

BLACK DIAMOND CITY COUNCIL MINUTES
Council Special Meeting (Retreat) of April 17, 2026
Hybrid Meeting Via Zoom and In-Person
Black Diamond Community Gym, 25511 Lawson Street, Black Diamond,
Washington

CALL TO ORDER, FLAG SALUTE, ROLL CALL:

Mayor Adler called the regular meeting to order at 1:33 p.m.

ROLL CALL:

PRESENT: Councilmembers Deady, Nielsen, Peterson, Sorci, Young, Dal Santo.

ABSENT: None

Staff present: Rob Reed, IS Manager (Zoom); Jake Kapsandy, IT Tech II; Kevin O’Neill, City Administrator; Scott Hanis, Public Works Director; Jamey Kiblinger, Police Chief; Jessica Zielinski, Assistant Planner/Permit Tech; Brenda L. Martinez, City Clerk/HR Manager.

Mayor Adler welcomed everyone and thanked them for attending.

1) City Growth and Development Overview

City Administrator O’Neill along with Assistant Planner/Permit Tech Zielinski presented a PowerPoint presentation to Council that touched on Commercial and Residential Growth in the City. The projects shared were:

❖ **Commercial**

- Oakpointe Coffee
- Diamond Square Expansion
- Mine Station 11/Retail South
- Retail North
- Diamond Market Gas
- Morgan Ridge Mixed-Use Development
- Indoor Recreational Pickleball Facility
- Sayers/Callison Civil Permit
- Enumclaw School District Elementary School
- WSDOT Fish Passage Project
- Goddard School in Ten Trails
- The Commons in Ten Trails
- Quick Quack Car Wash
- Projects under construction: Chevron, Safeway, Key Bank

❖ Residential Projects

- Rainier View Manufactured Home Park (King County Housing Authority)
- Rock Creek Reserve
- Sawyer Landing
- Diamond Heights
- Evan Morris Foundation (EMF) Preliminary Plat

❖ Oakpointe – Overview of MPD Activity

- Ten Trails and Lawson Hills Obligation Matrix
- Conceptual Site Plan – Ten Trails
- Lawson Hills Concept Phasing Plan
- Conceptual Plan – Black Diamond Combined Projects
- Proposed State Route Improvements

At 3:00 p.m. Mayor Adler called a recess for approximately 5 minutes.

At 3:09 p.m. Mayor Adler called the meeting back to order.

City Administrator O'Neill introduced Brian Murphy and Maddie Immel from BERK Consulting who will be working with Council for the next three hours on strategic planning.

2) Introduction and Strategic Planning Overview

The Consultants shared with Council what today's objective is, their role, the project calendar, why the City wants a Strategic Plan, Population Growth, Plan Altitude, and key concepts to make strategic planning impactful.

3) Visioning – Black Diamond's Vision from the 2024-2044 Comprehensive Plan

The consultants asked Council to provide input regarding the following:

- What do you like about this statement? What ideas, words, or phrases?
- Where do you see tensions and tradeoffs?
- What's our vision for the City of Black Diamond, as an organization?

4) Strengths, Challenges, Opportunities, and Threats (SWOT Assessment)

The Consultant provided each Councilmember with a different color of Post-it notes and asked them to identify strengths, challenges, opportunities, and threats for the following areas:

- Community and Identity
- Built and Natural Environment
- City Services
- City Organization and Capacity

In closing, the consultants reviewed the project timeline and indicated they will incorporate all feedback to develop an initial draft plan. They will collaborate with the City's management team during a strategic planning workshop on April 27, followed by the next Council work session on June 2.


Mayor Pro-Tem Deady thanked the consultants and everyone for their participation today, including the public and staff.

ADJOURNMENT:

Councilmember Deady **moved** to adjourn the meeting; **second** Councilmember Peterson. Motion **passed** with all voting in favor (5-0). The meeting ended at 5:49 p.m.



John Adler, Mayor

ATTEST:


Brenda L. Martinez, City Clerk
