOT 203 OF PARCEL B

EXCEPTIONS NOTED IN TITLE REPORT (cont.)

22.

COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, 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 THE PLAT OF TEN TRAILS PHASE 2 PLAT C DIVISION 2:
RECORDING NO: VOLUME 287 PAGES 56 - 66
AFFECTS: PARCEL B
23.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC.
PURPOSE: TRANSMISSION AND DISTRIBUTION OF GAS AND ELECTRICITY
RECORDING DATE: NOVEMBER 19, 2020
RECORDING NO.: 20201119001222
AFFECTS: PORTION OF LOT F OF PARCEL A AND LOT 203 OF PARCEL B

ITEM NOS. 1 THROUGH 3, INCLUSIVE, 10, 11, 21, 24 THROUGH 31, INCLUSIVE, ADDRESS GENERAL AND SPECIAL TAXES, PROPERTY TAXES, LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES, DEEDS OF TRUST, UNRECORDED LEASEHOLDS OR HAVE BEEN INTENTIONALLY DELETED AND AS SUCH DO NOT PERTAIN TO THIS FINAL PLAT.

EASEMENT PROVISIONS

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 A, B, C, D, E, F, G, H, J AND K. 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.

ALL PRIVATE STORM DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING THE PRIVATE STORM DRAINAGE FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 12.

IN ADDITION THE APPLICABLE ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING AND RENEWING ALL PRIVATE STORM DRAINAGE FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION LYING WITHIN THE TRACTS OWNED BY SUCH ASSOCIATION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 12.

ALL PRIVATE WATER EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING THE PRIVATE WATER FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 12.

ALL PRIVATE SANITARY SEWER EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING THE PRIVATE SANITARY SEWER FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 12.

ALL TRAIL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING A PATH FOR TRAVELING AND LANDSCAPING IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 12.

ALL SINGLE FAMILY RESIDENTIAL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES, AND 5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES, FOR THE PURPOSE OF PRIVATE DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THIS PLAT, THE EASEMENTS SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF ALL LOTS DERIVING BENEFIT FROM SAID EASEMENT. NO STRUCTURES OTHER THAN FENCES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

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.

THIS PLAT IS SUBJECT 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 AND 20180627001396.
4.

THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE TEN TRAILS COMMUNITY COUNCIL AS RECORDED UNDER KING COUNTY RECORDING NO. 20171107001314 AND AS AMENDED BY KING COUNTY RECORDING NOS. 20171227000508, 20180619000315 AND 20180627001395.
5.

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

INSTRUMENTATION NOTE

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SR 9500 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. 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 36805".
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 36805" AT ALL SIDE AND REAR LOT CORNERS.

REVIEW COPY
NOT FOR RECORDING

CITY OF BLACK DIAMOND FILE NO. PLN21-0024

TEN TRAILS
PLAT 2E
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. OAKPCBDP6001
SHEET 2 OF 12



VOL/PG

TEN TRAILS

PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

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) PRELIMINARY PLAT CONDITION #10: ALL STORMWATER TREATMENT SYSTEMS SHALL BE OWNED BY APPLICABLE ASSOCIATION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 12.

4) SCHOOL MITIGATION FEES SHALL BE DUE PRIOR TO BUILDING PERMIT ISSUANCE FOR EACH SINGLE FAMILY AND MULTI-FAMILY DWELLING UNIT. DURING THE FIRST FIVE YEARS FOLLOWING JANUARY 24, 2011, THE SCHOOL MITIGATION FEES SHALL BE \$4,670.00 PER SINGLE FAMILY UNIT AND \$1,501.00 PER MULTI-FAMILY UNIT. THEREAFTER, THE MITIGATION FEE SHALL BE THE RATE ADOPTED BY THE CITY OF BLACK DIAMOND SCHOOL IMPACT FEE OR SCHOOL MITIGATION FEE ORDINANCE, IF ANY, PROVIDED THAT THE MAXIMUM SCHOOL MITIGATION FEE DUE FOR EACH DWELLING UNIT SHALL BE \$12,453 PER SINGLE FAMILY DWELLING UNIT AND \$4,003 PER MULTI-FAMILY DWELLING UNIT, AS APPLICABLE, BUT IN NO EVENT, EVEN IN THE ABSENCE OF A SCHOOL IMPACT FEE OR MITIGATION FEE ORDINANCE, SHALL THE MITIGATION FEES BE LESS THAN \$7,783.00 PER SINGLE FAMILY DWELLING UNIT AND \$2,502.00 PER MULTI-FAMILY DWELLING UNIT.

5) MPD CONDITIONS OF APPROVAL: IN THE EVENT THAT THE APPLICABLE ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF PRIVATE ALLEY, AUTO COURT OR PUBLIC 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.

6) PRELIMINARY PLAT CONDITION #26: IN THE EVENT THAT THE APPLICABLE ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF PRIVATE STREET, ALLEY, OR AUTO COURT AS REQUIRED BY SECTION 6.5 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 20120130000655 AND, AS A RESULT, THE CITY OF BLACK DIAMOND PERFORMS SAID REQUIRED 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 STREET MAINTENANCE PLUS ANY PENALTIES AND INTEREST THEREON AS PROVIDED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT 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.

7) 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.

8) PRELIMINARY PLAT CONDITION #74: THE SAME COMBINATION OF ELEVATION STYLE AND FLOOR PLAN FOR DWELLING UNITS OR BUILDINGS SHALL NOT BE PLACED BESIDE EACH OTHER. DWELLING UNITS OR BUILDINGS THAT MAKE USE OF THE SAME FLOOR PLAN AND ARE SITED DIRECTLY ACROSS THE STREET FROM ONE ANOTHER SHALL INCORPORATE A DIFFERENT ELEVATION WHENEVER POSSIBLE AND SHALL USE A DIFFERENT EXTERIOR COLOR/MATERIAL PALETTE. ON A LIMITED BASIS, SPECIFIC LOCATIONS WITHIN NEIGHBORHOODS MAY VARY FROM THIS REQUIREMENT.

9) PRELIMINARY PLAT CONDITION #89: AREAS OUTSIDE OF SENSITIVE AREAS AND THEIR BUFFERS MAY BE CLEARED OF TREES IF A TREE REMOVAL PERMIT IS OBTAINED THAT IS CONSISTENT WITH THE BLACK DIAMOND MUNICIPAL CODE AND OTHER CONDITIONS THAT MAY REQUIRE SELECTIVE TREE RETENTION.

LOT AREAS

LOT NO.	AREA	LOT NO.	AREA
1	5,481 SF	23	4,154 SF
2	4,111 SF	24	3,600 SF
3	3,927 SF	25	6,009 SF
4	3,920 SF	26	5,003 SF
5	3,920 SF	27	4,103 SF
6	4,900 SF	28	6,050 SF
7	4,900 SF	29	3,620 SF
8	4,900 SF	30	3,821 SF
9	4,900 SF	31	3,600 SF
10	3,920 SF	32	3,600 SF
11	3,920 SF	33	3,600 SF
12	3,920 SF	34	4,008 SF
13	3,780 SF	35	5,822 SF
14	4,804 SF	36	5,175 SF
15	5,882 SF	37	5,514 SF
16	5,180 SF	38	6,116 SF
17	6,134 SF	39	6,112 SF
18	5,785 SF	40	5,659 SF
19	4,950 SF	41	6,217 SF
20	4,929 SF	42	8,155 SF
21	3,723 SF	43	8,212 SF
22	4,121 SF		

TRACT AREAS

TRACT	AREA	USE	TYPE OF PARK	GRANTED AND CONVEYED TO
A	2,480 SF	UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
B	2,064 SF	ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
C	3,151,766 SF	SENSITIVE AREA, UTILITY AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
D	39,715 SF	PARK, LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY	NEIGHBORHOOD PARK	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
E	6,369 SF	PARK, LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY	POCKET PARK	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
F	979 SF	ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
G	1,086 SF	UTILITY AND LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
H	1,941 SF	UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
I	65,759 SF	NATURAL LANDSCAPE, UTILITY LANDSCAPE AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
J	5,155 SF	UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
K	4,133 SF	UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
L	73,260 SF	SENSITIVE AREA, UTILITY AND LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION

LOT ADDRESS TABLE

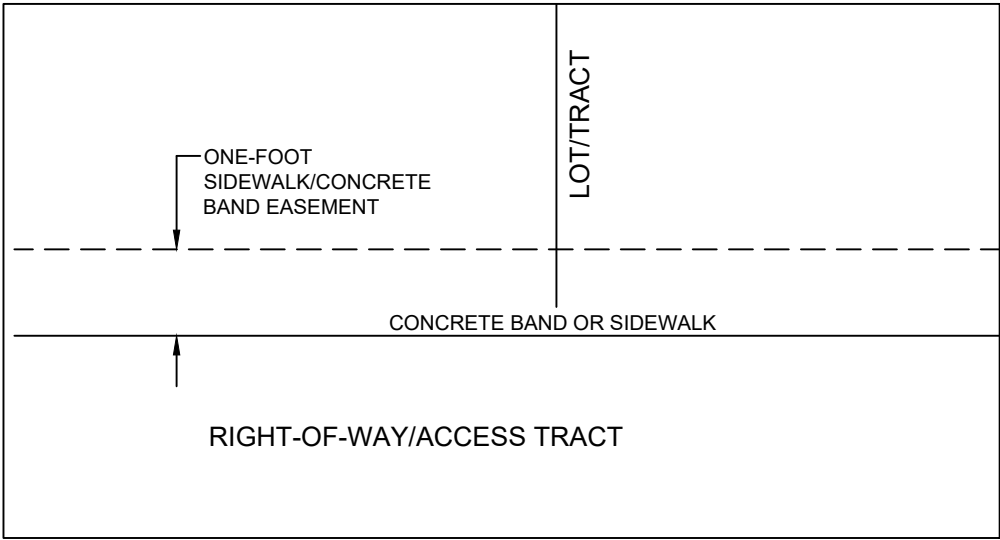
LOT NO.	STREET NAME	ADDRESS	LOT NO.	STREET NAME	ADDRESS
1	SE STEVENS STREET	33246	23	LILY PLACE SE	24002
2	CAMAS PLACE SE	24046	24	LILY PLACE SE	24014
3	CAMAS PLACE SE	24058	25	LILY PLACE SE	24026
4	CAMAS PLACE SE	24070	26	LILY PLACE SE	24038
5	CAMAS PLACE SE	24082	27	LILY PLACE SE	24050
6	CAMAS PLACE SE	24094	28	LILY PLACE SE	24057
7	CAMAS PLACE SE	24106	29	LILY PLACE SE	24045
8	CAMAS PLACE SE	24118	30	LILY PLACE SE	24033
9	CAMAS PLACE SE	24130	31	LILY PLACE SE	24021
10	CAMAS PLACE SE	24142	32	LILY PLACE SE	24009
11	CAMAS PLACE SE	24154	33	LILY PLACE SE	23997
12	CAMAS PLACE SE	24166	34	LILY PLACE SE	23985
13	CAMAS PLACE SE	24178	35	SE STEVENS STREET	32796
14	CAMAS PLACE SE	24190	36	SE STEVENS STREET	32808
15	CAMAS PLACE SE	24202	37	SE STEVENS STREET	32820
16	CAMAS PLACE SE	24214	38	SE STEVENS STREET	32832
17	CAMAS PLACE SE	24226	39	SE STEVENS STREET	32844
18	CAMAS PLACE SE	24155	40	SE STEVENS STREET	32856
19	CAMAS PLACE SE	24143	41	SE STEVENS STREET	32868
20	LILY PLACE SE	23966	42	SE STEVENS STREET	32880
21	LILY PLACE SE	23978	43	SE STEVENS STREET	32892
22	LILY PLACE SE	23990			

ADDRESSING NOTE

ADDRESSES FOR INDIVIDUAL LOTS HAVE BEEN SHOWN ON SHEET 3 OF 12 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.

DETAIL-1

SIDEWALK EASEMENT AND CONCRETE BAND EASEMENT
NOT TO SCALE



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TEN TRAILS PLAT 2E

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. OAKPCBDP6001
SHEET 3 OF 12

TEN TRAILS
PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

CONSERVATION EASEMENT DEED
PARTIAL RELINQUISHMENT

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

TRACTS A, C, D, E, G, H, I, J, K AND L ARE HEREBY ESTABLISHED AS AND DECLARED TO BE "CONSERVATION ZONES," AS
DEFINED IN CED1 AND CED2.

TRACTS A, D, E, G, H, I, J AND K ARE LANDSCAPED AREAS CONSISTING OF 126,638 SQUARE FEET, WHICH PROVIDE
PERMANENT PUBLIC ACCESS AND TRAILS. SAID TRACTS PROTECT AND CONSERVE THE CONSERVATION VALUES IDENTIFIED
IN CED1 AND CED2 PARAGRAPH 2.3 BY ENHANCING THE VALUE TO THE PUBLIC OF ABUTTING OR NEIGHBORING PARKS OR
OTHER OPEN SPACE.

TRACTS C AND L ARE A SENSITIVE AREA TRACTS CONSISTING OF 3,225,026 SQUARE FEET, WHICH PROTECTS AND
CONSERVES THE CONSERVATION VALUES IDENTIFIED IN PARAGRAPH 2.3 OF THE CED BY CONSERVING WETLANDS.

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 AND 20191231001205.

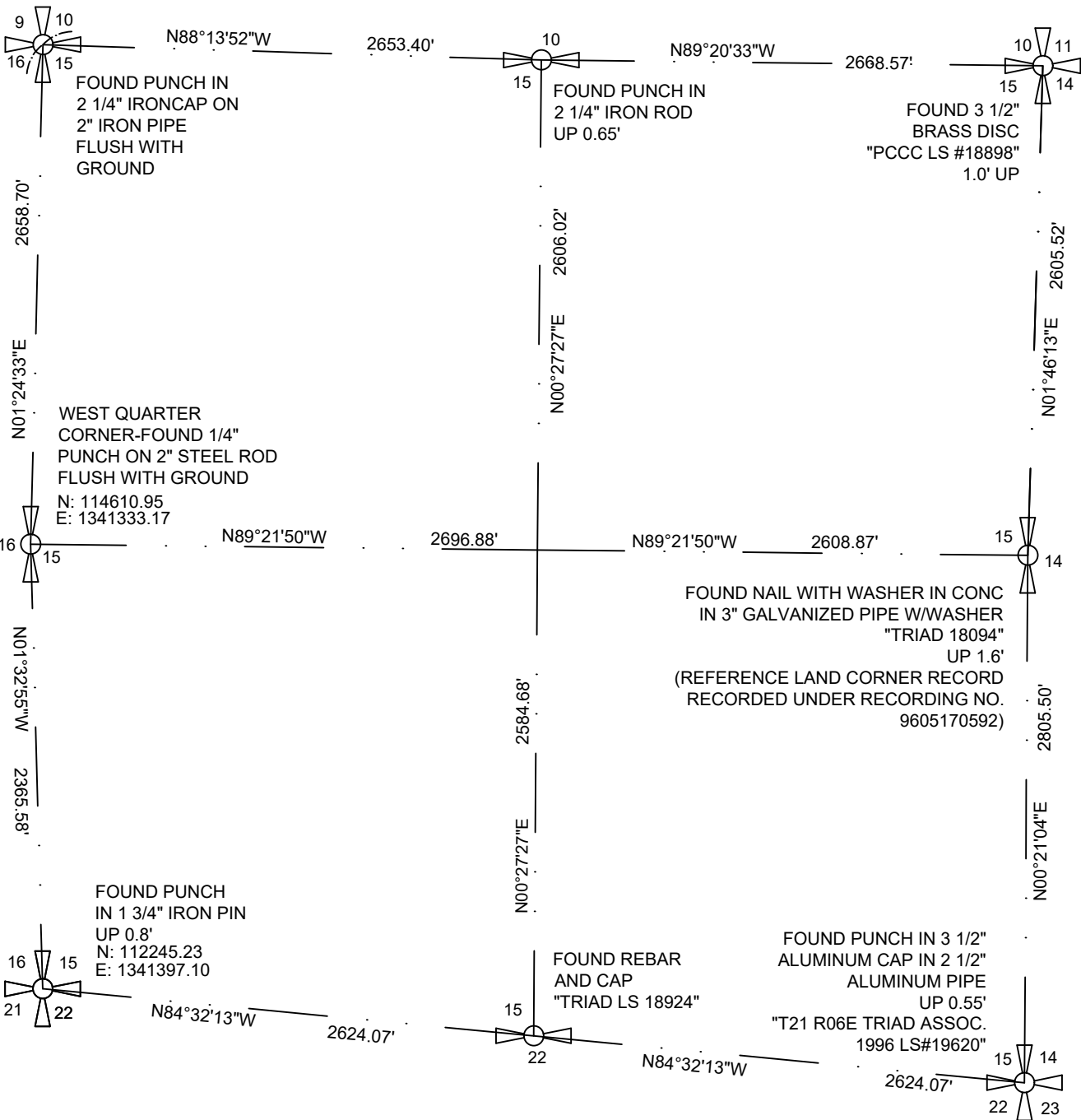
THE CITY OF BLACK DIAMOND HEREBY TERMINATES AND RELEASES ALL OF ITS RIGHTS, TITLE AND INTEREST IN CED1 AND
CED2 WITH RESPECT TO ALL PROPERTY IN THE PLAT NOT EXPRESSLY ESTABLISHED AS CONSERVATION ZONES HEREIN.
THIS RELEASE IS INTENDED TO REMOVE CED1 AND CED2 FROM TITLE TO ALL PROPERTY IN THE PLAT NOT EXPRESSLY
ESTABLISHED AS CONSERVATION ZONES HEREIN. THIS AMENDMENT AND RELEASE IS AN ADDENDUM TO CED1 AND CED2.

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:

Table with 6 columns: SOURCE OF REQUIREMENT, 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 PLAT OF TEN TRAILS, REMAINING MINIMUM CZ ACREAGE TO BE ESTABLISHED BY FUTURE PLATS WITHIN THE WEST ANNEXATION AREA. Row 1: CED 1, 63.3 ACRES, 7.44 (PP1A DIV 1) to 0.78 (PLAT 2A, DIV 5), 30.53 ACRES, 76.94 ACRES, 0 ACRES*.

*AN EXCESS OF 46.41 CONSERVATION ZONE ACRES WITHIN CED 1 HAS BEEN RECORDED WITH THIS PLAT OF TEN TRAILS PLAT 2E

SECTION 15 BREAKDOWN



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OPEN SPACE TABLE

Table with 9 columns: GROSS ACRES, BDUGAA/ 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. Rows include WEST ANNEXATION AREA, PARCEL C, D, G, E, and TOTAL IN CITY/UGA MPD OPEN SPACE.

*AN EXCESS OF 19.19 ACRES OF OPEN SPACE LYING WITHIN PARCEL E HAS PREVIOUSLY BEEN RECORDED.
**AN EXCESS OF 46.41 ACRES OF OPEN SPACE LYING WITHIN PARCEL D HAS BEEN RECORDED WITH THIS PLAT OF TEN TRAILS PLAT 2E.



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TEN TRAILS

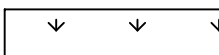
PARCEL 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15,
AND NE 1/4 OF SECTION 22, ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING
COUNTY, WASHINGTON CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

OVERALL BOUNDARY

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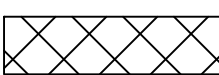
HATCH LEGEND



WETLAND

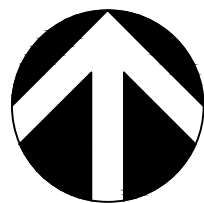


WETLAND BUFFER



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

FOUND NAIL WITH WASHER IN CONC
IN 3" GALVANIZED PIPE W/WASHER
"TRIAD 18094"
UP 1.6"
(REFERENCE LAND CORNER RECORD
RECORDED UNDER RECORDING NO.
9605170592)
VISITED MARCH 1996



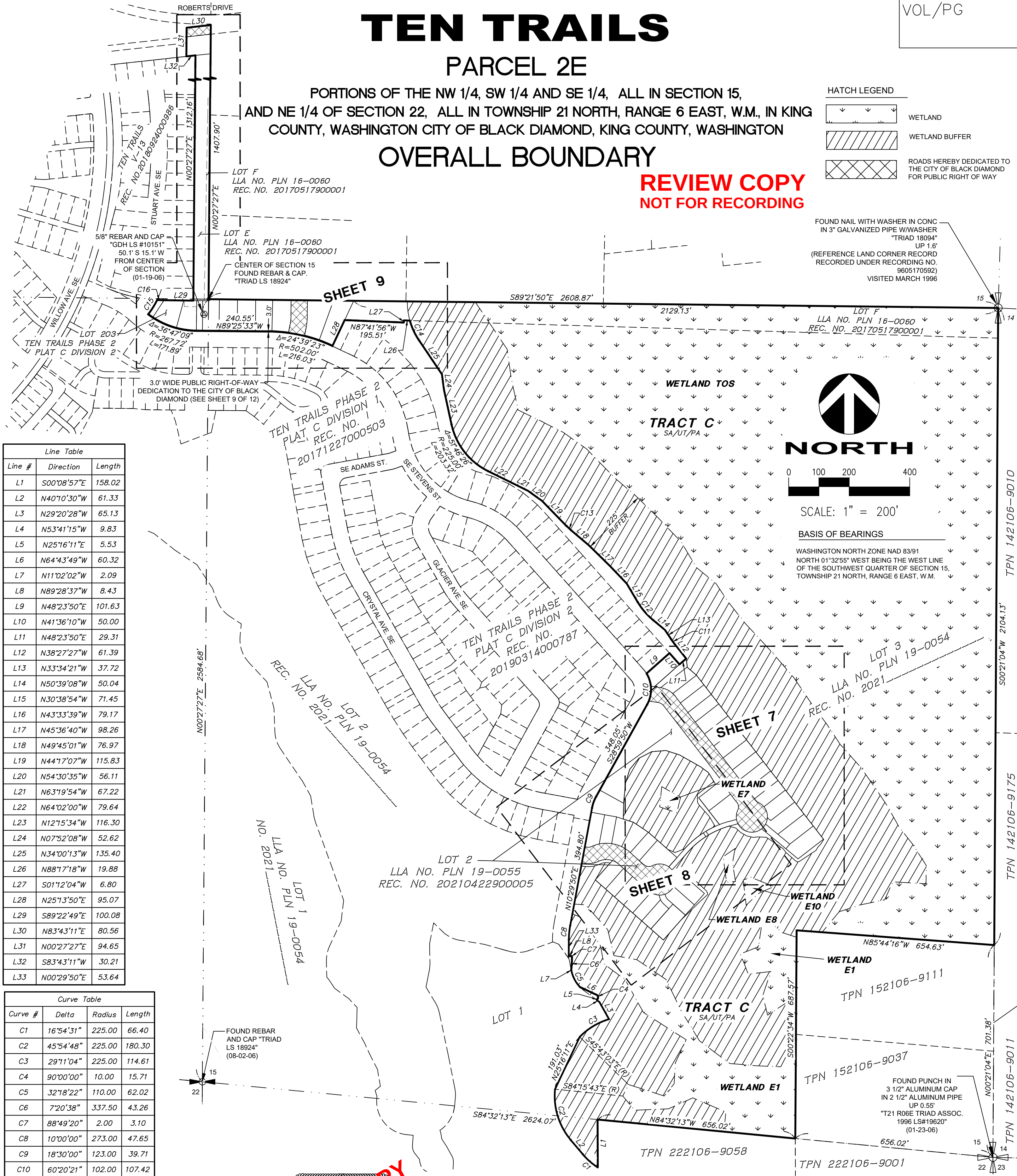
NORTH



SCALE: 1" = 200'

BASIS OF BEARINGS

WASHINGTON NORTH ZONE NAD 83/91
NORTH 01°32'55" WEST BEING THE WEST LINE
OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.



Line Table		
Line #	Direction	Length
L1	S00°08'57"E	158.02
L2	N40°10'30"W	61.33
L3	N29°20'28"W	65.13
L4	N53°41'15"W	9.83
L5	N25°16'11"E	5.53
L6	N64°43'49"W	60.32
L7	N11°02'02"W	2.09
L8	N89°28'37"W	8.43
L9	N48°23'50"E	101.63
L10	N41°36'10"W	50.00
L11	N48°23'50"E	29.31
L12	N38°27'27"W	61.39
L13	N33°34'21"W	37.72
L14	N50°39'08"W	50.04
L15	N30°38'54"W	71.45
L16	N43°33'39"W	79.17
L17	N45°36'40"W	98.26
L18	N49°45'01"W	76.97
L19	N44°17'07"W	115.83
L20	N54°30'35"W	56.11
L21	N63°19'54"W	67.22
L22	N64°02'00"W	79.64
L23	N12°15'34"W	116.30
L24	N07°52'08"W	52.62
L25	N34°00'13"W	135.40
L26	N88°17'18"W	19.88
L27	S01°12'04"W	6.80
L28	N25°13'50"E	95.07
L29	S89°22'49"E	100.08
L30	N83°43'11"E	80.56
L31	N00°27'27"E	94.65
L32	S83°43'11"W	30.21
L33	N00°29'50"E	53.64

Curve Table			
Curve #	Delta	Radius	Length
C1	16°54'31"	225.00	66.40
C2	45°54'48"	225.00	180.30
C3	29°11'04"	225.00	114.61
C4	90°00'00"	10.00	15.71
C5	32°18'22"	110.00	62.02
C6	7°20'38"	337.50	43.26
C7	88°49'20"	2.00	3.10
C8	10°00'00"	273.00	47.65
C9	18°30'00"	123.00	39.71
C10	60°20'21"	102.00	107.42
C11	4°53'07"	225.00	19.18
C12	20°00'14"	225.00	78.56
C13	5°27'53"	225.00	21.46
C14	18°20'39"	225.00	72.04
C15	12°39'51"	252.00	55.70
C16	2°27'12"	473.00	20.25



TEN TRAILS

PLAT 2E

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. OAKPCBDP6001
SHEET 5 OF 11

TEN TRAILS

PLAT 2E

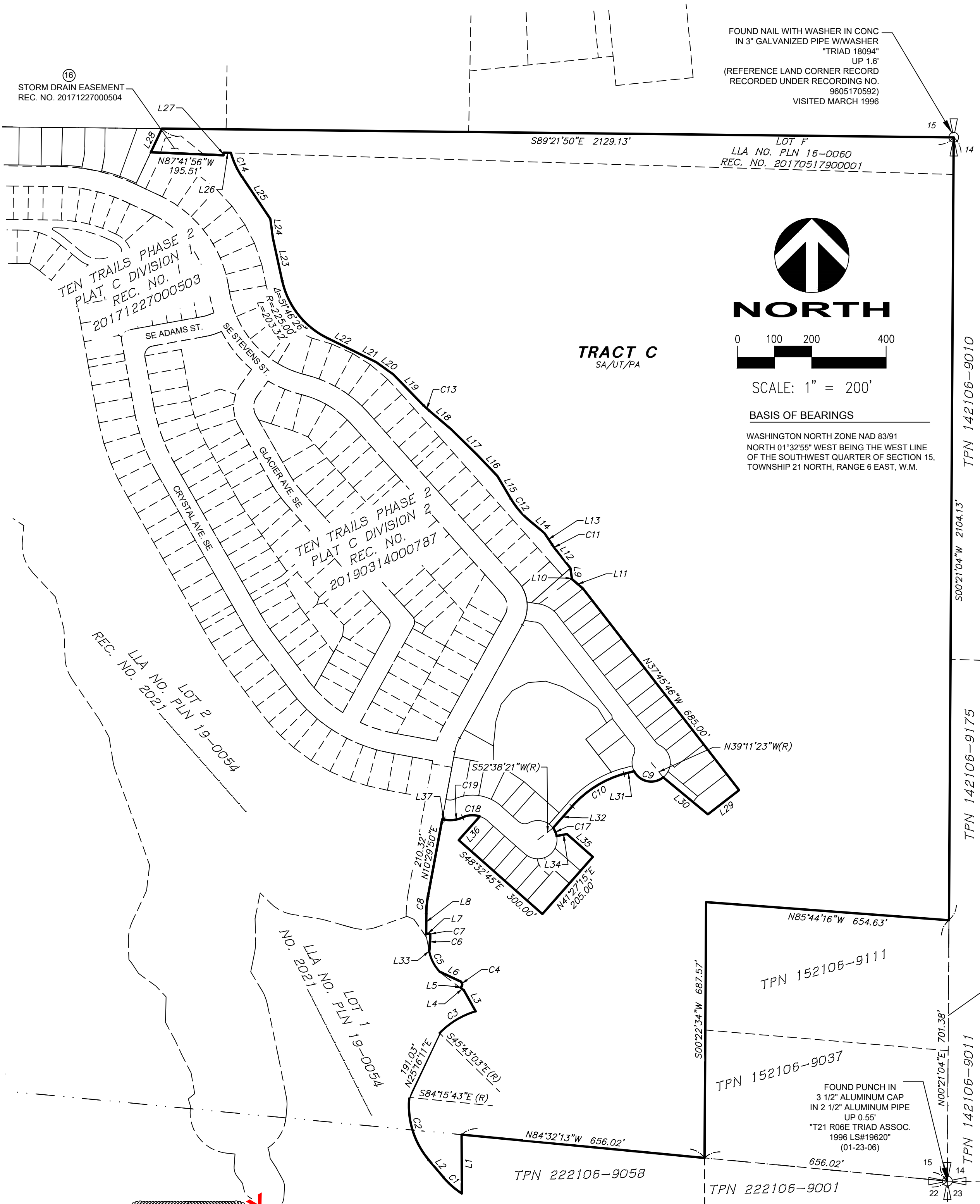
PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

REVIEW COPY
NOT FOR RECORDING

Line Table		
Line #	Direction	Length
L1	S00°08'57"E	158.02
L2	N40°10'30"W	61.33
L3	N29°20'28"W	65.13
L4	N53°41'15"W	9.80
L5	N25°16'11"E	5.53
L6	N64°43'49"W	60.32
L7	N89°28'37"W	8.43
L8	N00°29'50"E	53.64
L9	N07°40'56"W	26.45
L10	N13°37'34"E	2.43
L11	N49°31'40"W	40.86
L12	N38°27'27"W	61.39
L13	N33°34'21"W	37.72
L14	N50°39'08"W	50.04
L15	N30°38'54"W	71.45
L16	N43°33'39"W	79.17
L17	N45°36'40"W	98.26
L18	N49°45'01"W	76.97
L19	N44°17'07"W	115.83
L20	N54°30'35"W	56.11
L21	N63°19'54"W	67.22
L22	N64°02'00"W	79.64
L23	N12°15'34"W	116.30
L24	N07°52'08"W	52.62
L25	N34°00'13"W	135.40
L26	N88°17'18"W	19.88
L27	S01°12'04"W	6.80
L28	N25°13'50"E	70.25
L29	N52°14'14"E	106.18
L30	S50°23'11"E	155.76
L31	N74°23'24"E	28.22
L32	N41°27'15"E	77.80
L33	N11°02'02"W	2.09
L34	S78°52'57"W	28.50
L35	N48°32'45"W	92.90
L36	S41°27'15"W	84.83
L37	S79°30'10"E	6.08

Curve Table			
Curve #	Delta	Radius	Length
C1	16°54'29"	225.00	66.40
C2	45°54'48"	225.00	180.30
C3	29°11'04"	225.00	114.61
C4	90°00'00"	10.00	15.71
C5	32°18'22"	110.00	62.02
C6	7°20'38"	337.50	43.26
C7	88°49'20"	2.00	3.10
C8	10°00'00"	273.00	47.65
C9	102°22'48"	51.50	92.02
C10	32°56'08"	290.00	166.70
C11	4°53'07"	225.00	19.18
C12	20°00'14"	225.00	78.56
C13	5°27'53"	225.00	21.46
C14	18°20'39"	225.00	72.04
C17	26°11'41"	51.50	23.54
C18	42°34'27"	63.00	46.81
C19	34°59'50"	82.00	50.09



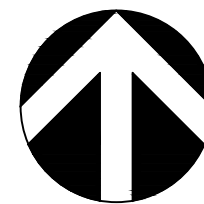
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TEN TRAILS

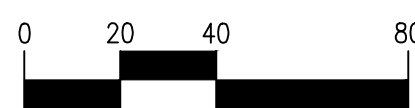
PLAT 2E

VOL/PG

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON



NORTH



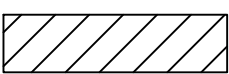
SCALE: 1" = 40'

LEGEND

- ① PUBLIC UTILITY EASEMENT
- ② PRIVATE STORM DRAINAGE EASEMENT
- ③ PRIVATE WATER EASEMENT
- ④ PRIVATE SANITARY SEWER EASEMENT

LA - LANDSCAPE
PA - PEDESTRIAN ACCESS
PK - PARK
SA - SENSITIVE AREA AND BUFFER
FD - FUTURE DEVELOPMENT
UT - UTILITY
AC - ACCESS

NOTE 1



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
- ⊕ FOUND MONUMENT PER TEN TRAILS, PHASE 2 PLAT C, DIVISION 2, REC. NO. 20190314000787
- SET 1/2" X 24" REBAR AND CAP MARKED "DEA 36805" ON PROPERTY CORNER
- ⊗ SET TACK IN LEAD W/ WASHER ON PROPERTY CORNER
- ⊗ SET 1.0' OFFSET TACK IN LEAD W/WASHER
- ⊗ SET 2.0' OFFSET TACK IN LEAD W/WASHER
- LOT/TRACT CORNER AS SET PER TEN TRAILS, PHASE 2 PLAT C DIV 2, REC. NO. 20190314000787
- (R) RADIAL BEARING

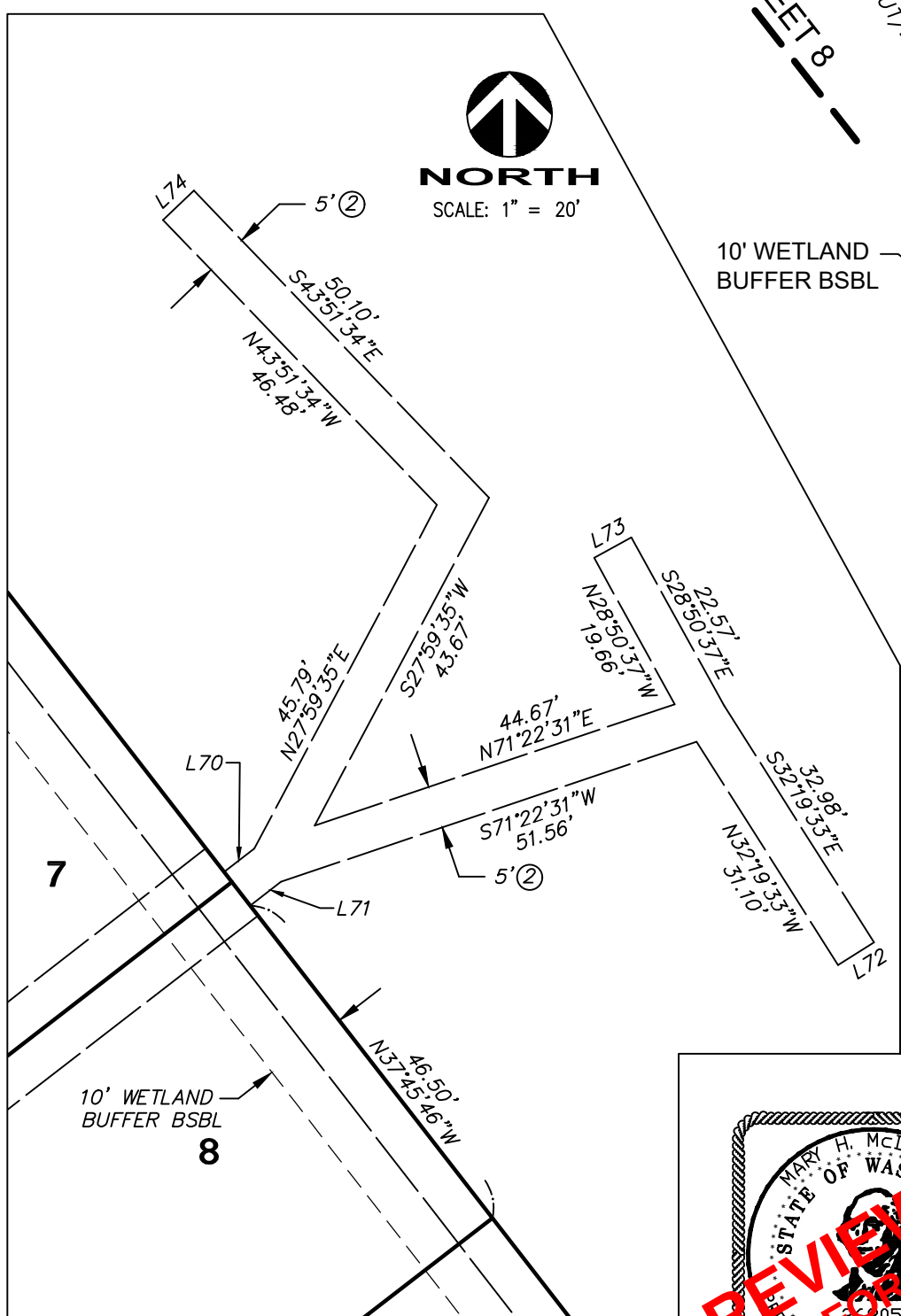
SEE SHEET 3 OF 12
FOR ADDRESSES

Curve Table			
Curve #	Delta	Radius	Length
C1	1°11'13"	82.00'	1.70'
C2	10°29'17"	82.00'	15.01'
C3	26°26'10"	25.00'	11.53'
C4	24°44'34"	51.50'	22.24'
C5	24°25'52"	51.50'	21.96'
C6	22°23'35"	51.50'	20.13'
C9	62°21'06"	25.00'	27.21'
C10	43°14'29"	32.50'	24.53'
C49	43°26'32"	51.50'	39.05'

Line Table		
Line #	Direction	Length
L1	S81°00'15"E	12.06'
L2	S81°00'15"E	18.88'
L3	N07°45'46"W	9.00'
L4	N81°00'15"W	29.81'
L5	N13°37'34"E	2.43'
L8	N39°36'49"E	20.00'
L9	N50°23'12"W	14.54'
L34	S07°40'56"E	26.45'
L69	N72°44'35"E	5.00'
L70	N52°13'53"E	4.46'
L71	S52°13'53"W	4.58'
L72	S57°40'27"W	5.00'
L73	N61°09'23"E	5.00'
L74	N46°08'26"E	5.00'

**REVIEW COPY
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DETAIL-1



TEN TRAILS PLAT 2E

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. OAKPCBDP6001

SHEET 7 OF 12

CITY OF BLACK DIAMOND FILE NO. PLN21-0024

VOL/PG

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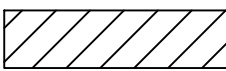
TEN TRAILS

PLAT 2E

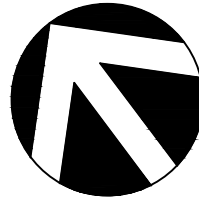
VOL/PG

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

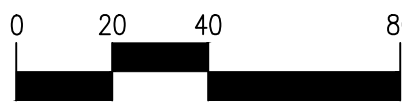
NOTE 1



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



NORTH



SCALE: 1" = 40'

LEGEND

- ① PUBLIC UTILITY EASEMENT
- ② PRIVATE STORM DRAINAGE EASEMENT
- ③ PRIVATE WATER EASEMENT
- ④ PRIVATE SANITARY SEWER EASEMENT
- LA - LANDSCAPE
- PA - PEDESTRIAN ACCESS
- PK - PARK
- SA - SENSITIVE AREA AND BUFFER
- FD - FUTURE DEVELOPMENT
- UT - UTILITY
- AC - ACCESS

SYMBOL LEGEND

- SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
- ⊕ FOUND MONUMENT PER TEN TRAILS, PHASE 2 PLAT C, DIVISION 2, REC. NO. 20190314000787
- SET 1/2" X 24" REBAR AND CAP MARKED "DEA 36805" ON PROPERTY CORNER
- SET 1.0' OFFSET 1/2" X 24" REBAR AND CAP MARKED "DEA 36805" ON PROPERTY CORNER
- ⊗ SET TACK IN LEAD W/ WASHER ON PROPERTY CORNER
- ⊗ SET 1.0' OFFSET TACK IN LEAD W/WASHER
- ⊗ SET 2.0' OFFSET TACK IN LEAD W/WASHER
- LOT/TRACT CORNER AS SET PER TEN TRAILS, PHASE 2 PLAT C DIV 2, REC. NO. 20190314000787
- (R) RADIAL BEARING

Curve Table			
Curve #	Delta	Radius	Length
C7	16°46'05"	51.50'	15.07'
C8	34°37'50"	51.50'	31.13'
C9	62°21'06"	25.00'	27.21'
C10	43°14'29"	32.50'	24.53'
C11	34°59'50"	55.00'	33.60'
C12	38°47'20"	45.00'	30.47'
C13	38°47'19"	25.00'	16.92'
C14	22°49'39"	45.00'	17.93'
C15	15°57'41"	45.00'	12.54'
C16	34°59'50"	28.00'	17.10'
C17	34°59'50"	82.00'	50.09'
C18	23°22'48"	63.00'	25.71'
C19	20°08'26"	117.00'	41.13'
C20	12°46'42"	117.00'	26.09'
C21	42°34'27"	63.00'	46.81'
C22	17°05'32"	117.00'	34.90'
C23	15°56'36"	117.00'	32.56'
C24	68°53'05"	25.00'	30.06'

Curve Table			
Curve #	Delta	Radius	Length
C25	16°46'04"	51.50'	15.07'
C26	26°11'41"	51.50'	23.54'
C27	37°21'22"	51.50'	33.58'
C28	42°48'43"	51.50'	38.48'
C29	22°23'35"	51.50'	20.13'
C30	32°49'12"	51.50'	29.50'
C33	9°58'24"	51.50'	8.96'
C34	18°30'00"	123.00'	39.71'
C35	7°16'08"	102.00'	12.94'

TEN TRAILS PHASE 2
PLAT C DIVISION 2
REC. NO.
20190314000787

SE STEVENS ST.

CRYSTAL
AVE. SE

TRACT D
PK/LA/PA/UT

TRACT E
PK/LA/PA/UT

TRACT L
SA/UT/LA

TRACT K
UT/LA/PA

TRACT C
SA/UT/PA

TRACT F
AC/UT

TRACT C
SA/UT/PA

TEN TRAILS PLAT 2E

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



DAVID EVANS
AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
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SHEET 8 OF 12

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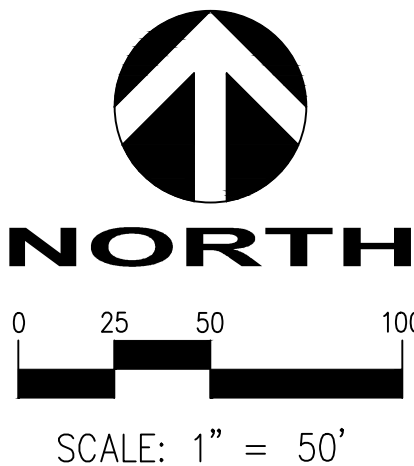
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TEN TRAILS

PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

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NOTE 1



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

LEGEND

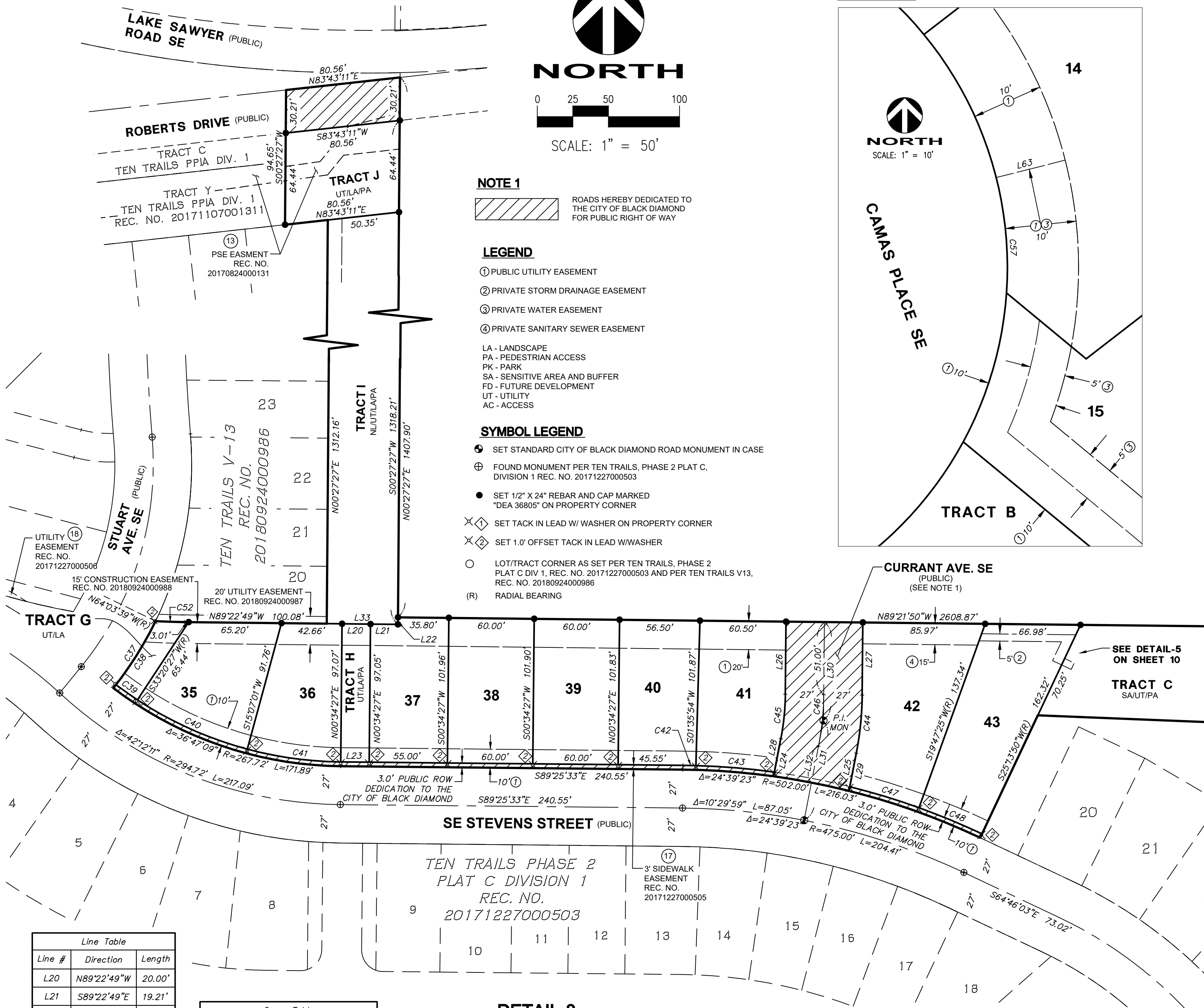
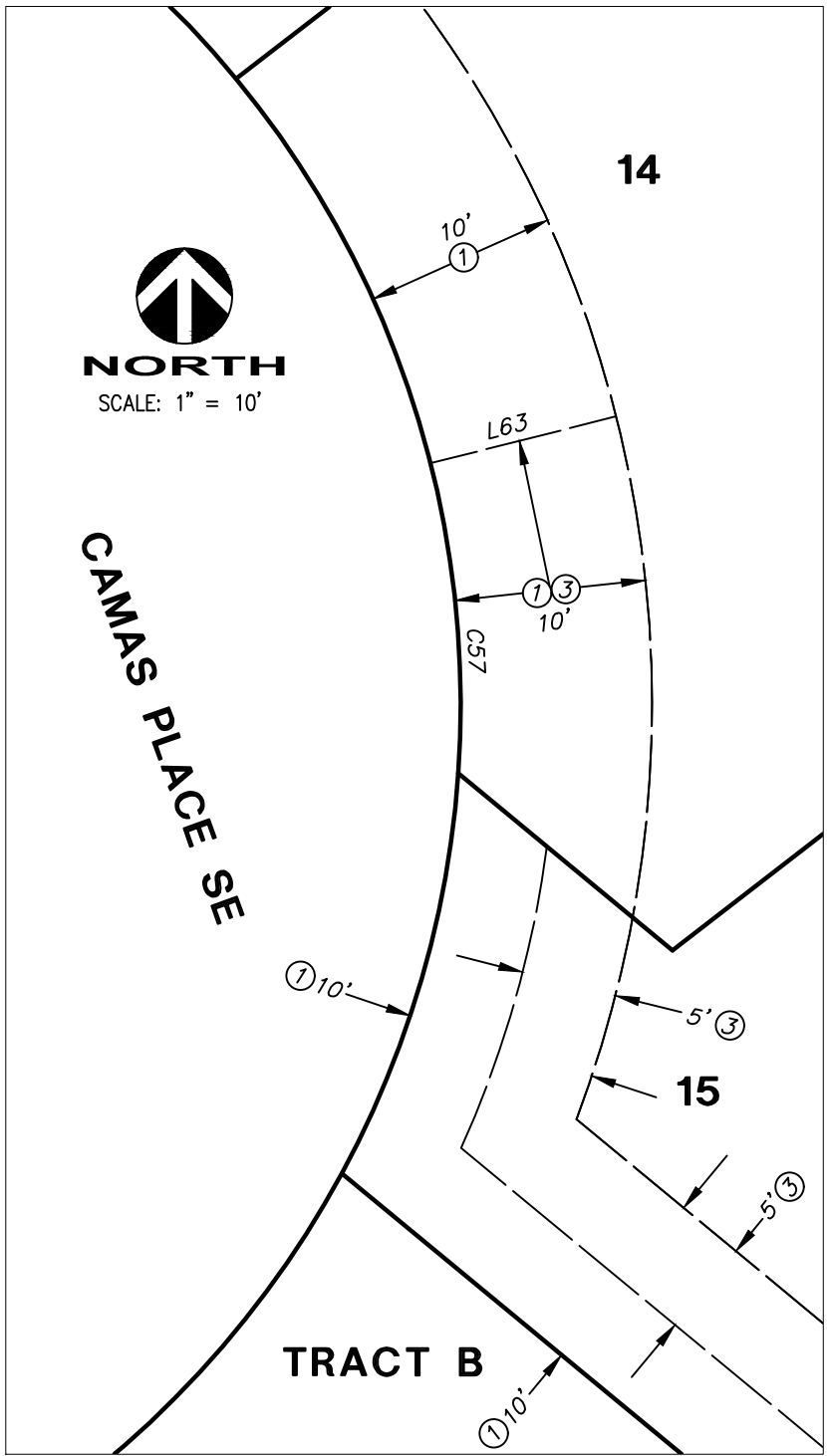
- ① PUBLIC UTILITY EASEMENT
- ② PRIVATE STORM DRAINAGE EASEMENT
- ③ PRIVATE WATER EASEMENT
- ④ PRIVATE SANITARY SEWER EASEMENT

LA - LANDSCAPE
PA - PEDESTRIAN ACCESS
PK - PARK
SA - SENSITIVE AREA AND BUFFER
FD - FUTURE DEVELOPMENT
UT - UTILITY
AC - ACCESS

SYMBOL LEGEND

- SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
- ⊕ FOUND MONUMENT PER TEN TRAILS, PHASE 2 PLAT C, DIVISION 1 REC. NO. 20171227000503
- SET 1/2" X 24" REBAR AND CAP MARKED "DEA 36805" ON PROPERTY CORNER
- ⋈ SET TACK IN LEAD W/ WASHER ON PROPERTY CORNER
- ⋈ SET 1.0' OFFSET TACK IN LEAD W/WASHER
- LOT/TRACT CORNER AS SET PER TEN TRAILS, PHASE 2 PLAT C DIV 1, REC. NO. 20171227000503 AND PER TEN TRAILS V13, REC. NO. 20180924000986
- (R) RADIAL BEARING

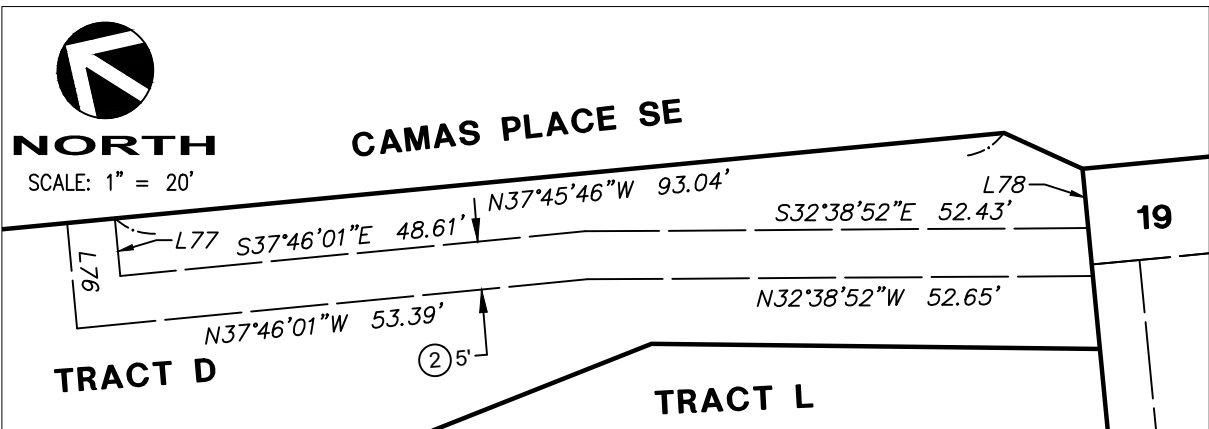
DETAIL-7



Line Table		
Line #	Direction	Length
L20	N89°22'49"W	20.00'
L21	S89°22'49"E	19.21'
L22	N00°27'27"E	4.96'
L23	N89°25'33"W	20.00'
L24	N10°57'12"E	27.02'
L25	S10°57'12"W	27.02'
L26	S00°34'27"W	51.03'
L27	S00°34'27"W	50.97'
L28	S10°57'12"W	24.01'
L29	N10°57'12"E	24.01'
L30	S00°34'27"W	69.25'
L31	S10°57'12"W	71.37'
L32	S10°57'12"W	26.11'
L33	N89°22'49"W	50.00'
L63	S75°48'43"W	10.00'
L76	N52°13'53"E	11.01'
L77	S52°13'53"W	6.01'
L78	S52°14'14"W	6.18'

Curve Table			
Curve #	Delta	Radius	Length
C37	12°39'51"	252.00'	55.70'
C38	11°58'55"	252.00'	52.70'
C39	4°00'32"	264.72'	18.52'
C40	18°23'51"	264.72'	85.00'
C41	14°22'09"	264.72'	66.39'
C42	1°02'10"	505.00'	9.13'
C43	6°16'42"	505.00'	55.34'
C44	10°22'45"	227.00'	41.12'
C45	10°22'45"	173.00'	31.34'
C46	10°22'45"	201.00'	36.41'
C47	5°46'20"	505.00'	50.88'
C48	5°26'25"	505.00'	47.95'
C52	2°27'12"	473.00'	20.25'
C57	18°10'27"	51.50'	16.34'

DETAIL-8



TEN TRAILS PLAT 2E

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



DAVID EVANS
AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
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p: 425.415.2000 f: 425.486.5059

JOB NO. OAKPCBDP6001

SHEET 9 OF 12

CITY OF BLACK DIAMOND FILE NO. PLN21-0024

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TEN TRAILS

PLAT 2E

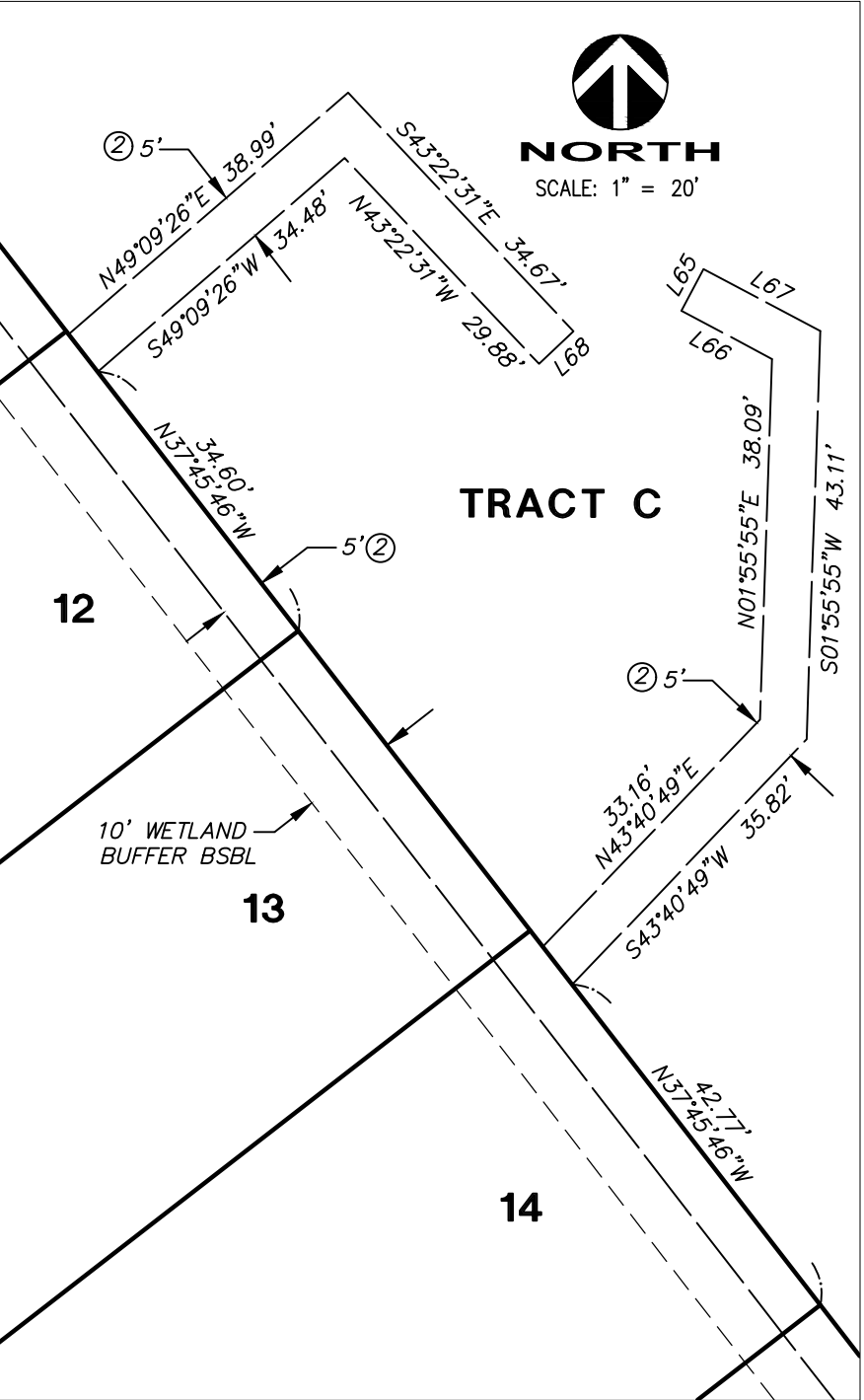
VOL/PG

Curve Table			
Curve #	Delta	Radius	Length
C54	8°48'30"	20.00'	3.07'
C56	9°50'06"	51.50'	8.84'

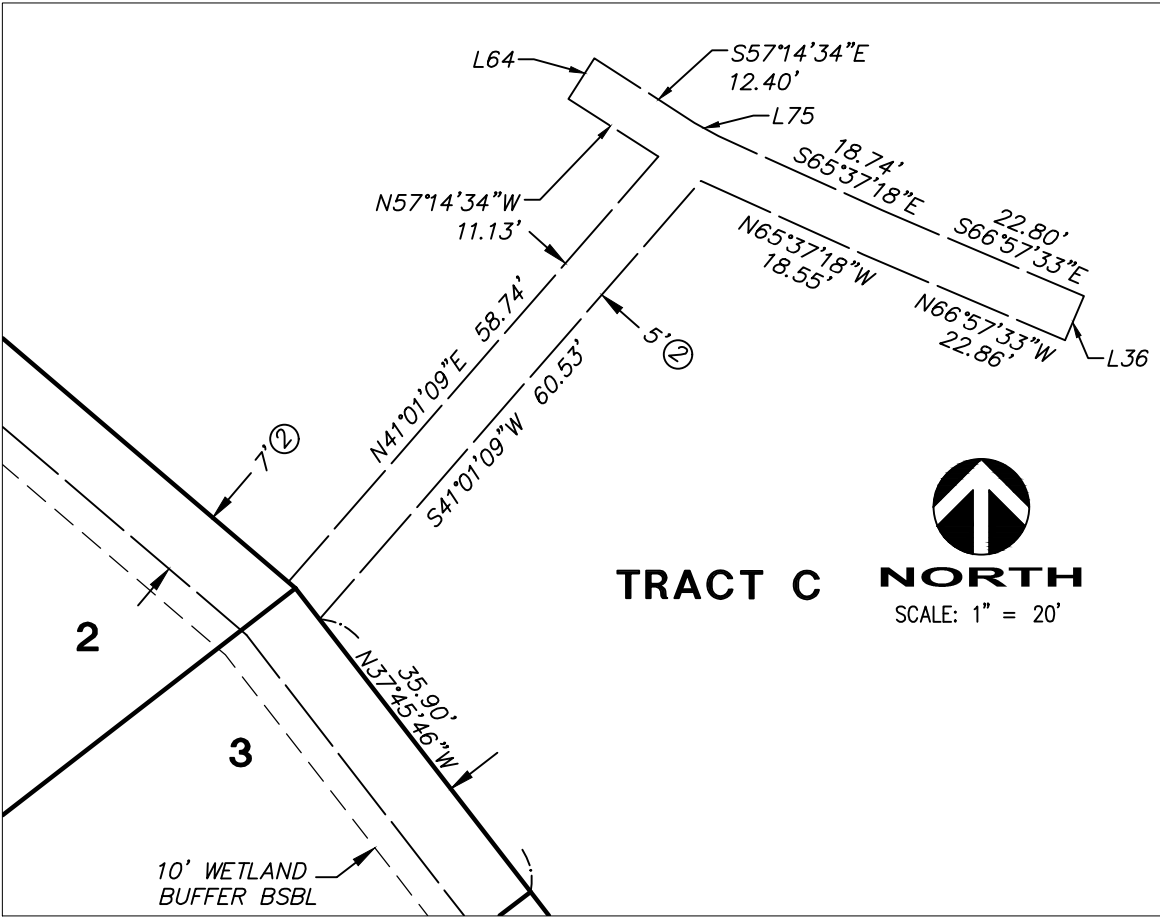
PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

Line Table		
Line #	Direction	Length
L35	N27°37'27"E	5.00'
L36	S23°02'27"W	5.00'
L37	N78°52'57"E	20.13'
L38	N41°39'53"E	51.49'
L39	N28°07'59"W	39.96'
L40	N61°52'01"E	5.00'
L41	S28°07'59"E	41.38'
L42	S42°54'23"E	13.85'
L43	S47°05'37"W	5.00'
L44	N42°54'23"W	11.42'
L45	S41°39'53"W	55.42'
L56	S25°13'50"W	18.35'
L57	N25°13'50"E	5.00'
L58	S64°46'10"E	14.50'
L59	N64°46'10"W	7.50'
L60	S19°47'25"W	137.34'
L61	S41°27'15"W	17.53'
L62	S11°13'47"W	9.94'
L64	N32°45'26"E	5.00'
L65	N27°57'22"E	5.00'
L66	N62°02'38"W	10.84'
L67	S62°02'38"E	13.96'
L68	S46°37'29"W	5.00'
L75	S60°52'06"E	2.85'

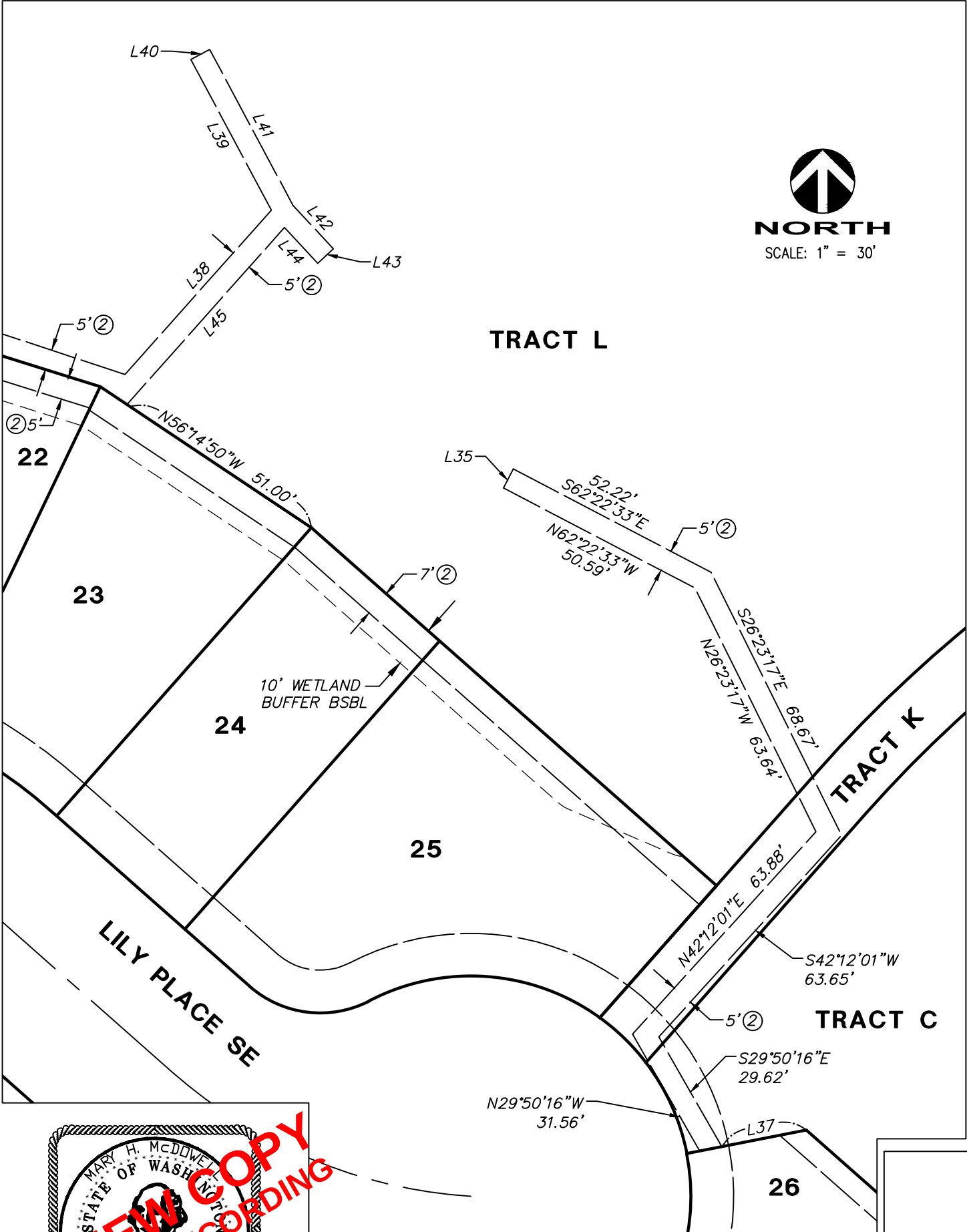
DETAIL-2



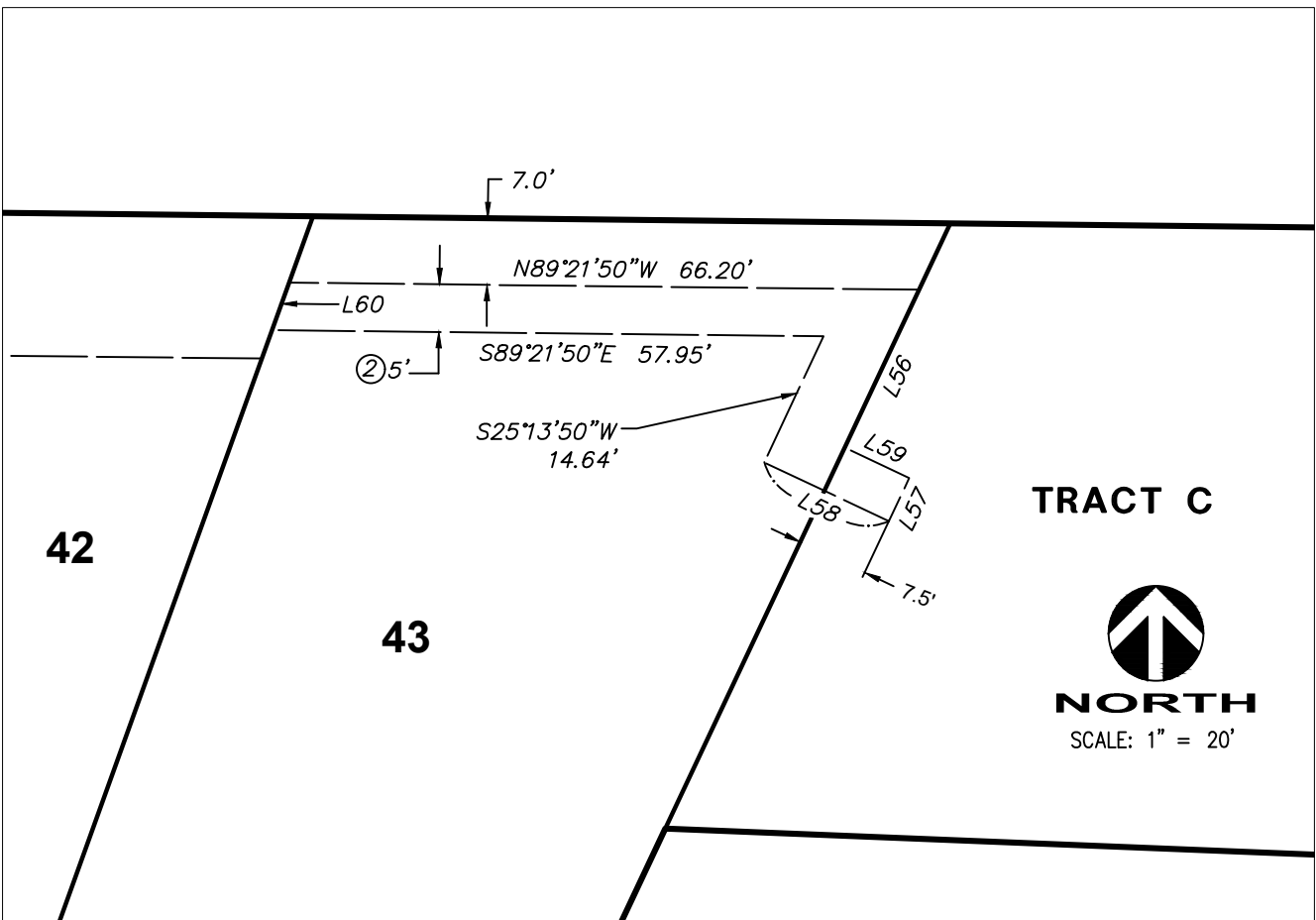
DETAIL-3



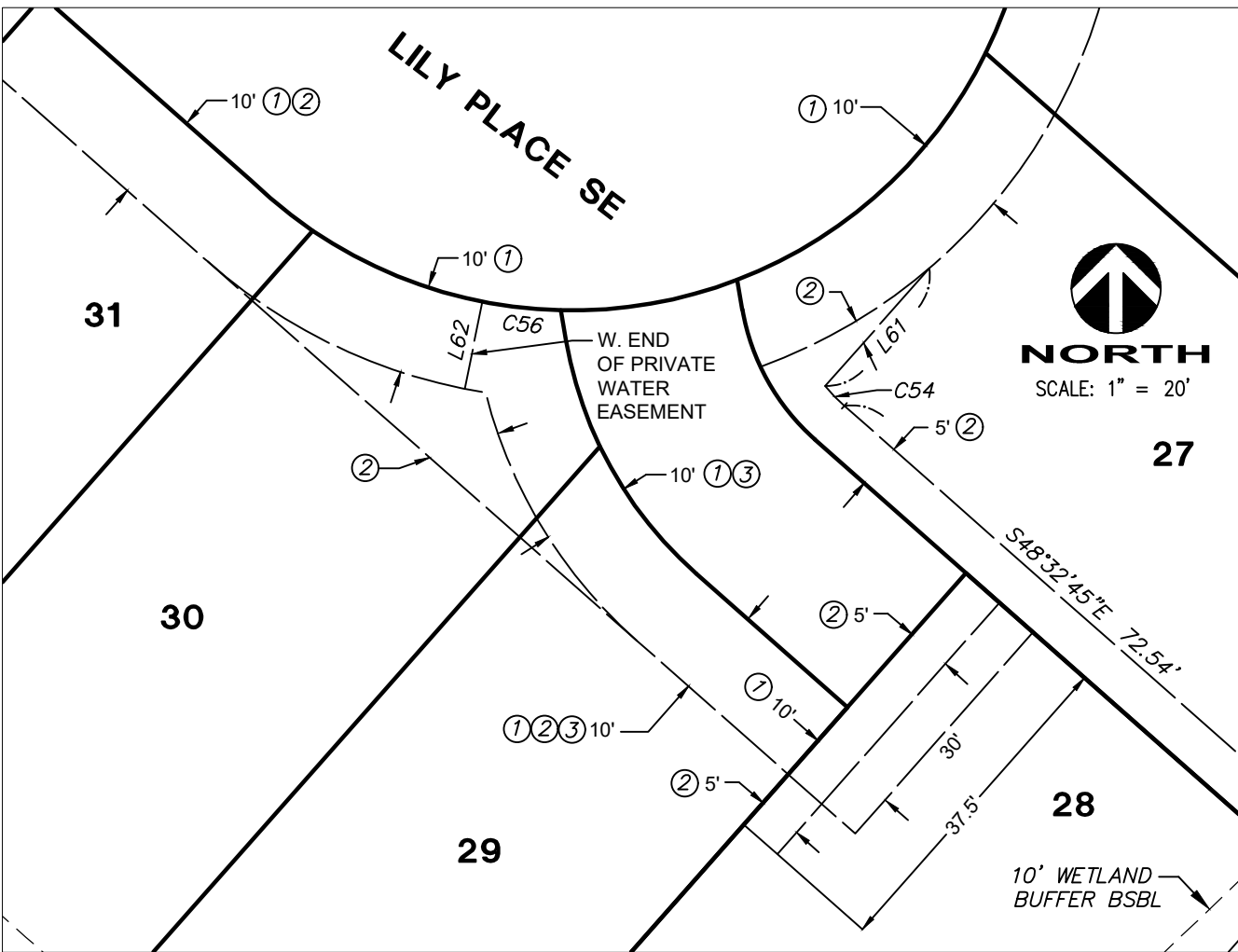
DETAIL-4



DETAIL-5



DETAIL-6



CITY OF BLACK DIAMOND FILE NO. PLN21-0024

TEN TRAILS

PLAT 2E

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



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SHEET 10 OF 12

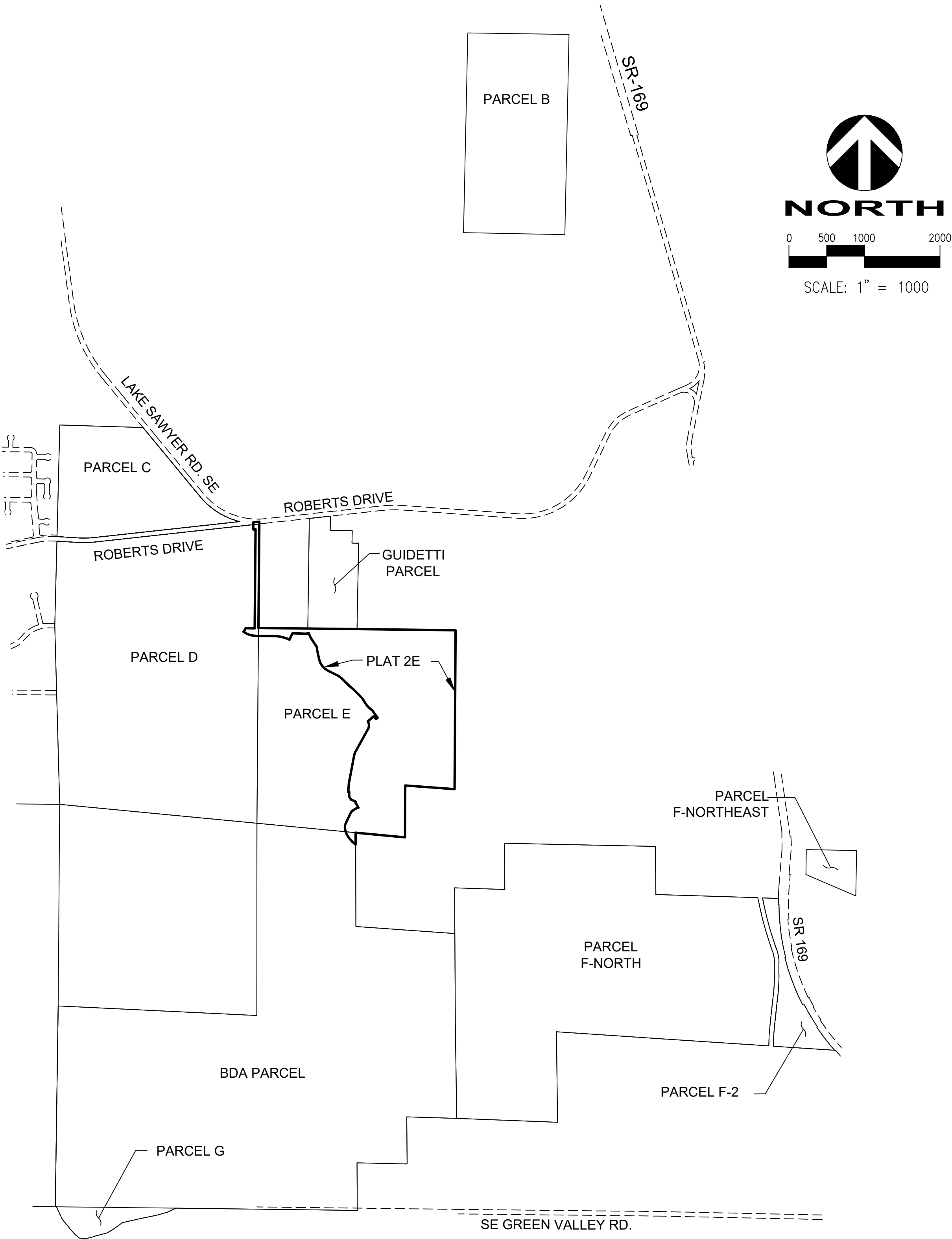
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TEN TRAILS

PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,
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CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

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CITY OF BLACK DIAMOND FILE NO. PLN21-0024

TEN TRAILS PLAT 2E

CITY OF BLACK DIAMOND,
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AND ASSOCIATES INC.**
20300 Woodinville Snohomish Rd NE
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p: 425 415 2000 f: 425 486 5059

JOB NO. OAKPCBDP6001
SHEET 11 OF 12

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TEN TRAILS
PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

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INFRASTRUCTURE IMPROVEMENT TIMING

(INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY THE VILLAGES DEVELOPMENT AGREEMENT SECTION 11: PROJECT PHASING, INCLUDING - BUT NOT LIMITED TO - THE FOLLOWING ITEMS:)

PROJECT IDENTIFICATION	DESCRIPTION	
VILLAGE GREEN	CONSTRUCT A 1.17-ACRE PARK ON THE ROUNDABOUT IN PARCEL D.	COMMENCED OR BONDED PRIOR TO RECORDING DIVISION 1A OF PRELIMINARY PLAT 1A AND COMPLETED NO LATER THAN WHEN THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION HAS BEEN ISSUED FOR 60% OF DWELLING UNITS LOCATED WITHIN 1/4 MILE OF PARK.
CIVIC PARK	CONSTRUCT THE 1.65-ACRE CIVIC PARK.	COMMENCED OR BONDED PRIOR TO RECORDING DIVISION 1A OF PRELIMINARY PLAT 1A AND COMPLETED NO LATER THAN WHEN THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION HAS BEEN ISSUED FOR 60% OF DWELLING UNITS LOCATED WITHIN 1/4 MILE OF PARK.
SIDEWALK/SAFE PEDESTRIAN CONNECTION	PROVIDED AN EXPERT STUDY CONFIRMS ENGINEERING FEASIBILITY AND THAT CONSTRUCTION COSTS WILL BE REASONABLE AND CUSTOMARY, PROVIDE A CONNECTING SIDEWALK AND SAFE PEDESTRIAN CONNECTION FROM THE FRONTAGE IMPROVEMENTS ALONG PARCEL V13 TO THE NORTHEAST CORNER OF THE GUIDETTI PARCEL ALONG ROBERTS DRIVE.	CONSTRUCT A SAFE PEDESTRIAN CONNECTION ACROSS ROCK CREEK FOR PEDESTRIAN LINKAGE TO MORGANVILLE 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.
SATELLITE FIRE STATION	THE SITING AND DESIGN OF THE SATELLITE FIRE STATION SHALL BE PROVIDED BY THE APPLICANT AND AGREED TO BY THE CITY.	NO LATER THAN THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 250TH DWELLING UNIT WITHIN THE VILLAGES.
RING ROAD	PHASE 2: WEST FROM COMMUNITY CONNECTOR TO ROAD G.	PRIOR TO OCCUPANCY WITHIN DIVISIONS G (DIVISION 3), J (DIVISION 6), AND K (DIVISION 5) OF PP1A. DIVISIONS G, J, AND K ARE NOW REFERRED TO AS DIVISIONS 3, 5 AND 6 PER PLAT ALTERATION PLN 16-0059.
INTERSECTION SR 169/ROBERTS DRIVE INTERSECTION	PHASE 1: (INTERIM IMPROVEMENT) SHIFT ROBERTS DRIVE TO THE SOUTH TO PROVIDE APPROXIMATELY 500 FEET OF SEPARATION WITH SE BLACK DIAMOND RAVENSDALE ROAD. RECONFIGURE THE INTERSECTION AS A T, SIGNALIZE.	COMPLETED ENGINEERING, DESIGN, AND CONSTRUCTION DRAWINGS AND RELATED APPLICATION MATERIALS SUBMITTED TO WSDOT PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL OR COMMERCIAL BUILDING PERMIT ASSOCIATED WITH PP1A. CONSTRUCTION SHALL COMMENCE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR 327TH ERU WITHIN PP1A, PLUS ANY ADDITIONAL TIME DEMONSTRATED TO THE REASONABLE SATISFACTION OF THE CITY'S DESIGNATED OFFICIAL TO BE NECESSARY DUE TO ACTION, INACTION, OR EVENTS OUTSIDE OF THE MASTER DEVELOPER'S CONTROL.
SR 169/SE BLACK DIAMOND-RAVENSDALE ROAD	PHASE 1: (INTERIM IMPROVEMENT) FOUR-WAY SIGNALIZED INTERSECTION TO MAINTAIN ACCESS TO PALMER COKING COAL PROPERTY.	COMPLETED ENGINEERING, DESIGN, AND CONSTRUCTION DRAWINGS AND RELATED APPLICATION MATERIALS SUBMITTED TO WSDOT PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL OR COMMERCIAL BUILDING PERMIT ASSOCIATED WITH PP1A. CONSTRUCTION SHALL COMMENCE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR 327TH ERU WITHIN PP1A, PLUS ANY ADDITIONAL TIME DEMONSTRATED TO THE REASONABLE SATISFACTION OF THE CITY'S DESIGNATED OFFICIAL TO BE NECESSARY DUE TO ACTION, INACTION, OR EVENTS OUTSIDE OF THE MASTER DEVELOPER'S CONTROL.
SE AUBURN BLACK DIAMOND ROAD/COMMUNITY CONNECTOR INTERSECTION	SINGLE LANE ROUNDABOUT.	PRIOR TO OCCUPANCY OF THE 726TH DWELLING UNIT WITHIN PP1A.
COMMUNITY CONNECTOR	PHASE 2: CONNECT PHASE 1 WITH SE AUBURN BLACK DIAMOND ROAD.	PRIOR TO OCCUPANCY OF THE 726TH DWELLING UNIT WITHIN PP1A, OR IF NECESSARY TO PROVIDE DUAL EMERGENCY ACCESS ROUTES TO ANY DEVELOPED LOTS WITHIN PP1A.
SE AUBURN-BLACK DIAMOND ROAD FRONTAGE IMPROVEMENTS	PHASE 2: COMPLETE FRONTAGE IMPROVEMENTS BETWEEN COMMUNITY CONNECTOR AND MAIN STREET, MAIN STREET SIGNALIZED.	PRIOR TO OCCUPANCY OF THE 726TH DWELLING UNIT WITHIN PP1A.
SE AUBURN-BLACK DIAMOND ROAD FRONTAGE IMPROVEMENTS	PHASE 3: COMPLETE FRONTAGE IMPROVEMENTS FROM ROUNDABOUT AT COMMUNITY CONNECTOR TO WEST PROPERTY LINE.	CONCURRENT WITH THE ADJACENT MULTI-FAMILY PARCEL 1H OF PP1A.
COMMUNITY CONNECTOR	EXTEND COMMUNITY CONNECTOR IN SEVERAL PHASES FROM END OF CONSTRUCTION IN PHASE 1A, NEAR INTERSECTION OF VILLAGES PARKWAY SE AND SE DOGWOOD STREET, INCLUDING APPROXIMATELY 2,800 LINEAR FEET OF ROADWAY.	CONSTRUCTED IN PHASES AS NECESSARY TO PROVIDE ACCESS TO EACH PHASE 2 PLAT THAT TAKES ACCESS FROM THE COMMUNITY CONNECTOR. EACH PHASE OF CONSTRUCTION WILL BE COMPLETED THROUGH THE INTERSECTION OF THE STREET THAT PROVIDES ACCESS TO EACH PHASE 2 PLAT WITHIN THE VILLAGES MPD.
NEIGHBORHOOD STREET	CONSTRUCT A NEIGHBORHOOD STREET, INCLUDING 64 FEET OF RIGHT-OF-WAY, TO THE INTERIM LIFT STATION.	THIS NEIGHBORHOOD STREET WITH BIKE LANES WILL BE CONSTRUCTED IN PHASES AS NECESSARY TO SERVE DEVELOPMENT WITHIN PHASE 2 OF THE VILLAGES MPD. THIS ROAD WILL BE CONSTRUCTED TO THE PLAT ENTRANCE TO PHASE 2 PLAT A WITH CONSTRUCTION OF PHASE 2 PLAT A. RIGHT-OF-WAY WILL BE DEDICATED FOR THE REMAINDER OF THE ROAD TO THE SOUTH PROPERTY LINE OF PARCEL D WITH THE RECORDING OF PHASE 2 PLAT A FINAL PLAT. THE REMAINDER OF THIS ROAD WILL BE CONSTRUCTED WITH DEVELOPMENT SOUTH OF PARCEL D OR CONSTRUCTION OF THE ULTIMATE LIFT STATION.
OFF-SITE WATER MAIN PARALLEL LOOP	EXTEND WATER MAIN TO SITE.	PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE DWELLING UNIT THAT USES THE 1,019TH ERU, AS NECESSARY TO SUPPLY FIRE FLOW REQUIRED FOR A SPECIFIC IMPLEMENTING PROJECT, OR AS UPDATED MODELING MAY ALLOW.
WASTEWATER STORAGE	CONSTRUCT A WASTEWATER STORAGE FACILITY SUFFICIENT TO SERVE PROPOSAL.	PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE DWELLING UNIT THAT USES THE 1,151ST ERU.
PIPELINE ROAD	CONSTRUCT PIPELINE ROAD FROM SR169 TO LAKE SAWYER ROAD SE.	PRELIMINARY DESIGN AND DEDICATION OF RIGHT-OF-WAY MUST BE DONE PRIOR TO BUILDING PERMIT FOR 1,200TH DWELLING UNIT. CONSTRUCTION MUST OCCUR AND THE ROAD OPEN TO TRAFFIC PRIOR TO BUILDING PERMIT FOR 1,746TH DWELLING UNIT (UNLESS REQUIRED EARLIER BY INCREASED DELAY OR LOS IMPACT).
SR 169/SE 288TH STREET INTERSECTION	SIGNALIZE INTERSECTION.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,393RD ERU.
ROBERTS DRIVE/MORGAN STREET INTERSECTION INTERSECTION	SIGNALIZE INTERSECTION.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,393RD ERU.
SE KENT KANGLEY ROAD/LANDBURG ROAD SE	CONSTRUCT SOUTHBOUND LEFT-TURN LANE.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,393RD ERU.
SE 288TH STREET/216TH AVENUE SE INTERSECTION	SIGNALIZE INTERSECTION.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,462ND ERU.
SE AUBURN-BLACK DIAMOND ROAD/SE GREEN VALLEY ROAD INTERSECTION	RECHANNELIZE THE WEST LEG OF THE INTERSECTION TO PROVIDE A REFUGE/MERGE AREA FOR NORTHBOUND-TO-WESTBOUND LEFT TURNING VEHICLES.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,687TH ERU.
SE AUBURN BLACK DIAMOND ROAD/LAKE SAWYER ROAD SE/RING ROAD INTERSECTION	PHASE 2: CONSTRUCT A RIGHT-TURN SLIP LANE ON THE NORTHWEST CORNER OF THE INTERSECTION.	ONLY NECESSARY IF VILLAGES PARKWAY SE IS NOT CONSTRUCTED BETWEEN ROBERTS DRIVE AND LAKE SAWYER ROAD SE. IF VILLAGES PARKWAY SE IS NOT CONSTRUCTED BETWEEN ROBERTS DRIVE AND LAKE SAWYER ROAD SE, CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,857TH ERU.

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CITY COUNCIL AGENDA BILL

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

ITEM INFORMATION		
SUBJECT: Resolution approving a contract extension with Pacifica Law Group for appellate legal services in connection with the pending Koler appeal	Agenda Date: May 20, 2021 AB21-029	
	Mayor Carol Benson	X
	City Administrator	
	City Attorney David Linehan	X
	City Clerk – Brenda L. Martinez	
	Com Dev – Barb Kincaid	
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
	Public Works – Seth Boettcher	
Cost Impact (see also Fiscal Note):	Court – Stephanie Metcalf	
Fund Source: General Fund		
Timeline: Through December 2021 (approx.)		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Resolution; Pacifica Law Group contract extension		
SUMMARY STATEMENT: In 2019, attorneys Jane Koler, Daniel Glenn, and Anne Bremner sued the City for payment of attorney fees they claimed the City owed them under contracts executed by two former Councilmembers in 2017. In October 2020, the King County Superior Court granted summary judgment in favor of the City, dismissing all claims brought by plaintiffs Koler, Glenn, and Bremner. In addition to granting judgment to the City, the Superior Court also ordered the plaintiffs to pay the City approximately \$43,000 in attorney fees. The plaintiffs have now appealed to the Court of Appeals. The City Attorney has recommended that the Mayor engage the legal services of appellate specialist Matthew Segal and his firm, Pacifica Law Group, to assist the City with the appeal. The Mayor concurred in the City Attorney's recommendation and executed a preliminary contract in February with an initial cap of \$15,000. This amount will not be sufficient to cover Pacifica's fees through the duration of the pending appeal. Accordingly, a contract extension is required for Mr. Segal and Pacifica to continue his representation of the City until the appeal is concluded. Legal fees are estimated to be \$35-40,000, including the initial \$15,000. FISCAL NOTE (Finance Department): A 2021 Budget Change in December may be required to cover the additional legal costs for the Pacifica Law Group..		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: MOTION to adopt Resolution No. 21-1421, authorizing the Mayor to execute a contract extension with Pacifica Law Group for appellate legal services.		
RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
May 20, 2021		

RESOLUTION NO. 21-1421

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BLACK DIAMOND, KING COUNTY, WASHINGTON,
APPROVING A CONTRACT EXTENSION WITH PACIFICA
LAW GROUP, LLP, FOR APPELLATE LEGAL SERVICES**

WHEREAS, the City prevailed on summary judgment in the King County Superior Court case of *Koler et al. v. City of Black Diamond*, Cause No. 19-2-09340-4, including an award of approximately \$43,000 in attorneys fees in the City's favor; and

WHEREAS, the plaintiffs in the Koler lawsuit have filed an appeal in Division One of the Washington Court of Appeals; and

WHEREAS, the City Attorney has recommended to the Mayor that the City retain the services of appellate law specialist Matthew Segal and Pacifica Law Group, LLP, to assist in handling the appeal; and

WHEREAS, the Mayor executed a preliminary contract with Pacifica Law Group in February 2021, with an initial cap of \$15,000, so that Pacifica could begin work on the appeal; and

WHEREAS, the Mayor requests Council's authorization to execute a contract extension to allow Pacifica Law Group to continue representing the City for the duration of the *Koler* appeal;

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 a contract with Pacifica Law Group, LLP, for appellate legal services as shown in the attachment hereto.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 20TH DAY OF MAY, 2021.

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk



T 206.245.1700
1191 2nd Avenue, Suite 2000
Seattle, WA 98101-3404
pacificallawgroup.com

Matthew J. Segal
matthew.segal@pacificallawgroup.com

May 13, 2021

City of Black Diamond
c/o Mayor Carol Benson
CITY HALL and FINANCE
24301 Roberts Drive
PO Box 599
Black Diamond, WA 98010
cbenson@blackdiamondwa.gov

Re: Legal Representation

Dear Mayor Benson:

Thank you for selecting Pacifica Law Group LLP to continue its representation of the City of Black Diamond ("City") in the appeal of the matter of *Koler et al. v. City of Black Diamond*.

The principal factors in determining our fees remain the time and effort devoted to the matter and the hourly rates of the lawyers and paralegals involved. I will continue to have primary oversight for Pacifica Law Group's representation of the City and assign other firm lawyers and paralegals when necessary, beneficial or cost-effective and when desirable to meet the time constraints of the matter. My discounted hourly rate for this work will continue to be \$395. Sarah Washburn's discounted hourly rate for this work will continue to be \$300. These rates reflect the discount off standard rates we customarily offer public and not-for-profit clients.

Billing rates may be adjusted not more frequently than annually, usually on January 1. Services performed after the effective date of the new rates will be charged at the new applicable rates. We do not charge for costs incurred internally (photocopying, long distance telephone charges, electronic legal research services and the like). However, to the extent we incur costs from outside vendors directly related to your work, these costs will be passed through to you without mark-up. We issue invoices for our fees and any disbursements on a monthly basis. These invoices include detail that most of our clients find sufficient, but please let me know at any time if more detailed information is needed on our invoices. You can reach me at the office at 206.245.1700 or on my cell at 206-225-6138.

As lawyers, we are of course regulated by ethical rules, including rules governing conflicts of interest, in the jurisdictions in which we practice. Based on our review of our records and the information you have provided regarding adverse or potentially adverse parties, the representation of the City on this initial matter does not create a conflict of interest for Pacifica Law Group.

Please let me know immediately if there are other adverse or potentially adverse party names to check, or other names that you believe we should check. If you learn about significant name changes of any of the entities or about additional adverse or potentially adverse parties, please advise us so our records can be updated. Our representation of the City does not include acting as counsel for any entity in which the City holds equity or any subsidiary, affiliate, equityholder, employee, family member or other person unless such additional representation is separately and clearly undertaken by us.

Pacifica Law Group represents many other companies, individuals and government agencies ("clients"). During the time we are representing the City we may be asked to represent:

- (1) other present or future clients in transactions, litigation or other disputes adverse to the City that are not substantially related to our representation of the City; and/or
- (2) in matters not substantially related to our work for the City, parties who have interests adverse to the City in matters we are handling for the City.

We request the City's consent to allow Pacifica Law Group to undertake such future representations without the need to obtain any further or separate approval from the City, as long as those matters are not substantially related to matters in which Pacifica Law Group is representing, or has represented, the City. Your signature below constitutes the City's consent to such representation. We agree not to use any proprietary or other confidential nonpublic information concerning the City acquired by us as a result of our representation of the City to the City's material disadvantage in connection with any litigation or other matter in which we are adverse to the City.

During our representation of the City, there may from time to time be issues that raise questions as to our duties under the rules of professional conduct that apply to lawyers. These might include, e.g., conflict of interest issues, and could even include issues raised because of a dispute between us and a client over the handling of a matter. Under normal circumstances when such issues arise we would seek the advice of our Professional Standards Counsel, Loss Prevention partners or Professional Standards Conflicts Attorneys who are experts in such matters. Historically, we have considered such consultations to be attorney-client privileged conversations between firm personnel and the counsel for the firm. In recent years, however, there have been judicial decisions indicating that under some circumstances such conversations involve a conflict of interest between client and attorney and that an attorney's consultation with its counsel may not be privileged, unless the attorney either withdraws from the representation of the client or obtains the client's consent to consult with its counsel.

We believe that it is in our client's interests, as well as Pacifica Law Group's interest, that in the event legal ethics or related issues arise during a representation, we receive expert analysis of our obligations. Accordingly, as part of our agreement concerning our representation of the City, you agree that if we determine in our own discretion during the course of the representation that it is either necessary or appropriate to consult with our firm counsel (either Pacifica Law Group's

May 13, 2021

Page 3

internal counsel or, if we choose, outside counsel) we have your consent to do so and that our representation of you shall not, thereby, waive any attorney-client privilege that Pacifica Law Group may have to protect the confidentiality of our communications with counsel.

This letter confirms the terms and conditions on which Pacifica Law Group LLP will provide legal services to the City. Unless otherwise agreed in writing, the terms of this letter will also apply to any additional matters that we undertake at the City's request. If this letter correctly sets forth our understanding, please sign and date a copy of this letter and promptly return it to me. If you have any questions about this letter or generally about our services or bills, please call me at any time. We look forward to continuing to work with you on this matter, and thank you for placing your confidence in Pacifica Law Group.

Sincerely yours,

PACIFICA LAW GROUP LLP



Matthew J. Segal

ACCEPTED AND AGREED:

City of Black Diamond

Mayor Carol Benson

Date: _____

CITY COUNCIL AGENDA BILL

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

ITEM INFORMATION		
SUBJECT:	Agenda Date: May 6, 2021 AB21-026A	
Resolution amending the City Council Rules of Procedure to include a Social Media Policy	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	X
	City Clerk – Brenda L. Martinez	
	Com Dev – Mona Davis	
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note): N/A	Public Works – Seth Boettcher	
Fund Source: N/A	Court – Stephanie Metcalf	
Timeline:		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Resolution; Social Media Policy		
SUMMARY STATEMENT: The City Council believes that Councilmembers electing to communicate through social media in their official capacities as elected official should observe best practices that both support the City's mission and encourage compliance with state law. The proposed social media policy was prepared as instructed by Council and will become a new part of the Council Rules of Procedure; Rule 19.3, entitled "Social Media Usage by Councilmembers". All other sections of the Council Rules are unchanged and shall remain in full force and effect. Also included in Exhibit A is the City of Black Diamond Social Media Posting Guidelines and Moderation Policy. It is not part of the Council Rules, but included merely for convenient reference. FISCAL NOTE (Finance Department): N/A		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: MOTION to adopt Resolution No. 21-1419 amending the City Council Rules of Procedure to include a Social Media Policy.		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
May 6, 2021	Council consensus to bring back with suggested changes to 5/20 meeting	
May 20, 2021		

RESOLUTION NO. 21-1419

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON, AMENDING THE CITY COUNCIL RULES OF PROCEDURE TO INCLUDE A SOCIAL MEDIA POLICY.

WHEREAS, RCW 35A.11.020 empowers the legislative bodies of noncharter code cities, such as the City of Black Diamond, to organize and regulate their own internal affairs pursuant to rules adopted by the body; and

WHEREAS, the Black Diamond City Council has established certain rules of conduct known as the Rules of Procedure of the City Council of the City of Black Diamond, Washington ("Council Rules"), last amended by Resolution No. 19-1320; and

WHEREAS, the City Council acknowledges the growing role of social media in enabling Councilmembers to communicate with their constituents concerning City programs, projects, events, and other matters pertaining to City government and the business of the Council; and

WHEREAS, the City Council believes that Councilmembers who choose to communicate through social media in their official capacities as elected officials should observe best practices that both support the City's mission and encourage compliance with state law; and

WHEREAS, the City Council desires to amend the Council Rules to incorporate an official social media policy setting forth agreed-upon standards and guidelines for Councilmembers to follow when using any official, City-sponsored social media account; and

WHEREAS, the City Council believes the attached City Council Social Media Policy will encourage community interaction, enhance the flow of information to residents, comply with applicable legal requirements, and maintain appropriate distinctions between personal and official social media accounts;

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

Section 1. Section 19 of the Rules of Procedure of the City Council of the City of Black Diamond ("Council Rules") is hereby amended to add a new Rule 19.3, entitled "Social Media Usage by Councilmembers" as shown on pages 1 through 4 of Exhibit A hereto.

Section 2. The City of Black Diamond Social Media Posting Guidelines and Moderation Policy (“Citywide Posting Guidelines”) are shown on pages 5 through 6 of Exhibit A hereto but shall not constitute a new section of the Council Rules. Rather, the Citywide Posting Guidelines are included in Exhibit A merely for convenient reference. The Citywide Posting Guidelines apply to all official City social media accounts, including those established by City administrative departments under the authority of the Mayor. The Citywide Posting Guidelines are administered by the City Clerk and IT personnel and shall be available for review on the City website and by link to all official City social media accounts. Although the Citywide Posting Guidelines serve as an important point of reference for City Council social media usage, they shall not be published as part of the revised Council Rules. Instead, a cross-reference to the Citywide Posting Guidelines is included in new Rule 19.3.7.

Section 3. All other sections of the Council Rules are unchanged and shall remain in full force and effect.

**PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 20TH DAY OF MAY, 2021.**

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk

City Council Social Media Policy

(to be adopted as Rule 19.3 of the City Council Rules of Procedure)

19.3 Social Media Usage by Councilmembers

- 19.3.1 These rules establish a formal process for the use of social media by individual City Councilmembers in their capacity as elected or appointed officials. “Social media” refers to Facebook, Instagram, Twitter, Snapchat, Nextdoor, YouTube, and other similar internet-enabled platforms that enable the sharing of text, pictures, video, audio, and other content with a broad segment of the public who subscribes to or engages on that platform. Social media provides Councilmembers a valuable and convenient tool for informing and communicating with their constituents and members of the broader community. When used in accordance with City policy, social media enables Councilmembers to showcase their diligent and conscientious service to residents and improve public trust and confidence in City governance.
- 19.3.2 Official Councilmember Social Media Accounts. “Official” social media accounts are those accounts that are created by the City for use by individual City Councilmembers while they hold elected office. Councilmembers’ official social media accounts are not to be used for posting about personal matters that are unrelated to City events, functions, programs, projects, services, policies, or issues.
- 19.3.3 Councilmembers who desire to have an Official social media account must contact the City Clerk and/or IT Manager to set up the account. If a Councilmember has a pre-existing account used for official City purposes, the login credentials and passwords shall be provided to the City Clerk and IT Manager. The login credentials and passwords for all official Councilmember accounts shall be maintained in the records of the City Clerk and IT Manager to facilitate access for public records retention, transfer of accounts (if a Councilmember’s status as a member of the City Council changes), and any necessary content moderation per the City’s Social Media Posting Guidelines and Moderation Policy. Official Councilmember accounts shall follow a standard naming convention, such as “@CMJonesBD” or similar format. During account setup, the City Clerk shall work with the Councilmember to determine appropriate account names, consistent with each social media platform’s requirements or limitations.

- 19.3.4 Whenever technologically practicable, Councilmembers shall use and manage their Official social media accounts using their City-issued electronic devices rather than their personal devices. Councilmembers must avoid removing or altering any content on their Official social media accounts until it has been properly archived using the City's current social media archival software to ensure compliance with public records retention and disclosure laws.
- 19.3.5 It is acknowledged and accepted that Councilmembers may use their Official social media accounts to publicize City events, activities, and projects, and to discuss matters of public concern with constituents. Councilmembers may use social media to engage with residents on issues that are important for effective representation. However, Councilmembers must adhere to the City's Social Media Posting Guidelines and Moderation Policy.
- 19.3.6 **Personal Social Media Accounts.** "Personal" social media accounts are those accounts created by Councilmembers in their personal capacity without City sponsorship, maintenance, administration, or other involvement, and are used strictly for matters relating to personal, family, or commercial business unrelated to City events, functions, programs, projects, services, policies, or issues. Councilmembers must avoid posting anything related to City business on their personal social media accounts. Personal social media accounts must also avoid the following:
- a. Use of any City of Black Diamond email addresses as a point of contact or for account registration.
 - b. Identification of the account holder as a current member of the Black Diamond City Council, either in the username or handle.
 - c. Use of the City logo, seal, letterhead, or other official City marks.
 - d. Use of City Hall contact information (address, phone number, etc.) or links to City web pages or accounts in the account description or banner, unless used strictly as needed to redirect residents to an official City of Black Diamond website or social media account.
- 19.3.7 Councilmembers must include the following disclaimer, or a link thereto, in the biographical or "About" section of all of their Official City of Black Diamond social media accounts:

The comments expressed on this page reflect the views of the author and may not reflect the opinions or official positions of the City of Black Diamond or

the City Council as a whole. Additionally, other Councilmembers may be unable to respond to communications on this page due to the limitations of the Open Public Meetings Act, which precludes a quorum of Councilmembers from conducting discussions of City business outside of a properly noticed public meeting.

This social media site is hosted by one or more third parties. All users of this social media site are subject to this site's terms of service and its own privacy and moderation policies. The City of Black Diamond has no control over the moderation or privacy policies of third-party social media sites. Nor does the City have any control over commercial advertisements or other posts that may appear on this site. The City has created and maintains its social media accounts as a public service to provide information about City programs, services, projects, issues, events, and activities, and for City Councilmembers to communicate with their constituents regarding City-related matters. The City assumes no liability for any inaccuracies this social media site may contain and does not guarantee that posts to this account will be free of errors.

All comments posted to City social media accounts must be related to discussion of City programs, services, projects, issues, events, and activities, and may be subject to public disclosure under the state Public Records Act. Communications made through social media will in no way constitute a legal or official notice or comment to the City or City officials for any purpose.

The account is intended to convey content that is appropriate for all ages. The City reserves the right to make a record of any comment or post that violates City Social Media Posting Guidelines, and then hide the comment/post if necessary. The City's Moderation Policy, including the Social Media Posting Guidelines, can be found at the following link:

[link]

- 19.3.8 If a Councilmember receives comments regarding City government business on his/her Personal social media account, the commenter should be directed to visit the City's website or other Official social media account where the comments may be properly received and recorded. Councilmembers should refrain from using City-issued devices to access or manage Personal social media accounts.
- 19.3.9 Comments made on social media by multiple Councilmembers regarding the same matter or issue of City business are subject to Open Public Meetings Act requirements. Under no circumstances may a Councilmember respond to or comment on a social media post if he or she would be the fourth Councilmember to post on that issue or

subject matter, regardless of whether all Councilmember comments or responses on that issue or subject matter appear in the same social media thread or page.

- 19.3.10 Councilmembers shall refrain from posting content that personally disparages or attacks the character of other Councilmembers or City officials or employees. However, professional criticism and civil expressions of disagreement on policy grounds are not a violation of this policy.

City of Black Diamond Social Media Posting Guidelines and Moderation Policy

- A. Moderation Policy. The intended purpose of the account is to serve as a mechanism for communication between the City and members of the public. All comments are reviewed after posting. Comments will not be edited by the City or its staff, but the City reserves the right to restrict or remove any content that is deemed in violation of this policy or any applicable law. A copy of all restricted or removed content will be preserved pursuant to applicable state record-retention and public-disclosure laws.
- B. Posting Guidelines. Posts and comments containing any of the following forms of content are deemed inappropriate and in violation of this policy:
1. Comments that clearly violate the site's terms of service
 2. Comments deemed potentially libelous
 3. Comments not topically related to the particular social media post or article being commented upon
 4. Comments inciting violence or directing hatred or harassment toward any individual or group
 5. Comments in support of or opposition to political campaigns or ballot measures
 6. Profane language or content
 7. Obscene or explicit comments
 8. Content that promotes, fosters, or perpetuates discrimination on the basis of race, creed, color, age, religion, gender, gender identity, sexual orientation, marital status, political affiliation, or status with regard to public assistance or physical or mental disability
 9. Sexual content or links to sexual content
 10. Advertisements, business solicitations, commercial promotions, or spam
 11. Personal attacks, insults, or threatening language
 12. Private, personal information published without consent
 13. Conduct that suggests or encourages illegal activity
 14. Information that may tend to compromise the safety or security of the public or public system
 15. Comments that embed images from external sources
 16. Plagiarized material, or material that violates intellectual property rights
 17. Comments that violate any law

Please be advised that if you post materials, you participate at your own risk, taking personal responsibility for your comments, your username, and any information provided.

Any content removed based on these guidelines will be retained, including the time, date, and identity of the poster, if available. The City will approach the use of social media tools as consistently as possible and without favor.

The appearance of external links on this site does not constitute official endorsement on behalf of the City of Black Diamond.

Communications made or directed through social media will in no way constitute a legal or official notice or comment to the City or any official or employee of the City for any purpose.

If you have questions or need additional information, please contact the City at info@blackdiamondwa.gov.

- C. Copyright Policy. All information and materials generated by the City of Black Diamond and provided through City social media accounts are the property of the City. The City retains exclusive copyright on all text, graphic images, and other content that was produced by or for the City of Black Diamond and found on its website or social media accounts. Using text, photos, videos, or other content from City social media accounts and websites is prohibited without the express written permission of the City of Black Diamond.

If you are a copyright holder and you feel that your copyrighted material has been improperly used or posted on a City social media account, please notify the City at info@blackdiamondwa.gov with detailed information about the circumstances, so that your concerns may be reviewed and action taken, if appropriate.

CITY COUNCIL AGENDA BILL

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

ITEM INFORMATION		
SUBJECT: Resolution approving a King County Sewer pass-through rate increase of \$2.04 per month per ERU effective June 1, 2021	Agenda Date: May 20, 2021	
	AB21-030	
	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev – Mona Davis	
	Finance – May Miller	X
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note):	Public Works – Seth Boettcher	
Fund Source: Sewer Fund	Court – Stephanie Metcalf	
Timeline: June 1, 2021		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Resolution; Utility rates page in Black Diamond's Fee Schedule		
SUMMARY STATEMENT: Authorization is requested to adopt the King County Metro Sewer Rate increase of \$2.04 from \$45.33 to \$47.37 per month per residential equivalent (ERU) effective June 1, 2021. This is a pass-through rate that is collected and remitted to King County each month. Customers will see this increase on their June Utility bills, which are due to be paid in July 2021. King County Metro charges all their area customers this monthly rate to cover their costs of collections and transmission to their treatment processing site. This rate increase is planned to be valid through the end of 2022. We had heard that King County Metro deferred their rate increase for 2022 due to the economic problems caused by COVID, but just found out that they did not defer their increase. FISCAL NOTE (Finance Department): The pass-through King County Metro rate increase will be covered by the revenue collected when customers pay their utility bills. A budget change may be needed in December 2021 to cover the increased KC Metro Sewer cost covered by the sewer revenue collected.		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: The Finance Committee reviewed the proposed King County Metro (pass-through) rate increase effective June 1, 2021 and recommended this be forwarded to the full council at the May 20, 2021 Council meeting.		
RECOMMENDED ACTION: MOTION to approve Resolution No. 21-1422 to increase the (pass-through) KC Metro Sewer rate by \$2.04 per month per ERU effective June 1, 2021.		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
May 20, 2021		

RESOLUTION NO. 21-1422

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BLACK DIAMOND, KING COUNTY, WASHINGTON,
AMENDING THE CITY UTILITY RATE SCHEDULE TO
INCREASE THE KING COUNTY SEWER PASS-THROUGH
CHARGE EFFECTIVE JUNE 1, 2021**

WHEREAS, the City Sewer Utility charges all customers a monthly rate to cover the cost of providing sewer services; and

WHEREAS, the City's monthly sewer rates include both a City sewer charge and a King County charge for wastewater collection, transmission, and treatment at King County treatment facilities; and

WHEREAS, the King County portion of the City's monthly sewer charge is a pass-through rate established by King County based on the County's costs of operations and the number of customers served by the City; and

WHEREAS, the County has increased its sewer pass-through rate by \$2.04 per month, from \$45.33 to \$47.37 per month per equivalent residential unit (ERU), through the end of 2022; and

WHEREAS, the City is responsible for collecting the King County sewer charge from Black Diamond customers and passing the revenues on to King County for continued sewer operations; and

WHEREAS, the City's Utility Rate Schedule was last amended in December 2019, via Resolution No. 19-1329, and now needs to be updated to reflect the increased King County Sewer charge;

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

Section 1. The City of Black Diamond Utility Rate Schedule is hereby amended to reflect an increase in the King County Sewer rate by \$2.04 per month, from \$45.33 to \$47.37 per ERU, as shown on the attachment hereto. This rate increase is effective June 1, 2021.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 20TH DAY OF MAY, 2021.

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk



CITY OF BLACK DIAMOND UTILITY RATES & INFORMATION 2021

The City of Black Diamond services water, sewer, and stormwater utilities. Water meters are read approximately 1 week prior to the end of each month. Bills containing water, sewer, and stormwater charges are combined and sent out on the first day of the following month.

Water

For Single Family Residential Customers, the water rate is determined by the size of the water meter plus water consumption. Water consumption is measured in volume based on one hundred cubic feet.

Meter size	Base Monthly Charge	Lifeline Discount
5/8" and 3/4"	\$35.63	50% = (\$17.82)
1"	\$45.05	50% = (\$22.53)
1 1/2"	\$48.59	
2"	\$84.80	
3"	\$102.89	
4"	\$193.22	
6"	\$499.96	

*For Multiple Residential Customers, such as manufactured home parks, apartments or other multi-family residential structures connected to a single meter, as well Commercial Customers with multiple units with a single water meter, each permitted unit will be charged a base monthly charge. Along with this monthly charge, each unit will receive a full water consumption allotment.

Water Consumption	Rate per 100 cu. ft.	Lifeline Discount per cu. Ft.
0 – 600	\$2.76	50% = (\$1.38)
601 – 1,200	\$3.17	50% = (\$1.59)
Over 1,200	\$3.65	50% = (\$1.83)

2021 Utility Rates (Base Bill, No Consumption):			
(2020 rate comparison)			
Water:	\$ 35.63	\$ 35.63	\$ 0.00
City Sewer:	\$ 25.00	\$ 25.00	\$ 0.00
King Co. Sewer:	\$ 47.37	\$ 45.33	\$ 2.04
Stormwater:	\$ 19.50	\$ 19.50	\$ 0.00
Total:	\$127.50	\$125.46	\$ 2.04

Black Diamond Sewer

Sanitary Sewer Utility operates and maintains the City's sewer collection lines and pump stations.

Sewer Type	Base Monthly Charge	Lifeline Discount
Residential Sewer	\$25.00	50% = (\$12.50)
Commercial Sewer	\$25.00	(No Discount)

*For Multiple Residential Customers, such as manufactured home parks, apartments or other multi-family residential structures connected to a single meter, each permitted unit will be charged a base monthly charge. Commercial Customers will receive an additional \$11.50 per unit charge for multiple units attached to a single meter.

King County Sewer (Metro)

King County charges each agency a monthly amount for providing wastewater treatment. That amount is based on King County's monthly sewer rate and the number of customers served by the local agency. In turn, the local agencies pass along those charges to the residences, businesses and industries in their wastewater collection system.

Sewer Type	Monthly Charge	Lifeline Discount
King County	\$47.37	(No Discount)

*King County applies an additional \$47.37 flat charge to Residential customers for each additional dwelling unit, such as a mobile home or apartment unit.
*King County applies an additional consumption charge to Commercial customers for all usage exceeding 750 cubic feet at \$7.74 per 100 cu. ft.

Stormwater

Stormwater rate will be billed monthly to each parcel of improved property within the City. The rate is based on service charges for the stormwater and surface water management utility. Some properties are billed directly through King County; while others are billed through the City of Black Diamond. If you do not see "Stormwater" on your utility bill, the charge is included in your property tax from King County, shown as "Surface Water".

	Monthly charge	Lifeline Discount
Single Family Residential Customers are 1 ERU	\$19.50 per ERU	50% = (\$9.75) per ERU
Multiple Residential Customers up to 4 ERUs	\$19.50 per ERU	50% = (\$9.75) per ERU*
Commercial and Multiple Residential Customers (above 4 ERUs) number of ERUs are based on actual impervious surface - (exempting gravel)		

*Lifeline Discounts for Multiple Residential Customers will be calculated on a case by case basis.

Other Charges

• Account Setup Fee: \$5.00 • Delinquency Notice: \$10.00 • Shut Off Notice plus Fee: \$45 • NSF Check Penalty: \$35.00

Payments

The City of Black Diamond accepts the following payment methods:

- Cash is only accepted in person at City Hall.
 - Checks and money orders are accepted in person, by mail or by our drop box.
 - Debit/Credit Cards & ACH/EFT payments are accepted (in person* excluding Visa), by phone at (844) 286-1781 or online at www.ci.blackdiamond.wa.us.**
- ** For Utility Bills, there is third party convenience fee of \$2.95 with a maximum transaction amount of \$200.00 that will be charged for all debit/credit card transactions, or a \$0.95 flat fee for ACH/EFT (Automated Clearing House/Electronic Funds Transfer) payments.

After Hours Drop Box

You can make your payment after hours in our drop box located at the City of Black Diamond, 24301 Roberts Drive, in front of the Community Development building. Payments placed in the drop box will be posted the next business day. Please **DO NOT** place cash in the drop box.

CITY COUNCIL AGENDA BILL

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

ITEM INFORMATION		
SUBJECT: Ordinance authorizing the acceptance of donations for the design and construction of a skate park and establishing a skate park donation fund	Agenda Date: May 20, 2021 AB21-031	
	Mayor Carol Benson	X
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev – Mona Davis	
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
	Public Works – Seth Boettcher	
Cost Impact (see also Fiscal Note):	Court – Stephanie Metcalf	
Fund Source:		
Timeline:		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Proposed Ordinance, Donation Form		
SUMMARY STATEMENT: At the May 6th Council meeting Mayor Benson discussed bringing forward at the next meeting an Ordinance that would allow the City to collect donations for a replacement skate park structure. She shared having discussions with citizens and stakeholders, and has identified potential sources of public funding for a new skate park, as well as public interest of support for partially funding a new skate park with donated funds, rather than entirely with taxes and other general City revenue. This Ordinance would authorize the City to accept donations by establishing a Skate Park Donation Fund and a Skate Park Capital Project account to track collected revenues and expenditures for this capital project. FISCAL NOTE (Finance Department): A budget change will be needed later when the amount of donations is available and when the Skate Park Capital Project estimated costs become available.		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: The Finance Committee reviewed the Ordinance at their May 13, 2021 meeting and recommended forwarding to Council for their May 20, 2021 meeting.		
RECOMMENDED ACTION: MOTION to approve Ordinance No. 21-1160, authorizing the acceptance of donations for the design and construction of a skate park; establishing a skate park donation fund; providing for severability; and establishing an effective date.		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
May 20, 2021		

ORDINANCE NO. 21-1160

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON, AUTHORIZING THE ACCEPTANCE OF DONATIONS FOR THE DESIGN AND CONSTRUCTION OF A SKATE PARK; ESTABLISHING A SKATE PARK DONATIONS FUND AND A SKATE PARK CAPITAL PROJECT ACCOUNT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the residents of the City of Black Diamond have long enjoyed the City's skate park as a valuable community asset and a safe place for recreation and enjoyment, particularly for local youth; and

WHEREAS, proper repair and maintenance of the skate park in a safe condition is no longer possible due to its advanced age and the lack of availability of replacement parts and service, and

WHEREAS, the Mayor and City Council have identified the replacement of the City's skate park as a high priority for the health, well-being, and enjoyment of the residents of Black Diamond; and

WHEREAS, in her discussions with citizens and stakeholders, the Mayor has identified potential sources of public funding for a new skate park, as well as public interest and support for partially funding a new skate park with donated funds, rather than entirely with taxes and other general City revenue; and

WHEREAS, RCW 35.21.100 expressly authorizes Washington cities to accept money and property donated for specified purposes or for any lawful municipal purpose; and

WHEREAS, the City Council wishes to authorize the acceptance of funds donated for the design and construction of a new skate park and to establish a separate Skate Park Donations Fund to receive such donations.

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

Section 1. Donations Authorized. The City Council authorizes the City Finance Director to accept any and all monies donated for the purpose of defraying the City's costs of planning, designing, and constructing a new Black Diamond Skate Park.

Section 2. Skate Park Donations Fund Created. A separate fund, designated as the “Skate Park Donations Fund,” is hereby established to receive all funds donated by private individuals or entities for the planning, design, and construction of a new Black Diamond Skate Park. The Finance Director shall record and deposit all donations received for such purposes into the Skate Park Donations Fund.

Section 3. Donation Records. Each donor to the Skate Park Donations Fund shall execute, and the Finance Director shall retain on file, a written record of each donation in the form attached hereto as Exhibit A.

Section 4. Council to Approve Fund Expenditures. Upon its approval of any project related to the planning, design, or construction of a new Black Diamond Skate Park, or at any time thereafter, the City Council may specify what portion, if any, of the project will be funded with monies from the Skate Park Donations Fund. No further action by the City Council will be necessary in order to spend monies deposited in the Skate Park Donations Fund in support of projects approved by the Council. In no event may monies from the Skate Park Donations Fund be spent on projects that have not been duly approved by the Council.

Section 5. Skate Park Capital Project Account Created. A separate Capital Project Account, designated as the “Skate Park Capital Projects Account,” is hereby established. This specific account is established to hold all Skate Park revenues received from agency grants, plus any funds transferred from the Skate Park Donations Fund, the King County Parks Levy, REET, and from any other Park Grants. These revenues will be used to pay for purposes of planning, designing, or constructing of the new Black Diamond Skate Park upon the approval of any planning, design, or construction project that the City Council has determined will be paid for, in whole or in part, with money from the Skate Park Donations Fund.

Section 6. Use of Excess Skate Park Funds. It is the intention of the City Council that all monies donated to the Skate Park Donations Fund be used solely for projects necessary to plan, design, and construct a new Black Diamond Skate Park. However, in the event that funds remain in the Skate Park Donations Fund after completion of the new Black Diamond Skate Park, then all or any portion of the remaining monies in the Skate Park Donations Fund may, by a vote of a majority of the City Council, be converted to use for any lawful municipal purpose upon an express finding by the Council that amounts remaining in the Skate Park Donations Fund exceed the reasonably expected costs of all approved or anticipated planning, design, and construction projects for the skate park.

Section 7. Severability. If any section, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, is declared unconstitutional or otherwise invalid for any reason, or if any portion of this Ordinance is pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 8. 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.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND AT A REGULAR MEETING THEREOF ON THE 20th DAY OF MAY, 2021.

CITY OF BLACK DIAMOND

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk

Approved as to form:

David Linehan, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Ordinance No.
Date of Publication:
Effective Date:

DONATIONS FOR BLACK DIAMOND SKATE PARK

This form documents and memorializes donations received by the City of Black Diamond for purposes of planning, designing, and constructing a new Black Diamond Skate Park pursuant to projects approved by the City Council.

Name of Donor: _____

Street address of Donor or Agent: _____

Email: _____

Phone: _____

Amount of donation: \$ _____

Method of payment: _____ Check _____ Credit Card _____ Cash

Thank you for your donation. Please initial and sign below.

_____ I understand that my donated funds will be deposited by the City in a dedicated "Skate Park Donations Fund" created for purposes of funding the planning, design, and construction of a new City skate park. However, I acknowledge and agree that if monies remain in the Skate Park Donations Fund after completion of the new skate park, then all or any portion of my contribution to the Fund may be converted to use for any lawful municipal purpose by a vote of a majority of the City Council, upon on an express finding by the Council that amounts remaining in the Skate Park Donations Fund exceed the reasonably expected costs of all approved or anticipated planning, design, and construction projects for the skate park.

_____ I acknowledge that this donation form is a public record and may be subject to disclosure pursuant to a lawful request under the state Public Records Act, Ch. 42.30 RCW.

Signature of Donor: _____

Date: _____