



REGULAR MEETING OF THE CARNATION CITY COUNCIL MINUTES

Kim Lisk, Mayor
Tim Harris

Jim Ribail, Deputy Mayor
Dustin Green

Adair Hawkins

APRIL 19, 2022

1. CALL TO ORDER: 7:02 PM Mayor Lisk
2. PLEDGE OF ALLEGIANCE: Councilman Hawkins
3. ROLL CALL: Acting City Clerk Ana Cortez

Present are: Mayor Kim Lisk, Councilman Tim Harris, Councilmember Jim Ribail, Councilmember Adair Hawkins, Councilmember Dustin Green, City Manager Ana Cortez, Finance Maria Pena, City Planner Jean Lin, Accounting Clerk Stacy Starns, and citizens present.

Kim Lisk led a moment of silence for Jesse Zeigler, a lifetime resident, local businessperson, and family man.

Ana Cortez-staff has asked to table two items:

- AB22-24. Ordinance. Amending Title 15 CMC by the addition of a new Chapter 15.45 Temporary Use Regulations thereto; adopting new regulations, relocating, and recodifying various pre-existing regulations governing construction trailers, mobile food services, temporary dwellings and other temporary land uses and structures.
- AB22-26. Motion. Authorizing the City Manager to negotiate and execute a Consultant Agreement with AHBL, Inc., in an amount not to exceed \$300,000 for development review and Comprehensive Plan periodic update services through 2024.

4. APPROVAL OF AGENDA: Mayor & Council
MOTION BY DEPUTY MAYOR RIBAIL AND SECOND BY COUNCILMEMBER HAWKINS TO APPROVE THE AGENDA AS AMENDED. MOTION PASSED UNANIMOUSLY (5-0).

5. CONSENT AGENDA

- a) Pending for May's packet: March 15, 2022, April 5, 2022, April 14, 2022, and April 19, 2022.

Claims and Payroll-

- b) Claim - Approval of Claims for April 4, 2022, in the amount of \$334.99.
- c) Claims - Approval of Claims for April 7, 2022, in the amount of \$173,431.44.

d) Claims – Approval of Claims for April 19, 2022, in the amount of 108,954.14.
MOTION BY COUNCILMEMBER HARRIS AND SECOND BY COUNCILMEMBER GREEN TO APPROVE
THE AGENDA. MOTION PASSED UNANIMOUSLY (5-0).

6. COUNCIL REPORTS AND REQUESTS: Mayor, City Council & Council Committees.

Councilmember Harris-F&O reviewed 2021 year end financials.

Councilmember Hawkins-Reported the Carnation Chamber had a successful Easter Egg Hunt. Participated in meeting on Coordinated Mobility Plan through PSRC. Focus was on mobility for the disabled.

Councilmember Green-Reminder for Coffee with Council 4/23/22.

Councilmember Ribail-Nothing to report.

Mayor Lisk

- Participated in SEA PIC meeting and noted that Comprehensive Plans are now including climate change.
- On panel for SVT (Snoqualmie Valley Transportation) that discusses what is going on in Snoqualmie Valley. Upcoming meeting next Thursday with Snoqualmie Valley governments and Metro, event put together by Sarah Perry.
- Will be participating 4/26/22 breakfast with Encompass.
- Met with our District 12 representatives to discuss SR203 and the lack of safety on it.
- Met with Dish Network, who wants to put a tower in the area. City Hall roof was inquired about, their next choice might be somewhere on the Shaefer property.
- Met with a private investor, Tom Lynn, and traded ideas for economic development.

7. STAFF REPORTS:

City Manager Ana Cortez: City Manager's Office, Public Works, and Customer Service.

- The Salary Commission did the comparison with other cities and determined that a raise is appropriate. Councilmembers would receive a monthly compensation of \$600, and the mayor will receive a monthly compensation of \$800, and escalator clause of 2% annually. The adjustment is made during budget time. The City Council created a Salary Commission that includes a consultant that convenes at least once annually for two years. CMC 2.20-Compensation of Mayor and Councilmembers.
- Starting May, the City Council Meeting will be conducted on Zoom. The Teams meetings will be cancelled, and the Zoom meeting invites will be resent with the same meeting dates and times.
- The City has a new Public Works member Tyler Bergquist. There remain open positions for Accounting Clerk II, Deputy City Manager, and three more in Public Works.
- Friday 4/22/22 a Letter of Intent will be submitted for the target parcel that can help the City execute the Tolt Commons vision.
- Met with Mike Bergstrom from UNC Engineers, and who works with the Department of Enterprise Services (DES) under contract to review Cities structures for rehabilitation for the benefit of energy efficiencies. Discussion took place after a visit to the City, and a potential project for consideration is the Public Works shop and yard. Feedback was positive that the City could potentially receive in kind assistance for construction, design, and management for Public Works yard renovation.

- City has received quotes for maintenance at the Tolt Commons and Hockert Park. The City is looking to make over the Commons area with flowers, less weeds, more grass, and repair work before the Farmer's Market season begins.
- Pothole repairs-continue to be a challenge. Mayor Lisk had discussion with Recology since it appears that much of the damage is from their big trucks. In discussion is how to resolve this issue and avoid the time and expense of frequent pothole repair.
- Happy to report that residents are happy with hours of operation for City Hall.

Finance Maria Pena

- F&O committee member Harris reviewed the completed 2021 financial year and month end for January 2022.
- Working with our future software company, Springbrook, to do a conversion of our accounting and utility billing software. Will be working closely with Becky with the understanding that the software switch will have impact on the utility customers and the billing cycle. In addition to the internal software conversion, the online payment portal will also be switching to Xpress and this will have an impact on residents and staff during the switch over process.
- Finance Department has submitted the last of what was requested by the State Auditor.

City Planner

- Next Planning Board meeting is 4/26/22. This meeting will be hybrid.
- There are openings for the Parks Advisory Board. The meetings are quarterly, four meetings a year. Please apply by Friday, April 22nd.
- King County will be hosting an online kickoff event for their Snoqualmie Valley Northeast King County Sub-Area plan 4/28/22. Event is to collect community feedback from residents and service providers.

8. PUBLIC COMMENT & REQUESTS: No comments or requests.

9. AFFILIATE REPORTS/PRESENTATIONS

- a) Chamber of Commerce-Brenda Zimmer
 - Chamber has eight new members.
 - Working on website which has been having issues with logins and the event calendar.
 - Easter Egg Hunt very fun and successful.
 - Upcoming events: July and August movie nights, distributing welcome bags.
 - Looking for a brick-and-mortar sites for new businesses that would like to operate in Carnation.
 - Carnation Market is going to make space for the Chamber to place newsletters, flyers, maps and more.
 - Welcome bags- many businesses made generous donations that were distributed to new homeowners in the City.
- b) Ricardo Noguera: ARPA Grant Administrative Report. Ricardo has 30 years of economic development experience. The ARPA funding can pay for the administrative portion of Ricardo's services. Ricardo and Ana met with stakeholders, Carnation City

Council, Carnation Chamber of Commerce, economic development folks from the region, as well as local realtors and merchants. They toured Duvall and folks from the Port of Seattle were there. Ricardo summarized it all and his presentation followed. In summary the perspectives from stakeholders are to:

- Preserve Carnation’s character. Overwhelming support to preserve and enhance the small-town character of town.
- Create inviting business environment to attract visitors to local farms, shops, restaurants and bring in tourism dollars.
- Recruit businesses and diversify commercial uses, minimize duplicity, and no franchises.
- Increase jobs and revenue by attracting suitable developments for the Schefer Property.

10. AGENDA BILLS:

- a) **TABLED-AB22-24.** Ordinance. Amending Title 15 CMC by the addition of a new Chapter 15.45 Temporary Use Regulations thereto; adopting new regulations, relocating, and recodifying various pre-existing regulations governing construction trailers, mobile food services, temporary dwellings and other temporary land uses and structures.
- b) AB22-25. Ordinance. Amending Chapter 15.110 CMC Marijuana Related Uses; repealing and replacing the City’s regulations governing medical cannabis collective gardens with new standards for marijuana cooperatives in order to reflect recent State law changes; prohibiting such uses in all zoning districts of the City; and authorizing State-licensed marijuana retailers to locate within the City’s Agri-tourism and Industries (AGI), Horticultural Commercial (HC), Light Industrial/Manufacturing (LI/M), and Service Commercial (SC) zones. City staff emphasized the goal and the importance of consistency between City Code and the State of Washington’s.

MOTION BY COUNCILMEMBER GREEN AND SECOND BY COUNCILMEMBER HARRIS TO APPROVE THE ORDINANCE. MOTION PASSED UNANIMOUSLY (5-0).

- c) **Tabled-AB22-26.** Motion. Authorizing the City Manager to negotiate and execute a Consultant Agreement with AHBL, Inc., in an amount not to exceed \$300,000 for development review and Comprehensive Plan periodic update services through 2024.
- d) AB22-27. Resolution. City Council determines public use for Property (APN 865830-2030). The City Manager explained that the importance of this parcel for the execution of the Tolt Commons and CBD development plans. She indicated that the public use of this parcel is consistent with a public square and a place for community gathering. She also explained that the City has invested resources into the development of Tolt Ave and Tolt Commons. She indicated that this property is important to the cohesive development of the area. The City Manager indicated that the timing for this public use is ideal as much progress has been done since December 14, 2021, when the council agreed to locate the Community Space at 4620 Tolt.

MOTION BY COUNCILMEMBER HARRIS AND SECOND BY COUNCILMEMBER RIBAIL TO APPROVE THE RESOLUTION. MOTION PASSED UNANIMOUSLY (5-0).

- e) AB22-28. Ordinance. Authorizing Condemnation of Property (APN 865830-2030). The City Manager indicated that this step is part of the condemnation process so that the City may acquire the above-mentioned property.

MOTION BY COUNCILMEMBER HAWKINS AND SECOND BY COUNCILMEMBER HARRIS TO APPROVE THE ORDINANCE. MOTION PASSED (4-1). Councilman Green voted no.

11. DISCUSSION ITEMS

Jules Hughes-Tolt Visioning Committee update. Had a great meeting April 6, the next meeting is Wednesday, April 27 at 6:00 PM. The Public is invited, and the meeting will start at the Tolt Farmer's Market Shelter. The plan is to take a walking tour of the CBD get a better visualization of concepts the committee has been talking about. Committee put out a survey and there were 32 respondents.

Tolt Avenue SR 203 Update-Project Manager Jordan Perry gave an update:

- In the process of submittal approvals.
- Preparing resumption of the summer work.
- Discussion with City on the location of the utilities at the triangle location, site of the future city hall.
- Working with WSDOT, work to be done on the city water line which will impact SR203.
- Concrete strike is ending and work to soon resume, there are backlogs for getting concrete work scheduled.
- Waiting for drier weather to start roadway work.

The Triangle

- The City has notified ARC to proceed with the new City Hall project.
- The utility box will be built around, there is a design answer to the problem.
- Groundbreaking begins April 2023.

Residential Development Update

- John Day Homes Projects. Tolt Meadows II-15 SFR units under construction. Tolt Place-(recently annexed) will have 10 SFR and is under review. Next is the preliminary long plat. It will go to Hearing Examiner in next two to three months.
- Saba 5. 5-unit apartment building. Under construction.
- Anderson Apartments. 6-unit apartment building. Currently doing site developments, review and design approved. Next will be getting construction permits.
- Tolt Villas. Developer required to install sidewalks and frontages. Will need to connect to and look like existing sidewalks.

12. ADDITIONAL BUSINESS & DISCUSSION ITEMS

- a) Future agendas. May 17, new meeting time and Sarah Perry presentation, and then town hall.
- b) Ana – STIP
- c) May 18 – SVGA presentation

13. ADJOURNMENT AT 9:05 PM.

Approved at the regular meeting of the Carnation City Council on May 5, 2022.

Kimberly Lisk

[Kimberly Lisk \(May 5, 2022 14:52 PDT\)](#)

MAYOR, KIMBERLY LISK



[Ana Cortez \(May 5, 2022 16:14 PDT\)](#)

ACTING CITY CLERK, ANA CORTEZ









4.19.22 Regular

Final Audit Report

2022-05-05

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