

**BLACK DIAMOND CITY COUNCIL  
WORK SESSION MINUTES  
November 8, 2018**

Council Chamber, 25510 Lawson Street, Black Diamond, Washington

**CALL TO ORDER, FLAG SALUTE:**

Mayor Benson called the regular work session meeting to order at 6:01 p.m. and led us all in the Flag Salute.

**ROLL CALL:**

**PRESENT:** Councilmembers Oglesbee, Edelman, Stout and Wisnoski.

**ABSENT:** Councilmember Deady (excused).

Staff present: Mayene Miller, Finance Director and Kathy Allen, Deputy City Clerk.

**1) Discussion on Possible Property Tax Increase and 2019 Preliminary Budget General Fund Revenue Sources**

Finance Director Miller noted that following this meeting is a public hearing on this subject. She spoke to Council about the 2019 preliminary budget General Fund revenue sources. She noted that following this meeting will be the public hearing regarding this subject. She discussed the property tax increase of 1% and how the formula works. She noted 55% of our revenue is property tax. She discussed the two ordinances that will be coming before Council for a vote. The first one will be the percentage increase in 2019 property tax and the second is adopting the total property tax dollars for the 2019 budget.

There was discussion between Council and staff on property values from last year to this year, and deferred property taxes for senior citizens and how that process works.

**ADJOURNMENT:**

Councilmember Edelman **moved** to adjourn the meeting; **second** Councilmember Oglesbee. Motion **passed** with all voting in favor (4-0).

The meeting ended at 6:34 p.m.

ATTEST:

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Carol Benson, Mayor

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Brenda L. Martinez, City Clerk

**BLACK DIAMOND CITY COUNCIL  
SPECIAL MEETING MINUTES**

**November 8, 2018**

Council Chamber, 25510 Lawson Street, Black Diamond, Washington

**CALL TO ORDER, FLAG SALUTE:**

Mayor Benson called the special meeting to order at 7:01 p.m. and led us all in the Flag Salute.

**ROLL CALL:**

**PRESENT:** Councilmembers Oglesbee, Edelman, Stout and Wisnoski. (Councilmember Edelman was not present for roll call and entered the meeting at 7:05 p.m.)

**ABSENT:** Councilmember Deady (excused)

Staff present were: Mayene Miller, Finance Director and Kathy Allen, Deputy City Clerk.

**PUBLIC HEARING**

- 1) **AB18-095** – Proposed General Fund Revenue Sources for the 2019 Budget Including Possible Increases in Property Tax Levy

Finance Director Miller addressed Council on this item.

Mayor Benson opened the public hearing at 7:12 p.m.

Kristen Bryant, Bellevue stated that she reviewed the agenda bill for the property tax ordinance and noted it would be helpful if Council summarized anything from the work session so it is on the record. She also noted the wording on the agenda bill is misleading information that it could be interpreted a couple of ways, regarding property tax certifications filed in King County being used for public safety, including fire, police and emergency services. She stated there is no rule or law that says that's where the property taxes will go, they go to the general fund and the way this is written is unclear as it sounds like that is a requirement and it certainly is not. She noted the City may want to adjust that and use funds for something else. She also noted there are ways to get through budget without raising taxes and raising taxes 1% on everyone isn't necessary this year – there are more efficient ways without raising everyone's tax burden.

Gary Davis, Black Diamond agreed with the previous speaker's comments and suggested that a real effort be made to educate the public on how this tax increase and the interaction with King County goes on annual basis. He noted that perhaps a letter to the editor could be done in the City's paper of record. Some people seem to think the City has

enough money coming in and there is not a need for this 1% increase. His understanding is that maybe the City does and or maybe it doesn't. He further stated that education might make it a lot easier when the City really does need a tax increase to sell it to the public.

Mayor Benson closed the public hearing at 7:16:16 p.m.

**ADJOURNMENT:**

Councilmember Wisnoski **moved** to adjourn the meeting; **second** Councilmember Edelman. Motion **passed** with all voting in favor (4-0).

The meeting ended at 7:16:21 p.m.

ATTEST:

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Carol Benson, Mayor

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Brenda L. Martinez, City Clerk

**BLACK DIAMOND CITY COUNCIL  
SPECIAL MEETING MINUTES**

**November 15, 2018**

Council Chamber, 25510 Lawson Street, Black Diamond, Washington

**CALL TO ORDER, FLAG SALUTE:**

Mayor Benson called the special meeting to order at 5:30 p.m. and led us all in the Flag Salute.

**ROLL CALL:**

**PRESENT:** Councilmembers Oglesbee, Edelman, Stout and Wisnoski. (Councilmember Edelman was not present for roll call and entered the meeting at 7:05 p.m.)

**ABSENT:** Councilmember Deady (excused)

Staff present were: Mayene Miller, Finance Director and Kathy Allen, Deputy City Clerk.

**WORK SESSION:**

1) Discussion and Review of Stormwater Rate Analysis Model and Options

Mayor Benson welcomed everyone and stated that tonight's meeting is a discussion and review of the stormwater rate analysis model options and then turned the meeting over Finance Director Miller.

Finance Director Miller introduced Ashley Emery of Peninsula Financial Consulting who prepared the city's rate model a few years ago and he was hired again to update the model based on information obtained from the City. Ms. Miller noted that a 2019 rate increase is urgently needed to provide the necessary cash flow to pay operating costs.

During the work session it was discussed how the City sets this rate and what an Equivalent Residential Unit (ERU) is. Also discussed was how utility funds need to be sustainable by the rates collected. Different rate options were reviewed using different growth scenarios and following the financial analysis model options. Staff and the consultant recommended raising the rate from \$16.00 per month to \$19.00 per month per ERU starting January 1, 2019 and then adding an inflationary amount based on the CPI-U starting in 2020 and beyond.

There was discussion between Council and staff with consensus to move forward with staff's suggested rate and adding the inflationary amount in 2020.

In closing, Finance Director Miller discussed the process moving forward and noted there will be a public hearing on December 3<sup>rd</sup> with adoption scheduled for December 6<sup>th</sup>, as the increase needs to be to King County by December 13<sup>th</sup>.

**ADJOURNMENT:**

Councilmember Wisnoski **moved** to adjourn the meeting; **second** Councilmember Edelman. Motion **passed** with all voting in favor (5-0).

The meeting ended at 6:41 p.m.

ATTEST:

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Carol Benson, Mayor

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Brenda L. Martinez, City Clerk

**BLACK DIAMOND CITY COUNCIL MINUTES**  
**Council Meeting of November 15, 2018**  
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, Oglesbee, Edelman, Stout, and Wisnoski.

**ABSENT:** None

Staff present: Andrew Williamson, MDRT/Ec Dev Director; Mayene Miller, Finance Director; Seth Boettcher, Public Works Director; Kevin Esping, Facilities Manager; David Linehan, City Attorney, and Brenda L. Martinez, City Clerk.

**AGENDA REVIEW AND APPROVAL:**

Councilmember Edelman **moved** to approve the agenda; **second** Councilmember Deady. Motion **passed** with all voting in favor (5-0).

MDRT/Ec Dev Director Williamson reported on item #4 under the consent agenda regarding addressing issues on the plat. In the Black Diamond Municipal Code it allows the Community Development Director to assign streets and addresses which is his responsibility overseeing this plat. He noted in the final review of the plat on lots 277, 278, 279, 280, 281, 282, 283, and 284 those are the lots on the loop around cul de sac that will have the park in it. Those lots were incorrectly addressed with Dogwood Street instead of Adler Lane SE and where Fir Avenue and Ash Avenue (the curve) lots 351, 352, 353, and 354 were Ash Avenue and need to be moved to SE Fir Street. He noted these will be brought to the Mayor with the corrections for her signature. He also noted that addressing can always be changed by the 911 system, even though the City does it. He thanked the Councilmembers for coming and touring the plat and asking great questions and discussed the parks that will be coming in this plat.

**APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS: None**

## CONSENT AGENDA:

Councilmember Edelman **moved** to adopt the Consent Agenda with the changes to AB18-096 Resolution No. 18-1280 as noted by Mr. Williamson; **second** Councilmember Deady. Motion **passed** with all voting in favor (5-0). The Consent Agenda was approved as follows:

- 1) **Claim Checks** – November 15, 2018 – Check No. 46879 through 46914 and EFTs in the amount of \$589,993.72
- 2) **Payroll** – October 31, 2018 – Check No. 19653 through 19673 (voids 19658 ,19662) and ACHs in the amount of \$341,644.76
- 3) **Minutes** –Special Meeting of October 25, 2018 and Council Meeting of November 1, 2018
- 4) **AB18-096** – Resolution No. 18-1280 Regarding Final Plat Approval for Divisions 3 – 5 and 8 of Ten Trails PP1

**PUBLIC COMMENTS:** None

## PUBLIC HEARINGS:

- 5) **AB18-097** – 2019 Preliminary Budget

Finance Director Miller reported on this item.

Mayor Benson opened the public hearing at 7:08:44 p.m. No public testimony was heard, and the hearing was closed at 7:08:49 p.m.

- 6) **AB18-098** – Resolution Regarding Proposed Stormwater Management Program Plan

Public Works Director Boettcher discussed this item.

Mayor Benson opened the public hearing at 7:11 p.m.

Kristen Bryant, Bellevue noted growing up in Black Diamond and continuing to work on protecting the environment around this beautiful City. She commented when the developments were approved, the stormwater regulations were not as stringent as they could be. She noted now is the time for the City to look at what else can be done, especially when development comes in. What do the scientists see that doesn't get cleaned up well enough, because clearly stormwater continues to be an issue as we keep hearing about the unfortunate state of Puget Sound and all the streams in Black Diamond eventually make their way out there. The City can go beyond the minimum requirements and how developments are managing this, so that existing residents do not have to pay for cleaning up something that was poorly built in the past. She noted the need to start looking ahead because the big developer Oakpointe will not be here forever and the City needs to really think long-term.

Kevin Esping, Facilities Manager discussed public works staff having extensive stormwater training and they do take it seriously.

Mayor Benson closed the public hearing at 7:15 p.m.

**7) AB18-099 – Ordinance Regarding Complete Streets Policy**

Public Works Director Boettcher spoke to Council on this item.

Mayor Benson opened the public hearing at 7:17:11 p.m. No public testimony was heard, and the public hearing was closed at 7:17:14 p.m.

**NEW BUSINESS:**

**8) AB18-100 – Ordinance No. 18-1107 Adopting Percentage Increase in 2019 Property Tax**

Finance Director Miller reported to Council on this item.

There was Council discussion.

Councilmember Deady **moved** to adopt Resolution No. 18-1107, setting the base property tax dollar increase and percentage increase as calculated by King County for 2019 property taxes; **second** Councilmember Wisnoski. Motion **passed** with all voting in favor (5-0).

**9) AB18-101 – Ordinance No. 18-1108 Adopting Total Property Tax Dollars for 2019 Budget**

Finance Director Miller reported on this to Council.

There was discussion from Council on the two property tax ordinances for adoption and Council noted the intent was the first ordinance adopted was for the percentage increase and this ordinance would adopt the total dollar amount for 2019.

Councilmember Edelman **moved** to adopt the ordinance setting property tax dollar amount for 2019 to be used for Public Safety, including Police, Fire, and Emergency Services; **second** Councilmember Wisnoski. Motion **passed** with all voting in favor (5-0).

**10) AB18-102 – Ordinance No. 18-1109 Adopting Metro Pass-Through Sewer Rate Increase**

Finance Director Miller discussed this with Council.

Councilmember Oglesbee **moved** to adopt Ordinance No. 18-1109 authorizing the Metro pass-through rate increase effective January 1, 2019; **second** Councilmember Edelman. Motion **passed** with all voting in favor (5-0).

**DEPARTMENT REPORTS:**



**Fire Department** – Mayor Benson announced there will be an Ad Hoc meeting on November 19 at 6:30 p.m.

**MDRT** – Director Williamson updated Council on the projects and the MDRT department workload for the remainder of 2018 and into 2019.

### **MAYOR'S REPORT:**

Mayor Benson reported attending the joint meeting on the 5<sup>th</sup> with the Enumclaw School District and the City of Enumclaw, Finance Committee meeting, and the Planning/Community Services Committee meeting where they are working on the Comprehensive Plan update review.

### **COUNCIL REPORTS:**

Councilmember Stout reported going to the same meetings as the Mayor and noted the tour at the Enumclaw High School was great and commented on the design elements of the building being very thoughtful. She noted attending the Finance Committee meeting where items on tonight's were discussed and the November 8<sup>th</sup> Council meetings.

Councilmember Wisnoski stated the joint meeting on the 5<sup>th</sup> was great. He noted that concerns about the BASK program relocation was discussed, and it was nice to see the design elements on the tour of the high school. He attended the work session on the budget, the Planning/Community Services Committee meeting where they are reviewing the Comprehensive Plan and noted looking forward to getting it to Council early next year.

Councilmember Deady reported meeting with Mr. Williamson to tour the plats. She also shared that our roundabout is much nicer than those in Australia.

Councilmember Oglesbee reported meeting with Finance Director Miller on the budget, attending the joint meeting on November 5<sup>th</sup> with the Enumclaw School District and the City of Enumclaw; she gave a shout out to her son who helped with the cooking of the dinner for the joint meeting. She noted also attending the Planning/Community Services Committee meeting and reminded everyone about the upcoming Kiwanis Community Thanksgiving dinner on Sunday. She noted this is free and goes from 11 a.m. – 1 p.m. She shared with everyone that Small Business Saturday is the Saturday after Thanksgiving.

Councilmember Edelman reported attending the meeting everyone else did. She also attended the SEAL TC meeting, Chamber Luncheon, pre-PIC which was on toxic social media and the PIC meeting. She shared that King County's budget is 11.7 billion dollars and noted the next SCA Networking Dinner is scheduled for December 5 and will be at The Club at Snoqualmie Ridge.

**ATTORNEY REPORT:** None

### **PUBLIC COMMENTS:**

Gary Davis, Black Diamond spoke to Council.

Kristen Bryant, Bellevue spoke to Council.

**EXECUTIVE SESSION:** None

**ADJOURNMENT:**

Councilmember Deady **moved** to adjourn the meeting; **second** Councilmember Oglesbee. Motion **passed** with all voting in favor (5-0).

The meeting ended at 7:58 p.m.

ATTEST:

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Carol Benson, Mayor

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Brenda L. Martinez, City Clerk

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