

CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

February 1, 2022

**CALL TO ORDER:** Mayor Kimberly Lisk called online regular meeting of the Carnation City Council to order at 7:00 PM on February 1, 2022. Councilmember Harris led the Pledge of Allegiance.

**ROLL CALL:** Mayor Kim Lisk, Deputy Mayor Jim Ribail, Councilmember Tim Harris, Councilmember Adair Hawkins, Councilmember Dustin Green, and citizens were in attendance by audio/videoconference.

**APPROVAL OF AGENDA:** MOTION BY COUNCILMEMBER HAWKINS AND SECOND BY COUNCILMEMBER HARRIS TO APPROVE THE AGENDA. MOTION BY COUNCILMEMBER HARRIS AND SECOND BY DEPUTY MAYOR RIBAIL TO TAKE ITEMS NO. 1 AND 2 UNDER ADDITIONAL BUSINESS AND MOVE THEM ABOVE THE AGENDA BILL AND MOVE AGENDA BILL TO UNDER ITEMS 2 AND 3 UNDER DISCUSSION. MOTION PASSED UNANIMOUSLY (5-0).

**CONSENT AGENDA:** MOTION BY DEPUTY MAYOR RIBAIL AND SECOND BY COUNCILMEMBER HARRIS TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY (5-0).

- A. Approval of Minutes: Minutes will be presented for approval in February.
- B. Approval of Claims Check Vouchers. (*Claims vouchers and invoices reviewed by Councilmember Tim Harris*)
- C. Approval of January 2022 Payroll Direct Deposits and Checks: Deposits and checks will be presented for approval in February.

**EXECUTIVE SESSION:** RCW 42.30.110.1(b)- To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price.  
City Council went into Executive Session at 7:02PM; Executive Session ended at 7:22PM.

**REPORTS & REQUESTS:**

Councilmember Green:

- . nothing to report.

Councilmember Hawkins:

- . Snoqualmie Valley Government Association meeting was fantastic and thanked Deputy Mayor Ribail and Councilmember Green.
- . Discussions with Senator Brad Hawkins regarding local transportation costs, grants, and kid's afterschool activities.
- . Attended a class on how to fund transportation.
- . Safety Committee and their work on an emergency management plan.
- . Sheriff's Department has reduced staff due to COVID and so response times are increased. Sheriff's Department recommended making requests online.

Councilmember Harris:

- . Attended the Tolt Ave CBD Project pre-construction coordination meeting on December 30<sup>th</sup> which primarily included discussion about the joint utility trench.
- . Coffee with Council with Councilmember Hawkins on 1/22/22 – discussed street issues on Bird Street. PW and CM are taking a close look at the issues.
- . Tolt Commons Visioning Committee has met twice – 1/22/22 and 1/29/22.
- . F&O Committee met for first time on 2/1/22 to get organized and discussed various

CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

February 1, 2022

parts of City finances that will be reviewed; expanded the scope of F&O to look at payroll, discussed areas that Auditor needs to look at, discussed putting together master list of all City contracts with expiration dates.

Deputy Mayor Ribail:

. On 1/19/22 attend Snoqualmie Valley Watershed meeting. Senate bill re: riparian zone increasing from 50 - 100 ft buffer to 100 – 250 ft buffers which would cut into agricultural land in the valley – bill has been tabled until next session.

. On 2/26/22 ran SVGA remote meeting from Wenatchee. Thanks to all who helped him. Jack Johnston did a great presentation on grant opportunities through the Federal government. Salwa Raphael and Amy Biggs gave presentation on mobility in the valley. SVGA Transportation Committee headed up by the mayors gave an great presentation. Meeting was attended by Sarah Perry and new state representatives. Next meeting with be on economic development.

Mayor Lisk:

. First Safety & Emergency meeting last Monday. Will make sure the Riverview SD is included in the future. Will hold several events: bike safety with Deputy Kim, National Night Out the first Tuesday in August, and Dam Evacuation Drill in September.

. Attended Mayor’s meeting 2/1/22. Items from Mark Mullet: 1. Police reform bills being reviewed; 2. Working on amending some land use control bills; 3. The transportation package will not be seeking gas tax for this year but trying to fully fund projects e.g., Highway 18 and the Snoqualmie Parkway.

. During monthly meeting with Representative Sarah Perry, she indicated that she had money for water projects, and we can ask for grant money for our water system.

. During monthly meeting with Snoqualmie Tribe the Tolt Commons was discussed and they are happy with the project overall but will be checking in with their tribal council.

. During SVGA meeting there was discussion about helicopters/air traffic at Snoqualmie Falls and the tribe will send a letter will be sent to State requesting changes to how low the helicopters can go and the distance they can be from the falls.

. Mayor and Deputy Mayor met with Tamer Abouzeid, Director of OLEO. Will ask him to come meet with Council.

**AFFILIATE  
REPORTS:**

- Presentation on Diversity and Inclusion by Jim Lopez, Deputy City Manager, City of Kirkland (10 min.)
- Presentation from Snoqualmie Watershed Forum by Elissa Ostergaard (10 min.)
- Updates to the City of Carnation Street and Storm Sewer System Standards. Lighting. Jorge Garcia, City Engineer.

**STAFF REPORTS:**

City Manager - Ana Cortez:

. Kelly Russell has departed and will be missed.

. Maria is onboard and will give reports on Treasury and Payroll.

. Tolt Committee met 3 times in January 2022. Salwa Raphael was elected chair and she will be presenting on the Tolt Committee later tonight.

. Working with Stacy to finalize 4 contracts that due to amounts do not need City Council authorization, but as a practice I will bring this information to you on a periodic basis. One is extension for Ben Thompson (helps with public safety events and staffs

CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

February 1, 2022

committee) amended 2021 contract to extend to 2022 with same terms. Meta Consulting, we are waiting on insurance papers, will provide public information and strategic communication services. We procured through MSRC roster. Maria Pena has already started her contract and will provide a better scope of work in March. Contract for ARPA with Ricardo Noguera. He was selected by public RFQ process.

. Council Retreat on February 26; all council members are scheduled for a one-on-one interview with Michael Pendleton on February 8.

Finance - Maria Pena:

. Finance: Grateful to Kelly for helping her out before she left.

. Work on month end but not ready for this meeting. Goal to get month end to you each month and quarterly report as Kelly had done previously.

. Payroll: got almost all W2's out but there a couple we had questions on and are working on those. Had to file an extension for W2 but hope to complete in next week or so.

Planning - Jean Lin:

. First Planning Board meeting this past Tuesday. This meeting was a refresher regarding how we will approach the comprehensive plan update and visioning process. Trained board on open meetings act because have new board members. Next meeting will be February 22.

. First Parks Advisory Board meeting will be February 7. Will be presenting the final Parks, Recreation, and Open Space plan for their recommendation. We have received \$30K from King County in grant funding for parks improvements. We will be discussing how to use that money. Terms for 3 Parks Board members have ended but they kindly agreed to stay on to see the PROS plan completed. Will be soliciting applications for these seats in the next few months.

. Just approved the design review and site development review applications for the Tolt Villas project. There will be 44 units which includes - 9 live/work units, and 34 townhouses. Process of reviewing construction permits for this project.

. Chamber of Commerce will be annual meeting this Thursday and Jean plans to attend to meet members of Chamber.

Customer Service - Becky Buelna:

. Water shutoff process – there were 35 accounts this month that should have been shut off. We decided to hold off due to some inconsistencies and the City Attorney is reviewing.

. Confluence Building infrastructure civil construction permits have been issued. No building permits have been issued.

Public Works – Ana Cortez:

. We are recruiting for new member of the team. It will be posted internally for 5 days and then after that it will be posted publicly on our website.

. Alley J was worked on this past week. Received requests for other alley work.

**CITIZEN  
COMMENTS &  
REQUESTS:**

Dr. Anthony Smith, Superintendent for Riverview School District [15510 – 1<sup>st</sup> AVE NE, Duvall, WA 98019]: Thanked council for their service. Two replacement levies on the February 8<sup>th</sup> ballot – Tech replacement and EPNO replacement. Attended Chamber of Commerce meeting and is excited about vision for new city hall. Announced his

CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

February 1, 2022

retirement in January. School board has started succession planning. Lisa Yaeger reported to school board about impact fees and asked school district to consider a discount for certain nonprofits.

Daniel Encisco [4703 – 328<sup>th</sup> AVE NE, Carnation, WA 98014]: New city hall is being pushed too quick; talked to some of councilmembers about this. Not concerned about the location, it could be anywhere.

Jessica Merizan (4451 – 333<sup>rd</sup> AVE NE, Carnation, WA 98014): Big heart plus one smiley emoji for the work the city is doing on Tolt Commons and Mayor Lisk's partnership with the Snoqualmie Tribe. She has been working with the tribe on the ancestral lands movement and there is an opportunity to have signage around the city. Consider putting up some of these signs at trail heads and parks and areas that the city controls and she is happy to coordinate.

Becky Nixon [31650 W Entwistle ST, Carnation, WA 98014]: She is the owner of Pete's Bar & Grill with her husband Mark Radborn. Thank you to councilmembers Green and Harris for listening and being prepared for positive possibility discussions. She is concerned about the proposed site for city hall next to Pete's Club. She feels the site will not allow for expansion of employees and the building will be obsolete by the time the city breaks ground. She is also concerned about the Open Space and Festival Street. She is concerned about parking downtown and feels the proposed city hall takes away parking for downtown.

Salwa Raphael [31627 W Morrison ST, Carnation WA 98014]: Thank you to city staff and the council for listening to her concerns about the safety at the Morrison and Tolt crossing. She is curious about the timeline of the flashing light and paint on the road proposed by WSDOT. The speed sign coming from Duvall has not been working for a while and not working to calm traffic down. She would like it replaced and upgraded. There is a tree that is blocking flashing lights for traffic coming from the south.

Mike Flowers [33342 NE 42<sup>nd</sup> PL, Carnation, WA 98104]: He is in favor of having city hall at the triangle property, there are lots of very good reasons for it, such as cost. Keeping city hall at the current site would result in losing funds for other projects. City hall being on the same side of street at Tolt Commons complements the location and adds to safety for city events.

Jules Hughes [31721 W Rutherford ST, Carnation, WA 98104]: Jules read a prepared statement regarding the new city hall. She is pleased that city hall will not be built on the Legion Hall site, but the triangle site is not idea either. Once you build on open space, it most likely gone forever. She feels we should do all we can to hold onto the open spaces. She is concerned about the city abandoning the current site of city hall to a developer that may be guided by the common good of the citizens. She feels city hall should remain at its current site for historical reasons and its proximity to the senior center. Festival Street on Bird Street (1 block east and 1 block west of Tolt AVE) and open space should still be considered and engage owners of businesses to engage in the Festival Street vision.

Brian Bodenbock [32007 Rutherford ST, Carnation, WA 98014]: Tolt Visions Committee took a vote and 3 people were for the triangle site, 2 people were neutral or had conditions, and 11 people voted against it. He feels the city must make a commitment to replace that open space within the Tolt Commons somewhere for him to support the triangle site for city hall. He does not want to see that open space be lost.

CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

February 1, 2022

**ADDITIONAL  
BUSINESS &  
DISCUSSION  
ITEMS:**

1. Review of recommended amendments to CMC 15.08 Basic Definitions and Interpretations, 15.09.200 Mailing Requirements, 15.16 Subdivision and 15.88 Critical Areas pertaining to bonding provisions, 15.17 Development Agreements and 15.72 Parking pertaining to parking provisions, 15.18 Land Use Approvals, 15.40 Permitted Uses, 15.44 Supplementary Use Regulations, 15.45 Temporary Use Regulations, 15.48 Density and Dimensional Regulations, 15.96 Design Standards and Historic Preservation, and 15.110 Marijuana Related Uses. Jean Lin

Discussion:

- a. Jean Lin gave a power point presentation overview of the amendment phases and changes.
- b. Proposed text changes are the same as presented in previous meetings.
- c. City attorney on making refinements for clarification, legal defensibility and internally consistent.
- d. Council's and City Attorney's comments will be reflected in the changes and presented at the public hearing.
- e. Deputy Mayor requested a study session next Tuesday, February 8 at 6PM.

2. Discussion on the Carnation Comprehensive Plan Visioning. Jean Lin.

Discussion:

- a. Jean Lin gave a power point presentation on the vision process.
- b. Part of the comprehensive plan update process.
- c. Establish the community's vision and goals. Community engagement is a major component.
- d. We have not adopted a formal vision statement.
- e. Planning Board has directed city to restructure our goals to overarching goals.
- f. Community engagement strategies making it easy to engage in the process.
- g. Touch points with board, council, and community as part of the visioning process – how often we engage with various groups.
- h. Council wants to formalize the vision statement; council asked about the analytics for community engagement. Deputy Mayor Ribail and Councilmember Harris both offered their expertise on analytics.

**AGENDA BILLS:**

**AB22-11–  
Resolution:  
Community  
Space,  
Emergency  
Operation and**

MOTION BY COUNCILMEMBER HARRIS AND SECOND BY COUNCILMEMBER HAWKINS TO DIRECT CITY MANAGER TO PROCEED WITH DEVELOPMENT OF THE COMMUNITY SPACE, EMERGENCY OPERATION AND PUBLIC SERVICES CENTER AT 4620 TOLT AVE, KING COUNTY, PARCEL NO. 865830-1810. MOTION PASSED (4-1). (GREEN: NAY)

CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

February 1, 2022

**Public Services  
Center at 4620  
Tolt Avenue,  
King County  
Parcel No.  
865830-1810**

Discussion:

- a. Tolt Visioning Committee was asked to accept the triangle site
- b. Chair, Salwa Raphael, reported the last two meetings were focused on rejecting or accepting site. The voting yielded 11 to reject the current proposed site, 3 approved proposed site, 1 approved site with modifications.
- c. City Manager Cortez informed the group that she would be making a recommendation to council to proceed with building at 4620 Tolt AVE (triangle site).
- d. City Manager Cortez shared the webpage on the city's website on the Community Space Development and read some of the documents on the webpage.
- e. The funding we have from state and federal government is attached to the community space and EOC development, not for city hall.
- f. Phase one is city hall/community space/EOC and Phase two is improvements to the public works building to include offices for employees.
- g. City is not planning on a parks & recreation facility but is constructing a community space.
- h. The current design makes no changes to current parking.
- i. City Manager Cortez requests council to approve the resolution attached to AB22-11.
- j. Same 3 reasons exist to build on this site: 1. The project can be done on budget, 2. The city controls the site; and 3. Minimizes variables.
- k. Councilmember Green supports the Tolt Visioning Committee and does not support the triangle site. He feels Shaefer property makes the most sense. He feels we could sell city hall site and public works site and build a municipal center on the Schefer property.
- l. Councilmember Harris does support triangle lot. We wanted no new taxes. We received funding from state and on the verge of securing funding from the federal government based on the promise we would provide a public meeting space in the central part of our town. We would need to turn down 2.5 million dollars. He does not feel putting the EOC or public works yard in a flood plane is the best approach. Public restrooms to Tolt Commons and Hockert Park will be provided at the triangle site. It has central access to the most residents possible. There is space for the King County Sheriff can operate out of.
- m. Deputy Mayor Ribail asked if the Schefer property could be used and constructed in two phases. He does like triangle site for several reasons.
- n. City Manager Cortez indicated that the location floods, she does not know what construction would need to happen to build a safe city hall/EOC/community space/public works building. She is not sure we could build with budget that we have.
- o. Councilmember Hawkins' three most important items are safety, finances, and restrooms. The triangle spot is least expensive, practical and it is our vision of the Tolt Commons area.

CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

February 1, 2022

- p. Mayor Lisk has attended all Tolt Commons meetings. She has heard that they do not want to build on the triangle site but not why. She has heard a lot of questions and comments, but no concrete reason. WSDOT does not want HWY 203 ever. We have been able to close on 4<sup>th</sup> of July because we have been grandfathered in and we open road at 3PM. She likes the triangle site, and it meets most of the goals and the budget. She and Deputy Mayor Ribail went on a field trip and looked at several new city halls (Snoqualmie, North Bend) and spoke cities and discussed pros and cons. She feels we can offer more amenities to the community at the triangle site. The current building is not safe.
- q. Councilmember Green also has concerns about parking. Building a community center with no parking. Public restrooms could be built separate from the city hall. The more delay to a project the more it costs and so feels we should build phase one and phase two together at one site. We do not have the federal money yet and it an unknown.
- r. Councilmember Harris addressed a question in the chat from Dr. Smith regarding the nonprofits. The proposed building does not have space for the nonprofits. The public facility would be available for the nonprofits to use just like any other community member. He is unwilling to throw away 2.5 million dollars and put Carnation taxpayers on the hook for it.

**ADDITIONAL  
BUSINESS &  
DISCUSSION ITEMS  
CONTINUED:**

- 3. Review of recommended amendments to CMC 15.08 Basic Definitions and Interpretations, 15.09.200 Mailing Requirements, 15.16 Subdivision and 15.88 Critical Areas pertaining to bonding provisions, 15.17 Development Agreements and 15.72 Parking pertaining to parking provisions, 15.18 Land Use Approvals, 15.40 Permitted Uses, 15.44 Supplementary Use Regulations, 15.45 Temporary Use Regulations, 15.48 Density and Dimensional Regulations, 15.96 Design Standards and Historic Preservation, and 15.110 Marijuana Related Uses. Jean Lin
- 4. City Council – Other
  - a. Transportation discussion
- 5. Future Council Meeting Items
  - a. Carnation Chamber of Commerce
  - b. Public Hearing on 2021 Land Use Code Amendments
  - c. Schefer property RFP
  - d. PROS Plan discussion
- 6. Staff – Other
  - a. Staff recognition

Discussion:

The following items will be discussed at February 15<sup>th</sup> council meeting:

- 1. Transportation discussion.
- 2. Future council meeting items – Chamber of Commerce will be at February 15<sup>th</sup> council meeting.
- 3. Public Hearing
- 4. Schefer property
- 5. PROS plan

CITY OF CARNATION

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MINUTES OF THE REGULAR CITY COUNCIL MEETING

February 1, 2022

6. Staff recognition

**ADJOURNMENT:** There being no further business before the City Council the meeting adjourned by common consent at 10:30 PM.

Approved at the regular meeting of the Carnation City Council on February 1, 2022.



[Kimberly Lisk \(Apr 28, 2022 13:28 PDT\)](#)

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MAYOR, KIMBERLY LISK



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ACTING CITY CLERK, BECKY BUELNA











# 2.1.22 rsm ac corrected

Final Audit Report

2022-04-28

Created:	2022-04-28
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-  Document created by Liz Maurer (liz.maurer@carnationwa.gov)  
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