



CITY OF BLACK DIAMOND
September 4, 2025 Council Meeting Agenda
Council Chambers, 25510 Lawson St.
Black Diamond, WA 98010

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

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

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

Meeting ID: 445 447 7047 Password: Council

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

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

READING OF GUIDING PRINCIPLES:

AGENDA REVIEW AND APPROVAL:

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

APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS:

Presentation – King County Library – David Wright

COMMITTEE REPORTS:

DEPARTMENT REPORTS:

CONSENT AGENDA:

1) **Claim Checks** – September 4, 2025, Check No. 56430 through Check No. 56473 (voids 55220, 54277, 56388) in the amount of \$442,739.35

2) **Minutes** – Work Session of August 14, 2025, and Council Meeting of August 21, 2025

3) **AB25-090** - WSDOT Easements for SR 169 Fish Passage Culverts

Mr. Linehan

PUBLIC HEARINGS:

UNFINISHED BUSINESS:

4) **AB25-091** – Ordinance Renewing Moratorium on Business Licenses, Development Permits, and Land Use Approval for Cannabis Related Businesses

Mr. O'Neill/Mr. Linehan

5) **AB25-092** – Ordinance Renewing Moratorium on Battery Energy Storage Systems

Mr. Linehan

NEW BUSINESS:

6) **AB25-093** – Ordinance Adopting 0.1% Sales and Use Tax for Enhanced Criminal Justice & Public Safety

Mr. Mason

MAYOR'S REPORT:

COUNCIL REPORTS:

- Councilmember Young
- Councilmember Jones
- Councilmember Deady
- Councilmember Nielsen
- Councilmember Peterson
- Councilmember Mulvihill

CITY ADMINISTRATOR REPORT:

ATTORNEY REPORT:

PUBLIC COMMENTS:

EXECUTIVE SESSION:

ADJOURNMENT:



CERTIFICATION

Finance Committee: Meeting August 28, 2025
Council Date: September 4, 2025

Check No.'s / EFT	Batch Name	Check / EFT Date	Amount
56430	August 2025 - Early Batch	08/22/25	\$ 56,997.00
56431-56469	August 2025 - 2nd Regular Batch	09/05/25	\$ 370,072.89
56470-56471 V55220 & V54277	August 2025 - Void & Reissue Batch	09/05/25	\$ -
56472-56473	September 2025 - 1st Regular Batch	09/05/25	\$ 16,464.46
V56388	August 2025 - Void Batch	09/05/25	\$ (795.00)
TOTAL: \$			442,739.35

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

Xavier Mason
Xavier Mason, Finance Director

08/26/2025
Carol Benson, Mayor

DATE:

DATE



Register

Fiscal: 2025

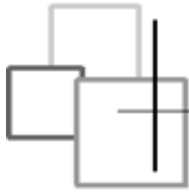
Deposit Period: 2025 - September, 2025 - August

Check Period: 2025 - September - September 2025 - Regular Batch 1, 2025 - August - August 2025 - Early Batch 1, 2025 - August - August

2025 - Void/Reissue Batch 2, 2025 - August - August 2025 - Void Batch, 2025 - August - August 2025 - Regular Batch 3

Number	Name	Print Date	Clearing Date	Amount
Umpqua Bank	4026			
Check				
<u>56430</u>	Knudtsen Chevrolet	8/22/2025		\$56,997.00
<u>56431</u>	AHBL, Inc.	9/5/2025		\$28,838.75
<u>56432</u>	Alsco	9/5/2025		\$251.42
<u>56433</u>	Amazon Capital Services, Inc.	9/5/2025		\$914.61
<u>56434</u>	AT&T Mobility: First Net	9/5/2025		\$3,408.78
<u>56435</u>	BHC Consultants, LLC	9/5/2025		\$91,177.17
<u>56436</u>	Black Diamond Auto Parts	9/5/2025		\$383.78
<u>56437</u>	Breland Commercial Tire, LLC	9/5/2025		\$798.09
<u>56438</u>	Cal Garbini	9/5/2025		\$25.01
<u>56439</u>	Carina Thornquist	9/5/2025		\$58.30
<u>56440</u>	Baughman, Heather	9/5/2025		\$55.00
<u>56441</u>	City of Maple Valley	9/5/2025		\$374.54
<u>56442</u>	Confidential Data Disposal	9/5/2025		\$45.00
<u>56443</u>	FP Mailing Solutions	9/5/2025		\$130.56
<u>56444</u>	Honey Bucket/Northwest Cascade Inc.	9/5/2025		\$823.00
<u>56445</u>	HWA GeoSciences Inc.	9/5/2025		\$2,400.00
<u>56446</u>	HydroCorp, LLC	9/5/2025		\$9,310.00
<u>56447</u>	Integrated Underwater Services LLC	9/5/2025		\$9,902.98
<u>56448</u>	Johnsons Home & Garden	9/5/2025		\$301.16
<u>56449</u>	Kim McClay	9/5/2025		\$120.00
<u>56450</u>	King County Finance	9/5/2025		\$13,937.31
<u>56451</u>	King County Finance - I-Net	9/5/2025		\$1,135.00
<u>56452</u>	Lakeside Industries	9/5/2025		\$131.97
<u>56453</u>	LN Curtis & Sons	9/5/2025		\$1,029.64
<u>56454</u>	Mackenzie Engineering Inc	9/5/2025		\$3,907.50
<u>56455</u>	Madrona Law Group LLC	9/5/2025		\$33,619.00
<u>56456</u>	Mehrnaz Ighani	9/5/2025		\$240.00
<u>56457</u>	Palmer Coking Coal Company	9/5/2025		\$1,119.83
<u>56458</u>	Parametrix, Inc.	9/5/2025		\$117,436.28
<u>56459</u>	Pollardwater	9/5/2025		\$2,132.00
<u>56460</u>	Raedeke Associates Inc	9/5/2025		\$1,831.75
<u>56461</u>	Regional Animal Services of King County	9/5/2025		\$15.00
<u>56462</u>	RH2 Engineering Inc.	9/5/2025		\$19,335.81
<u>56463</u>	South Correctional Entity	9/5/2025		\$3,970.51
<u>56464</u>	Summit Law Group, PLLC	9/5/2025		\$5,326.50

Number	Name	Print Date	Clearing Date	Amount
<u>56465</u>	Treats Heating & Cooling	9/5/2025		\$1,576.51
<u>56466</u>	Valley Defenders	9/5/2025		\$5,750.00
<u>56467</u>	Vision Municipal Solutions, LLC	9/5/2025		\$1,020.13
<u>56468</u>	Washington State Department of Ecology	9/5/2025		\$6,450.00
<u>56469</u>	Water Management Laboratories, Inc.	9/5/2025		\$790.00
<u>56470</u>	Chris Madeo	9/5/2025		\$297.65
<u>56471</u>	Royal Towing Black Diamond	9/5/2025		\$414.15
<u>56472</u>	Pye-Barker Fire & Safety LLC	9/5/2025		\$1,822.00
<u>56473</u>	Sorci Family LLC	9/5/2025		\$14,642.46
<u>V54277</u>	Royal Towing Black Diamond	9/5/2025		(\$414.15)
<u>V55200</u>	Chris Madeo	9/5/2025		(\$297.65)
<u>V56388</u>	Daigle Law Group LLC (DLG Learning Center)	9/5/2025		(\$795.00)
		Total	Check	\$442,739.35
		Total	4026	\$442,739.35
		Grand Total		\$442,739.35



Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
AHBL, Inc.				
	56431	7/31/2025	2025 - August - August 2025 - Regular Batch 3	
	153659			
		Service - July 2025		
		001-000-257-558-70-49-00	MDRT - Planning Consultant	\$18,993.75
		MDRT Resolution 2024		
	Total 153659			\$18,993.75
	56431	7/31/2025	2025 - August - August 2025 - Regular Batch 3	
	153660			
		Service - July 2025		
		001-000-240-558-60-41-01	PLN: Prof Serv - Long Range Planning	\$9,845.00
		CD On-Call Planning Services		
	Total 153660			\$9,845.00
	Total 56431			\$28,838.75
Total AHBL, Inc.				\$28,838.75
Alsco				
	56432	8/5/2025	2025 - August - August 2025 - Regular Batch 3	
	LTAC1127621			
		Service - 08/05/25		
		999-000-004-000-00-31-04	4-Uniform Allowance	\$125.71
		Uniform Service		
	Total LTAC1127621			\$125.71
	56432	8/12/2025	2025 - August - August 2025 - Regular Batch 3	
	LTAC1128694			
		Service - 08/12/25		
		999-000-004-000-00-31-04	4-Uniform Allowance	\$125.71
		Uniform Service		
	Total LTAC1128694			\$125.71
	Total 56432			\$251.42
Total Alsco				\$251.42

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Amazon Capital Services, Inc.				
56433	13DP-YLH7-1KF3 Supplies	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
	001-000-240-558-51-31-00 Poster Frame		COM DEV: Office & Operating Supplies	\$68.15
	Total 13DP-YLH7-1KF3			\$68.15
56433	13QC-CG71-KPPY Supplies	8/9/2025	2025 - August - August 2025 - Regular Batch 3	
	999-000-006-000-00-31-00 Compressed Air Can, Tissue		6-Shared Office & Operating Supplies	\$33.91
	Total 13QC-CG71-KPPY			\$33.91
56433	14XR-3L7R-4J6Q Supplies	8/13/2025	2025 - August - August 2025 - Regular Batch 3	
	001-000-140-514-23-31-00 Door Hanger Forms, Paper Plates, Batteries, Plastic Cups		FIN: Office & Operating Supplies	\$121.57
	Total 14XR-3L7R-4J6Q			\$121.57
56433	19N7-3NHH-MXXG Supplies	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
	999-000-006-000-00-31-00 Colored Paper		6-Shared Office & Operating Supplies	\$20.12
	Total 19N7-3NHH-MXXG			\$20.12
56433	19TR-LCHL-HGHN Supplies	8/4/2025	2025 - August - August 2025 - Regular Batch 3	
	001-000-145-518-80-31-00 Computer Anti Glare Screens		IT: Office & Operating Supplies	\$208.13
	Total 19TR-LCHL-HGHN			\$208.13
56433	1CGM-WRQ1-963T Supplies	8/6/2025	2025 - August - August 2025 - Regular Batch 3	
	001-000-254-518-21-31-00 Pens, Batteries		MOD: Office & Operating Supplies	\$34.12
	Total 1CGM-WRQ1-963T			\$34.12

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
56433	1CJP-1DNM-DTPC Supplies	8/8/2025	2025 - August - August 2025 - Regular Batch 3	
	999-000-006-000-00-31-00 Printer Paper		6-Shared Office & Operating Supplies	\$61.68
	Total 1CJP-1DNM-DTPC			\$61.68
56433	1DKM-97QR-HGHC Credit Memo - Returned Items	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
	001-000-246-558-70-31-00 Returned File Folders		MDRT: Office & Operating Supplies	(\$25.91)
	Total 1DKM-97QR-HGHC			(\$25.91)
56433	1FY4-DWX7-D1XP Supplies	8/11/2025	2025 - August - August 2025 - Regular Batch 3	
	001-000-140-514-23-43-00 Coffee		FIN: Lodging, Meals & Mileage	\$78.01
	001-000-180-518-50-31-00 Multi Fold Towels		CEN SVCS: Office & Operating Supplies	\$217.92
	Total 1FY4-DWX7-D1XP			\$295.93
56433	1J7T-KHVH-DPC4 Supplies	8/11/2025	2025 - August - August 2025 - Regular Batch 3	
	001-000-240-558-51-31-00 Sticky Notes		COM DEV: Office & Operating Supplies	\$16.27
	Total 1J7T-KHVH-DPC4			\$16.27
56433	1J7T-KHVH-DPND Supplies	8/11/2025	2025 - August - August 2025 - Regular Batch 3	
	999-000-006-000-00-31-00 Plant Fertilizer		6-Shared Office & Operating Supplies	\$32.63
	Total 1J7T-KHVH-DPND			\$32.63
56433	1L6J-W7JY-94N6 Supplies	8/6/2025	2025 - August - August 2025 - Regular Batch 3	
	001-000-240-558-51-31-00 Soap Pump, Clorox Cleaner, Keyboard, Mouse		COM DEV: Office & Operating Supplies	\$79.44
	Total 1L6J-W7JY-94N6			\$79.44

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	56433	8/11/2025	2025 - August - August 2025 - Regular Batch 3	
	1N1M-V74G-XJ7Q			
	Credit Memo - Returned Items			
	999-000-006-000-00-31-00		6-Shared Office & Operating Supplies	(\$31.43)
	Returned Plant Fertilizer			
	Total 1N1M-V74G-XJ7Q			(\$31.43)
	Total 56433			\$914.61
	Total Amazon Capital Services, Inc.			\$914.61
AT&T Mobility: First Net				
	56434	8/5/2025	2025 - August - August 2025 - Regular Batch 3	
	287294109909X08132025			
	Service - July 2025			
	001-000-110-511-60-42-00		COUNC: Communications	\$34.09
	Cell Service; COUNC			
	001-000-120-512-51-42-00		CRT: Telephone / DSL / Radios / Air Cards	\$130.90
	Cell Service; CRT			
	001-000-130-513-10-42-00		MAYOR: Telephone/DSL	\$34.09
	Cell Service; MAYOR			
	001-000-145-518-80-42-04		IT: Telephone / DSL / Radios / Air Cards	\$349.74
	Cell Service; IT			
	001-000-180-518-50-42-00		CEN SVCS: Phones / DSL / Radios / Air Cards	\$392.01
	Cell Service; CEN SVS			
	001-000-214-521-20-42-00		PD: Telephone / DSL / Radios / Air Cards	\$1,233.98
	Cell Service; PD			
	001-000-240-558-51-42-00		COM DEV: Telephone / DSL / Radios / Air Cards	\$262.48
	Cell Service; CD			
	001-000-246-558-70-42-00		MDRT: Telephone / DSL / Radios / Air Cards	\$174.53
	Cell Service; MDRT			
	001-000-270-576-80-42-00		PRK: Telephone / DSL / Radios / Air Cards	\$61.88
	Cell Service; PRK			
	001-000-280-536-20-42-00		CEM: Telephone / DSL / Radios / Air Cards	\$13.89
	Cell Service; CEM			
	101-000-000-542-30-42-00		STRT: Telephone / DSL / Radios / Air Cards	\$152.84
	Cell Service; STRT			
	401-000-000-534-80-42-00		WTR: Telephone / DSL / Radios / Air Cards	\$166.71
	Cell Service; WTR			
	404-000-010-534-80-41-00		SCADA/Telemetry Prof Svs	\$68.18
	Cell Service; SCADA			
	407-000-000-535-80-42-00		SWR: Telephone / DSL / Radios / Air Cards	\$166.73
	Cell Service; SWR			

Vendor	Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
		410-000-000-531-10-42-00	STRM: Telephone / DSL / Radios / Air Cards	\$166.73
		Cell Service; STRM		
	Total 287294109909X08132025			\$3,408.78
	Total 56434			\$3,408.78
	Total AT&T Mobility: First Net			\$3,408.78
BHC Consultants, LLC				
	56435	8/18/2025	2025 - August - August 2025 - Regular Batch 3	
	0023406			
		Service - July 2025		
		001-000-240-558-51-41-01	COM DEV: Prof Svs. Extra consultant Exp	\$91,177.17
		Building Department Services		
	Total 0023406			\$91,177.17
	Total 56435			\$91,177.17
	Total BHC Consultants, LLC			\$91,177.17
Black Diamond Auto Parts				
	56436	7/1/2025	2025 - August - August 2025 - Regular Batch 3	
	477966			
		Supplies		
		999-000-006-000-00-48-01	6-Vehicle Repair & Maintenance	\$33.73
		Tire Foam		
	Total 477966			\$33.73
	56436	7/3/2025	2025 - August - August 2025 - Regular Batch 3	
	477977			
		Supplies		
		999-000-006-000-00-31-00	6-Shared Office & Operating Supplies	\$29.35
		Socket, Adapter		
	Total 477977			\$29.35
	56436	7/8/2025	2025 - August - August 2025 - Regular Batch 3	
	478008			
		Supplies		
		999-000-006-000-00-48-01	6-Vehicle Repair & Maintenance	\$103.32
		Filter, DEF		
	Total 478008			\$103.32

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	56436	7/28/2025	2025 - August - August 2025 - Regular Batch 3	
	478243			
		Supplies		
		999-000-006-000-00-31-00	6-Shared Office & Operating Supplies	\$217.38
		Grease		
	Total 478243			\$217.38
	Total 56436			\$383.78
	Total Black Diamond Auto Parts			\$383.78
Breland Commercial Tire, LLC				
	56437	8/14/2025	2025 - August - August 2025 - Regular Batch 3	
	D4802			
		Service - August 2025		
		999-000-006-000-00-48-01	6-Vehicle Repair & Maintenance	\$798.09
		Roadside Tire Repair		
	Total D4802			\$798.09
	Total 56437			\$798.09
	Total Breland Commercial Tire, LLC			\$798.09
Cal Garbini				
	56438	7/11/2025	2025 - August - August 2025 - Regular Batch 3	
	C Garbini 07/11/25			
		Reimbursement - Supplies		
		001-000-210-521-10-31-04	PD: Uniform Allowance	\$25.01
		Amazon - Notebook		
	Total C Garbini 07/11/25			\$25.01
	Total 56438			\$25.01
	Total Cal Garbini			\$25.01
Carina Thornquist				
	56439	8/13/2025	2025 - August - August 2025 - Regular Batch 3	
	C Thornquist 08/13/25			
		Reimbursement - Mileage		
		001-000-137-514-21-43-00	CLK: Lodging, Meals & Mileage	\$58.30
		Mileage Reimbursement		
	Total C Thornquist 08/13/25			\$58.30
	Total 56439			\$58.30
	Total Carina Thornquist			\$58.30

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
CD - Transient Vendors				
	56440	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
	H Baughman 08/07/25		Heather Baughman	
	Refund - Business License Fee			
	001-000-000-321-99-00-10		Business License	\$55.00
	Total H Baughman 08/07/25			\$55.00
	Total 56440			\$55.00
	Total CD - Transient Vendors			\$55.00
Chris Madeo				
	56470	10/15/2024	2025 - August - August 2025 - Void/Reissue Batch 2	
	C Madeo 10/15/24 (reissue)			
	Reimbursement - Training Costs			
	101-000-000-542-30-49-01		STRT: Training	\$74.41
			Reimbursement - APWA Conference 2024; STRT (reissue - unclaimed property)	
	401-000-000-534-80-49-01		WTR: Training & Workshops	\$74.41
			Reimbursement - APWA Conference 2024; WTR (reissue - unclaimed property)	
	407-000-000-535-80-49-01		SWR: Training & Workshops	\$74.41
			Reimbursement - APWA Conference 2024; SWR (reissue - unclaimed property)	
	410-000-000-531-10-49-01		STRM: Training & Workshops	\$74.42
			Reimbursement - APWA Conference 2024; STRM (reissue - unclaimed property)	
	Total C Madeo 10/15/24 (reissue)			\$297.65
	Total 56470			\$297.65
	V55200	10/15/2024	2025 - August - August 2025 - Void/Reissue Batch 2	
	C Madeo 10/15/24 (void)			
	Void - Check 55200			
	101-000-000-542-30-49-01		STRT: Training	(\$74.41)
			Void - Check Never Cashed	
	401-000-000-534-80-49-01		WTR: Training & Workshops	(\$74.41)
			Void - Check Never Cashed	
	407-000-000-535-80-49-01		SWR: Training & Workshops	(\$74.41)
			Void - Check Never Cashed	
	410-000-000-531-10-49-01		STRM: Training & Workshops	(\$74.42)
			Void - Check Never Cashed	
	Total C Madeo 10/15/24 (void)			(\$297.65)
	Total V55200			(\$297.65)
	Total Chris Madeo			\$0.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
City of Maple Valley				
	56441	8/12/2025	2025 - August - August 2025 - Regular Batch 3	
	INV06880			
		Reimbursement - SEAL-TC Event		
		001-000-130-513-10-43-00	MAYOR: Lodging, Meals & Mileage	\$374.54
		Reimbursement for SEAL-TC Event		
	Total INV06880			\$374.54
	Total 56441			\$374.54
	Total City of Maple Valley			\$374.54
Confidential Data Disposal				
	56442	8/5/2025	2025 - August - August 2025 - Regular Batch 3	
	22945014			
		Service - 08/05/25		
		001-000-180-518-50-49-05	CEN SVCS: Shredding Services	\$45.00
		Document Shredding Services; CEN SVS		
	Total 22945014			\$45.00
	Total 56442			\$45.00
	Total Confidential Data Disposal			\$45.00
Daigle Law Group LLC (DLG Learning Center)				
	V56388	4/2/2025	2025 - August - August 2025 - Void Batch	
	#AM0625-207 (void)			
		Void - Duplicate Payment		
		001-000-216-521-10-49-00	PD: Proficiency Training Program	(\$795.00)
		Invoice already paid via credit card		
	Total #AM0625-207 (void)			(\$795.00)
	Total V56388			(\$795.00)
	Total Daigle Law Group LLC (DLG Learning Center)			(\$795.00)
FP Mailing Solutions				
	56443	8/14/2025	2025 - August - August 2025 - Regular Batch 3	
	RI106748351			
		Service - Q4 2025		
		001-000-180-518-50-45-01	CEN SVCS: Postage Meter Rental & Maint.	\$130.56
		Meter Rental For Q4 2025		
	Total RI106748351			\$130.56
	Total 56443			\$130.56
	Total FP Mailing Solutions			\$130.56

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Honey Bucket/Northwest Cascade Inc.				
56444	0555028362	8/5/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - August 2025; 25235 Park St		
		001-000-270-576-80-31-03	PRK: Portable Restroom Facility	\$362.50
		Portable Restroom Facility Service		
	Total 0555028362			\$362.50
56444	0555042096	8/12/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - August 2025; 22698 SE 296th St		
		001-000-270-575-70-41-02	Lake Sawyer: Portable Restroom Facility	\$264.50
		Portable Restroom Facility Service		
	Total 0555042096			\$264.50
56444	0555042097	8/12/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - August 2025; 31500 Lake Sawyer Rd		
		001-000-270-575-70-41-02	Lake Sawyer: Portable Restroom Facility	\$98.00
		Portable Restroom Facility Service		
	Total 0555042097			\$98.00
56444	0555042098	8/12/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - August 2025; 23242 SE 312th St		
		001-000-270-575-70-41-02	Lake Sawyer: Portable Restroom Facility	\$98.00
		Portable Restroom Facility Service		
	Total 0555042098			\$98.00
	Total 56444			\$823.00
Total Honey Bucket/Northwest Cascade Inc.				\$823.00
HWA GeoSciences Inc.				
56445	38335	7/26/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - July 2025		
		001-000-257-558-70-41-05	MDRT - Geotech	\$640.00
		Visconsi North Commercial		
	Total 38335			\$640.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	56445	7/26/2025	2025 - August - August 2025 - Regular Batch 3	
	38336			
		Service - July 2025		
		001-000-257-558-70-41-05	MDRT - Geotech	\$960.00
		Lawson Hills Phase 2G Review		
	Total 38336			\$960.00
	56445	7/26/2025	2025 - August - August 2025 - Regular Batch 3	
	38337			
		Service - July 2025		
		001-000-257-558-70-41-05	MDRT - Geotech	\$800.00
		Starbucks Development		
	Total 38337			\$800.00
	Total 56445			\$2,400.00
Total HWA GeoSciences Inc.				\$2,400.00
HydroCorp, LLC				
	56446	7/31/2025	2025 - August - August 2025 - Regular Batch 3	
	CI-07850			
		Service - July 2025		
		401-000-000-534-80-41-16	WTR: Backflow Testing	\$9,310.00
		Backflow Testing Service		
	Total CI-07850			\$9,310.00
	Total 56446			\$9,310.00
Total HydroCorp, LLC				\$9,310.00
Integrated Underwater Services LLC				
	56447	8/6/2025	2025 - August - August 2025 - Regular Batch 3	
	2352c			
		Service - August 2025		
		401-000-000-534-80-41-00	WTR: Professional Services	\$9,902.98
		Inspection & Cleaning of Water Reservoirs		
	Total 2352c			\$9,902.98
	Total 56447			\$9,902.98
Total Integrated Underwater Services LLC				\$9,902.98

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Johnsons Home & Garden				
	56448	8/5/2025	2025 - August - August 2025 - Regular Batch 3	
	488675			
		Supplies		
		999-000-004-000-00-35-00	4-Small Tools & Safety Equipment	\$171.27
		Weed Killer, Hand Tools		
	Total 488675			\$171.27
	56448	8/12/2025	2025 - August - August 2025 - Regular Batch 3	
	488812			
		Supplies		
		999-000-006-000-00-48-01	6-Vehicle Repair & Maintenance	\$10.12
		Corner Brace		
	Total 488812			\$10.12
	56448	8/14/2025	2025 - August - August 2025 - Regular Batch 3	
	488844			
		Supplies		
		401-000-000-534-80-31-00	WTR: Office & Operating Supplies	\$119.77
		Shelving for Booster Station		
	Total 488844			\$119.77
	Total 56448			\$301.16
	Total Johnsons Home & Garden			\$301.16
Kim McClay				
	56449	8/13/2025	2025 - August - August 2025 - Regular Batch 3	
	K McClay 08/13/25			
		Service - August 2025		
		001-000-120-512-51-41-02	CRT: Protem Judge	\$120.00
		Protem Judge Service		
	Total K McClay 08/13/25			\$120.00
	Total 56449			\$120.00
	Total Kim McClay			\$120.00
King County Finance				
	56450	7/31/2025	2025 - August - August 2025 - Regular Batch 3	
	143530-143534			
		Service - July 2025		
		101-000-000-542-64-48-01	STRT: Traffic Signal Maintenance	\$5,176.69
		Traffic Light Work		
	Total 143530-143534			\$5,176.69

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	56450	7/31/2025	2025 - August - August 2025 - Regular Batch 3	
	143728-143728			
		Service - July 2025		
		320-000-002-595-30-63-00	Street Preservation	\$8,584.62
		Overlay Program		
	Total 143728-143728			\$8,584.62
	56450	8/14/2025	2025 - August - August 2025 - Regular Batch 3	
	35007929			
		Service - July 2025		
		404-000-016-594-34-63-00	Water Loop 169- Const	\$176.00
		ROW Permit		
	Total 35007929			\$176.00
	Total 56450			\$13,937.31
	Total King County Finance			\$13,937.31
King County Finance - I-Net				
	56451	7/31/2025	2025 - August - August 2025 - Regular Batch 3	
	11016159			
		Service - July 2025		
		001-000-145-518-80-42-03	IT: Comm - INET Costs - First Net	\$1,135.00
		INET Contract		
	Total 11016159			\$1,135.00
	Total 56451			\$1,135.00
	Total King County Finance - I-Net			\$1,135.00
Knudtsen Chevrolet				
	56430	8/22/2025	2025 - August - August 2025 - Early Batch 1	
	SS11220			
		2025 Chevy Silverado 2500HD		
		510-000-200-594-48-64-02	PW - Truck & Equip	\$56,997.00
	Total SS11220			\$56,997.00
	Total 56430			\$56,997.00
	Total Knudtsen Chevrolet			\$56,997.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
			Account Number	Name Title	Amount
Lakeside Industries					
	56452		8/16/2025	2025 - August - August 2025 - Regular Batch 3	
		331396			
			Supplies		
			101-000-000-542-30-48-00	STRT: Repair and Maintenance	\$131.97
			Asphalt		
		Total 331396			\$131.97
	Total 56452				\$131.97
	Total Lakeside Industries				\$131.97
LN Curtis & Sons					
	56453		8/6/2025	2025 - August - August 2025 - Regular Batch 3	
		INV976697			
			Supplies		
			001-000-210-521-10-31-04	PD: Uniform Allowance	\$696.40
			Shirts, Patches, Jacket, Pants		
		Total INV976697			\$696.40
	56453		8/6/2025	2025 - August - August 2025 - Regular Batch 3	
		INV976731			
			Supplies		
			001-000-210-521-10-31-04	PD: Uniform Allowance	\$168.90
			Jumpsuit, Patches		
		Total INV976731			\$168.90
	56453		8/7/2025	2025 - August - August 2025 - Regular Batch 3	
		INV977152			
			Supplies		
			001-000-210-521-10-31-04	PD: Uniform Allowance	\$164.34
			Shirt, Patches		
		Total INV977152			\$164.34
	Total 56453				\$1,029.64
	Total LN Curtis & Sons				\$1,029.64
Mackenzie Engineering Inc					
	56454		8/11/2025	2025 - August - August 2025 - Regular Batch 3	
		1094582			
			Service - July 2025		
			310-000-002-594-18-62-10	CIP - Future Campus Planning	\$3,907.50

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
		Architecture Service		
	Total 1094582			\$3,907.50
	Total 56454			\$3,907.50
Total Mackenzie Engineering Inc				\$3,907.50
Madrona Law Group LLC				
56455	13167	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - July 2025; CEN SVCS		
		001-000-150-515-41-41-01	Legal Services-General Govt	\$20,346.00
			General City Attorney Services	
	Total 13167			\$20,346.00
56455	13168	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - July 2025; CODE ENF		
		001-000-150-515-41-41-36	Legal - Code Enforcement	\$1,093.00
			Gokey LUPA	
	Total 13168			\$1,093.00
56455	13169	8/19/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - July 2025; HR		
		001-000-150-515-41-41-01	Legal Services-General Govt	\$457.00
			Labor and Employment Services	
	Total 13169			\$457.00
56455	13170	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - July 2025; WTR		
		401-000-000-534-80-41-04	WTR: Legal Svcs	\$455.00
			North Commercial Water Loop Reimbursement Assessment Area	
	Total 13170			\$455.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	56455	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
	13171			
		Service - July 2025; MDRT		
		001-000-257-558-70-41-00	MDRT - Legal Services	\$7,910.00
		Oakpointe Services		
	Total 13171			\$7,910.00
	56455	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
	13172			
		Service - July 2025; CLK		
		001-000-150-515-41-41-17	Legal - Public Disc/Oth	\$2,553.00
		PRR Advice		
	Total 13172			\$2,553.00
	56455	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
	13173			
		Service - July 2025; PW		
		101-000-000-542-30-41-15	STRT: Legal Costs	\$630.00
		Permit Legal Review		
	Total 13173			\$630.00
	56455	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
	13186			
		Service - July 2025; PW		
		310-000-037-594-76-64-00	Skate Park: Construction	\$175.00
		Capital Projects Services		
	Total 13186			\$175.00
	Total 56455			\$33,619.00
	Total Madrona Law Group LLC			\$33,619.00
	Mehrnaz Ighani			
	56456	8/13/2025	2025 - August - August 2025 - Regular Batch 3	
	003			
		Service - August 2025		
		001-000-120-512-51-41-04	CRT: Interpreter	\$240.00
		Interpreter Service		
	Total 003			\$240.00
	Total 56456			\$240.00
	Total Mehrnaz Ighani			\$240.00

Vendor	Transaction Number	Invoice Date	Fiscal Description	Void
	Transaction Reference	Account Number	Name Title	Amount
Palmer Coking Coal Company				
56457	95746	8/4/2025	2025 - August - August 2025 - Regular Batch 3	
		Supplies		
		410-000-000-531-10-48-03	STRM: System Repair & Maintenance	\$175.28
		Quarry Spalls		
	Total 95746			\$175.28
56457	95761	8/5/2025	2025 - August - August 2025 - Regular Batch 3	
		Supplies		
		410-000-000-531-10-48-03	STRM: System Repair & Maintenance	\$479.58
		Quarry Spalls		
	Total 95761			\$479.58
56457	95789	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
		Supplies		
		410-000-000-531-10-48-03	STRM: System Repair & Maintenance	\$464.97
		Quarry Spalls		
	Total 95789			\$464.97
	Total 56457			\$1,119.83
Total Palmer Coking Coal Company				\$1,119.83
Parametrix, Inc.				
56458	69053R	7/23/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - June 2025		
		310-000-017-594-76-61-01	Ginder Creek Park Design	\$33,568.85
		Ginder Creek Trail Plan		
	Total 69053R			\$33,568.85
56458	69806	8/13/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - July 2025		
		310-000-017-594-76-61-01	Ginder Creek Park Design	\$5,082.50
		Ginder Creek Trail Plan		
	Total 69806			\$5,082.50

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	56458	8/20/2025	2025 - August - August 2025 - Regular Batch 3	
	70081			
		Service - July 2025		
		320-000-050-595-50-62-00	CIP - STRT - Covington Creek Bridge	\$78,784.93
		Covington Creek Culverts Replacement		
	Total 70081			\$78,784.93
	Total 56458			\$117,436.28
Total Parametrix, Inc.				\$117,436.28
Pollardwater				
	56459	8/5/2025	2025 - August - August 2025 - Regular Batch 3	
	0289989			
		Supplies		
		401-000-000-534-80-31-02	WTR: Meters & Related Costs	\$2,132.00
		Hydrant Meters		
	Total 0289989			\$2,132.00
	Total 56459			\$2,132.00
Total Pollardwater				\$2,132.00
Pye-Barker Fire & Safety LLC				
	56472	9/1/2025	2025 - September - September 2025 - Regular Batch 1	
	Pye-Barker 09/2025			
		Service - September 2025		
		001-000-120-512-51-49-04	CRT: Security	\$0.00
		Security Monitoring Services; CRT		
		001-000-137-514-21-49-04	CLK: Security	\$51.34
		Security Monitoring Services; CLK		
		001-000-140-514-23-49-04	FIN: Security	\$231.03
		Security Monitoring Services; FIN		
		001-000-212-521-50-49-04	PD: Security	\$303.56
		Security Monitoring Services; PD		
		001-000-240-558-51-49-04	COM DEV: Security	\$164.29
		Security Monitoring Services; CD		
		001-000-240-558-60-49-04	PLN: Security	\$41.07
		Security Monitoring Services; PLN		
		001-000-246-558-70-49-04	MDRT: Security	\$269.54
		Security Monitoring Services; MDRT		
		001-000-270-575-51-49-04	GYM: Security	\$236.10
		Security Monitoring Services; GYM		

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name Title	Void Amount
		101-000-000-543-50-49-04	STRT: Security	\$87.48
		Security Monitoring Services; STRT		
		401-000-000-534-80-49-04	WTR: Security	\$262.63
		Security Monitoring Services; WTR		
		407-000-000-535-80-49-04	SWR: Security	\$87.48
		Security Monitoring Services; SWR		
		410-000-000-531-10-49-04	STRM: Security	\$87.48
		Security Monitoring Services; STRM		
	Total Pye-Barker 09/2025			\$1,822.00
	Total 56472			\$1,822.00
	Total Pye-Barker Fire & Safety LLC			\$1,822.00
Raedeke Associates Inc				
	56460	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
	62093			
		Service - July 2025		
		001-000-240-558-60-41-01	PLN: Prof Serv - Long Range Planning	\$1,831.75
		On-Call Services		
	Total 62093			\$1,831.75
	Total 56460			\$1,831.75
	Total Raedeke Associates Inc			\$1,831.75
Regional Animal Services of King County				
	56461	8/6/2025	2025 - August - August 2025 - Regular Batch 3	
	RASKC 07/2025			
		Remittance - July 2025		
		633-000-600-589-30-00-00	Pet License Fees for King County	\$15.00
		Remittance - Pet Licensing Fees		
	Total RASKC 07/2025			\$15.00
	Total 56461			\$15.00
	Total Regional Animal Services of King County			\$15.00
RH2 Engineering Inc.				
	56462	8/19/2025	2025 - August - August 2025 - Regular Batch 3	
	102856			
		Service - July 2025		
		404-000-016-594-34-63-00	Water Loop 169- Const	\$333.46
		2024 Water Main Improvements		
	Total 102856			\$333.46

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
56462	102861	8/19/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - July 2025		
		001-000-257-558-70-41-02	MDRT - Civil Engineering	\$2,222.71
		2018 MDRT		
	Total 102861			\$2,222.71
56462	102864	8/19/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - July 2025		
		320-000-051-594-42-41-00	Update Construction Standard	\$2,909.46
		Design Standards and Standard Details		
	Total 102864			\$2,909.46
56462	102866	8/19/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - July 2025		
		404-000-011-534-80-41-00	WTR - Comp Plan	\$1,805.96
		Water System Plan Update Assistance		
	Total 102866			\$1,805.96
56462	102868	8/19/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - July 2025		
		101-000-000-542-30-41-13	STRT: Prof Service - Eng. Civil Review	\$1,379.78
		On-Call Services Agreement; STRT		
		401-000-000-534-80-41-13	WTR: Prof Service- Eng. Civil Review	\$1,379.77
		On-Call Services Agreement; WTR		
		407-000-000-535-80-41-13	SWR: Prof Service - Eng. Civil Review	\$1,379.78
		On-Call Services Agreement; SWR		
		410-000-000-531-10-41-13	STRM: Prof Service - Eng. Civil Review	\$1,379.78
		On-Call Services Agreement; STRM		
	Total 102868			\$5,519.11
56462	102877	8/19/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - July 2025		
		402-000-003-594-34-63-13	WSFFA-Springs Source Rehab	\$6,545.11
		Black Diamond Springs Rehab		
	Total 102877			\$6,545.11
	Total 56462			\$19,335.81
	Total RH2 Engineering Inc.			\$19,335.81

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Royal Towing Black Diamond				
	56471	3/14/2024	2025 - August - August 2025 - Void/Reissue Batch 2	
	31924 (reissue)			
		Service - March 2024		
		001-000-210-521-10-49-06	PD: Towing Services	\$414.15
		Towing Costs (reissue - unclaimed property)		
	Total 31924 (reissue)			\$414.15
	Total 56471			\$414.15
	V54277	3/14/2024	2025 - August - August 2025 - Void/Reissue Batch 2	
	31924 (void)			
		Void - Check 54277		
		001-000-210-521-10-49-06	PD: Towing Services	(\$414.15)
		Void - Check Not Cashed		
	Total 31924 (void)			(\$414.15)
	Total V54277			(\$414.15)
	Total Royal Towing Black Diamond			\$0.00

Sorci Family LLC

	56473	9/1/2025	2025 - September - September 2025 - Regular Batch 1	
	Sorci 09/2025			
		Rent - September 2025		
		001-000-240-591-58-70-00	COM DEV: Bld & Property Lease	\$1,381.81
		Rent - Modular Building Land; COM DEV		
		001-000-240-591-58-70-01	PLN: Bld & Property Lease	\$345.45
		Rent - Modular Building Land; PLN		
		001-000-248-591-58-70-00	MDRT: Bld & Property Lease	\$4,369.19
		Rent - City Hall; MDRT		
		001-000-254-591-18-70-00	CH: Bld & Property Lease	\$3,745.02
		Rent - City Hall; ADMIN		
		001-000-254-591-18-70-01	MOD: Bld & Property Lease	\$431.82
		Rent - Modular Building Land; ADMIN		
		101-000-000-591-95-70-00	STRT: Bld & Property Lease	\$1,092.30
		Rent - City Hall; STRTS		
		401-000-000-591-34-70-00	WTR: Bld & Property Lease	\$1,092.30
		Rent - City Hall; WTR		
		407-000-000-591-35-70-00	SWR: Bld & Property Lease	\$1,092.30
		Rent - City Hall; SWR		
		410-000-000-591-31-70-00	STRM: Bld & Property Lease	\$1,092.27

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
		Rent - City Hall; STRM		
	Total Sorci 09/2025			\$14,642.46
	Total 56473			\$14,642.46
Total Sorci Family LLC				\$14,642.46
South Correctional Entity				
	56463	8/10/2025	2025 - August - August 2025 - Regular Batch 3	
	8773			
	Service - July 2025			
	001-000-211-523-60-49-00		PD: Jail Costs	\$3,437.55
	Jailing Costs			
	001-000-211-523-60-49-02		PD: Jail Medical Costs	\$510.96
	Medical Costs			
	Total 8773			\$3,948.51
	56463	8/13/2025	2025 - August - August 2025 - Regular Batch 3	
	8803			
	Service - May 2025			
	001-000-211-523-60-49-02		PD: Jail Medical Costs	\$22.00
	Medical Costs			
	Total 8803			\$22.00
	Total 56463			\$3,970.51
Total South Correctional Entity				\$3,970.51
Summit Law Group, PLLC				
	56464	8/19/2025	2025 - August - August 2025 - Regular Batch 3	
	165656			
	Service - July 2025			
	001-000-150-515-41-41-08		Legal Svcs-Union Contracts	\$5,326.50
	General Labor Matter			
	Total 165656			\$5,326.50
	Total 56464			\$5,326.50
Total Summit Law Group, PLLC				\$5,326.50

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Treats Heating & Cooling				
	56465	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
	TM2489			
		Service - August 2025		
		001-000-212-521-50-48-00	PD: Bldg Repairs & Maintenance	\$788.25
			Install of Ventilation Fan; PD Evidence Room	
		999-000-004-000-00-48-00	4-Bld Repair & Maintenance	\$788.26
			Install of Ventilation Fan; PW Shop	
	Total TM2489			\$1,576.51
	Total 56465			\$1,576.51
	Total Treats Heating & Cooling			\$1,576.51
Valley Defenders				
	56466	8/6/2025	2025 - August - August 2025 - Regular Batch 3	
	Valley Defenders 07/2025			
		Service - July 2025		
		001-000-121-512-51-41-06	CRT: AOC-Therapeutic Grant 07/01/2025 - 06/30/2026	\$750.00
			AOC Community Court	
		001-000-151-515-91-41-00	CRT - Legal-Public Defender	\$5,000.00
			Public Defense Services	
	Total Valley Defenders 07/2025			\$5,750.00
	Total 56466			\$5,750.00
	Total Valley Defenders			\$5,750.00
Vision Municipal Solutions, LLC				
	56467	8/12/2025	2025 - August - August 2025 - Regular Batch 3	
	09-16250			
		Service - July 2025		
		401-000-000-534-80-49-03	WTR: Printing & Binding	\$469.26
			Utility Bill Printing Service; WTR	
		407-000-000-535-80-49-03	SWR: Printing & Binding	\$469.26
			Utility Bill Printing Service; SWR	
		410-000-000-531-10-49-03	STRM: Printing & Binding	\$81.61
			Utility Bill Printing Service; STRM	
	Total 09-16250			\$1,020.13
	Total 56467			\$1,020.13
	Total Vision Municipal Solutions, LLC			\$1,020.13

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Washington State Department of Ecology				
56468	26-WAG994517-1	8/19/2025	2025 - August - August 2025 - Regular Batch 3	
	Service - FY2026; LK SAWYER			
	001-000-270-575-70-48-00		Lake Sawyer: Weed, Dock, Buoy & Fee Maint	\$530.00
			Aquatic Pest Control Permit	
	Total 26-WAG994517-1			\$530.00
56468	26-WAR045505-1	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
	Service - FY2026			
	410-000-000-531-10-41-04		STRM: Dept of Ecology - Stormwater Permit	\$5,920.00
			Fiscal Year 2026 Stormwater Water Quality Program	
	Total 26-WAR045505-1			\$5,920.00
Total 56468				\$6,450.00
Total Washington State Department of Ecology				\$6,450.00
Water Management Laboratories, Inc.				
56469	230468	7/22/2025	2025 - August - August 2025 - Regular Batch 3	
	Service - 06/24/25			
	401-000-000-534-80-41-02		WTR: Testing and Sampling	\$60.00
			Water Testing Service	
	Total 230468			\$60.00
56469	230522	7/23/2025	2025 - August - August 2025 - Regular Batch 3	
	Service - 07/08/25			
	401-000-000-534-80-41-02		WTR: Testing and Sampling	\$30.00
			Water Testing Service	
	Total 230522			\$30.00
56469	230613	7/24/2025	2025 - August - August 2025 - Regular Batch 3	
	Service - 07/01/25			
	401-000-000-534-80-41-02		WTR: Testing and Sampling	\$60.00
			Water Testing Service	
	Total 230613			\$60.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
56469	230931	8/7/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - 07/15/25		
		401-000-000-534-80-41-02	WTR: Testing and Sampling	\$580.00
		Water Testing Service		
	Total 230931			\$580.00
56469	231055	8/12/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - 08/12/25		
		401-000-000-534-80-41-02	WTR: Testing and Sampling	\$30.00
		Water Testing Service		
	Total 231055			\$30.00
56469	231128	8/14/2025	2025 - August - August 2025 - Regular Batch 3	
		Service - 08/14/25		
		401-000-000-534-80-41-02	WTR: Testing and Sampling	\$30.00
		Water Testing Service		
	Total 231128			\$30.00
	Total 56469			\$790.00
Total Water Management Laboratories, Inc.				\$790.00
	Vendor Count	45	Grand Total	\$442,739.35

BLACK DIAMOND CITY COUNCIL MINUTES
Work Session of August 14, 2025
Hybrid Meeting Via Zoom and In-Person
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE, ROLL CALL:

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

ROLL CALL:

PRESENT: Councilmembers Deady, Nielsen, Peterson, Mulvihill, Jones,

Councilmember Deady **moved** to excuse Councilmembers Young and Page from the meeting; **second** Councilmember Mulvihill. Motion **passed** with all voting in favor (5-0).

ABSENT: Councilmembers Young and Page(excused)

Staff present: Kevin O'Neill, City Administrator; Jake Kapsandy, IT Tech II; Rob Reed, IS Manager; Andrew Williamson, MDRT/Ec Dev/CD Director; Scott Hanis, Public Works Director; and Brenda L. Martinez, City Clerk/HR Manager

WORK SESSION:

1) Battery Energy Storage System (BESS) Discussion

Mayor Benson welcomed everyone and turned the meeting over to Councilmember Peterson who led the conversation.

Councilmember Peterson thanked everyone for being here. She explained why she cares about this issue and noted being a water district administrator and shared what the focus of this discussion is. She prepared for the Council a PowerPoint presentation that touched on: BESS in Black Diamond – Three Questions, is it safe, do we need it, how does Black Diamond benefit?

The following are the highlights/topics shared:

- BESS in Black Diamond – Is it Safe?
 - What is the REAL story...
 - Why Older Systems are More Vulnerable
 - Key Safety Improvements in modern BESS
- BESS in Black Diamond – Do we need it?
 - Why do we need it?

- Grid Reliability and Resilience
- Maximize Renewable Energy
- Energy Cost Savings
- Climate and Sustainability Goals
- Smart Urban Planning
- Access to funding and Incentives
- Big Picture...Summary showing why Washington needs BESS
- How does Black Diamond Benefit?
 - Property tax revenue
 - Sales tax revenue
 - Grid stability and reliability
 - Environmental benefits
 - Community resilience
 - No ownership costs or liability
- Wrap up

During the presentation there was discussion between Councilors and Councilmember Peterson.

Attorney Linehan discussed the upcoming expiration of the moratorium on September 6. He noted that the Council could extend it for another six months, allowing time to invite additional stakeholders to speak and for staff to further review the issue. He offered to prepare an extension for consideration at the September 4 meeting. There was consensus to bring back the extension at that meeting, along with a proposed work plan to assist the Council in making a decision on the matter.

Kristine Rompa from PSE spoke and noted that a lot of good points were brought up tonight. She stated that there are some questions that she can't answer and those are around the contract and what the city gets out of having this type of facility in the area. She talked about the goal of PSE is to try and match what the State of Washington is requiring for all utilities in the state, and that is to provide clean energy by 2030. She shared information regarding Battery Energy Storage Systems.

Fire Chief Judkins commented that she is here to convey our need to have the public safe and our firefighters safe. She spoke to Council about the unknown hazards to firefighters and gave an example. She also touched on the draw on resources during an event.

ADJOURNMENT:

Councilmember Deady **moved** to adjourn the meeting; **second** Councilmember Mulvihill. Motion **passed** with all voting in favor (5-0). The meeting ended at 7:43 p.m.

ATTEST:

Carol Benson, Mayor

BrendaL. Martinez, City Clerk

BLACK DIAMOND CITY COUNCIL MINUTES
Council Meeting of August 21, 2025
Hybrid Meeting Via Zoom and In-Person
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE:

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

ROLL CALL:

PRESENT: Councilmembers Page, Jones, Young, Mulvihill, Peterson, Nielsen, Deady

ABSENT: None

Staff present: Andrew Williamson, MDRT/Ec Dev/Interim Community Development Director; Xavier Mason, Finance Director; Scott Hanis, Public Works Director; Rob Reed, IS Manager; David Linehan, City Attorney; Tawnya Parks, Court Administrator; Commander Martinez; City Administrator, Kevin O'Neill; Brenda L. Martinez, City Clerk/HR Manager.

READING OF GUIDING PRINCIPLES

AGENDA REVIEW AND APPROVAL:

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

PUBLIC COMMENTS:

Gwen Reed, Black Diamond spoke to Council.

Mario Sorci, Black Diamond spoke to Council.

Janie Edelman, Black Diamond spoke to Council.

Johna Thomson, Black Diamond spoke to Council.

APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS: None

COMMITTEE REPORTS:

Ad Hoc Parks Committee – Councilmember Peterson discussed what is going on in the committee and highlighted the framework the city is committed to at the Lake Sawyer Regional Park.

DEPARTMENT REPORTS:

Police - Commander Martinez shared department staffing updates and statistics with the City Council.

CONSENT AGENDA:

Councilmember Jones requested that the Vactor Trailer, Slope Mower, and Chevy Silverado items on the consent agenda be moved to new business.

Councilmember Jones **moved** to approve the Consent Agenda as amended; **second** Councilmember Page. Motion **passed** with all voting in favor (7-0). The Consent Agenda was approved as follows:

- 1) **Claim Checks** – August 21, 2025, Check No. 56373 through Check No. 56429 (void 56297) and EFTs in the amount of \$501,390.86
- 2) **Payroll** – July 2025, Check No. 20535 through Check No. 20542 and ACHs in the amount of \$587,312.37
- 3) **Minutes** – Council Meeting of August 7, 2025
- 4) **AB25-081** – Resolution Adopting Yearly Addendum with SCORE
- 7) **AB25-084** – Resolution Regarding WRIA 9 Interlocal Agreement
- 9) **AB25-086** – Resolution Accepting Pretrial Funding from AOC for Court
- 10) **AB25-087** – Resolution Accepting Re-Roof at Fire Museum Complete
- 11) **AB25-088** – Resolution Regarding AHBL Contract for Planning Services for MDRT

PUBLIC HEARINGS: None

UNFINISHED BUSINESS:

- 12) **AB25-077** – Fire Annexation Discussion/Possible Action

City Administrator O'Neill briefed the Council on this item.

There was back and forth discussion/questions between Councilmembers and PSFA.

Council Action:

Councilmember Mulvihill **moved** that the Council select Puget Sound Fire Authority as the City's preferred partner for annexation and authorize the City Administrator to negotiate and return to Council a Pre-Annexation Agreement with Puget Sound Fire Authority and to prepare all necessary legislation to place an annexation measure on the August 2026 primary election ballot, subject to final Council approval of the Agreement and ballot materials; **second** Councilmember Deady.

There was continued discussion/questions/statements between Councilmembers and MVF&R.

Vote:

Roll Call vote: Page - No; Jones - Yes; Young - No; Mulvihill - Yes; Peterson - Yes; Nielsen - No; Deady – Yes; Motion passed 4-3 (Page, Young, Nielsen)

NEW BUSINESS:

13) AB25-089 – Resolution Setting Public Hearing on Street Vacation

MDRT/Ec Dev/Interim CD Director Williamson reported on this agenda item.

Councilmember Page **moved** to adopt Resolution No. 25-1701, setting a public hearing on September 18, 2025, at 7:00 p.m., in Council Chambers for the City Council to consider and determine a petition to vacate portions of SE 320th Street and SE Botts Drive; **second** Councilmember Jones. Motion **passed** with all voting in favor (7-0).

14) AB25-079A – Resolution Authorizing the Mayor to Execute a Purchase and Sale Agreement with CCD Black Diamond Partners, LLC for the Sale of 790 City DRCs from the TDR Bank

City Attorney Linehan briefed the City Council on this item.

Councilmember Deady **moved** to adopt Resolution No. 25-1692, authorizing the Mayor to execute a purchase and sale agreement with CCD Black Diamond Partners, LLC for the sale of 790 City DCRs from the TDR Bank for \$3,555,000 cash at closing; **second** Councilmember Nielsen. Motion **passed** (6-1 (Mulvihill)).

5) AB25-082 – Resolution Authorizing Purchase of Vactor Trailer

Public Works Director Hanis reported on this item.

Councilmember Jones **moved** to adopt Resolution No. 25-1694, authorizing the purchase of a new Ditch Witch HX50A vactor trailer; **second** Councilmember Deady. Motion **passed** with all voting in favor (7-0).

6) AB25-083 – Resolution Authorizing Purchase of Slope Mower

Public Works Director Hanis briefed the Council on this agenda item.

Councilmember Peterson **moved** to adopt Resolution No. 25-1695, authorizing the purchase of a new John Deere Shoulder Mower and components; **second** Councilmember Jone. Motion **passed** with all voting in favor (7-0).

8) AB25-085 – Resolution Authorizing Purchase of 2025 Chevy Silverado

Public Works Director Hanis explained this purchase to the Council.

Councilmember Jones **moved** to adopt Resolution No. 25-1697, authorizing the purchase of a new 2025 Chevrolet Silverado and setting aside additional funding for necessary equipment; **second** Councilmember Mulvihill. Motion **passed** with all voting in favor (7-0).

MAYOR'S REPORT:

Mayor Benson reported attending the King County Flood Control District meeting, Labor Day meeting, Howard Botts' memorial service, cemetery tour, and the SCA Networking Dinner.

COUNCIL REPORTS:

Councilmember Mulvihill - no report

Councilmember Young thanked Puget Sound Fire and Mountain View for coming out tonight and noted that their reputation precedes them, that they are valued and he is looking forward to the next two years with them.

Councilmember Jones reminded folks that school will be starting soon and to pack some patience when commuting.

Councilmember Page shared that tonight is her last night as a Councilmember and tomorrow she will be officially a retired Councilmember. She commented that April 1, 2021, was her first meeting and she was sworn in because the meeting was online that night due to the pandemic. She noted during her tenure here that it has been an honor to serve. She encouraged everyone on the dais to continue to use critical thinking, ask the questions and do your due diligence as you strive to do what's best for the citizens and the community. She thanked Councilmember Mulvihill for her work on the Labor Days brochure and noted that since she won't be chairing the event anymore, it is an opportunity for someone to inherit 3 years' worth of data, spreadsheets and SOPs. She noted that this event happens because of our local business sponsors and will take place on August 31 and September 1st. She shared that there will be many vendor booths and spoke on the many events that take place during the two-days.

Councilmember Deady noted receiving an email for Councilmember Page that today is her last day as a councilmember. She thanked her for her time and dedication to the city, and stated that she has valued her input, research, and knowledge and it has been such a benefit to work with her and she will be missed.

Councilmember Nielsen expressed her personal sentiments toward Councilmember Page and noted that she took an extra interest in helping her get up to speed as a new member. She presented Councilmember Page with flowers on behalf of all the citizens, the community and the council and thanked her for all her years of service.

Councilmember Peterson expressed being sad to see Councilmember Page go and wished her all the best on her endeavors and stated that hopefully some of the initiatives can be completed on her behalf.

CITY ADMINISTRATOR REPORT:

City Administrator O'Neill touched on three things. First, the fact that they weren't expecting 79 full pages of comments on the comp plan from the public to go through within 45 days so there is a little bit of a delay but making sure we are being accurate and responding to the best of our ability. Second, he apologized for the noise when speaking with both of the fire departments outside and shared that regardless of what happened tonight, we are one team, and we will be neighbors regardless and stated that Mountain View Fire is our Fire Department and he plans to involve Chief Judkins in the leadership meetings. Thirdly, he noted it being a short but positive 3 months working with Councilmember Page and appreciated her leadership, insights, and voice of reason and thanked her for her service.

ATTORNEY REPORT:

Attorney Linnehan noted it has been a real pleasure to work with Councilmember Page and wished her good luck on her next steps.

Mayor Benson thanked Councilmember Page for all she has brought to the city, and all of the projects she has taken on with Labor Day being a huge thing and noted it will be hard to find a successor.

Councilmember Young thanked Councilmember Page for her service here and for being a great voice on the dais.

Councilmember Mulvihill shared that she has always envied Councilmember Page for how she could articulate her thoughts so eloquently and get her point across so gracefully.

Councilmember Jones stated that what he most respects about Councilmember Page is her ability to distill all of the information, all of the facts, and all of the commentary into a few short succinct questions. He noted how she has been able to pull people together from all backgrounds, walks of life, and perspectives and most importantly that she is gutsy, driven, and thanked her.

PUBLIC COMMENTS:

Mario Sorci, Black Diamond spoke to Council.

Johna Thomson, Black Diamond spoke to Council.

Don Gentry, Mountain View Fire Board spoke to Council.

Andrew Williamson, Black Diamond spoke to Council.

EXECUTIVE SESSION: None

ADJOURNMENT:

Councilmember Peterson **moved** to adjourn the meeting; **second** Councilmember Mulvihill. Motion **passed** with all voting in favor (7-0). The meeting ended at 9:28 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: WSDOT Easements for SR 169 – Ravensdale Road fish passage culvert	Agenda Date: September 4, 2025	
	AB25-090	
	Mayor Carol Benson	
	City Administrator Kevin O'Neill	
	City Attorney David Linehan	X
	City Clerk – Brenda L. Martinez	
	Com Dev – Andy Williamson	
	Finance – Xavier Mason	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note): n/a	Public Works – Scott Hanis	
Fund Source:	Court – Judge Swain/Tawnya Parks	
Timeline:		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Temporary and Permanent Easements		
SUMMARY STATEMENT: The Washington State Department of Transportation (WSDOT) is constructing new fish-passable culverts along the SR 169 corridor in the City of Black Diamond and neighboring jurisdictions. One of the new culverts will run under Ravensdale Road, near the intersection with SR 169. In this location, the City owns and controls the Ravensdale Road right-of-way. To complete this culvert project, WSDOT has requested that the City grant it a temporary easement over, under, and across a section of Ravensdale Road so WSDOT can construct the culvert, and a permanent easement in the same location for ongoing operation and maintenance of the culvert. The temporary and permanent easements both encompass an area of approximately 5,888 square feet, all of which lies within the existing Ravensdale Road right-of-way. The legal description of the easement area and a drawing showing the area on Ravensdale Road is attached. (WSDOT will temporarily need a larger easement area during construction, but the areas on either side of the Ravensdale Road right-of-way is owned and controlled by private landowners, so WSDOT will have to acquire additional easement rights from those owners.) Once the easements are executed and recorded, the City will continue to be responsible for maintenance and repairs to the Ravensdale Road surface and any related sidewalks, illumination, and pedestrian safety features, but WSDOT will be solely responsible for inspections, maintenance, and repairs to the culvert structures. WSDOT will also be obligated to obtain right-of-way permits from the City before undertaking any culvert repair, maintenance, or replacement activities. The temporary and permanent easements are proposed to be granted to WSDOT under threat		

of eminent domain but without financial compensation to the City—i.e., as a donation from one government entity to another. This donation can be justified by two circumstances. First, the City will directly benefit from the installation and maintenance of new fish-passable culverts being installed by WSDOT as part of its larger SR 169 improvements projects. Second, the City was previously spared the burden and expense of acquiring additional property rights from a landowner along the west side of the SR 169 corridor and conveying those rights to WSDOT as part of the City’s own SR 169 improvements project because WSDOT agreed to step in and acquire the entire parcel from the owner far in advance of its need for those property rights for another related fish passage project. However, if the City Council is not inclined to donate the Ravensdale Road easements to WSDOT for this culvert project, the City can insist that WSDOT conduct an appraisal and compensate the City for the fair market value of the 5,888 square feet of permanent and temporary easements needed for WSDOT’s project.

FISCAL NOTE (Finance Department): N/A

COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:

RECOMMENDED ACTION: **MOTION to authorize the Mayor to execute the temporary and permanent easements requested by WSDOT in connection with the Ravensdale Road fish passage culvert project, substantially in the form attached hereto.**

RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
September 4, 2025		

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P O Box 47338
Olympia WA 98504-7338

Document Title: Easement

Reference Number of Related Document: NA

Grantor: City of Black Diamond

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn City ROW in SW¼ SE¼ S11-T21N-R6E, WM, King County

Additional Legal Description is on Page 5 of Document

Assessor's Tax Parcel Numbers: NA City ROW abuts Tax Parcel Nos. 1121069051 & 1121069122

EASEMENT

State Route 169, Black Diamond 1930 Paving

The Grantor, CITY OF BLACK DIAMOND, a Washington municipal corporation, (the "CITY"), for and in consideration of a DONATION, conveys and grants unto the **State of Washington, acting by and through its Department of Transportation** ("WSDOT") and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain, an easement over, under, upon and across the hereinafter described lands for the purpose of constructing, operating and maintaining a drainage facility/culvert structure (the "Structure").

Said lands ("Easement Area") being situated in King County, State of Washington, and described as follows:

For legal description and additional conditions
See Exhibit A attached hereto and made a part hereof

The Grantor's donation of this easement to the State of Washington, Department of Transportation, is made voluntarily and with full knowledge of our entitlement to receive just compensation therefore. The Grantor hereby waives the state's requirement of obtaining an appraisal for the acquired property.

EASEMENT

Upon completion of the construction of the Structure within the right of way of Black Diamond - Ravensdale Road ("ROW"), WSDOT and the CITY agree to the following terms:

- a) All future operation and maintenance of the roadway surface, roadway safety features, sidewalks and illumination within CITY ROW shall be at the CITY's sole cost and responsibility.
- b) All maintenance, inspection, preservation, and repair of the Structure, within the limits of CITY ROW as described in Exhibit A, shall be at WSDOT's sole cost and expense. Maintenance of the Structure shall be performed in conformance with WSDOT's Maintenance Manual M51-01 and WSDOT's Washington State Bridge Inspection Manual M36-64.
- c) WSDOT agrees to obtain such permits and/or approvals, if any, as may be required by the governing jurisdiction prior to undertaking any maintenance, repair or replacement activities that may impact the CITY ROW. In case of emergency, WSDOT shall notify the CITY as soon as possible of WSDOT's work.
- d) WSDOT has the right to use the existing roadway for ingress and egress to the Easement Area. Use of the existing roadway by WSDOT includes restoration to its condition prior to any construction or maintenance activities by WSDOT.
- e) Any amendment to these terms shall be in writing and agreed to by the CITY and WSDOT.

All notices required by this Easement shall be in writing by either (a) by email, (b) certified mail, return receipt requested, or (c) a nationally recognized overnight courier service, to the addresses set forth below, or as such addresses may subsequently be modified in writing between the CITY and WSDOT:

CITY:
City of Black Diamond
Public Works
Scott Hanis
Shanis@blackdiamondwa.gov
360.851.4521
P.O. Box 599
24301 Roberts Drive
Black Diamond, WA 98010

WSDOT:
Washington State Department of Transportation
NWR Bridge Maintenance

EASEMENT

Steve Reichmuth
steve.reichmuth@wsdot.wa.gov
425.739.3700
10833 Northup Way
Bellevue, WA 98004

The rights and obligations set forth in this Easement are intended to run with the land burdened and benefited thereby and to bind the CITY, its heirs, successors and assigns, and WSDOT, its successors and assigns.

It is understood and agreed that delivery of this easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, by and through its Department of Transportation, by its authorized agent.

Dated: _____, 2025

CITY OF BLACK DIAMOND, a Washington municipal corporation

CAROL BENSON, Mayor

Accepted and Approved

STATE OF WASHINGTON
Department of Transportation

By: _____
Synthia Armstrong, Northwest Region
Real Estate Services Manager,
Authorized Signatory

Date: _____

EASEMENT

STATE OF WASHINGTON)
 : ss
County of King)

On this _____ day of _____, 2025, before me personally appeared CAROL BENSON to me known to be the Mayor of the municipal corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that ____ (he/she is) (they are) ____ authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the State of
Washington, residing at _____

My commission expires _____

This notarial act was completed:

- ☐ In Person
- ☐ In Person Electronic
- ☐ Remote Using Communication Technology

EASEMENT

EXHIBIT A

All that portion of Black Diamond Ravensdale Rd. in the southwest quarter of the southeast quarter of Section 11, Township 21 North, Range 6 East, Willamette Meridian, City of Black Diamond, King County, Washington, lying within a tract of land beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) BDR 1+14 on the BDR line survey of SR 169, Black Diamond 1930 Paving and 30 feet northwesterly therefrom; thence southeasterly to a point opposite HES BDR 1+04 on said line survey and 30 feet southeasterly therefrom; thence northeasterly along the arc of a curve to the left having a radius of 246.50 feet a distance of 95.64 feet to a point opposite HES BDR 1+88 on said line survey and 30 feet southeasterly therefrom; thence northwesterly to a point opposite HES BDR 2+31 on said line survey and 30 feet northwesterly therefrom; thence southwesterly parallel with said line survey to a point opposite HES BDR 2+25.14 thereon; thence southwesterly along the arc of a curve to the right having a radius of 186.50 feet a distance of 95.74 feet to the point of beginning.

The lands herein described contain an area of 5,888 square feet, more or less, the specific details concerning all of which are to be found on sheet 2 of that certain plan entitled SR 169, Black Diamond 1930 Paving now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval April 8, 1930, revised July 10, 2025.

Grantor's Initials

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P O Box 47338
Olympia WA 98504-7338

Document Title: Temporary Easement

Reference Number of Related Document: NA

Grantor: City of Black Diamond

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn City ROW in SW¼ SE¼ S11-T21N-R6E, WM, King County

Additional Legal Description is on Page 4 of Document.

Assessor's Tax Parcel Numbers: NA City ROW abuts Tax Parcel Nos. 1121069051 & 1121069122

TEMPORARY EASEMENT

State Route 169, Black Diamond 1930 Paving

The Grantor, CITY OF BLACK DIAMOND, a Washington municipal corporation, for and in consideration of a DONATION, conveys and grants unto the State of Washington, acting by and through its Department of Transportation, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of construction activities in connection with the SR 169, Rock Creek, Ginder Creek & Unnamed Tributaries – Fish Passage Project.

Said lands being situated in King County, State of Washington, as described in Exhibit A ("Premises"), attached hereto and made a part of.

The Grantor's donation of this temporary easement to the State of Washington, Department of Transportation, is made voluntarily and with full knowledge of our entitlement to receive just compensation therefore. The Grantor hereby waives the state's requirement of obtaining an appraisal for the acquired property.

TEMPORARY EASEMENT

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on December 31, 2029, hereinafter the "Term". Provided, however, that Grantee's use and occupancy of the easement area is limited (to): Between May 1, 2026 and December 31, 2029 during the Term.

Grantee shall provide Grantor written notice no less than 30 days in advance of Grantee's intent to exercise its rights under this Temporary Easement.

The State shall, upon exercise of the rights and completion of the construction described herein, remove all debris and restore the surface of the Premises to a condition as close as reasonably practicable to its condition existing immediately prior to the exercise of such rights, excepting any modifications or improvements made as part of the construction project.

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, by and through its Department of Transportation, by its authorized agent.

Dated: _____, 2025

CITY OF BLACK DIAMOND, a Washington municipal corporation

CAROL BENSON, Mayor

Accepted and Approved

STATE OF WASHINGTON
Department of Transportation

By: _____
Synthia Armstrong, Northwest Region
Real Estate Services Manager,
Authorized Signatory

Date: _____

TEMPORARY EASEMENT
STATE OF WASHINGTON)

County of King) : ss

On this _____ day of _____, 2025, before me personally appeared CAROL BENSON to me known to be the Mayor of the municipal corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that ____ (he/she is) (they are) ____ authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the State of
Washington, residing at _____

My commission expires _____

This notarial act was completed:

- ☐ In Person
- ☐ In Person Electronic
- ☐ Remote Using Communication Technology

TEMPORARY EASEMENT

EXHIBIT A

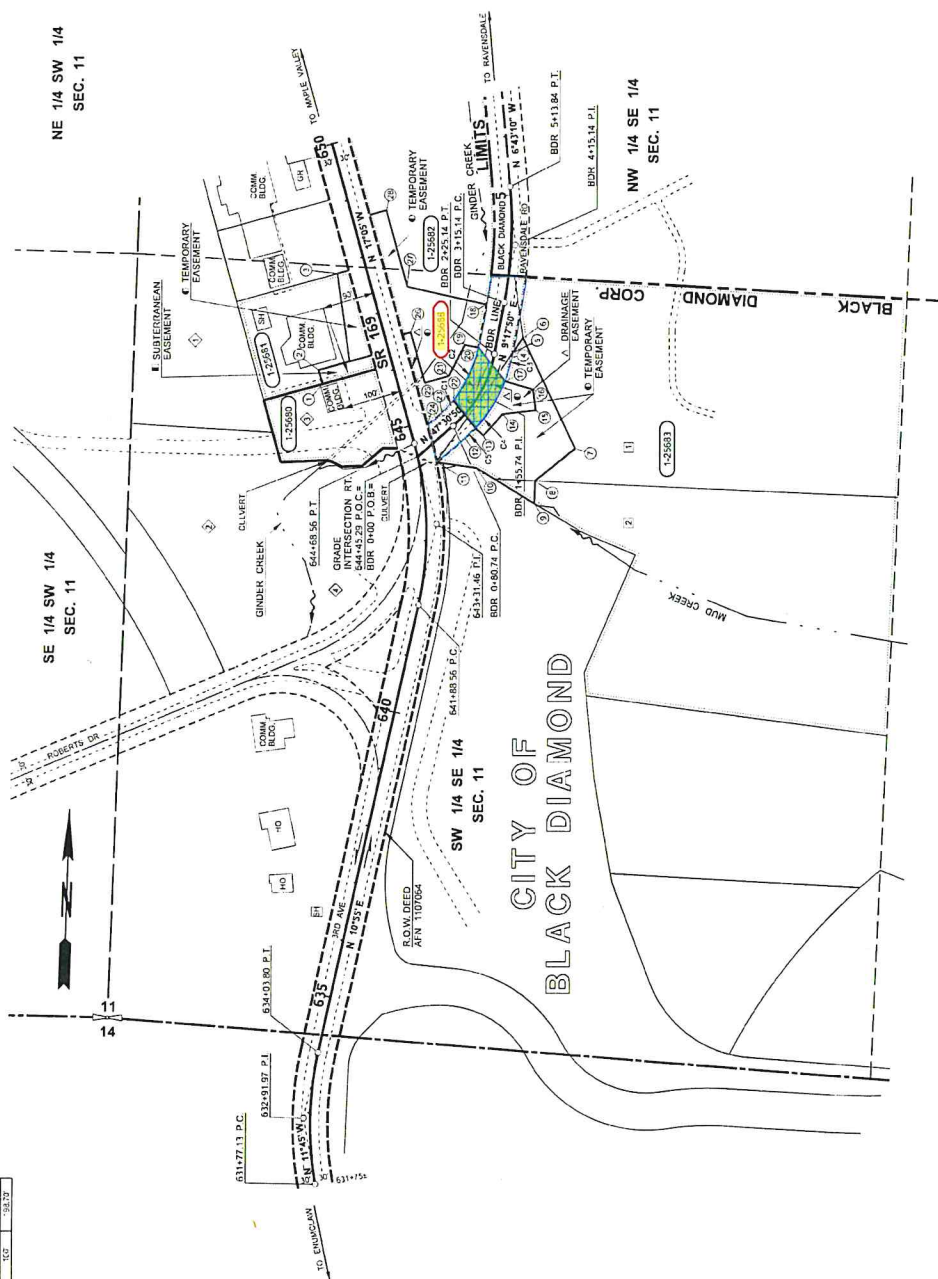
All that portion of Black Diamond Ravensdale Rd. in the southwest quarter of the southeast quarter of Section 11, Township 21 North, Range 6 East, Willamette Meridian, City of Black Diamond, King County, Washington, lying within a tract of land beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) BDR 1+14 on the BDR line survey of SR 169, Black Diamond 1930 Paving and 30 feet northwesterly therefrom; thence southeasterly to a point opposite HES BDR 1+04 on said line survey and 30 feet southeasterly therefrom; thence northeasterly along the arc of a curve to the left having a radius of 246.50 feet a distance of 95.64 feet to a point opposite HES BDR 1+88 on said line survey and 30 feet southeasterly therefrom; thence northwesterly to a point opposite HES BDR 2+31 on said line survey and 30 feet northwesterly therefrom; thence southwesterly parallel with said line survey to a point opposite HES BDR 2+25.14 thereon; thence southwesterly along the arc of a curve to the right having a radius of 186.50 feet a distance of 95.74 feet to the point of beginning.

The lands herein described contain an area of 5,888 square feet, more or less, the specific details concerning all of which are to be found on sheet 2 of that certain plan entitled SR 169, Black Diamond 1930 Paving now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval April 8, 1930, revised July 10, 2025.

Grantor's Initials

NO.	RADIUS	LENGTH
C1	185.50'	28.65'
C2	165.50'	56.74'
C3	246.50'	42.29'
C4	246.50'	95.61'
C5	246.50'	26.49'

NE 1/4 SW 1/4
SEC 11



ID	STATION	EXCEEDING POINT TABLE	OFFSET
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2	645064		183.30(0.7)
3			163.30(0.1)
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7	645096		109(0.1)
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9	645112		166(0.1)
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14	645152		5(0.01)
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16	645168		99(0.1)
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ALL PLANS ARE SUBJECT TO CHANGE.
OWNERSHIP SHOULD BE VERIFIED PROPOSED
PROPERTY RIGHTS SHOWN MAY NOT HAVE
BEEN ACQUIRED ENCUMBRANCES MAY OR MAY
NOT BE SHOWN. PARTIES SEEKING CURRENT
PLAN INFORMATION SHOULD CONSULT THE
DEPARTMENT OF TRANSPORTATION
HEADQUARTERS RIGHT OF WAY PLANS OFFICE
FOR THE OFFICIAL PLAN ON FILE FOR
ENCUMBRANCE INFORMATION CONSULT THE
DEPARTMENT OF TRANSPORTATION
HEADQUARTERS PIAL ESTATE SERVICES

SR 169

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
OF PUBLIC UTILITIES DIVISION

~~PERMANENT HIGHWAY NO. 64~~

Commissioners District No. 2

BLACK DIAMOND

1930 PAVING
KING COUNTY ENGINEER'S OFFICE

THOMAS D. HUNT, COUNTY ENGINEER

Page 2 of 3 Sheets

01034

[illegible]

LEGEND

PROPERTY OWNERSHIP NUMBERS

PROPERTY LINES

SCALE IN FEET

0 100 200

[illegible]

SP NO. 89-52
AFN 8912089006

2 BIA NO. PLN-10-0
AFN 20100713900

■ SUBTERRANEAN EASEMENT
△ DRAINAGE EASEMENT

☐ TEMPORARY EASEMENT

1-23-68	CITY OF BLACK DIAMOND
1-23-68	PALMER COKING COAL CO. LLP

1-25-02	CCD BLACK DIAMOND PARTNERS, LLC
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1-25681	BLACK DIAMOND COMMUNITY CTR
1-25680	BARRY KOMECL

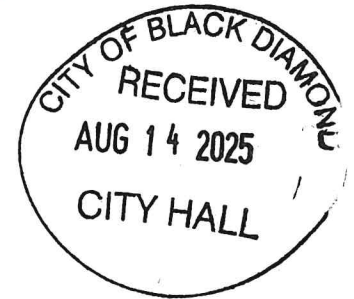
PARCEL NO.	NAME
TOTAL AREA IS FROM ASSESSOR'S RECORDS UNLESS OTHERWISE NOTED.	



Northwest Region
15700 Dayton Avenue North
P.O. Box 330310
Seattle, WA 98133-9710
206-440-4000
TTY: 1-800-833-6388
www.wsdot.wa.gov

August 12, 2025

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



Federal Aid No.: N/A
SR 169 & SR 509 - Fish Passage (SR 169 Rock Creek, Ginder Creek & Unnamed Tributaries)
WSDOT Parcel Number: 1-25688
APN: 1121069051 & 1121069122

Dear Carol Benson:

This letter is to notify you of your rights and benefits available to you under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 due to our public transportation project. Those rights and benefits are explained in the enclosed *Transportation Needs and You* brochure.

Your signature below acknowledges your donation of property known as 1-25688 to Washington State Department of Transportation (WSDOT) for transportation purposes is made voluntarily, and with full knowledge of your right to receive just compensation for the land, property rights, improvements and/or damages to the remainder.

You, therefore, release Washington State Department of Transportation from obtaining a valuation of the acquired property.

Sincerely,

Ana Pereyra

Ana Pereyra
WSDOT Property & Acquisition Specialist

Receipt of this letter and the Transportation Needs and You brochure are hereby acknowledged. I understand this acknowledgment signifies my donation and/or waiver of valuation (appraisal).

Signature

Date

CITY COUNCIL AGENDA BILL

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

ITEM INFORMATION		
SUBJECT: Renewal of Moratorium on Business Licenses, Development Permits, and Land Use Approvals for Cannabis-Related Businesses	Agenda Date: September 4, 2025 AB25-091	
	Mayor Carol Benson	X
	City Administrator Kevin O'Neill	
	City Attorney David Linehan	X
	City Clerk – Brenda L. Martinez	
	Com Dev – Andy Williamson	
	Finance – Xavier Mason	
	MDRT/Ec Dev – Andy Williamson	X
	Police – Chief Kiblinger	
	Public Works – Scott Hanis	
Cost Impact (see also Fiscal Note):	Court – Judge Swain/Tawnya Parks	
Fund Source:		
Timeline:		
Agenda Placement: ☒ Mayor ☒ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Ordinance Renewing Moratorium on Cannabis-related Businesses		
SUMMARY STATEMENT: This Ordinance would extend for an additional six-months the current moratorium on the acceptance, processing, and approval of any applications for business licenses, development permits, and related land use approvals for cannabis processing, production, research, and retail businesses (“cannabis-related businesses”) within the City limits. This Ordinance further sets an October 2, 2025, date for an additional public hearing to be held to solicit public feedback on the renewed moratorium and whether the City’s cannabis regulations (Ch. 18.62 BDMC) should be repealed in their entirety and replaced with a complete prohibition on the siting of cannabis-related businesses within the City. At the City Council meeting on August 7, 2025, the City Council reviewed and indicated its preliminary approval of a draft ordinance to repeal the City’s current cannabis regulations and reinstate a complete ban on cannabis-related businesses within the City. See AB25-0078. Following that policy direction, City Staff are now preparing to submit the draft ordinance to the Department of Commerce for its 60-day statutory review period under the Growth Management Act. Concurrently with this process, the City’s SEPA Responsible Official is preparing a SEPA threshold determination on the draft ordinance and will in the near future be issuing that determination and publishing it for the standard 14-day review and comment period. The current cannabis moratorium, adopted via Ordinance No. 25-1222, is set to lapse on September 6, 2025. Since the Department of Commerce and SEPA review processes for the permanent ordinance are not yet complete, the City Council expressed a desire to extend the moratorium for an additional period of time to allow these regulatory processes to be completed before the Council formally adopts the permanent ordinance that was preliminarily approved at the August 7, 2025, Council meeting. This moratorium renewal is prepared as an emergency ordinance, which will allow it to take effect immediately upon passage if approved by a majority-plus-one of the full Council (i.e., at least five votes in favor). If it is approved by only a simple majority, it will not take effect until five days after publication.		

FISCAL IMPACT: There are no immediate fiscal impacts of renewing the current moratorium for an additional six-month period.

COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:

RECOMMENDED ACTION: **A MOTION to adopt Ordinance No. 25-1229, renewing the moratorium on the acceptance, processing, and approval of applications for business licenses, development permits, and other land use approvals for cannabis-related businesses within the City of Black Diamond for an additional six months; declaring an emergency; providing for severability; and establishing an effective date.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
September 4, 2025		

ORDINANCE NO. 25-1229

AN ORDINANCE OF THE CITY OF BLACK DIAMOND, WASHINGTON, RENEWING A MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND/OR APPROVAL OF APPLICATIONS FOR BUSINESS LICENSES, BUILDING AND LAND DEVELOPMENT PERMITS, AND RELATED LAND USE DECISIONS FOR ANY AND ALL CANNABIS PROCESSING, CANNABIS PRODUCTION, CANNABIS RESEARCH, AND CANNABIS RETAIL BUSINESSES WITHIN THE CITY OF BLACK DIAMOND; DECLARING AN EMERGENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, within the express terms of the Optional Municipal Code and the Growth Management Act, the Washington State Legislature has conferred upon the governing bodies of Washington code cities the right to establish and adopt moratoria related to land uses, as set forth in RCW 36.70A.390 and RCW 35A.63.220; and

WHEREAS, on December 4, 2023, pursuant to Ordinance No. 23-1198 and with an effective date of January 1, 2025, the City Council adopted a repeal of Chapters 20.04 and 20.08 of the Black Diamond Municipal Code (BDMC), which had since 2012 prohibited all medical and recreational cannabis-oriented businesses and related land uses within the City; and

WHEREAS, on December 5, 2024, pursuant to Ordinance No. 24-1214, the City Council adopted new zoning regulations that identified cannabis processing, cannabis production, cannabis research, and cannabis retail (collectively, “cannabis-related businesses”) as permitted land uses in specific zoning districts within the City limits, and further established additional performance standards and other requirements applicable to cannabis-related businesses, as codified in new Chapter 18.62 BDMC; and

WHEREAS, since adoption of Ordinance Nos. 23-1198 and 24-1214, the City Council has received substantial public feedback in opposition to the possibility of cannabis-related businesses being permitted in Black Diamond, with public commenters largely of the view that they are undesirable, unsafe, and/or inconsistent with long-term planning goals and objectives of the City, particularly in light of the potential adverse effects such businesses may have on individuals, families, schools, and other businesses in surrounding areas, and the lack of offsetting fiscal or other benefits to the City; and

WHEREAS, the City Council has identified and considered the following risks and economic factors that are relevant in assessing the desirability of, and siting concerns associated with, allowing cannabis-related businesses in the City of Black Diamond:

- A. Impacts to property values and neighborhood safety and security that may arise as a result of increased proximity to cannabis-related businesses and strong odors associated with such businesses.
- B. Impacts to vulnerable members of the community, including school children and the effects that increasing availability and proximity of cannabis and perceived normalization of cannabis use could pose for school safety and school learning environments, as well as the long-term and short-term impacts on youth mental health and welfare.
- C. Increased burdens to resource-constrained law enforcement agencies, including potential diversion of Black Diamond Police Department personnel to cannabis-related arrests, including intoxicated drivers and other criminal activity associated with cannabis usage and proximity to cannabis-related businesses.
- D. Increased strains on local emergency medical responders due to cannabis-related incidents and accidents.
- E. Other potential secondary impacts to the community, including but not limited to potentially higher risk of burglaries and/or robberies associated with cash-based cannabis businesses and on-site storage of cannabis and cannabis-infused products.
- F. The ability of adult residents of Black Diamond to obtain legal cannabis products in other nearby jurisdictions and areas outside the city limits.
- G. The presence or lack of fiscal or economic development benefits flowing to the City if cannabis-related businesses were permitted within the City, including potential economic impacts and tax revenues associated with the siting of such businesses, and the opportunity costs of allowing the limited quantity of commercially zoned property in the City to be occupied with cannabis-related businesses.
- H. A prohibition within the City of Black Diamond on cannabis-related land uses will not materially impact the ability of adult residents to access legal medical and/or recreational cannabis in areas outside Black Diamond city limits.
- I. Potential primary and secondary effects on the public health, safety, and welfare associated with the production, processing, and sale of cannabis and cannabis-infused products for medical and/or recreational use outweigh the potential benefits of allowing the siting and operation of cannabis-related businesses within the City.
- J. Potential secondary impacts may include, but are not limited to, burglaries associated with the cash and cannabis or cannabis-infused products

maintained on-site, or an increase of other illegal activities, such as drug use, drug distribution, and operating motor vehicles while impaired, within the vicinity of any cannabis producer, processor, retailer, dispensary, cooperative, or collective garden.

- K. The prohibition of cannabis-related land uses and business operations within the City of Black Diamond is the most effective means to minimize potential social and municipal costs associated with such land uses.
- L. The prohibition against the siting or operation of businesses engaged in cannabis production, processing, retail, or research, and the prohibition on cannabis dispensaries, cooperatives, and collective gardens for medical and/or recreational use, will protect public safety, health, and welfare of the residents and businesses of the City of Black Diamond, and will promote a more vibrant and inviting community for visitors and neighbors from nearby communities; and

WHEREAS, on August 7, 2025, the City Council considered AB25-078, consisting of a draft Ordinance to repeal the City's existing cannabis regulations in BDMC Chapter 18,62 and to prohibit the siting and operation of all cannabis production, processing, research, and retail businesses in the City of Black Diamond. The City Council expressed its view that the draft ordinance in AB25-078 reflected the preferred policy direction of the City Council with respect to prohibiting the siting of cannabis-related businesses. The City Council advised City Staff that the draft ordinance was appropriate for submittal to the Department of Commerce for its statutory review period prior to final Council adoption; and

WHEREAS, the City Council has significant concerns about processing applications for business licenses, land use approvals, development permits, and related applications for cannabis-related businesses under existing zoning regulations and other official controls of the City and finds that unless the City acts immediately to preserve the status quo, there are likely to be adverse impacts on the City and the health, safety, and welfare of its citizens; and

WHEREAS, pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City may adopt a moratorium that is effective for no longer than six (6) months, but may adopt a moratorium that is effective for up to one (1) year if a work plan is developed for conducting appropriate studies and analyses over that longer period; and

WHEREAS, pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City may renew a moratorium for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal; and

WHEREAS, to promote the public health, safety, and welfare, the City Council deems it necessary and proper to renew the moratorium adopted via Ordinance No. 25-1222 on business licenses, building permits, and other land use approvals and

development permit applications requested in connection with cannabis-related businesses for a period six (6) months; and

WHEREAS, the City Council deems it appropriate to hold a public hearing on October 2, 2025, to receive additional public testimony on this subject matter and may adopt additional findings following the conclusion of said public hearing;

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

Section 1. Preliminary Findings. The recitals set forth above are hereby adopted as the City Council's findings in support of renewing the moratorium imposed by Ordinance No. 25-1222. The City Council may, in its discretion, adopt additional findings following the conclusion of the public hearing referenced in Section 5 below.

Section 2. Moratorium Renewed. Pursuant to the provisions of Article 11, Section 11 of the Washington State Constitution, RCW 35A.63.220, and RCW 36.70A.390, a moratorium is hereby renewed on the acceptance, processing, and approval of applications for:

- a) business licenses
- b) building permits;
- c) clearing and grading permits;
- d) subdivisions and short subdivisions;
- e) binding site plans;
- f) site plan reviews;
- g) conditional use permits;
- h) reasonable use exceptions;
- i) variances from Title 18 regulations;
- j) capacity reservation certificates or other concurrency determinations under Chapter 11.11 BDMC; or
- k) certificates of occupancy

requested in connection with any cannabis processing, cannabis production, cannabis research, or cannabis retail business within the City and any other type of development permit or land use approval requested in connection with the siting, establishment, or operation of any facility, structure, or business for purposes of engaging in said activities.

Section 3. Effective Period for Moratorium. The moratorium imposed by Ordinance No. 25-1222 and renewed under Section 2 of this Ordinance shall be in effect for a period of six (6) months from the date this Ordinance is passed and shall automatically expire at the conclusion of that period unless the same is extended as provided in RCW 35A.63.220 and RCW 36.70A.390, or unless terminated sooner by the City Council.

Section 4. Effect on Vested Rights. The moratorium imposed by Ordinance No. 25-1222 and renewed under Section 2 of this Ordinance shall apply prospectively only, after the effective date of this ordinance. Nothing in this Ordinance shall be construed to extinguish, limit, or otherwise infringe on any permit applicant's vested development rights as defined by state law and City of Black Diamond regulations.

Section 5. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council will hold a public hearing at the City Council's regular meeting, at 7:00 p.m., on Thursday, October 2, 2025, or as soon thereafter as the business of the City Council shall permit, in order to take public testimony on this moratorium and to consider adopting further findings.

Section 6. Severability. If any one or more section, subsection, or sentence of this Ordinance or its application to any person or circumstance is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons and circumstances.

Section 7. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this Ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 8. Declaration of Emergency and Effective Date. The City Council hereby finds and declares that there is a significant potential for cannabis-related businesses to create substantial adverse effects on the public health, safety, and welfare of individuals, families, and local businesses, and that, therefore, an emergency exists which necessitates that this Ordinance become effective immediately in order to preserve the public health, safety, and welfare. Pursuant to *Matson v. Clark County Board of Commissioners*, 79 Wn. App. 641, 904 P.2d 317 (1995), non-exhaustive underlying facts necessary to support this emergency declaration are included in the recitals above, all of which are adopted by reference as findings of fact as if fully set forth herein. If approved by a majority-plus-one of the full City Council, this Ordinance shall become effective immediately upon passage. If approved by only a simple majority, this Ordinance shall become effective five days after publication as provided by law. The City Clerk shall publish a summary of this Ordinance at the earliest possible publication date.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 4TH DAY OF SEPTEMBER, 2025.

CITY OF BLACK DIAMOND

Carol Benson, Mayor

ATTEST/AUTHENTICATED:

Brenda L. Martinez, City Clerk

Approved as to form:

David A. Linehan, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Ordinance No. 25-XXXX
Date of Publication:
Effective Date:

CITY COUNCIL AGENDA BILL

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

ITEM INFORMATION		
SUBJECT: Ordinance Renewing Moratorium on Battery Energy Storage Systems for an Additional Six Months	Agenda Date: September 4, 2025	
	AB25-092	
	Mayor Carol Benson	
	City Administrator Kevin O'Neill	
	City Attorney David Linehan	X
	City Clerk – Brenda L. Martinez	
	Com Dev – Andy Williamson	X
	Finance –Xavier Mason	
	MDRT/Ec Dev – Andy Williamson	
	Cost Impact (see also Fiscal Note):	Police – Chief Kiblinger
Fund Source:	Public Works – Scott Hanis	
Timeline:	Court – Judge Swain/Tawnya Parks	
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Proposed Ordinance		
SUMMARY STATEMENT: On February 15, 2024, the City Council adopted a one-year moratorium on accepting, processing, and/or approval of land use and development permit applications for battery energy storage systems (BESS) within the City limits. See Ordinance No. 24-1205. This moratorium was adopted to allow the City to study whether BESS facilities could be safely sited and operated in the City, the potential financial costs and benefits to the City of allowing BESS facilities, and to better understand the public safety and emergency response resources that would be required if BESS facilities were located in the City. The City Council also requested that the City Staff and Planning Commission review which zones would be most appropriate for BESS facilities (if allowed) and what development regulations should be adopted or amended to ensure that BESS facilities were compatible with surrounding uses and to minimize safety risks and financial exposures. Since the moratorium was first adopted, the City Council has heard presentations from members of the BESS and utility industries, as well as from concerned citizen groups. The City Council has also observed as the King County Council deliberated and ultimately decided on a suite of regulatory actions to accommodate BESS facilities in unincorporated King County. Additionally, work on the Comprehensive Plan periodic update has been ongoing throughout 2024 and into 2025. The ongoing review of the land use and economic development chapters of the Plan, as well as a review of the City's zoning and other development regulations presented an opportune time for the City to consider whether provisions for BESS facilities could or should be integrated into the Comprehensive Plan and development regulations. At the January 16, 2025, meeting, it was suggested that additional time would be desirable to review how BESS facilities could be safely constructed and operated, and to further consider whether the potential benefits to the capacity, reliability, and sustainability of the electrical grid that may result from establishing local connections to batter storage facilities may counsel in favor of allowing BESS facilities in Black Diamond, subject to appropriate regulatory requirements. Because the moratorium adopted by Ordinance No. 24-1205 was set to expire on February 15, 2025, a renewal of the moratorium was		

necessary to allow additional time to study the potential costs, benefits, and safety concerns posed by BESS facilities; whether they should be allowed in the City; which zones, if any, would be most appropriate for BESS; and what additional regulations might be desirable to accommodate BESS facilities.

Since the renewal of the moratorium on February 6, 2025, via Ordinance No. 25-1219, the City Council has continued to analyze the pros and cons of allowing BESS facilities to be sited in Black Diamond, and what types of regulations as to size, location, safety requirements, and other matters would need to be adopted if BESS were allowed. At a City Council work session held on August 14, 2025, Councilmember Peterson presented an extensive array of materials concerning BESS facilities, including analyses of emerging battery technologies, current safety standards and improvements, potential environmental risks, potential economic benefits, energy needs and sustainability risks, and experiences with BESS in other jurisdictions. At the conclusion of this work session, the Council requested that the moratorium be extended to allow further deliberation and consultation with other local cities and government agencies before adopting a final regulatory approach to BESS in Black Diamond.

The attached Ordinance would renew the moratorium for an additional six months, with an expectation for scheduling an additional work session or other opportunities to hear from other agencies before final action on permanent regulations. If final regulations are adopted before the end of the six-month renewal period, the moratorium would terminate at that time.

This Ordinance is prepared as an emergency ordinance which will take effect immediately upon adoption if approved by a majority-plus-one of the Council. If approved only by a simple majority, the Ordinance will not take effect until five days after publication.

FISCAL IMPACT: There are no immediate fiscal impacts of renewing the moratorium for an additional six months. The City Council is continuing to review the potential fiscal impacts of allowing BESS systems to be sited in the City.

COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:

RECOMMENDED ACTION: A MOTION to adopt Ordinance No. 25-1230, renewing the moratorium on Battery Energy Storage Systems for an additional six months; providing for severability; declaring an emergency; and establishing an effective date.

RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
September 4, 2025		

ORDINANCE NO. 25-1230

AN ORDINANCE OF THE CITY OF BLACK DIAMOND, WASHINGTON, RENEWING FOR AN ADDITIONAL SIX MONTHS THE MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND/OR APPROVAL OF APPLICATIONS FOR BUILDING AND LAND DEVELOPMENT PERMITS AND RELATED LAND USE DECISIONS FOR BATTERY ENERGY STORAGE FACILITIES WITHIN THE CITY OF BLACK DIAMOND; DECLARING AN EMERGENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING THAT THE MORATORIUM WILL TAKE EFFECT IMMEDIATELY UPON PASSAGE.

WHEREAS, within the express terms of the Optional Municipal Code and the Growth Management Act, the Washington State Legislature has conferred upon the governing bodies of Washington code cities the right to establish and adopt moratoria related to land uses, as set forth in RCW 36.70A.390 and RCW 35A.63.220; and

WHEREAS, the City has received interest and inquiries from a developer and potential applicant for land use approvals and development permits relating to battery energy storage facilities, in which questions have been posed regarding whether such facilities are allowed under the City's zoning code, as set forth in Title 18 of the Black Diamond Municipal Code (BDMC); and

WHEREAS, City staff have specifically been asked whether a battery energy storage facility would be allowed as a "utilities" use in the Community Commercial zoning district under Chapter 18.38, either as a matter of right for underground utilities or as a conditional use for aboveground utilities; and

WHEREAS, the City's development regulations, and specifically the definition of "Utilities" in BDMC 18.100.710 and the permitted and conditional uses provided in BDMC Chapter 18.38 (Community Commercial), Chapter 18.36 (Neighborhood Center), Chapter 18.32 (Medium Density Residential), and Chapter 18.30 (Single-Family Residential), have not been updated to reflect recent technological changes and business models in the energy storage and electric utility industry; and

WHEREAS, applying these outdated regulations in Title 18 BDMC to new technologies and business models could lead to approval of battery storage projects that are undesirable, unsafe, and/or inconsistent with long-term planning goals and objectives of the City, particularly when the City's existing regulations have not been reviewed and updated for best practices nor reconsidered in light of technological changes and potential effects such facilities have on surrounding areas and community resources; and

WHEREAS, the City Council has determined the following facts, and identified the following unknown risks and economic factors, that may be relevant in assessing the

desirability of, and siting concerns associated with, battery energy storage facilities in the City of Black Diamond:

- A. Battery energy storage systems are essentially rechargeable battery arrays that store excess energy when demand on the electrical grid is low and can feed power back into the system when demand is high (or energy production is low).
- B. The elements used in batteries can pose risks of explosion from overheating and of environmental contamination.
- C. Battery energy storage facilities present fire hazards that can take days or weeks to extinguish, requiring massive volumes of water and chemicals to bring under control, and constant monitoring by fire department personnel during active fire events.
- D. Battery energy storage facilities are sites where hazardous chemicals such as cyanide and hydrofluoric acid are present and thus pose the potential for discharge to surrounding property, air, and groundwater in the event of a fire.
- E. Battery energy storage facilities create potential for air quality hazards in the event of a fire.
- F. Battery energy storage facilities may produce noise and visual impacts that are not currently well understood by the City.
- G. Battery energy storage facilities may produce impacts to wildlife that are not currently well understood by the City.
- H. Battery energy storage facilities may be more appropriate for heavy industrial zones than commercial, neighborhood retail and office, or residential zones.
- I. Battery energy storage facilities may create additional strain on local emergency response agencies and their personnel.
- J. The Washington State Department of Ecology is beginning to compile guidance on battery energy storage facility siting that the City wishes to study before updating its zoning and other regulations applicable to battery energy storage facilities.
- K. The State Legislature adopted House Bill 1216 in 2023, and new Washington state regulations codified at WAC 51.54A.0322 and intended to minimize the risks of lithium-ion battery energy storage facilities through fire safety requirements and construction standards will take effect soon. The City desires to study these new laws and regulations to determine what effects they will have on local regulatory authority.

- L. In October 2024, the King County Council adopted extensive revisions to the King County Code to allow battery energy storage facilities to be sited in large portions of unincorporated King County, subject to extensive regulatory conditions concerning proximity to other structures, strict construction standards, and additional safety and insurance requirements. The City desires to further analyze King County's recent regulatory directives before finalizing updates to the City's zoning regulations and official controls.
- M. Puget Sound Energy, which is conducting RFPs for third-party private entities to develop energy storage facilities to connect via high-voltage transmission lines to PSE's regional substations, has published safety and reliability requirements for such facilities that need to be explored and better understood before the City can determine whether to permit battery energy storage facilities in the City, and under what conditions.
- N. In 2024, there were 34 BESS fires in the U.S., 33 of which involved lithium-ion battery technology.
- O. 90 percent of current BESS installations in the U.S. include lithium-ion batteries, most of which were installed prior to 2020 and do not have integrated fire suppression, advanced thermal management technology, or comply with UL 9540A testing protocols. However, battery technology is improving and safety protocols are evolving, which hold the potential for substantially reducing risks associated with BESS facilities.
- P. Key safety improvements in modern BESS facilities include: battery chemistry advancements, improved container design with fire-isolation and gas-detection systems, fire detection and suppression systems, cooling systems, and new national standards.
- Q. Battery advancements include switching to lithium ion phosphate chemistry, which are more thermally stable and have a lower risk of thermal runaway than older lithium-ion chemistry.
- R. Improved BESS container designs include thermal barriers to isolate individual battery cells to prevent cascading failures. Modular outdoor enclosures are also less prone to fire spread compared to enclosed buildings. BESS facilities can also now be designed to include sensors and continuous monitoring for temperature, voltage, current, toxic gases, smoke, and heat, and may trigger automatic shut-down of battery cells when excess levels are detected.
- S. Enhanced thermal management and redundant cooling systems can also be implemented in modern BESS designs to prevent overheating during peak load or failure scenarios.

- T. New national safety standards and testing protocols have been developed for BESS facilities, including NFPA 855; UL9540, and UL 9540A, with further updates to standards expected to be published in 2025, which may be incorporated into city zoning codes.
- U. Cities may be able to negotiate contractual arrangements with BESS developers that enable direct connection from BESS facilities to critical city infrastructure, such as cooling centers, utilities, city hall, etc., to provide reliable backup power in the event of grid outages or brownouts.
- V. Cost-benefit concerns remain uncertain. Sales tax would primarily be a one-time event during construction, although future upgrades or repairs may generate some local sales tax revenue. Property tax would likely be the primary economic benefit to the City and would largely depend on the assessed value of the BESS facility (i.e., larger, more complex facility would generate higher tax revenue from higher valuation). If hosted on City property, a BESS facility could also generate annual lease payments or other benefits, such as discounted energy. It is uncertain whether these potential benefits would offset the potential costs in terms of opportunity cost for other uses of land and increases in public safety expenditures necessitated by BESS facilities (to the extent not mitigated by applicable permit conditions).
- W. Mountain View Fire & Rescue, which provides fire protection and emergency medical response services to the City of Black Diamond, may not have adequate staffing available to respond to intense and long-burning fires at battery energy storage facilities without compromising its ability to respond to other residential and commercial fire and medical emergencies elsewhere in the City.

WHEREAS, on February 15, 2024, pursuant to Ordinance No. 25-1205, the Black Diamond City Council adopted a one-year moratorium on the acceptance, processing, and/or approval of land use and development permit applications for battery energy storage systems and facilities to be sited within the City; and

WHEREAS, the City Council extended the moratorium for an additional six months via Ordinance No. 25-1219, and subsequently held a duly noticed public hearing on February 20, 2025; and

WHEREAS, the City Council's inclination after reviewing the information gathered to date has been to conclude that the risks of allowing battery energy storage systems to be located in the City outweigh the identified benefits, the City Council is nonetheless mindful of the role that battery energy storage may play in increasing the reliability and capacity of the electrical grid for residential and commercial consumers in the City, and therefore does not wish to reach a hasty or ill-informed decision; and

WHEREAS, the City Council therefore desires additional time to study whether such facilities can be safely built and operated within the City limits without unduly jeopardizing fire and emergency response times or exposing the City and its resident to unacceptable safety risks and financial costs; and

WHEREAS, The City Council desires to hear from leaders in other Washington communities where BESS facilities have been permitted and intends to invite such leaders to future work sessions/discussions regarding the benefits and costs of allowing BESS facilities within the City; and

WHEREAS, the City Council needs further opportunity to consider whether battery energy storage system facilities should be allowed in the City either as a permitted or conditional use, and if so, in which zone(s) and whether current zoning regulations in Title 18 and/or other official controls and development standards need to be updated to ensure such facilities can be safely and appropriately sited within the City; and

WHEREAS, processing applications for land use approvals, development permits, and related applications or code interpretations for battery energy storage facilities under existing zoning regulations and other official controls could potentially result in approvals of undesirable and incompatible development until such time that the City has properly reviewed its regulations and implemented any zoning code revisions or additional controls deemed necessary and proper for the health, safety, and general welfare of the City and its residents; and

WHEREAS, the City Council has significant concerns about whether battery energy storage facilities can be appropriately reviewed and analyzed under current regulations and finds that unless the City acts immediately to preserve the status quo, there are likely to be adverse impacts on the City and the health, safety, and welfare of its citizens; and

WHEREAS, pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City may renew a previously adopted moratorium for an additional six (6) months if it adopts findings of fact supporting the need for the renewal and holds a subsequent public hearing; and

WHEREAS, to promote the public health, safety, and welfare, the City Council deems it necessary and proper to renew the moratorium on land use and development permit applications related to battery energy storage facilities for a period of six months; and

WHEREAS, the City Council deems it appropriate to hold a public hearing on October 2, 2025, and may adopt additional findings following the conclusion of said public hearing;

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

Section 1. Preliminary Findings. The recitals set forth above are hereby adopted as the City Council's findings in support of renewing the moratorium first imposed by Ordinance No. 24-1205 and renewed via Ordinance No. 25-1219. The City Council may, in its discretion, adopt additional findings following the conclusion of the public hearing referenced in Section 5 below.

Section 2. Moratorium Renewed. Pursuant to the provisions of Article 11, Section 11 of the Washington State Constitution, RCW 35A.63.220, and RCW 36.70A.390, the one-year moratorium enacted pursuant to Ordinance No. 24-1205 and first renewed via Ordinance No. 25-1219 is hereby renewed on the acceptance, processing, and/or approval of applications for:

- a) building permits;
- b) clearing and grading permits;
- c) short plats;
- d) subdivisions;
- e) binding site plans;
- f) site plan reviews;
- g) conditional use permits;
- h) reasonable use exceptions;
- i) variances from Title 18 regulations; or
- j) deviations from any Black Diamond engineering design and construction standards or other technical codes

for any battery energy storage facility within the City or any other type of development permit, approval, or code interpretation in connection with same.

Section 3. Effective Period for Moratorium. The moratorium initially adopted under Ordinance No. 24-1205, renewed under Ordinance No. 25-1219, and further renewed under Section 2 of this Ordinance shall remain in effect for a period of six (6) months from the effective date of this Ordinance and shall automatically expire at the conclusion of that time period unless the same is further extended as provided in RCW 35A.63.220 and RCW 36.70A.390, or unless terminated sooner by the City Council.

Section 4. Effect on Vested Rights. Nothing in this Ordinance shall be construed to extinguish, limit, or otherwise infringe on any permit applicant's vested development rights as defined by state law and City of Black Diamond regulations.

Section 5. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council will hold a public hearing at the City Council's regular meeting at 7:00 p.m. on Thursday, October 2, 2025, or as soon thereafter as the business of the City Council shall permit, in order to take public testimony on this renewal moratorium and to consider adopting further findings.

Section 6. Work Plan. The City Council requests that the Administration reach out to other cities in Washington where BESS facilities have been permitted or are in the

permitting process to solicit feedback and invite representatives of such cities to join the City Council for further discussions and exchange of information at a future Work Session and/or Special Meeting at a mutually agreeable date and time. Between the date of this Ordinance and February 2026, the City Council shall hold further Work Sessions and or Special Meetings for deliberation on the information already presented by Councilmember Peterson, the experience of King County with the permitting of BESS facilities, and information from representatives of other Washington cities, with the goal of providing guidance to the Administration by February 2026 regarding recommendations for permanent regulations applicable to battery energy storage facilities, including whether BESS should be an allowed use within the City and, if so, what zoning regulations and public processes are needed to protect the health, safety, and welfare of the community and ensure that such facilities are developed in a manner that is compatible with the overall plan and vision for the City. After the City Council has concluded its deliberations and provided guidance to the Administration, City Staff is requested to bring proposed final regulations to the City Council for consideration and possible adoption by no later than March 4, 2026. This work plan is subject to change upon subsequent direction of the City Council following the public hearing referenced in Section 5 of this Ordinance.

Section 7. Severability. If any one or more section, subsection, or sentence of this Ordinance or its application to any person or circumstance is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons and circumstances.

Section 8. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this Ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 9. Declaration of Emergency and Effective Date. The City Council hereby finds and declares that there is a significant potential for battery energy storage facilities to create substantial adverse effects on the public health, safety, and welfare if not addressed by adequate and appropriate development regulations, and that, therefore, an emergency exists which necessitates that this Ordinance become effective immediately in order to preserve the public health, safety, and welfare. Pursuant to *Matson v. Clark County Board of Commissioners*, 79 Wn. App. 641, 904 P.2d 317 (1995), non-exhaustive underlying facts necessary to support this emergency declaration are included in the recitals above, all of which are adopted by reference as findings of fact as if fully set forth herein. If approved by a majority-plus-one of the City Council, this Ordinance shall become effective immediately upon passage. If approved by only a simple majority, this Ordinance shall become effective five days after publication as provided by law. The City Clerk shall publish a summary of this Ordinance at the earliest possible publication date.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON
THE 4TH DAY OF SEPTEMBER, 2025.**

CITY OF BLACK DIAMOND

Carol Benson, Mayor

ATTEST/AUTHENTICATED:

Brenda L. Martinez, City Clerk

Approved as to form:

David A. Linehan, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Ordinance No. 25-xxxx
Date of Publication:
Effective Date:

CITY COUNCIL AGENDA BILL

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

ITEM INFORMATION		
SUBJECT: Ordinance adopting a 0.1% Sales and Use Tax for Enhanced Criminal Justice and Public Safety	Agenda Date: September 4, 2025 AB25-093	
	Mayor Carol Benson	
	City Administrator - Kevin O'Neill	
	City Attorney - David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev –Andy Williamson	
	Finance – Xavier Mason	X
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note): +\$16,500	Public Works – Scott Hanis	
Fund Source: Sales Taxes	Court – Judge Swain/Tawnya Parks	
Timeline: Beginning January 2026		
Agenda Placement: ☐ Mayor ☐ Two Councilmembers ☐ Committee Chair ☒ City Administrator		
Attachments: Proposed Ordinance, HB 2015 PowerPoint Presentation provided by Association of Washington Cities		
SUMMARY STATEMENT: Signed into law by the Governor in May 2025, HB 2015 creates two new mechanisms to assist cities with funding for public safety. The passage of HB 2015 authorizes a councilmanic sales and use tax and has made approximately \$100 million in grants available for criminal justice purposes. The bill allows legislative bodies, such as the Black Diamond City Council, to establish this sales and use tax. The Enhanced Criminal Justice Sales and Use Tax would enable the Black Diamond City Council to levy an additional 0.1% in sales tax. The revenues would be restricted criminal justice purposes, which are defined in HB 2015 to include domestic violence services, public defenders, reentry work for inmates, reducing homelessness, improving behavioral health, community placements for juvenile offenders, community outreach, and mental health crisis response. To be eligible to impose this new sales and use tax, the Black Diamond Police Department must submit document to the Criminal Justice Training Commission (CJTC) demonstrating that it meets specified requirements. The City must also adhere to specified reporting requirements, as described in the attached Ordinance. The Police Department does meet these requirements and would be able to meet the reporting requirements. Adoption of the recommended Ordinance adds a new Chapter, 3.14, to the Black Diamond Municipal Code, entitled “Enhanced Criminal Justice Sales and Use Tax.” This chapter establishes the regulations governing assessment, collection, and authorized uses of the new		

sales and use tax.

FISCAL NOTE (Finance Department): The City of Black Diamond's sales tax rate is currently 8.8%. The passage of this Ordinance would increase the sales tax rate to 8.9% beginning January 1, 2026. This increase would increase the amount of sales taxes collected by approximately \$16,500 for the dedicated usage of criminal justice and public safety beginning in 2026.

Enhanced Criminal Justice Sales Tax Increase Calculation

New Levy Rate	8.9%	\$1,466,477.27
Current Levy Rate	8.8%	\$1,450,000
	0.1% Increase	\$16,477.27

COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:

RECOMMENDED ACTION: **MOTION to Approve Ordinance No. 25-1231, adopting the 0.1% Enhanced Criminal Justice Sales and Use tax; adding a new Chapter 3.14 to the municipal code; providing for severability; and establishing an effective date.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
September 4, 2025		

ORDINANCE NO. 25-1231

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON, ADOPTING A SALES AND USE TAX OF ONE-TENTH OF ONE PERCENT TO ENHANCE CRIMINAL JUSTICE; ADDING A NEW CHAPTER 3.14 TO THE MUNICIPAL CODE TO PROVIDE REGULATIONS GOVERNING THE ASSESSMENT AND COLLECTION OF THE ENHANCED CRIMINAL JUSTICE SALES AND USE TAX; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Washington State Legislature enacted House Bill 2015 in the 2025 legislative session, which authorizes qualified cities, towns, and counties to impose a new local option sales and use tax of one-tenth of one percent (0.1%) to be used for criminal justice purposes; and

WHEREAS, the City Council of the City Black Diamond desires to provide enhanced funding for criminal justice purposes; and

WHEREAS, the Black Diamond Police Department meets the requirements to receive a grant from the Local Law Enforcement Grant Program created by HB 2015, Section 101, Chapter 350, Laws of Washington; and

WHEREAS, the City of Black Diamond is a “qualified city” under Section 201(5)(b) of HB 2015 because its voters have not repealed by referendum the criminal justice sales tax imposed pursuant to RCW 82.14.340 or rejected a ballot proposition to impose the public safety sales tax authorized by RCW 82.14.450 in the previous 12 months;

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

Section 1. Findings. The City Council hereby makes the following findings:

- A. The City of Black Diamond, through its Police Department, meets the requirements to receive a grant from the Local Law Enforcement Grant Program created in Section 101, Chapter 350, Laws of Washington 2025, by having:
 1. Issued and implemented policies consistent with RCW 43.17.425 and 10.93.160, and the Office of the Attorney General’s Keep Washington Working Act guide, model policies, and training recommendations for state and local law enforcement agencies;

2. Participated in commission trainings as required by RCW 43.101.455 and 36.28A.445;
3. Issued and implemented policies and practices regarding use of force and de-escalation tactics consistent with RCW 10.120.030 and the Office of the Attorney General's model policies, and all other commission and Attorney General model policies regarding use of force for law enforcement, including, but not limited to, duty to intervene and training and use of canine teams;
4. Implemented use of force data collection and reporting consistent with chapters 10.118 and 10.120 RCW when the program is operational, as confirmed by a notice from the Attorney General's Office to all police chiefs and sheriffs;
5. Issued and implemented policies and practices consistent with chapters 7.105 and 9.41 RCW and the commission model policies and training addressing firearm relinquishment pursuant to court orders;
6. A 25 percent officer completion rate with the commission's 40-hour crisis intervention team training;
7. A 100 percent officer compliance rate for those officers required to complete trauma-informed, gender-based violence interviewing, investigation, response, and case review training developed or approved by the commission pursuant to RCW 43.101.272 and 43.101.276, and if requested by the commission, participated in agency case reviews;
8. Received funding from a sales and used tax authorized pursuant to RCW 82.14.340 or RCW 82.14.450;
9. A Chief of Police who is certified by the Criminal Justice Training Commission, and who has not been convicted of a felony anywhere in the United States or under foreign law, or been convicted of a gross misdemeanor involving moral turpitude, dishonesty, fraud, or corruption; and
10. Issued and implemented policies and practices that prohibit volunteers who assist with Black Diamond Police Department work from enforcing criminal laws, other than for assistance with special event traffic and parking, including engaging in pursuits, detention, arrests, the use of force, or the use of deadly force; carrying or the use of firearms or other weapons; or the use of dogs to track people or animals other than for purposes of search and rescue; and that set forth the required supervision of volunteers, including that they must be clearly identifiable by the public as distinguishable from peace officers and that any identifying insignia must be officially issued by the Black Diamond Police Department and only used when on duty.

B. The City has provided or will provide the Criminal Justice Training Commission with a detailed staffing plan specifying the following:

1. The total number of commissioned officers currently employed by the Black Diamond Police Department;
2. The total number of specially commissioned officers currently employed by the Black Diamond Police Department;
3. The total number of co-response teams established within the Black Diamond Police Department and what staffing are included in each co-response team;
4. The total number of administrative staff currently employed by the Black Diamond Police Department;
5. The number of officers on flexible work schedules;
6. The average 911 response rate of the Black Diamond Police Department over the 12-month period immediately preceding the month in which the City is submitting documentation to the Criminal Justice Training Commission; and
7. The average case closure rate of the City over the 12-month period immediately preceding the month in which the City is submitting documentation to the Criminal Justice Training Commission.

Section 2. New Chapter 3.14 BDMC Imposing Tax. A new Chapter 3.14 entitled “Enhanced Criminal Justice Sales and Use Tax” is hereby added to the Black Diamond Municipal Code, to read as follows:

CHAPTER 3.14

ENHANCED CRIMINAL JUSTICE SALES AND USE TAX

3.14.010 Tax imposed.

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

3.14.020 Applicability of tax.

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

3.14.030 Administration and collection.

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

3.14.040 Allowable uses of tax receipts.

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

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

3.14.050 Violation and penalty.

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

3.14.060 Annual reporting.

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

Section 3. Documentation to CJTC. The City Council requests that the Mayor or her designee submit all required documentation to the Criminal Justice Training Commission demonstrating that the City meets the requirements of Section 101, Chapter 350, Laws of Washington 2025, as described in Section 1 of this Ordinance. Such

documentation shall be submitted in a form and manner prescribed by the Criminal Justice Training Commission. If the Commission identifies any deficiencies in the City's submittal, the City shall rectify such deficiencies within 180 calendar days of the initial submittal.

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

Section 5. Severability. Each and every provision of this Ordinance shall be deemed severable. If any portion of this Ordinance is determined by final order of a court of competent jurisdiction to be void or unenforceable, such determination shall not affect the validity of the remaining provisions hereof, nor its applicability to other persons, entities, or circumstances; provided the intent of this Ordinance can still be furthered without the invalid or unenforceable provisions.

Section 6. Effective Date. This Ordinance shall be in full force and effect five (5) days after publication as required by law. A summary of this Ordinance may be published in lieu of the entire Ordinance, as authorized by state law. Pursuant to Section 2, above, the tax imposed by this Ordinance shall take effect on January 1, 2026.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 4TH DAY OF SEPTEMBER, 2025.

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk

APPROVED AS TO FORM:

David Linehan
City Attorney

Published: _____
Posted: _____
Effective Date: _____

Explore public safety funding pathways via **HB 2015**

July 29 webinar
AWC & CJTC



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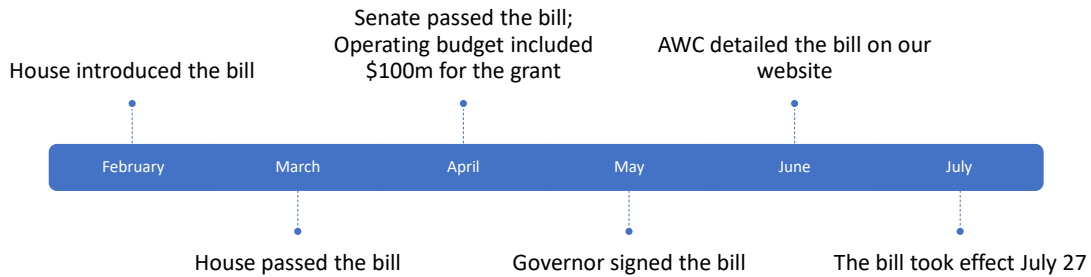
Disclaimer

Disclaimer: The information contained in this presentation is for general educational purposes only and is not intended to be legal advice. Please consult legal counsel for advice about specific questions.



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Background on the bill in 2025



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About HB 2015

The new law sets up two mechanisms for funding public safety:

Grant

A three-year \$100 million grant program for hiring, retaining, and training new police officers and co-responders

Sales tax

A councilmanic 0.1% local sales tax authority for broad public safety and criminal justice needs

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HB 2015: Two new funding mechanisms

The grant

- CJTC-administered
- \$100 million program
- Expires June 2028
- Can use for hiring/training new officers & co-responders
- 75% of salary covered
- 25% local match required
- Max. \$125k funding, per position
- Policy & training requirements to attain a grant
- Need to levy or receive one of three available public safety or criminal justice sales taxes first

Separate, but linked

You must *qualify*
for the grant to
take the sales tax

You must *receive*
or *levy* a public
safety sales tax to
get the grant

The sales tax

- Councilmanic through June 2028
- 0.1% tax on sales & use
- Permanent
- Broad use for public safety
- Stackable with other taxes & jurisdictions
- Need to meet the same requirements as the grant
- Do not need to apply for or receive the grant, just qualify for it



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New local option sales tax

0.1% sales & use tax

Every
\$100
in sales



10¢
revenue

The bill allows the legislative body of a city and/or county to establish a new local option 0.1% sales and use tax.

To be eligible, cities must meet the same requirements laid out for grant eligibility.



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Sales tax quick facts



Local legislative authority:
The tax can be imposed by councilmanic action through June 30, 2028



Permanent:
Once passed by the council, the sales tax is permanent



Stackable:
The taxes can stack with other sales taxes and jurisdictions; and revenues are not shared with other jurisdictions



Broad use:
The new 0.1% sales tax can be used for broadly defined "criminal justice purposes"



Requirements:
A city or county can only collect the tax if it meets all the requirements of the CJTC grant (But no requirement to *apply* for the grant)



Caveat:
The jurisdiction's voters must not have rejected or repealed any public safety sales tax within 12 months



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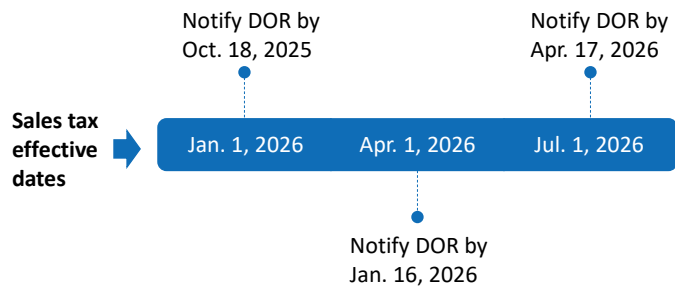
Timing: DOR notification deadlines

75 days prior



Before the new sales tax takes effect, cities must give DOR 75-days' notice of the passed ordinance and include a copy of it

DOR notification deadlines



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Broad use for the sales tax

Criminal justice purposes, such as:

- Domestic violence services
- Public defenders
- Diversion programs
- Reentry work for inmates
- Reducing homelessness or improving behavioral health
- Community placements for juvenile offenders
- Community outreach, alternative response, mental health crisis response



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Sales tax comparison

Law	Nickname	Taxing authority	Sales tax amount	Council or voter approved?	Use	Revenue sharing
RCW 82.14.340	Criminal Justice Sales Tax	County	0.1%	County Council	Criminal justice purposes	Per capita split: Counties receive 10%, with remaining 90% split between the county and all its cities on a per capita basis
RCW 82.14.450	Public Safety Sales Tax	City and/or county	0.1% for cities 0.3% for counties (Up to 0.3% total)	Voters (primary or general election)	1/3 use towards criminal justice and/or fire protection (other 2/3 is unrestricted)	If city-imposed: Revenue shared with its county (85% city, 15% county split) If county-imposed: Revenue shared with its cities (60% county, 40% to cities, divided per capita)
HB 2015	Public Safety Enhancement Sales Tax	City and/or county	0.1% each	City or County Council (through June 2028)	Criminal justice purposes	No sharing requirement: City and county can both pass and use the tax independently or in addition to the other



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New grant program

The bill establishes a new state-funded grant program administered by the Criminal Justice Training Commission (CJTC).

To be eligible, cities must meet a series of policy and training requirements.



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Grant program quick facts

- **Amount:** \$100 million grant pool, administered by CJTC
- **Length:** Three years (expires June 30, 2028)
- **Use:** Local law enforcement agencies can use grants for:
 - **Hiring:** New officer and co-responder recruiting, hiring, and retaining (lateral hires are prohibited)
 - **Training:** Funding use of force, de-escalation, crisis intervention, and trauma-informed trainings for officers to comply with CJTC's required trainings
 - **Other:** Grants may also be used for broader law enforcement and public safety efforts
- **Limitation:** Grants can cover 75% of salary + benefits for up to three years
 - (Up to a maximum of \$125,000 per position)
- **City or county must:**
 - Receive funding from an existing sales tax for public safety, or authorize the new one
 - Comply with new policies on agency leader qualifications and volunteer limitations
 - Implement trainings and data reporting in alignment with CJTC capacity
- **Co-response priority:**
 - Top funding priority goes to grant applications to start co-response or community immersion law enforcement programs
 - Second priority goes to agencies with existing co-response programs
 - Applications from all other agencies get next priority



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Grants may also be used for broader public safety efforts, including:

- Emergency management planning
- Environmental hazard mitigations
- Security personnel
- Community outreach and assistance programs
- Alternative response programs
- Mental health crisis response



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Requirements to qualify for a grant and/or sales tax

- **AGO training & policies:** Established policies that comply with state law as well as the Attorney General's guidance for law enforcement practices related to citizenship status
- **CJTC trainings:** Participated in CJTC trainings related to behavioral health and first aid
- **Use of force policies:** Established policies on de-escalation and use of force that incorporate the Attorney General's guidance on duty to intervene and use of police dogs
- **Use of force database:** Complied with state laws on use of force data reporting (once that state program is operational)
- **Court-ordered firearm relinquishment:** Established policies related to civil protection orders and the court-ordered surrender of firearms
- **Crisis intervention training:** At least 25% of officers who have completed CJTC crisis intervention team training
- **Gender-based violence trainings:** 100% completion by required officers for CJTC trainings on sexual assault and gender-based violence



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Requirements to qualify for a grant and/or sales tax (continued)

- **Public safety sales taxes:** Received funds from or authorized a public safety or criminal justice sales tax
- **Leadership requirements:** A police chief, sheriff, or marshal who is CJTC-certified and has no felony convictions or gross misdemeanor convictions for moral turpitude, dishonesty, fraud, or corruption
- **Volunteer requirements:** Establish policies for supervising agency volunteers, including insignia worn, and for restricting volunteers from enforcing criminal laws, using force, carrying weapons, or using dogs (besides search and rescue)
- **Staffing plans:** Provide detailed agency staffing reports and plans including numbers of co-response teams, administrative staff, specially commissioned officers, and officers on flexible schedules
- **911 & case-closure rates:** Provide average rates for the preceding year for 911 responses and case closures



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Questions?

Derrick Nunnally

AWC Government Relations Advocate

derrickn@awcnet.org

Emma Shepard

AWC Legislative Policy Analyst

emmas@awcnet.org

Sheila Gall

AWC General Counsel

sheilag@awcnet.org

Gail Stone

CJTC HB 2015 Program Manager

cjtchb2015@cjtc.wa.gov



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