

BLACK DIAMOND CITY COUNCIL MINUTES
Council Meeting of November 6, 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 Deady, Nielsen, Peterson, Mulvihill (Zoom), Young, Jones, Kumar

ABSENT: None

Staff present: Xavier Mason, Finance Director; Ryan Sweet, Capital Project/Program Manager; Chris Madeo, Stormwater Coordinator; Rob Reed, IS Manager; Jake Kapsandy, IT Tech II; Jill Kuzaro, Senior Planner; David Linehan, City Attorney; City Administrator, Kevin O'Neill; Brenda L. Martinez, City Clerk/HR Manager.

READING OF GUIDING PRINCIPLES

AGENDA REVIEW AND APPROVAL:

Councilmember Young pulled item 9 off the consent agenda.

Councilmember Peterson **moved** to approve the Agenda as amended; **second** Councilmember Nielsen. Motion **passed** with all voting in favor (7-0).

PUBLIC COMMENTS:

Kristiana de Leon, Black Diamond spoke to Council.

Geoff Bowie, Black Diamond spoke to Council.

APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS:

- 1) **AB25-114** – Re-Appointment of Pam McCain to Position No. 4 on the Planning Commission

Councilmember Peterson **moved** to confirm the Mayor's appointment of Pam McCain to Position No. 4 of the Planning Commission with said term ending December 31, 2029; **second** Councilmember Deady. Motion **passed** with all voting in favor (7-0).

~~2) AB25-115 – Re-Appointment of Carol Morgan to Position No. 6 on the Planning Commission—Pulled from the agenda.~~

3) **AB25-115** – Re-Appointment of Heather Asante to Position No. 7 on the Planning Commission

Councilmember Peterson **moved** to confirm the Mayor’s appointment of Heather Asante to Position No. 7 of the Planning Commission with said term ending December 31, 2029; **second** Councilmember Deady. Motion **passed** with all voting in favor (7-0).

Proclamation – World Kindness Day
Mayor Benson read the proclamation.

COMMITTEE REPORTS:

Public Safety – Councilmember Young shared with Council items discussed at this meeting.

DEPARTMENT REPORTS:

Police - Flock

Sergeant Goddard shared with Council a PowerPoint presentation regarding Flock cameras.

CONSENT AGENDA:

Mayor Benson stated that at the beginning of the meeting Item #9 AB25-120, a resolution regarding contract with Madrona Law was pulled from the consent agenda and moved to the last item under new business.

Councilmember Peterson **moved** to approve the Consent Agenda with deleting that item; **second** Councilmember Nielsen. Motion **passed** with all voting in favor (7-0). The Consent Agenda was approved as follows:

4) **Claim Checks** – November 6, 2025, Check No. 56625 through Check No. 56716 (voids 53124, 53505, 53580, 53823, 54390, 54428, 54684, 56559, 52282, 53191, 54493) in the amount of \$572,855.67

5) **Minutes** – Special Meeting of October 9, 2025, Special Meeting of October 16,2025, and Council Meeting of October 16,2025

6) **AB25-117** – Ordinance Regarding Business License Threshold Increase

7) **AB25-118** – Resolution Accepting Quote and Authorizing Purchase of New Mail Archiver

8) AB25-119 – Resolution Authorizing Purchases for Capacity Increase for Primary Infrastructure

PUBLIC HEARINGS:

10) AB25-121 – 2026 Preliminary Budget

Finance Director Mason reported on this item.

Mayor Benson opened the public hearing at 7:37 p.m. With no public comments heard Mayor Benson closed the public hearing at 7:37 p.m.

11) AB25-122 – 2026-2031 Capital Improvement Plan

Capital Projects/Program Manager Sweet shared a PowerPoint presentation with Council on this item and there discussion between Council and staff.

Mayor Benson opened the public hearing at 8:04 p.m.

Geoff Bowie, Black Diamond noted the flow of the document does not read well and referred to page six and seven and noted dollars in the middle and this is a formatting thing. He then referred to the T-3 and 216th and pedestrian improvements and if sidewalks were put in there, we would take a lot of area for folks to get into the store's parking area, page 30, Lawson Hill Connector/Parkway and noted the timing for project and doesn't know what Lawson Hill estates has to do with this. He then went into page 36 in the water section and the need to look at the WSFFA and the city isn't currently collecting hookups from the developer and confirmed this in the past with May Miller. He touched on the booster station and noted that before we spend any money, we need to make sure it is going to do something.

Dan Dal Santo, Black Diamond spoke that there is a funding agreement and the development should be paid for by the developer. He noted if you take the number of homes and x by the noted number of improvements, it would be 36 million and that should be a funded project.

Mayor Benson closed the public hearing at 8:15 p.m.

12) AB25-123 – Stormwater Management Program

Stormwater Coordinator Madeo shared with Council a PowerPoint presentation with Council.

Mayor Benson opened the public hearing at 8:49 p.m. No public testimony was heard, and Mayor Benson closed the public hearing at 8:49 p.m.

13) AB25-124 – Amendments to the City’s Comprehensive Plan to Incorporate Updated School District Capital Facilities Plans (Auburn, Enumclaw, Kent, and Tahoma School Districts)

Senior Planner Kuzaro reported on this item.

Mayor Benson opened the public hearing at 9:02 p.m.

Geoff Bowie, Black Diamond spoke on the original King County ordinance that set up the mechanism to collect impact fees, so the district calculates their cost for their facilities with a bottom-line number for the cost, titled Public Policy Discount and the individual school district decides what the number is. He spoke about the calculations and noted that the impact fee doesn’t get you there and this may be a workaround with the developer now, but the next school’s going to be a real problem.

Mayor Benson closed the public hearing at 9:04 p.m.

UNFINISHED BUSINESS: None

NEW BUSINESS:

14) AB25-125 – Ordinance Adopting Percentage of Increase in 2026 Property Taxes

Finance Director Mason updated the Council on this item.

Councilmember Jones **moved** to adopt Ordinance No. 25-1237 approving the Property Tax percentage amount as calculated by King County for 2026; **second** Councilmember Young. Motion **passed** with all voting in favor (7-0).

15) AB25-126 – Ordinance Adopting Total Property Tax Dollars for 2026

Councilmember Jones **moved** to approve Ordinance No. 25-1238 increasing the estimated assessed valuation and maximum property tax dollar amount for 2026 to be used for Public Safety, including Police, Fire, and Emergency Services; **second** Councilmember Deady. Motion **passed** with all voting in favor (7-0).

16) AB25-127 – Cell Phone Tower Lease

City Administrator O’Neill briefed the Council on this matter by sharing with them a PowerPoint presentation.

Councilmembers and staff had a robust conversation and touched on the possibility of holding a public hearing to hear from residents. City Administrator O’Neill also noted that the City currently started advertising for the Town Hall scheduled for November 20, 2025.

9) AB25-120 – Resolution Regarding Contract with Madrona Law for Legal Services

Councilmember Young read a prepared statement, Mayor Benson spoke about the history the city has had with Madrona Law, and it was also asked why there is no cap on this agreement.

Councilmember Jones **moved** to adopt Resolution No. 25-1707 approving a contract extension with Madron Law Group, PLLC, for City Attorney Legal Services; **second** Councilmember Deady. Motion passed with all voting in favor (7-0).

MAYOR'S REPORT:

Mayor Benson reported that there is nothing on the work session for 11/13 and is seeking guidance to cancel that meeting. She noted attending the annual joint meeting with the Enumclaw School District and Enumclaw City Council. She also attended the Flood Control District meeting, and leadership training with Paul Butler.

COUNCIL REPORTS:

Councilmember Peterson – no report.

Councilmember Mulvihill – no report.

Councilmember Young reported on the Mountain View Fire & Rescue Board meeting he attended on behalf of the city and thanked Mountain View Fire & Rescue for their response during the recent storm. He also thanked the Daughters of the American Revolution for their donation of 30 comfort kits for children. He touched on Halloween and the events that took place in Ten Trails and lastly, he thanked all of the candidates for putting themselves forward and for every resident who voted.

Councilmember Jones shared what his family did on Halloween. He asked citizens to help public works by taking their rakes and getting the leaves away from the storm drains and try to keep the leaves from all the leaf blowing from ending up in the streets and drains. He noted that the food banks consistently have a need for food, including pet food and diapers for kids and whatnot.

Councilmember Kumar – no report.

Councilmember Deady – no report.

Councilmember Nielsen thanked the veterans and asked people to clean out their pantries and take any items that you aren't going to eat to our food banks. She thanked the members of the community for making their voices heard and sharing ideas. She also thanked the Council, reporting that there have been some really good discussions on important topics, and she feels like we are moving in the right direction.

CITY ADMINISTRATOR REPORT:

City Administrator O'Neill reminded everyone that there will be a Town Hall meeting on November 20, 2025.

ATTORNEY REPORT:

City Attorney Linehan noted that there will be an executive session pursuant to RCW 42.30.110(1)(i) for some litigation updates.

PUBLIC COMMENTS:

Dan Dal Santo, Black Diamond spoke to Council.

EXECUTIVE SESSION:

At 10:11 pm. Mayor Benson announced that the Council would be going into executive session to discuss with legal counsel potential litigation. The executive session was expected to last 20 minutes with no action to follow. Councilmembers exited the Chambers to the patrol room and the executive session started at 10:12 p.m.

At 10:32 p.m. a ten-minute extension to the executive session was announced.

At 10:42 p.m. a four-minute extension to the executive session was announced.

At 10:47 p.m. Mayor Benson called the meeting back to order.

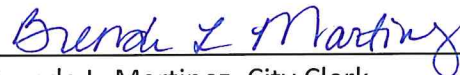
ADJOURNMENT:

Councilmember Deady **moved** to adjourn the meeting; **second** Councilmember Jones. Motion **passed** with all voting in favor (7-0). The meeting ended at 10:47 p.m.

ATTEST:



Carol Benson, Mayor



Brenda L. Martinez, City Clerk