



CARNATION CITY COUNCIL AGENDA Regular Meeting

Mayor Jim Ribail, Deputy Mayor Tim Harris, Ryan Burrell, Dustin Green, Adair Hawkins

DATE: October 3rd, 2023

TIME: 6:00 P.M.

JOIN ONLINE VIA ZOOM: <http://bit.ly/3BbmBBu>

Meeting ID: 983 3856 5355
Passcode: 970731
Dial by location: (253) 215 - 8782

For inquiries and/or assistance regarding how to use the City's online meeting format please email clerk@carnationwa.gov, or call (425) 333-4192.

1. **CALL TO ORDER:** Mayor Jim Ribail
2. **PLEDGE OF ALLEGIANCE:** Councilmember Dustin Green
3. **ROLL CALL:** Ana Cortez
4. **APPROVAL OF AGENDA:** Mayor and Council
5. **EXECUTIVE SESSION:**

City Manager Performance Review- RCW 42.30.110 (g). To evaluate the qualifications of an applicant for public employment or to review the performance of a public employee. – NO ACTION WILL FOLLOW

6. **CONSENT AGENDA:**
 - a) Approval of Minutes for the following date(s):
 - i. Special Session: August 3rd, 2023
 - ii. Regular Session: August 15th, 2023
 - iii. Special Session – Public Hearing: August 22nd, 2023
 - iv. Special Session: August 30th, 2023
 - v. Regular Session: September 19th, 2023

- b) Approval of Claims for a total of \$102,710.18
 - i. September 14: \$32,614.25
 - ii. September 18: \$6,547.69
 - iii. September 19: \$16,895.22
 - iv. September 21: \$633.43
 - v. September 26: \$46,019.59

- c) Approval of Payroll
 - i. N/A

- d) Agenda Bills – No discussion
 - i. AB23-104 RESOLUTION 497: Local Park Maintenance Grant
 - ii. AB23-105 RESOLUTION 498: 24th Avenue Watermain Improvement Project Bid Award

7. PROCLAMATIONS:

- a) October as Farm Tourism Month

8. FUTURE PUBLIC HEARINGS: SET DATE

- a) AB23-106 MOTION: Set dates for four public hearings related to the FY2024 budget adoption process.

9. PUBLIC HEARING:

The Carnation City Council will hold a public hearing to receive and consider public comment regarding amend CMC 15.36 to protect mobile home parks in the City. The hearing is open to the public. All interested persons are encouraged to listen to and/or attend the public hearing and to provide oral and/or written comments. Oral comment will be limited to 3 minutes per person.

10. COUNCIL REPORTS AND REQUESTS:

11. CITY MANAGER'S REPORT:

- a) Community Economic Development Department Report - CED Principal Rhonda Ender
 - i. FEMA
- b) City Engineer Report
 - i. Brumbaugh
 - ii. East Bird
 - iii. 24th Street Water Main
- c) City Manager's Office Report - City Manager Ana Cortez
 - i. Health updates
 - ii. 9-30-23 Drill

12. PUBLIC COMMENT & REQUESTS: *Public comment on meeting items or other issues of note or concern. Comments may be submitted in advance by writing or e-mailing clerk@carnationwa.gov, or made in person, or by telephone or computer connection at the time of the meeting. Individual comments shall be limited to three minutes. Group comments shall be limited to five minutes.*

13. PRESENTATIONS:

- a) FY2024 Preliminary Budget

14. AGENDA BILLS:

- a) N/A

15. DISCUSSION ITEMS:

16. INFORMATION, CLARIFICATION, GENERAL DIRECTION ITEMS:

- a) City Council and Parks and Planning Board joint meeting: December 5th, 2023, 5:00 PM – 6:00 P.M.

17. FUTURE COMMITTEE MEETINGS:

- a) Finance and Operations Committee Meeting
 - i. Monday, October 9th, 4:00 PM – 6:00 PM
- b) Utilities Committee Meeting
 - i. Wednesday, October 18th, 5:00 PM - 6:00 PM

18. FUTURE AGENDAS:

- a) Tentative agenda for the meeting of October 17th, 2023
- b) Tentative agenda for the meeting of November 7th, 2023

19. ADJOURNMENT: Mayor Jim Ribail





City Manager Evaluation Form

City Manager: Ana Cortez

Reviewer: _____

Review Period: 11/01/22 - 11/01/23

GOALS	Outstanding 5 – Unsatisfactory 1
Completion or progress on Council Goals	
Feedback:	
SKILL, KNOWLEDGE, & OVERALL ABILITY	Outstanding 5 – Unsatisfactory 1
RATING:	
Feedback:	
Overall Performance:	Outstanding 5 – Unsatisfactory 1

Feedback:

Additional Notes:



Carnation City Council Goals

2023 - 2024

Goal	Department	Results
1. Finish Phase II of SR 203 project to the end of northern city limits	CIP	Ribbon Cutting
2. Emergency Operations Center Ground Breaking	CIP	Ribbon Cutting
3. Implement Economic Development Strategy	CMO	New Businesses
4. Provide options for transporting Carnation residents to the Light Rail in Redmond	CED	Shuttle
5. Update Comprehensive Plan	CED	Plan Submission
6. Negotiate Franchise Agreements	CMO	New Agreements
7. Master Plan for West Carnation	CED	Draft Plan
8. Asset inventory and maintenance	CED-U	Inventory + Schedule
9. Establish partnerships with selected regional organizations / youth development	PIO	MOUs
10. Update Council Rules and Procedures	ASM	Updated Document
11. Update Personnel manual	CMO	Updated Document
12. Code enforcement	CED	City Beautification



CARNATION CITY COUNCIL AGENDA Special Meeting

Mayor Jim Ribail, Deputy Mayor Tim Harris, Ryan Burrell, Dustin Green, Adair Hawkins

DATE: August 3rd, 2023

TIME: 6:30 P.M.

- 1. CALL TO ORDER:** Mayor Jim Ribail
At 6:30 P.M.
- 2. PLEDGE OF ALLEGIANCE:** Deputy Mayor Harris
- 3. ROLL CALL:** City Clerk Lora Wilmes
Present: Councilmember Hawkins, Councilmember Green, Mayor Ribail, Deputy Mayor Harris, Councilmember Burrell
- 4. APPROVAL OF AGENDA:** Mayor and Council

MOTION BY COUNCILMEMBER HAWKINS SECOND BY DEPUTY MAYOR HARRIS TO APPROVE THE AGENDA.

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER GREEN TO AMEND THE AGENDA BY:

- STRIKING THE PUBLIC HEARING FROM THE AGENDA
- TABLING AB23-78
- ADDING AB23-82: RESCHEDULING A PUBLIC HEARING
- MOVING EXECUTIVE SESSION TO AFTER AGENDA BILLS.
- ADDING A PUBLIC COMMENT PERIOD IN LIEU OF PUBLIC HEARING.

DEPUTY MAYOR HARRIS SEPERATED THE MOTION INTO TWO DIFFERENT MOTIONS.

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER HAWKINS TO AMEND THE AGENDA BY:

- STRIKING THE PUBLIC HEARING FROM THE AGENDA
- TABLING AB23-78
- ADDING AB23-82: RESCHEDULING A PUBLIC HEARING
- ADDING A PUBLIC COMMENT PERIOD IN LIEU OF A PUBLIC HEARING

MOTION PASSED (4-1). MAYOR RIBAIL, DEPUTY MAYOR HARRIS, COUNCILMEMBER BURRELL, AND COUNCILMEMBER GREEN IN FAVOR. COUNCILMEMBER HAWKINS OPPOSED.

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER BURRELL TO AMEND THE AGENDA BY MOVING THE EXECUTIVE SESSION TO AFTER AGENDA BILLS. MOTION FAILED (2-3). MAYOR RIBAIL AND DEPUTY MAYOR HARRIS IN FAVOR. COUNCILMEMBER GREEN, COUNCILMEMBER HAWKINS, AND COUNCILMEMBER BURRELL OPPOSED.

5. CONSENT AGENDA:

- a) Approval of Minutes for the following date(s):
 - i. Regular Session: July 18th, 2023
 - ii. Special Session: July 21st, 2023
- b) Approval of Claims in the following amount(s):
 - i. Already Paid: \$126,685.37
 - ii. To be Paid: \$343,076.84

VOTE TO APPROVE THE CONSENT AGENDA PASSED (5-0).

6. PUBLIC HEARING:

The Carnation City Council will hold a public hearing to receive and consider public comment regarding a potential Development Agreement pursuant to RCW [36.70B.200](#). The hearing is open to the public. All interested persons are encouraged to listen and/or attend the public hearing and to provide oral and/or written comments. Oral comment will be limited to 3 minutes per person.

*Public Hearing was stricken from the Agenda by the Council.

PUBLIC COMMENT:

- Victoria Kleis provided comment.
- Ryan McClure provided comment.
- Nancy Gass provided comment.
- Sarah Clarke provided comment.
- Jenn Dean provided comment.
- Patrick Willis provided comment.
- Jules Hughes provided comment.
- Shirley Doolittle Egerdahl provided comment.
- David Remlinger provided comment.
- Karen Fletcher provided comment.
- Sarah Norsby provided comment.

7. EXECUTIVE SESSION:

RCW 42.30.110 (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.

The Council entered into Executive Session at 7:38 P.M. Mayor Ribail set the return to Regular Session time to 8:15 P.M.

At 8:11 P.M., Mayor Ribail extended the Executive Session to 8:25 P.M.

The Council returned to Regular Session at 8:25 P.M.

8. AGENDA BILLS:

- a) AB23-77: Resolution - Recommendation of Award Letter and accepting the Bid from Sea Con, LLC for Carnation Community Center/Emergency Operations

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER BURRELL. MOTION FAILED (0-5).

- b) AB23-78: Resolution - Accepting Development Agreement and Purchase Sale Agreement with The Remlinger Group
*This bill was tabled by the Council

- c) AB23-79: Resolution – Accepting the Purchase Sale Agreement for King County Parcel No. 8657300145

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER GREEN. MOTION PASSED (5-0).

- d) AB23-80: Motion - Rescind a Motion for AB23-40

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER BURRELL. MOTION PASSED (5-0).

- e) AB23-81: Ordinance: Amending CMC Section 13.25.030
MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER BURRELL
MOTION PASSED (5-0).

f) AB23-82: Motion: Schedule Public Hearing for potential development agreement with the Remlinger Group

MOTION BY DEPUTY MAYOR HARRIS SECOND BY MAYOR RIBAIL. MOTION PASSED (5-0).

9. ADJOURNMENT: Mayor Jim Ribail

Approved at the regular meeting of the Carnation City Council on October 3rd, 2023.

Jim Ribail

Jim Ribail (Aug 31, 2023 16:41 PDT)

MAYOR JIM RIBAIL

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CITY MANAGER ANA CORTEZ

Comment for Public ~~Hearing~~ 8/3/23
↓
Comment

Suggestion: Have a memorial for the Anderson Family who were killed on December 24th, 2007. Either on/near the original property, or near the Post Office where Judy Anderson worked. A marble statue with their names engraved is more than enough.

— It can be an Eagle Scout Project or by a non-profit.

Ryan Hartwell

(425) 891-9042
rhartwell@gmail.com

1805 280th Ave NE
Carnation

Lora Wilmes

From: Jennifer Hargrove <jenniferdhargrove@gmail.com>
Sent: Thursday, August 3, 2023 11:57 PM
To: Lora Wilmes
Subject: Public Comment on Remlinger Group Project

The sender of this email is EXTERNAL to the City of Carnation. Please proceed with caution.

Growing up in this valley, there has always been stark differences between our sister cities. I watched one grow and one age. One of our communities invested in growth while maintaining their small-town aesthetic. The other town has been using their aesthetic as an excuse for decades. My public comment on this project also encompasses general growth. Whether it be the Tolt Ave project, or this one, or the next; we have heard the same re-run rhetoric over and over again to avoid change and growth. It's an excuse to gatekeep our community. If we do not grow, then neither does our community, and we lack diversity. All of the neighborhoods around us have proven that you really can keep your style while growing.

This project obviously creates jobs and revenue, rather than sitting vacant. We have an opportunity to fill this space with businesses that we leave our house for everyday not only for work, but for necessary services. We could break away from our "commuter community" reality if we adjust our perspective on this change. I would love to be able to walk to businesses I would otherwise drive to Duvall/Sammamish/Redmond/etc for.

As a homeowner on the exact street that everyone will be using for this - West Entwistle, I beg you please don't send this traffic past our homes. The presentation stated that the project is NOT in residential, but failed to respect that it will be traveling through one. Regardless of how we may be zoned, these are still our homes. This is the only aspect of this project I absolutely hate is the idea that even more traffic will be flying past our homes. Our street is already loud and unsafe to begin with. Even though Entwistle has an existing traffic light, I still do not recommend sending the majority of this traffic down this road. An issue we face on this road are people (even our own neighbors) traveling at absurd speeds to catch the green light. This issue will only get worse if Entwistle is the main, or worse, only road to the complex. I would prefer the main entrance to this complex to connect to 40th. Fully aware that there are two apartment buildings on that street, there may be less impact for these residences as they comprise two lots, and the homes sit farther from the road. There's also the aspect that only one side of 40th would have any residents. For safety and evacuation purposes, I professionally recommend that egress is provided both at 40th and Entwistle. I personally prefer 40th to be the main entrance.

In conclusion, growth inevitably needs to happen. This project brings opportunities, both for employment and resources. The presentation stated that there will be traffic studies performed, but consider that the traffic aspect of this is more than how many cars travel a road at different times. Please consider that this is a street full of homes on Entwistle, and mostly industrial businesses on 40th.

Thank you for your dedication and all that each of you do for our town!

Jennifer Hargrove (*she/her*)
(425) 780-1950

3 August 2023 PUBLIC COMMENT at Hearing
for Schefer/Dog Park Development Agreement

Hello City Council, City Manager, and Staff,

When you're selling lands to a private developer that have been in the city's possession for almost 20 years, I believe there's a unique responsibility to make sure that the use and stewardship of the land going forward is in harmony with the hopes and dreams of the people that live here.

There is a passionate community here that wants to be engaged with what happens to their public lands. There are opportunities and great feedback and insight to be gained by meaningfully engaging with the public.

There has been plenty of citizen comment over the last few years in opposition to selling these lands.

That being said, I always believe in win-win compromises, where the needs of the majority of people can be met..

Simply part of the acreage could be developed that retains part open space on the west side of the site where water and flood risks encroach more closely from the river

In the 2013 Tolt Avenue Action Plan, there was a brief Analysis of putting Larsen Avenue through to NE 40th Street. I believe this can be done sensitively. Earlier councils had the goal of having some light industrial business spaces available along Larson Avenue, not filling the entire 8 acres with industrial complexes. Yes, many of us work in metal shops, and in types of businesses that aren't appropriate on Main Street, but they can be done in harmony with the environment, and enhance our character, not detract from it.

It was only a more recent and wider reaching suggestion, that we fill the site with agri-tourism, light industrial and many other uses, possibly in the goal of diversifying the uses on that site.

One problem with that is that I can't imagine all of it is buildable into the future and we don't want to compete with Tolt Avenue in any way or duplicate services. That's why it's been happily left the way it is and not even a soccer field could be permitted there environmentally ultimately.

A much more responsible site plan would be to put Larson Avenue through and build shop spaces right along the road emulating our current street grid and having park buffer space at the back of it toward Tolt MacDonald Park. You can still get quite a number of businesses in there and have a lighter footprint on the land.

Being bound by this 17 page developer agreement that hasn't been explored thoroughly by sensitive local design professionals in the community, our Planning/Parks Advisory Board, and all community members could miss some really great opportunities for the new owner of the land and the community to include innovations that would save costs and improve the design.

Something as impactful as this development can't only be examined through an economic or real estate lens. We can add new jobs, activate this area in a responsible way, and not lose the natural beauty and environmental stewardship that has preceded this project.

The City has a responsibility to steward these public lands in an environmentally friendly way, that conserves energy and resources, and gives back to the land as much as it takes.

This project currently lacks a vision, or understanding of this special place. Light industrial buildings don't necessarily have to look like every other generic one in any suburban office park. This place calls for an innovative design, site plan, harmonious creation of outdoor and indoor spaces with bike/pedestrian trails, as well as for specialized freight trucks. People will spend time in this place and it should be a nice place to spent time in.

I recall hearing that the city wouldn't sell to just any developer or any random idea for this undeveloped land. Any project that develops these precious last few acres within the city limits this close to the river, this close to neighborhoods, this close to other light industrial businesses, this close to our downtown Main Street, has to be a special unique visionary

project that really shows how sensitive a development can be, one that makes everyone proud and excited, and is sensitive to its surroundings.

It's premature to go into the depth of building design when the site design and landscape and circulation throughout hasn't even been properly established with community input. The site must be studied in a thoughtful way. What was presented with the most unimaginative layout that has nothing to do with that site except filling a rectilinear boundary, a plot plan. We have no idea what it's like to move through the spaces how the topography and experience of the spaces throughout the seasons, and with the light sunlight and shade conditions at that site. Also of primary concern is stormwater runoff, adding trees and limiting heat trapping pavement to offset the urban heat island effect.

Good design brings out the essence of a place. Tolt/Carnation has an inherent character, natural, and the result of human activity. It doesn't need a theme applied to it. We're not an empty slate in search of a theme or something applied from the outside that doesn't fit. This proposal lacks basic site planning sensitivity into this natural environment.

The city has the discretion to not sell all 8 acres and keep a natural and landscaped buffer between the King County property and the west side neighborhoods.

Local residents could be interviewed about the types of small incubator businesses in light industrial shop spaces that they might like to see in our town in this special location off of Main Street.

We don't want to have just any old suburban industrial park, plunked down on this, totally unique natural setting in the agriculturally focused Snoqualmie Valley.

People who have lived here for centuries, and those who have come more recently recognize the unique natural beauty and character of this special place .

What are some Community Benefits that can be incorporated into this agreement?

- 1) Abiding by dark sky ordinance to keep nighttime light pollution down.
- 2) Utilizing clean energy and LEED certified sustainable building practices
- 3) Developing in a way that is the lightest footprint on the land
- 4) Consult with sensitive local design professionals, who have experience in innovative strategies for light industrial building development and lived spaces that the people who work and spend time in the spaces can enjoy.
- 5) Include strategies in the development agreement that can save costs for the developer and bring highly desired, sensitive design features to the project that make the project better.
- 6) Have SVA and Makers, who have extensive experience in urban design strategies in Carnation, review the developer agreement to look for further opportunities to improve the project. The schematic design and maximal building footprint put forward in this proposal is unacceptable to the residence of Carnation, as is.
- 7) The planning, and Parks advisory board has not had insufficient time to review the proposal and come forward with helpful comments to improve the design & Development approach.

Thank you for listening and have a good night!

Sincerely,

Ms. Jules Hughes

31721 W Rutherford Street (PO Box 815)

Carnation, WA 98014

p.s.

Here is an excerpt from a February 2023 public comment:

I was sad to discover that Nelson Family Treehouse withdrew their application to develop the Schefer property. The December presentation from The Remlinger Group didn't have a lot of detail, especially in their site plan, and didn't articulate a vision, so I was dreaming of some possibility where the skillsets and talents of both them and Nelson Family Treehouse could be utilized for the benefit of the town. If they were both amenable, maybe The Remlinger Group could still purchase the property and have Nelson Family Treehouse be an anchor tenant and help guide the design and visioning for the property. It's not every day that you have a homegrown talent like the Nelsons that are willing to guide a public/private partnership and

stewardship of such an environmentally sensitive property and one that is so connected to the character, experience, and identity of our town. Please do all you can to encourage all ideas at the final table. I'm confident they would try to be light on the land while providing a unique light industrial set of buildings and spaces that are committed to the traditional trades of woodworking, metalworking, while providing opportunities for youth job training and incubator businesses, as well.

And I would still advocate that the City not sell both lots, just the larger one to the South with a community benefits agreement in place to not overbuild the western half of the parcel to protect against future flooding and sensitively buffer the transition from this lot to Tolt McDonald Park.

The City should retain ownership of the North lot directly behind the Sewage Treatment Plant to protect the walking trail between downtown neighborhoods and Tolt McDonald Park. Once you sell open space and it's developed, it's gone forever.

We should also revisit the criteria with which they were to develop their proposals and make sure they meet all of the existing Carnation Comp Plan and Design Guidelines objectives, as well as all of the smart growth and good building and development practices that could be unique to this project.

(And I'm just curious, do we have the desired amount of open space per capita with our increasing population? Has that been studied recently?)

If the urgency of selling this land is simply to help fund the new City Hall project, that feels somewhat shortsighted, in light of so many other local, regional and global concerns. We could seek other funding sources. And every project in which open space is lost should be meeting rigorous design and development standards, as you've got one chance to get it right.

In last week's Planning/Parks Advisory Board meeting, I saw for the first time the short sighted and maximal site plan that was offered by The Remlinger Group. I don't think we're hitting the mark yet to have an innovative development for which we can all be proud.

I was concerned that the recent Presentation for the development wasn't included in the packet for Planning/Parks Advisory Board members, so they could study it before being asked to comment on it in their meeting. We need their insights into this once in a lifetime project. The more eyes on this the better.

Page 10 of Presentation, Development Summary, Required Landscape Area = 5,425 SF, Landscape Area Provided = 6,700SF. This feels like meeting a minimum requirement.

We don't have to max out the site with as much possible warehouse space as will fit. Can we please start with some harmonious site plan options that shows what a small, medium, and large scaled development would look like to work with the public on this very important project that will permanently affect the landscape through which we live, walk, work, and play every day?

We can reduce our impact on the environment and need for so many parking spaces by reducing the size of the project. Can there be a happy medium where all interests are being served?

Thank you for listening and have a good night!

Sincerely,

Ms. Jules Hughes

31721 W Rutherford Street (PO Box 815)

Carnation, WA 98014



CARNATION CITY COUNCIL AGENDA Regular Meeting Minutes 8.15.23

Mayor Jim Ribail, Deputy Mayor Tim Harris, Ryan Burrell, Dustin Green, Adair Hawkins

DATE: August 15th, 2023

TIME: 6:00 P.M.

1. **CALL TO ORDER:** Mayor Jim Ribail
At: 6:00 P.M.

2. **PLEDGE OF ALLEGIANCE:** Councilmember Adair Hawkins
*Mayor Ribail conducts the Pledge of Allegiance in Councilmember Hawkins' absence.

3. **ROLL CALL:** Acting City Clerk, Ana Cortez
 - Present: Deputy Mayor Harris, Councilmember Green, Councilmember Burrell, and Mayor Ribail.
 - NOT Present: Councilmember Hawkins due to an excused absence.

4. **APPROVAL OF AGENDA:** Mayor and Council
MOTION BY DEPUTY MAYOR HARRIS SECOND BY
COUNCILMEMBER GREEN TO APPROVE THE AGENDA.

MOTION BY DEPUTY MAYOR HARRIS SECOND BY
COUNCILMEMBER GREEN TO AMEND THE AGENDA BY:

- STRIKE DISCUSSION ITEM FOR GOAL SETTING MEETING
- ADD DISCUSSION ITEM FOR WSDOT MEETING ON THURSDAY
- CORRECT THE AGENDA BILL NUMBERS:
 - AB23-82 CORRECTED TO AB23-83
 - AB23-83 CORRECTED TO AB23-84
 - AB23-84 CORRECTED TO AB23-85

MOTION PASSED (4-0).

5. CONSENT AGENDA:

- a) Approval of Minutes for the following date(s):
 - i. Special Meeting Minutes August 3rd, 2023
- b) Approval of Claims in the following amount(s):
 - i. Already Paid: \$100,777.14
 - ii. To be Paid: \$158,045.92
- c) Approval of Payroll for the following pay period(s):
 - i. July 1st, 2023 – July 31st, 2023 - \$65,842.51

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER BURRELL TO APPROVE THE CONSENT AGENDA. MOTION PASSED (4-0).

6. COUNCIL REPORTS AND REQUESTS:

- Councilmember Burrell reports out.
- Councilmember Green did not report out.
- Deputy Mayor Harris reports out.
- Mayor Ribail reports out.

7. STAFF REPORTS:

- a) City Manager's Office Report & Goal Review - City Manager Ana Cortez
- b) Community Economic Development Department Report - CED Principal Rhonda Ender
- c) New Website – Municipal Intern, Kati Fulton

8. PUBLIC COMMENT & REQUESTS: *Public comment on meeting items or other issues of note or concern. Comments may be submitted in advance by writing or e-mailing clerk@carnationwa.gov, or made in person, or by telephone or computer connection at the time of the meeting. Individual comments shall be limited to three minutes. Group comments shall be limited to five minutes.*

9. PRESENTATIONS:

- a) King County Sheriff's Office: Cost Allocation Model Presentation, Municipal Intern, Kati Fulton
- b) Budget Presentation City Manager, Ana Cortez

10. PUBLIC COMMENT & REQUESTS: *Public comment on meeting items or other issues of note or concern. Comments may be submitted in advance by writing or e-mailing clerk@carnationwa.gov, or made in person, or by telephone or computer connection at the time of the meeting. Individual comments shall be limited to three minutes. Group comments shall be limited to five minutes.*

11. EXECUTIVE SESSION:

RCW 42.30.110 (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.

The Council entered into Executive Session at 7:35 PM. Mayor Ribail set the return to Regular Session at 8:00 PM

Mayor Ribail extended the Executive Session to 8:10 PM The Council returned to Regular Session at 8:10 P.M

12. AGENDA BILLS:

- a) AB23-83: Resolution - Purchase and Sale of Lords House Lot B, City of Carnation Short Subdivision No. SHP17-00003 (4001 Tolt Ave)

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUCILMEMBER BURRELL. MOTION PASSED (4-0).

- b) AB23-84: Motion - Rescind a Motion for AB23-58

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER BURRELL MOTION PASSED (4-0).

- c) AB23-85: Ordinance: Amending CMC 13.25.030 – Disconnection for Condemned Building

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER GREEN.

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER GREEN TO TABLE AB23-85. MOTION PASSED (4-0).

13. DISCUSSION ITEMS:

- a) Goal Setting Meeting

*Item removed from the Agenda

- b) Added Item – Increased Accidents on SR 203

- A meeting is set with the Washington State Department of Transportation on Thursday, August 17th, 2023.
- Mayor Ribail would like to see City Staff attend Meeting with Senator Brad Hawkins and Report to Council.

14. FUTURE AGENDAS:

- a) Agenda for the special meeting of August 22nd, 2023
 - Move AB23-78 to the September 5th Meeting.
- b) Tentative agenda for the meeting of September 5th, 2023
- c) Tentative agenda for the meeting of September 19th, 2023

15. ADJOURNMENT: Mayor Jim Ribail

- At: 8:46 P.M.

Approved at the regular meeting of the Carnation City Council on October 3rd, 2023.

Jim Ribail

Jim Ribail (Aug 31, 2023 16:41 PDT)

MAYOR JIM RIBAIL

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CITY MANAGER ANA CORTEZ

CARNATION CITY COUNCIL AGENDA Special Meeting Minutes: 08-22-23

Mayor Jim Ribail, Deputy Mayor Tim Harris, Ryan Burrell, Dustin Green, Adair Hawkins

- 1. CALL TO ORDER:** Mayor Jim Ribail
At: 6:30 PM

Present: Councilmember Burrell, Councilmember Green, Mayor Ribail, Deputy Mayor Harris, Councilmember Hawkins

- 2. APPROVAL OF AGENDA:** Mayor and Council
MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER GREEN TO APPROVE THE AGENDA. MOTION PASSED (5-0).

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER GREEN TO AMEND THE AGENDA BY ADDING A PRESENTATION FROM SEATTLE PUBLIC UTILITIES AFTER THE PUBLIC HEARING. MOTION PASSED (5-0).

SEATTLE PUBLIC UTILITIES ADDRESSING TODAY'S 8/22/23 FALSE DAM ALARM

- SPU representatives reported that a false alarm was set off by a tech earlier today (08/22).
- The false alarm caused emergency alerts that went out on PulsePoint.
- NORCOM is addressing the PulsePoint notifications that went out.
- Council Addressed the Community's need for an immediate fix to this problem.
- Citizens provided questions and feedback to SPU representatives.

- 3. PUBLIC HEARING:**

NOTICE IS HEREBY GIVEN that the Carnation City Council will hold a public hearing to receive and consider public comment regarding a potential Development Agreement with The Remlinger Group for the Property referred to as King County Parcel No. 1625079073 (The Schefer Property).

A copy of the Proposed Developers Agreement can be found in the Agenda Packet, on our website, or at City Hall. The hearing is open to the public. All interested persons are encouraged to listen and/or attend the public hearing and to provide oral and/or written comments. Oral comment will be limited to 3 minutes per person.

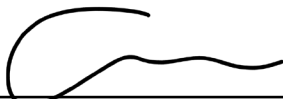
- Sara Clark provided comment.
- Ryan McClune provided comment.
- Heather Young provided comment.
- David Remlinger provided comment.
- Kevin Fitts provided comment.
- Jessica Merizan provided comment.
- Drake Remlinger provided comment.
- Nathan Sherfey provided comment.
- Jules Hughes provided comment.
- Shirley Doolittle provided comment.
- Debbie Green Provided comment.
- Comments submitted prior to Public Hearing through email:
 - Brian Bodenbach submitted comment.
 - Keith Porter submitted comment.
 - Keith Leiker submitted comment.
 - Jennifer Hargrove submitted comment.
 - Jules Hughes submitted comment.

4. ADJOURNMENT: Mayor Jim Ribail
At: 7:59 P.M.

Approved at the regular meeting of the Carnation City Council on September 19th, 2023.


Jim Ribail (Page 17, 2023 16:48 PDT)

MAYOR JIM RIBAIL



CITY MANAGER ANA CORTEZ



SCHEFER PUBLIC HEARING

From Special Meeting
August 22nd, 2023

TRAFFIC

- Inquiry on maintenance for the street and who will fund the maintenance.
- Concern on road capacity and traffic control.

ENVIRONMENT

- Emphasis on walking trail.
- Environmental concerns.
- Maximize space zoned.
- Developer emphasis on FEMA.
- Remlinger emphasis on preservation and partnership.
- Design/ ecological standards.

SAFETY

- Floodplain concern.
- Timeline concern.
- Drawbacks.
- Trust and admiration expressed towards Gary Remlinger.

ECONOMIC

- Opportunity to increase and expand.
- Development creates more jobs
- City responsibility to steward the land.
- Proposal to interview small businesses for potential space use.
- Benefit of additional jobs.

COMMUNITY

- Community lens.
- Utilize Parks and Planning Board.
- Developer emphasis on partnership and transparency with the City.
- Developer factors in community feedback.
- Sustain agricultural character of the City.
- Inquiry on dog park.



Date: August 22, 2023

From: Brian Bodenbach

To: Carnation City Clerk

Subject: Comments for Public Hearing, August 22, 2023 Regarding a potential Development Agreement

Note: This document was originally presented to the city clerk on August 3, 2023 for a public hearing that was scheduled for the same date but was abruptly cancelled. Highlighted text in this document reflect actions taken by city officials after this document was initially presented.

Please include this document as part of public record for the above public hearing.

I support and appreciate efforts to diversify and increase revenue generation to the city to lessen financial burden on its citizens.

What I do not support is the selling of publicly owned land in order to achieve these financial goals. In an area of the country where land values are at a premium and are rising rapidly, the value of retaining publicly owned land for future public use is incalculable. When the subsequent development of those lands will result in a significant environmental impact and exacerbate a known and widely recognized impact on public health, the public benefit from the sale and subsequent development of those lands comes into question.

This proposed Development Agreement involves a piece of public land which lies within the 100-year floodplain of the Snoqualmie river. Any development of this site will, by the current proposed developer of the site's own admission, require a significant amount of fill to prevent future flooding of the site. Efforts to mitigate for loss of floodplain values are often inadequate and sometimes impossible to achieve. As a result, this proposed Development Agreement creates a significant environmental impact.

There is insufficient information about the handling of stormwater and the amount of fill needed to have a proper public review of this proposed Development Agreement.

Much of the site identified in this proposed Development Agreement lies within the 100-year floodplain of the Snoqualmie river. This proposed Development Agreement will result in a significant environmental impact. This proposed Development Agreement is not categorically exempt under statute from SEPA (State Environmental Policy Act) threshold determination review and EIS (Environmental Impact Statement) requirements. Therefore, I request that the city not move forward with any Development Agreement until a SEPA threshold determination has been undertaken and any EIS requirements fulfilled.

This proposed Development Agreement will add to and exacerbate the phenomena known as the urban heat island effect. This Development Agreement twice refers to efforts to "maximize the footprint of the project." This translates into maximizing heat absorbing and retaining surfaces such as rooftops and parking area and minimizing heat reducing vegetated areas.

The urban heat island effect is created when land development produces an imbalance between heat reducing vegetated areas and heat absorbing and retaining areas such as rooftops, roads and parking lots. It is increasingly being identified as a significant risk to public health due to the excessive heat it creates. Add to this the magnifying effects from human induced climate change and a situation that for most may be uncomfortable today becomes lethal in the near future. This is most true for those vulnerable to excessive heat: Those who cannot afford air conditioning, those with certain health conditions, the elderly and young children. It is a bad situation now and is going to get worse. I first noticed the excessive heat index in Carnation soon after moving here in 2006. As council members know, I have been

calling attention to the urban heat island effect for close to ten years now. Carnation was identified as having an excessive heat island index in a Seattle Times article in 2021.* Encouraging development that worsens the urban heat island effect only serves to speed-up and intensify the effects.

Any development that adds to and exacerbates the urban heat island effect does not benefit the public and thus is not in the public interest.

I want to be very clear about this: If this council adopts this development agreement as it currently exists, this council is knowingly and willingly adding to and exacerbating a widely known and increasingly recognized public health risk, one that is going to continue to worsen as the planetary climate continues to heat up.

*(New Maps of King County, Seattle show how some communities are harder hit by heat waves), Evan Bush, Seattle Times, June 23, 2021

From: Rhonda Ender
Sent: Tuesday, August 22, 2023 8:00 PM
To: Kati Fulton
Subject: FW: Schefer Property Development Agreement - Comment

From: Ashlyn Farnworth <ashlyn.farnworth@carnationwa.gov>
Sent: Tuesday, August 22, 2023 6:28 PM
To: Rhonda Ender <rhonda.ender@carnationwa.gov>
Subject: Fwd: Schefer Property Development Agreement - Comment

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From: [REDACTED] >
Sent: Sunday, August 20, 2023 12:11:43 PM
To: Ashlyn Farnworth <ashlyn.farnworth@carnationwa.gov>
Cc: [REDACTED]
Subject: Schefer Property Development Agreement - Comment

The sender of this email is EXTERNAL to the City of Carnation. Please proceed with caution.

Comment from:
KEITH D PORTER
[4505 AMES LAKE CARNATION RD NE](mailto:4505.AMES.LAKE.CARNATION.RD.NE@REDMOND.WA.98053)
[REDMOND WA 98053](mailto:4505.AMES.LAKE.CARNATION.RD.NE@REDMOND.WA.98053)

Comment:

As a regular user of the trail between the end of W Entwistle St and Tolt-MacDonald Park, I would like to see the oversize parking area proposed by the Remlinger Group reduced by four to six spaces and the buffer for the trail along the north edge of the property widened by a like amount.

Sent from my iPhone

Rhonda Ender

From: Heather Mullholland
Sent: Monday, August 21, 2023 4:24 PM
To: Rhonda Ender
Subject: Fw: Comment Regarding Schefer Property Development Agreement



Heather Mullholland, MBA
Accounting, Utility, and Permitting Support

(425) 333-4192 | www.carnationwa.gov

heather.mullholland@carnationwa.gov

permits@carnationwa.gov

4621 Tolt Ave, Carnation, WA 98014

Si necesita ayuda en Español, comuníquese con Bibi Garcia al (425) 333-4192. Gracias.

From: [REDACTED]
Sent: Monday, August 21, 2023 3:11 PM
To: Ashlyn Farnworth <ashlyn.farnworth@carnationwa.gov>
Cc: Clerk <clerk@carnationwa.gov>
Subject: Comment Regarding Schefer Property Development Agreement

The sender of this email is EXTERNAL to the City of Carnation. Please proceed with caution.

To Carnation City Council

Regarding the Schafer development plan proposed in conjunction with the Remlinger Group.

The addition of more "self storage" space is counter to the goals of Carnation. The stated objective to diversify the tax base, bring additional jobs, and **valuable** traffic that will use the services and amenities that Carnation provides into town are reasonably accommodated for by the proposed plan **except** for the inclusion of storage space. As presented 33% of the development could be given over to "storage space", **a full third of the total development**.

Storage space that is actively in service by a business, such as Benjamin Asphalt's fenced storage space, is a reasonable addition to an industrial park. "Self storage" facilities (such as the Carnation storage center on McKinley Ave or the Sherlock self storage along 203 in Duval) are valuable as a service to people- but they are not flexible to the changing needs of business and do not offer appropriate value in terms of job creation, business space flexibility, tax diversity, or **valuable** traffic that frequents local business.

Therefore in order to more closely align the goals of Carnation and objectives of this otherwise reasonable plan I urge the council and the Remlinger Group that **“self storage” facilities should be expressly forbidden from this development agreement.**

Sincerely

Keith Leiker

32113 East Morrison ST

Rhonda Ender

From: [REDACTED]
Sent: Tuesday, August 22, 2023 3:33 PM
To: Ana Cortez; Rhonda Ender
Subject: Working with council members

The sender of this email is EXTERNAL to the City of Carnation. Please proceed with caution.

Hi Ana and Rhonda,

Unfortunately I won't be able to attend the meeting tonight, as CDCCC has our monthly board meeting tonight.

In addition to my previous comment (included below), I would like to share that I really value the work and effort that Adair and Ryan have contributed. I appreciate these councilmembers for embracing efforts for our city to be safer and to grow.

For public comment on the Scheifer project:

Growing up in this valley, there has always been stark differences between our sister cities. I watched one grow and one age. One of our communities invested in growth while maintaining their small-town aesthetic. The other town has been using their aesthetic as an excuse for decades. My public comment on this project also encompasses general growth. Whether it be the Tolt Ave project, or this one, or the next; we have heard the same re-run rhetoric over and over again to avoid change and growth. It's an excuse to gatekeep our community. If we do not grow, then neither does our community, and we lack diversity. All of the neighborhoods around us have proven that you really can keep your style while growing.

This project obviously creates jobs and revenue, rather than sitting vacant. We have an opportunity to fill this space with businesses that we leave our house for everyday not only for work, but for necessary services. We could break away from our "commuter community" reality if we adjust our perspective on this change. I would love to be able to walk to businesses I would otherwise drive to Duvall/Sammamish/Redmond/etc for.

As a homeowner on the exact street that everyone will be using for this - West Entwistle, I beg you please don't send this traffic past our homes. The presentation stated that the project is NOT in residential, but failed to respect that it will be traveling through one. Regardless of how we may be zoned, these are still our homes. This is the only aspect of this project I absolutely hate is the idea that even more traffic will be flying past our homes. Our street is already loud and unsafe to begin with. Even though Entwistle has an existing traffic light, I still do not recommend sending the majority of this traffic down this road. An issue we face on this road are people (even our own neighbors) traveling at absurd speeds to catch the green light. This issue will only get worse if Entwistle is the main, or worse, only road to the complex. I would prefer the main entrance to this complex to connect to 40th. Fully aware that there are two apartment buildings on that street, there may be less impact for these residences as they comprise two lots, and the homes sit farther from the road. There's also the aspect that only one side of 40th would have any residents. For safety and evacuation purposes, I professionally recommend that egress is provided both at 40th and Entwistle. I personally prefer 40th to be the main entrance.

In conclusion, growth inevitably needs to happen. This project brings opportunities, both for employment and resources. The presentation stated that there will be traffic studies performed, but consider that the traffic aspect of this is more than how many cars travel a road at different times. Please consider that this is a street full of homes on Entwistle, and mostly industrial businesses on 40th.

Thank you for your dedication and all that each of you do for our town!

Jennifer Hargrove *(she/her)*
CERT Training Coordinator
Carnation-Duvall Citizen Corps Council Vice President
(425) 780-1950
KJ7GHZ

3 August 2023 PUBLIC COMMENT at Public Hearing
for Schefer/Dog Park Development Agreement

(emailed on 15 August 2023, after Public Hearing was rescheduled, due to lack of proper Public Notice and SEPA determination)

22 August 2023 (with new information added)

Hello City Council, City Manager, and Staff,

When you're selling lands to a private developer that have been in the city's possession for almost 20 years, I believe there's a unique responsibility to make sure that the use and stewardship of the land going forward is in harmony with the hopes and dreams of the people that live here.

There is a passionate community here that wants to be engaged with what happens to their public lands. There are opportunities, great feedback and insight to be gained by meaningfully engaging with the public.

There has been plenty of citizen comment over the last few years in opposition to selling these lands. That being said, I always believe in win-win compromises, where the needs of the majority of people can be met.

In the 2013 Tolt Avenue Action Plan, there was a brief Analysis of putting Larsen Avenue through to NE 40th Street. I believe this can be done sensitively. Earlier councils had the goal of having some light industrial business spaces available along Larson Avenue, not filling the entire 8 acres with Industrial complexes. Yes, many of us work in metal shops and wood shops, and in types of businesses that aren't appropriate on Main Street, but they can be accommodated in harmony with the environment, and enhance our character, not detract from it.

It was only a more recent and wider reaching suggestion, that we fill the site with agri-tourism, light industrial and many other uses, possibly in the goal of diversifying the uses on that site. One problem with that is that I can't imagine all of it is buildable into the future and we don't want to compete with Tolt Avenue in any way or duplicate services. That's why it's been happily left the way it is and not even a soccer field could be permitted there environmentally ultimately.

A much more responsible site plan would be to put Larson Avenue through and build shop spaces right along the road emulating our current street grid and having park buffer space at the back of it toward Tolt MacDonald Park. You can still get quite a number of businesses in there and have a lighter footprint on the land.

Only part of the acreage could be developed to retain part open space on the west side of the site where water and flood risks encroach more closely from the river and an active, but sensitive light industrial development along Larsen. Or simply the south lot only could be developed and the northwest parcel retained as open space with its existing, well worn and beloved walking trail to Tolt MacDonald park.

Being bound by this 17-page developer agreement that hasn't been explored thoroughly by sensitive local design professionals in the community, our Planning/Parks Advisory Board, and all community members could miss some great opportunities for the new owner of the land and the community to include innovations that would save costs and improve the design.

Something as impactful as this development can't only be examined through an economic or real estate lens. We can add new jobs, activate this area in a responsible way, and not lose the natural beauty and environmental stewardship that has preceded this project.

The City has a responsibility to steward, these public lands in an environmentally-friendly way, that conserves energy and resources, and gives back to the land as much as it takes.

This project currently lacks a vision or understanding of this special place. Light industrial buildings don't necessarily have to look like every other generic one in any suburban office park. This place calls for an innovative design, site plan, and harmonious creation of outdoor and indoor spaces with bike/pedestrian trails, as well as for specialized freight trucks and specific shop needs. People will spend time in this place, and it should be a nice place to spent time in.

I recall hearing that the city wouldn't sell to just any developer or any random idea for this undeveloped land. Any project that develops these precious last few acres within the city limits this close to the river, this close to neighborhoods, this close to other light industrial businesses, this close to our downtown Main Street, must be a special unique visionary project that really shows how sensitive a development can be, one that makes everyone proud and excited, and is sensitive to its surroundings.

It's premature to go into the depth of building design when the site design and landscape and circulation throughout hasn't even been properly established with community input. The site must be studied in a thoughtful way. What was presented was the most unimaginative layout that has nothing to do with that site except filling a rectilinear boundary, a plot plan, treating it like any other "flat" generic piece of real estate anywhere. We have no idea what it will be like to move through the spaces they envision and how the topography and experience of the spaces throughout the seasons, with the light, night light, sunlight and shade conditions at that site. Also of primary concern is stormwater runoff and infiltration, adding trees and limiting heat trapping pavement to offset the urban heat island effect. There's even a Tiny Forest with native plants concept that could work well here in some part of the site to shade and cleanse the air. (see attached PDF article)

Good design brings out the essence of a place. Tolt/Carnation has an inherent character, natural, and the result of human activity. It doesn't need a theme applied to it. We're not an empty slate in search of a theme or something applied from the outside that doesn't fit. This proposal lacks basic site planning sensitivity of a smart building and circulation layout into this natural environment.

The city has the discretion to not sell all 8 acres and keep a natural and landscaped buffer between the King County property and the west side neighborhoods.

Local residents could be interviewed about the types of small incubator businesses in light industrial shop spaces that they might like to see in our town in this special location off Main Street.

We don't want to have just any old suburban industrial park, plunked down on this, totally unique natural setting in the agriculturally focused Snoqualmie Valley. There could be incubator businesses encouraged that are actually related to agriculture, produce and value added product produced here in the Snoqualmie Valley, the breadbasket of King County.

People who have lived here for centuries, and those who have come more recently recognize the unique natural beauty and character of this special place.

I know the developer has concerns about it "penciling out" from a financial perspective, but it is possible that this maximal approach isn't the most profitable. If you have a brilliant design that really draws in the types of small scale, light industrial businesses we'd want there, it could be fruitful for everyone. The developer could meet with Nelson Family Treehouse and discuss what some of their approaches would have been for the site.

What kinds of tenants would be in the spaces? As far as a business type, we've only heard that a brewery may be interested. Do the spaces work for different flexible shop space needs? How do we ensure that appropriately scaled operations find their home in this new industrial park? A variety of smaller scaled businesses might diversify the number and types of businesses that are a good fit in our small town, as opposed to larger scaled homogenous businesses. The buildings could be well designed, good looking buildings for the functions that they'll need, (not trying to look like something else), along Larsen Avenue, with open spaces in between buildings that the people who work here would actually use and appreciate for their business and other needs.

What are some Community Benefits that can be incorporated into this agreement?

- 1) Abiding by the dark sky ordinance to keep nighttime light pollution down minimizing effects on residents and wildlife.
- 2) Utilizing clean energy, possibly solar panels, and LEED certified sustainable building practices
- 3) Developing in a way that is the lightest footprint on the land
- 4) Consulting with sensitive local design professionals, not giant, expensive national firms, who have experience in innovative strategies for light industrial building development and lived spaces that the people who work and spend time in the spaces can enjoy.
- 5) Include strategies in the development agreement that can save costs for the developer and bring highly desired, sensitive design features to the project that make the project better.
- 6) Have SvR Design Company and Makers, who have extensive experience in urban design and traffic mitigation strategies in Carnation (through the 2013 Tolt Avenue Action Plan and Tolt Avenue Central Business District Improvements original design), review the Developer Agreement and Proposal to look for further opportunities to improve the project. The schematic design and maximal building footprint put forward in this proposal is unacceptable to the residents of Carnation, as is.
- 7) The Planning, and Parks Advisory Board has not had sufficient time to review the proposal and come forward with helpful comments to improve the design & development approach.

Here are some additional areas of concern and questions to be addressed, since August 3rd:

- 1) The Walking Trail from West Entwistle to Tolt MacDonald Park was created in partnership with neighbors, the City of Carnation and King County. It was the brainchild of Lee Grumman, former Councilmember and Mayor, who asked, when she was on the Planning Board, if she could cut the barbed wire fence between City and County land at the place we now cross after she'd been looking at maps and wondering if there might be a more enjoyable way to walk to Tolt MacDonald Park from the old part of town. The current walking experience with its natural setting and views to surrounding local landmarks is what locals and visitors alike enjoy and treasure. Efforts to retain this character would be appreciated and in an ideal world, the City (and or developer) would retain this natural buffer and experience.
- 2) One of the answers on the FAQ sheet states that "The site is zoned Light Industrial. This zoning has been in place since 1997. The City allowed residents to use the parcel as a dog park . . . However, this parcel has never been a park."
What this description excludes are some critical details from the 2018 City of Carnation Zoning Map with Overlay Districts. There is a Public Use Overlay over this entire site, as well as a Shoreline Management District designation along its entire western edge, although not that wide. As flood maps are updated in the future, it's important to recognize that the western edge of the site can continue to be vulnerable to rising floodwaters. Requirements to address these conditions effectively should be included in the Developer Agreement.
- 3) There are no stormwater facilities shown.
- 4) What is the amount of fill dirt that will be required to make this site buildable to the full extent proposed? Is this wise to build in this manner? Can other building approaches be explored?
- 5) Why are these parcels deemed "categorically exempt from SEPA"? How can we ensure that any proposed development will meet the most rigorous environmental, stormwater, and infiltration standards planning into the future, especially when some of these provisions may not currently be in our code?
- 6) Why is the project providing more parking than what is required, especially if creating more large expanses of asphalt may run counter to our Comprehensive Plan goals? Is it possible to provide fewer standard spaces and integrate more of the oversized spaces closer to the individual businesses's garage doors where they're most likely to load and unload? (We can also reduce our impact on the environment and need for so many parking spaces by reducing the size of the project)
- 7) In the Developer Agreement, there is a statement:
 - In a mutual effort to maximize the footprint of the Project and complete the Larson Road Extension (defined below) in a timely manner, the City shall permit Developer, and **grant to Developer any rights necessary, to expand and/or alter the existing infiltration system(s)** serving the existing vacuum station on the Parent Parcel to fulfill stormwater management requirements.

Why are we trying to "maximize the footprint of the Project"? Why is that a City criteria? A maximal approach may not even be the most profitable, there are so many variables toward success. We want the numbers to work for the developer, but we want a visionary project that is attractive to a whole variety of appropriate light industrial businesses. We don't have to max out the site with as much possible warehouse space as will fit. Can we start with some harmonious site plan options that

show what a small, medium, and large scaled development would look like? And to still work with the public on this very important project that will permanently affect the landscape through which we live, walk, work, and play every day?

- a. . Also, we don't want to lose all site control, whether it meets the letter or intent of our codes or our City's vision.
- 8) Concern about the lack of development of the exhibits in the Developer Agreement, so far. Exhibit D, Project Concept Drawing, is an outdated draft without any labels, words, notes, or a north arrow, and is not a very professional submittal.
- 9) From page 5 of the Schefer Property Presentation, "Our proposal offers a high level of flexibility, ensuring that it maximizes the benefits for the community and optimizes the utilization of the site. Furthermore, we have identified a clear demand for more warehouse and manufacturing space within the Greater Eastside Market, emphasizing the potential for economic growth and meeting the needs of businesses in the area." How do we ensure that appropriately scaled operations find their home in this new industrial park? A variety of more and smaller scaled businesses might diversify the number and types of businesses that are a good fit in our small town.
- 10) Out of the scope of work of this project, how will the decaying condition of NE 40th be improved to handle this increase in freight traffic?

I think the terms and the design concepts need to be explored much further before settling for what they've proposed so far – a mediocre, 20th century approach, that looks like any other anonymous suburban office park, without inspiring landscaping, site circulation and smart, green growth alternatives to standard massive asphalt parking lots. There are better ways to develop and we need to ask for higher standards than what we're seeing so far. Carnation deserves better and I know we can work together to see that a beautiful project is created!

Thank you for listening and have a good night!

Sincerely,

Ms. Jules Hughes

31721 W Rutherford Street (PO Box 815), Carnation, WA 98014

p.s.

Here is an excerpt from a February 2023 public comment, with more recent notes added:

I was sad to discover that Nelson Family Treehouse withdrew their application to develop the Schefer property. The December presentation from The Remlinger Group didn't have a lot of detail, especially in their site plan, and didn't articulate a vision, so I was dreaming of some possibility where the skillsets and talents of both them and Nelson Family Treehouse could be utilized for the benefit of the town. If they were both amenable, maybe The Remlinger Group could still purchase the property and have Nelson Family Treehouse be an anchor tenant and help guide the design and visioning for the property. It's not every day that you have a homegrown talent like the Nelsons that are willing to guide a public/private partnership and stewardship of such an environmentally sensitive property and one that is so connected to the character, experience, and identity of our town, as well as being so close to the Snoqualmie River and sensitive salmon habitat. Please do all you can to encourage all ideas at the final table. I'm confident they would try to be light on the land while

providing a unique light industrial set of buildings and spaces that are committed to the traditional trades of woodworking, metalworking, while providing opportunities for youth job training and incubator businesses, as well.

And I would still advocate that the City not sell both lots, just the larger one to the South with a community benefits agreement in place to not overbuild the western half of the parcel to protect against future flooding and sensitively buffer the transition from this lot to Tolt McDonald Park.

The City should retain ownership of the North lot directly behind the Sewage Treatment Plant to protect the walking trail between downtown neighborhoods and Tolt McDonald Park. Once you sell open space and it's developed, it's gone forever.

We should also revisit the criteria with which they were to develop their proposals and make sure they meet all the existing Carnation Comprehensive Plan and Design Guidelines objectives, as well as all the smart growth and best building and development practices that could be unique to this project.

(And I'm just curious, do we have the desired amount of open space per capita with our increasing population? Has that been studied recently?)

If the urgency of selling this land is simply to help fund the new City Hall project, that feels somewhat shortsighted, in light of so many other local, regional and global concerns. We could seek other funding sources. And every project in which open space is lost should be meeting rigorous design and development standards, as you've got one chance to get it right.

In last week's Planning/Parks Advisory Board meeting, I saw for the first time the short sighted and maximal site plan that was offered by The Remlinger Group. I don't think we're hitting the mark yet to have an innovative development for which we can all be proud.

I was concerned that the recent Presentation for the development wasn't included in the packet for Planning/Parks Advisory Board members, so they could study it before being asked to comment on it in their meeting. We need their insights into this once in a lifetime project. The more eyes on this the better.

Page 10 of Presentation, Development Summary, Required Landscape Area = 5,425 SF, Landscape Area Provided = 6,700SF. This feels like meeting a minimum requirement.

We don't have to max out the site with as much possible warehouse space as will fit. Can we start with some harmonious site plan options that shows what a small, medium, and large scaled development would look like to work with the public on this very important project that will permanently affect the landscape through which we live, walk, work, and play every day?

We can reduce our impact on the environment and need for so many parking spaces by reducing the size of the project. Can there be a happy medium where all interests are being served?

And if the building square footage stays where it is, maybe the standard parking spaces can be reduced back to the City requirements and the oversized spaces can be dispersed throughout the site, closer to the individual businesses's garage doors where they're likely to load and unload.

Thank you for listening and have a good night!

Sincerely,

Ms. Jules Hughes

31721 W Rutherford Street (PO Box 815)

Carnation, WA 98014

Observations during the 22 August 2023 Public Hearing:

For the City Manager to cite a specific public comment that was submitted and use it to support her point of view and narrative about this project is completely inappropriate. She is an administrator, not a stakeholder in this project that is called on for a point of view or a policy direction, those come from the Council who represent the people of Carnation.

In her presentation, she references that she presented in the first "Public Hearing" and many comments were heard from the public, so she seems to be "counting" some of that time as part of the official Public Hearing. I'm confused about the extent of the comment period in the official Public Hearing on this project and Developer Agreement. My understanding, which may not be accurate, was that the August 3rd meeting was not the legal Public Hearing, as there had not been enough notice given to hold the Public Hearing in that expedited manner, AND there had not been a SEPA determination made. However, I do hope that all of the public comments that were made on August 3rd will be allowed to be included on the record, as the public came to that meeting in hopes of having their views heard and may not have been able to attend the subsequent meeting on the 22nd. Also, in the Meeting Minutes from August 3rd, many citizens were listed as giving public comment, but the content of their comments were not documented in any way, which is not typical. There is usually a brief synopsis, so that folks who missed the meeting don't have to rely on the recording only to hear what viewpoints were shared. Could the public comments given orally on August 3rd please be transcribed into the public record? This would help make a more complete record.

Also, In this August 22, 2023 Agenda packet, there is a SEPA checklist filled out by Tim Woolett, who should be at this hearing to assist with any questions, in my view, and should still be involved in the process, since we don't have a City Planner listed among our City Staff, which is a gaping hole in the services we've come to expect. Was Tim only asked to complete this paperwork after the August 3rd false start meeting (since it's recorded on August 11th) ? Was this another example of the City not being prepared to handle this process effectively and professionally?

In this section of the SEPA checklist, there are some views to protect, contrary to the None answer given to 10b.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The maximum allowed building height in the underlying LI/M zone is 35 feet, or 40 feet where the front yard setback is at least 30'. Additional review will occur in the second phase of environmental review with the submittal of the required land use permits which will have specific building details.

b. What views in the immediate vicinity would be altered or obstructed?

None.

Proposed measures to reduce or control aesthetic impacts, if any:

Utilizing materials and architectural features that are consistent with the City of Carnation Design Standards and Guidelines.

Here are some views that could be preserved:

- 1) View to Tolt Hill and the Tolt Barn from the old Dog Park bench.



2) Views to Tolt MacDonald Park and Tolt Hill



- 3) Any views to Mt Si in North Bend from this site.
 - a. Zoomed in slightly to capture view from Walking Trail.



- a. Zoomed to 50mm to simulate actual perceived view when near fence.





CARNATION CITY COUNCIL AGENDA Special Meeting

Mayor Jim Ribail, Deputy Mayor Tim Harris, Ryan Burrell, Dustin Green, Adair Hawkins

DATE: August 30, 2023
TIME: 6:00 P.M.

- 1. CALL TO ORDER:** Mayor Jim Ribail
At: 6:00 P.M.

Roll Call: City Manager Ana Cortez

Present: Mayor Jim Ribail, Deputy Mayor Tim Harris, Councilmember Ryan Burrell, Councilmember Dustin Green, Councilmember Adair Hawkins

- 2. APPROVAL OF AGENDA:** Mayor and Council
MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER GREEN TO APPROVE THE AGENDA.

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER GREEN TO AMEND THE AGENDA BY ADDING "3(b) Public Comment".
MOTION PASSED (4-1). MAYOR RIBAIL, DEPUTY MAYOR HARRIS, COUNCILMEMBER GREEN, AND COUNCILMEMBER BURRELL IN FAVOR. COUNCILMEMBER HAWKINS OPPOSED.

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER GREEN TO AMEND THE AGENDA BY ADDING AB23-102 TO THE AGENDA BILLS. MOTION PASSED (4-1). MAYOR RIBAIL, DEPUTY MAYOR HARRIS, COUNCILMEMBER GREEN, AND COUNCILMEMBER BURRELL IN FAVOR. COUNCILMEMBER HAWKINS OPPOSED.

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER BURRELL TO AMEND THE AGENDA BY VOTING ON THE AGENDA BILLS IN REVERSE ORDER (AB23-102, AB23-101, AB23-100). MOTION PASSED (4-1). MAYOR RIBAIL, DEPUTY MAYOR HARRIS, COUNCILMEMBER GREEN, AND COUNCILMEMBER BURRELL IN FAVOR. COUNCILMEMBER HAWKINS OPPOSED.

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER GREEN TO AMEND THE AGENDA BY ADDING A DISCUSSION ITEM REGARDING THE SEPTEMBER 5TH MEETING. MOTION PASSED (4-1). MAYOR RIBAIL, DEPUTY MAYOR HARRIS, COUNCILMEMBER GREEN, AND COUNCILMEMBER BURRELL IN FAVOR. COUNCILMEMBER HAWKINS OPPOSED.

3. EXECUTIVE SESSION. RCW 42.30.110 (c)

a. To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public.

- Council Entered into Executive Session at 6:04 P.M.
- Mayor Ribail entered into Regular Session at 6:15 P.M.

b. Public Comment

- Tiffany Goodman provided comment.
- Jenn Dean provided comment.
- Tara Voelker provided comment.
- Ryan McClune provided comment.

4. AGENDA BILL

Agenda bills were addressed in the following order:

- 4(c)
 - 4(b)
 - 4(a)
- a. AB23-100 ORDINANCE No. 977: Schefer Purchase Sale Agreement and Development Agreement.
MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER HAWKINS. MOTION PASSED (4-1). MAYOR RIBAIL, DEPUTY MAYOR HARRIS, COUNCILMEMBER HAWKINS, AND COUNCILMEMBER BURRELL IN FAVOR. COUNCILMEMBER GREEN OPPOSED.
- b. AB23-101 DECLARATION: State of Emergency – Tolt Dam
MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER BURRELL. MOTION PASSED (5-0).

- c. AB23-102 MOTION: Setting Public Hearing Date
MOTION BY COUNCILMEMBER GREEN SECOND BY
COUNCILMEMBER HAWKINS. MOTION PASSED (5-0).

5. DISCUSSION

- a. Tolt Dam: Options for New Engagement Strategy with Seattle Public Utilities and Seattle City Lights/ City of Seattle.
- b. State of Emergency: Declaration
- c. September 5th Meeting
 - i. Next Meeting September 19th
 - ii. Councilmember Green requested a Parks and Planning Board Discussion Item to be added to the agenda.

6. ADJOURNMENT: Mayor Jim Ribail

- At: 7:50 P.M.

Approved at the regular meeting of the Carnation City Council on September 19th, 2023.


Jim Ribail (Aug 31, 2023 16:52 PDT)

MAYOR JIM RIBAIL



CITY MANAGER ANA CORTEZ



From: Victoria Klyce [REDACTED]
Sent: Wednesday, August 30, 2023 4:36:14 PM
To: Jenn Dean [REDACTED]
Cc: Jim Ribail <jim.ribail@carnationwa.gov>; Adair Hawkins <adair.hawkins@carnationwa.gov>; Dustin Green <dustin.green@carnationwa.gov>; Ryan Burrell <ryan.burrell@carnationwa.gov>; Tim Harris <tim.harris@carnationwa.gov>; [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: Regarding Tonight's Vote on the Schaefer property and development agreement

The sender of this email is EXTERNAL to the City of Carnation. Please proceed with caution.

Good afternoon City Council Members,

Tonight's vote is a very important and strategic one for our City. One that will change the literal landscape of our town forever. To tack on to Jenn's email below, I would also like to point out the urgent need for flood mitigation efforts. I'd like to remind you that the former Earth 2 Earth Movers property was initially zoned Light Industrial, and then through a twist of zoning "magic," was rezoned as Residential. If our town is so urgently in need of more light industrial, why was this property allowed to switch to residential? That parcel was already built up with fill, changing our flooding patterns. Now that the Mainvue Homes development is underway, I've watched the footprint get dramatically higher still. How will this impact our residents and our properties?

As you consider selling and allowing development upon the Schaeffer/former dog park land, the plans from Remlinger Group already mention the need to add more fill in order to prevent flooding. Once that is done, even more water will be encroaching on our properties and homes in town. As someone who has lived here for 20 years, I've seen how close the flooding already gets to the central core of town. The Schaeffer property already floods. Are you willing to risk more flooding to the historic district of town? As someone who lives in it, I am extremely concerned about what this decision will do to my flood insurance rates (or even ability to get flood insurance). Even more so, is my deep trepidation for the loss of life and property in the eventuality of a more catastrophic flood than we've seen previously.

As to the sensitive historic nature of the property, there most certainly are artifacts on that land, as it was one of several town sites for the Coast Salish people. Have they been included in conversations on what they want done with this parcel?

In closing, I want to remind you of how we townspeople enjoy that rustic trail and back entry to Tolt MacDonald Park. We have gotten used to the sounds and sites of the Sewer Treatment Plant. It is so much less disruptive to the peaceful and wild nature of the path traversing the property than building out the site from property line to property line with a meager 5-10' buffer. Considering how high they will need to build up the land, we will be walking by a wall, not trees/bushes. People walk the "loop" daily. Our townspeople and visitors know Carnation for the wildness it offers. Please do not take this away from us. At the very least, please consider only developing along the soon to be built road, and not the entire site. I'm sure you already know the statistics of how important natural green space is to our

mental health, so I won't remind you; and you also know of the mental health crisis facing the youth of our Valley. Keeping as many open/green spaces as possible is of utmost importance.

Thank you for taking the time to read my letter. I thank you also for your dedicated service. I've watched as this Council has weathered so many big issues over the past two+ years, and I'm sure it's been exhausting to have so much weighing on your minds. Thank you for all you do for our community.

Best Regards,

Victoria Klyce
32021 E Rutherford St
Carnation, WA 98014

On Aug 30, 2023, at 3:50 PM, Jenn Dean [REDACTED] wrote:

Dear Esteemed City Council Members:

I'm writing to ask you to do the right thing and vote against the sale of the Schaefer Property/Dog Park. Keeping our last remaining 8 acres or so of open space that the city owns would be a much wiser choice than losing it forever to development. I urge you to vote against the sale of this land.

First, because the community has spoken multiple times on this issue, and many townspeople seem to be in favor of NOT selling the land (and at a minimum, not allowing it to be developed as represented in this plan). As City Council members, you represent us.

Second, as others have pointed out, times have changed. As the daughter of a Ph.D. scientist, I've been following the climate change science for four decades. Scientists are no longer calling it climate change, they call it the climate crisis. We need this land, at a minimum, to help mitigate for the fact that currently, our city has lots of impervious surfaces (rooftops, parking lots, streets) and not enough canopy nor greenspace to mitigate for that. That's why we are an Urban Heat Island.

Third, let me address what I believe David Remlinger said on Aug. 3rd's hearing, that "we have enough green around here." This is a commonly held, but ultimately anecdotal, belief. For the first time in modern history Washington is less than 50% forested. The state permanently lost 400,000 acres of forestland to human development from 2007 to 2019. We are on track to lose an additional 625,000 acres to development by 2040. In addition,

more than 4.5 million acres have burned in wildfires since 2010. We should not be contributing to these statistics. We should look to future generations and conditions when we make land use decisions. The statement "we have enough green" also reflects a basic misunderstanding of sustainability, and frankly represents the old domineering view of the land/nature/ecosystems which history has proven is harmful and destructive, rather than integrative and nurturing. It's also unsustainable. (Forgive me if he didn't say that, but I do recall someone said it.)

I urge you to be better stewards of our public lands, not sell them off to be paved over. I do believe we are supposed to have a certain amount of park space per citizen, and selling off the 8 acres will create a deficit. Just because the land is zoned industrial, doesn't mean it has to stay that way. Just because the Remlingers want to develop, doesn't mean they have to do so ***on this parcel.*** Let's remember that we are all living and working on historically stolen land, and we might want to consider (when making huge decisions like this which are irreversible) treating this land the way the Coast Salish did (and continue to do): with utmost gratitude and respect, with an understanding that nature has the same rights as humans, and with an eye towards sustainability. Thank you as always for your consideration, and for your public service.

Jenn

Jenn Dean, MFA
Writer



jenndean.com

<Outlook-gfxju5sx.png>

I live and work on unceded lands of the sdukwalbxw.



CARNATION CITY COUNCIL AGENDA Regular Meeting Minutes 9.19.23

Mayor Jim Ribail, Deputy Mayor Tim Harris, Ryan Burrell, Dustin Green, Adair Hawkins

DATE: September 19, 2023

TIME: 6:00 PM

1. CALL TO ORDER:

6:00 PM

Mayor Ribail

2. PLEDGE OF ALLEGIANCE:

Councilmember Burrell

Mayor Ribail called for a moment of silence in memory of long time resident, Glenn Erlich.

3. ROLL CALL:

City Manager Cortez

Present: Councilmember Hawkins, Councilmember Green, Mayor Ribail, Deputy Mayor Harris, Councilmember Burrell.

4. APPROVAL OF AGENDA

Mayor and Council

MOTION BY MAYOR RIBAIL.
SECOND BY COUNCILMEMBER HAWKINS.

MOTION PASSED BY 5-0 VOTE.

5. EXECUTIVE SESSION

- a) **City Manager Performance- RCW [42.30.110](#)(g).** To evaluate the qualifications of an applicant for public employment or to review the performance of a public employee. However, subject to RCW [42.30.140](#)(4), discussion by a governing body of salaries, wages, and other conditions of employment to be generally applied within the agency shall occur in a meeting open to the public, and when a governing body elects to take final action hiring, setting the salary of an individual employee or class of employees, or discharging or disciplining an employee, that action shall be taken in a meeting open to the public.

The Council entered Executive Session at 6:02 PM. Mayor Ribail set the return to Regular Session at 6:15 PM.

The Council returned to Regular Session at 6:15 PM.

6. CONSENT AGENDA

All items on the Consent Agenda have been recommended for approval by the City Manager. All Consent items will be approved by a single vote. Anyone may ask to address Consent items prior to the Council acting, and the item may be moved for discussion.

No items were moved for separate consideration.

Acted on the Consent Agenda as follows:

- a) There were no meeting minutes for consideration.
- b) Approval of Claims in the following amount(s):
 - i. Paid Claims:
 1. September 7, 2023: \$796,441.73
 2. September 8, 2023: \$24,215.84
 3. September 11, 2023: \$66,582.94
 4. September 12, 2023: \$39,955.90
 5. September 13, 2023: \$29,864.25
 - ii. Paid by ACH: April through August. Total amount: \$91,143.81
- c) Approval of Payroll for the following pay period(s):
 - i. August 1, 2023 – August 31, 2023 Certification
 - ii. August 1, 2023 – August 31, 2023 Check Register

MOTION BY DEPUTY MAYOR HARRIS.
SECOND BY COUNCILMEMBER GREEN.

MOTION PASSED BY 5-0 VOTE.

7. PROCLAMATIONS

Presented proclamations as follows:

- a) The City Council of the City of Carnation, Washington, proclaimed the month of September as Senior Center Month in the City of Carnation, and called upon citizens to recognize the special contributions of the Sno-Valley Senior Center participants and the special efforts of the staff and volunteers who work every day to enhance the well-being of the older citizens of our community.

MOTION BY COUNCILMEMBER HAWKINS.
SECOND BY DEPUTY MAYOR HARRIS.

MOTION PASSED BY 5-0 VOTE.

- b) The City Council of the City of Carnation, Washington, proclaimed the month of September as Fetal Alcohol Spectrum Disorders (FASD) Awareness Month in the City of Carnation, and pledged to continue partnering with organizations, health care professionals, educators, and the public to raise awareness about FASD and support individuals living with this disability.

MOTION BY COUNCILMEMBER HAWKINS.
SECOND BY DEPUTY MAYOR HARRIS.

MOTION PASSED BY 5-0 VOTE.

8. COUNCIL REPORTS AND REQUESTS

Received reports and requests from Councilmembers:

Mayor Ribail, Deputy Mayor Harris, Councilmembers Burrell, Green, and Hawkins provided reports.

9. STAFF REPORTS

Received staff reports on the following topics:

- a) Project Updates - City Engineer Keith Stewart
 - i. Brumbaugh Water Main
 - ii. 24th Street Water Main
 - iii. East Bird Street

Reports from City Engineer Stewart will be presented at a future meeting.

- b) Utility Billing Update - CED Principal Rhonda Ender
- c) Planning and Parks Board Report- CED Principal Rhonda Ender
- d) City Manager's Office Report - City Manager Ana Cortez

10. PUBLIC COMMENT & REQUESTS

Public comment on meeting items or other issues of note or concern. Comments may be submitted in advance by writing or e-mailing clerk@carnationwa.gov, or made in person, or by telephone or computer connection at the time of the meeting. Individual comments shall be limited to three minutes. Group comments shall be limited to five minutes.

Received public comment from members of the community.

11. PRESENTATIONS

Received presentations on the following topics:

- a) Wildfire Mitigation - Cat Robinson, Eastside Fire and Rescue

Mayor Ribail called a brief recess at 7:23 PM and resumed at 7:33 PM.

- b) Seattle Public Utilities- Seattle Deputy Mayor Marco Lowe
- c) Evacuation Drill and Community Forum – City Manager Cortez
- d) Budget Presentation – City Manager Cortez

12. AGENDA BILLS

a) AB23-102. ORDINANCE 978. Design Review and Site Review Consolidation. Adopted **ORDINANCE 978**, an Ordinance of the City Council of the City of Carnation, Washington, amending Carnation Municipal Code Section 15.18.220 Site Development Review and Section 15.18.250 Design Review to eliminate duplicative permitting requirements and duplicative fees.

MOTION BY DEPUTY MAYOR HARRIS.
SECOND BY COUNCILMEMBER BURRELL

MOTION PASSED BY 5-0 VOTE.

b) AB23-103. RESOLUTION 496. Renaming Alley J to Stephens Avenue.
Adopted **RESOLUTION 496**, a resolution of the City of Carnation to rename Alley J, south of Entwistle Street, to Stephens Avenue.

MOTION BY COUNCILMEMBER HAWKINS.
SECOND BY DEPUTY MAYOR HARRIS.

MOTION PASSED BY 5-0 VOTE.

13. DISCUSSION ITEMS

Discussed the following topics:

- a) Parks and Planning Board- Councilmember Green
- b) Mobile Park Community Chat- City Manager Cortez

14. FUTURE AGENDAS:

Received tentative agendas for the meetings of October 3, 2023 and October 17, 2023.

15. ADJOURNMENT

Mayor Ribail adjourned the meeting at 9:19 PM.

Approved at the regular meeting of the Carnation City Council on October 3, 2023.

MAYOR JIM RIBAIL

CITY MANAGER ANA CORTEZ

CHECK REGISTER

City of Carnation

Time: 15:04:55 Date: 09/27/2023

09/14/2023 To: 09/30/2023

Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
2166	09/14/2023	Claims	1	37302	CORE & MAIN, LP	19,239.90	PROCODER FOR 40TH WATER MAIN
2167	09/14/2023	Claims	1	37303	HD FOWLER COMPANY	545.00	RENTAL OF TAPPING MACHINE - WATER METERS
2168	09/14/2023	Claims	1	37304	SOUND PUBLISHING INC	97.88	SCHEFER PUBLIC HEARING NOTICE IN SNOQUALMIE VALLEY RECORD
2169	09/14/2023	Claims	1	37305	KING COUNTY SHERIFF'S OFFICE - 2023	8,052.07	CARNATION FESTIVAL DISCRETIONARY OT CHARGES JULY 2023 - FOURTH OF JULY
2170	09/14/2023	Claims	1	37306	PACIFIC CASCADE EXCAVATING LLC	1,179.40	LEAK DETECTION TO FIND WATER LEAK ON 60TH AVE.
2171	09/14/2023	Claims	1	37307	INFORMATION TECH 2023 KING COUNTY	750.00	KCIT INET CITIES MISC SVC
2182	09/14/2023	Claims	1	37308	TEAMSTERS LOCAL UNION 763		Double payment
2183	09/14/2023	Claims	1	37309	BENJAMIN ASPHALT, INC	2,750.00	AUGUST VACTOR RENTAL FIVE DAYS ON THE TRIANGLE LOT
2209	09/18/2023	Claims	1	37310	DAVIDSON-MACRI SWEEPING, INC	598.94	ROUTE 3- TOLT HWY & ENTWISTLE EVERY MONTH (SWEEPING); (VACUUM SWEEPING) ROUTE 1
2210	09/18/2023	Claims	1	37311	PGG/MOTT MACDONALD PACIFIC GROUNDWATER GROUP	5,948.75	PROGRESS REPORT FOR cARNATION LANDFILL, JUNE TO AUGUST 2023
2231	09/19/2023	Claims	1	37312	AM TEST, INC	130.00	WATER BACTERIOLOGICAL ANALYSIS
2232	09/19/2023	Claims	1	37313	KPG PSOMAS	1,610.32	TOLT AVE CENTRAL BUSINESS DISTRICTAL IMPROVEMENTS EUGENE ST TO RUTERFORD ST
2233	09/19/2023	Claims	1	37314	PUGET SOUND ENERGY	8,683.03	ENERGY BILL SERVICE ON 4301 315TH AVE NE (VAC STATION); ENERGY BILL SERVICE ON TOLT RIVER RD & 331 AVE NE (SHOP); ENERGY BILL DERVICE ON 32401 E NETWISTLE ST (LOUTSES); ENERGY BILL SERVICE ON
2241	09/19/2023	Claims	1	37315	ARC ARCHITECTS, INC	529.25	CARNATION COMMUNITY SPACE. AUGUST 17, 2023
2242	09/19/2023	Claims	1	37316	GREAT AMERICA FINANCIAL	5,942.62	AGREEMENT/ SHARP MX-5070V COIER/FP FPI-2320 EQUIPMENT
2259	09/21/2023	Claims	1	37320	KING COUNTY RADIO COMMUNICATION SERVICES	153.33	RADIO SYSTEM ACCESS MONTHLY -8/1/2023- 8/31/2023
2258	09/21/2023	Claims	1	37321	KING COUNTY FINANCE	480.10	RCW 66.08-2% OF LIQUOR PROFITS AND LIQUOR EXCISE TAXE FOR 1ST QUARTER 2023- CUSTOMER 111; RCW 66.08 - 2 % OF LIQUOR AND EXCISE TAX FOR 4TH QUATER 2022. CUSTOMER NUMBER 111; RCW OF LIQUOR PROFITS AND
2288	09/26/2023	Claims	1	37323	BANK OF AMERICA	99.99	BUSINESS CARD/
2289	09/26/2023	Claims	1	37324	CENTURYLINK	136.17	VAC. STATION ALARM SYSTEM
2290	09/26/2023	Claims	1	37325	UNITED SITE SERVICES	349.50	FRED HOCKERT PARK MAINTENANCE/ WEEKLY SERVICE

CHECK REGISTER

City of Carnation

Time: 15:04:55 Date: 09/27/2023

09/14/2023 To: 09/30/2023

Page: 2

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
2291	09/26/2023	Claims	1	37326	WASHINGTON TEAMSTERS WELFARE TRUST	5,176.80	REPORTING MONTH 09/2023 COVERAGE MONTH 11/2023
2292	09/26/2023	Claims	1	37327	LARRY BROWN CONSTRUCTION INC	34,175.77	BOOSTER STATION IMPROVEMENTS/PARTIAL PAYMENTS; BOOSTER STATION IMPROVEMENTS /
2293	09/26/2023	Claims	1	37328	SHINN MECHANICAL, INC.	5,778.49	VAC. STATION- MAINTENANCE/ SEWER FONDS
2294	09/26/2023	Claims	1	37329	ANGELO & TENLY KRAKOFF	302.87	742241.0 - 4566 327TH PL NE
						19,062.55	
						1,610.32	
						529.25	
						27,561.24	
						34,720.77	
						5,970.65	
						43.80	
						12,731.50	
						480.10	
						102,710.18	Claims:
						102,710.18	

* Transaction Has Mixed Revenue And Expense Accounts

CERTIFICATION: I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described and that the claim is a due and unpaid obligation against the City of Carnation and that I am authorized to authenticate and certify to said claim.

(Tim Harris) FNO Committee Member _____ Date: _____

(Ana Cortez) City Manager _____ Date: _____

(Jim Ribail) City Mayor _____ Date: _____



CARNATION CITY COUNCIL
A G E N D A B I L L

TITLE: A RESOLUTION to authorize the City Manager to execute Local Parks Maintenance Program Grant with the Department of Recreation and Conservation Office for a \$99,845.00	Agenda Bill No.:		AB23-104		
	Type of Action:		MOTION		
	Origin: <i>(Council/Manager)</i>		City Manager		
	Agenda Bill Author:		City Manager		
EXHIBITS: <ul style="list-style-type: none"> Resolution 497 	Date Submitted:		10/03/23		
	For Agenda of:		10/03/23		
	Expenditure Required:		0		
	Amount Budgeted:		\$99,845.00		
	Appropriation Required:		\$99,845.00		
SUMMARY STATEMENT AND DISCUSSION: <p>The City of Carnation applied for a local park maintenance grant in the amount of \$99,845.00 with the Washington State Recreation and Conservation Office. The grant is for deferred maintenance at Valley Memorial Park. The City Manager requests authorization from the Council to execute contract agreement with the State of Washington.</p>					
RECOMMENDED ACTION: I move to authorize the City Manger to execute Local Parks Maintenance Program Grant with the Department of Recreation and Conservation Office for a \$99,845.00					
LEGISLATIVE HISTORY:					
ACTION TAKEN					
MOTION AS PROPOSED			MOTION AS AMENDED		
Motion made by:			Motion made by:		
Second by:			Second by:		
	YES Vote	NO Vote		YES Vote	NO Vote
Hawkins			Hawkins		
Ribail			Ribail		
Harris			Harris		
Burrell			Burrell		
Green			Green		
Passed/Failed			Passed/Failed		
Ordinance/Resolution No.:			Ordinance/Resolution No.:		



Local Parks Maintenance Program Applicant Authorization and Electronic Signature

Organization Name (sponsor) _____

Resolution No. or Document Name _____

Project Number and Name _____

This resolution/authorization authorizes the person(s) identified below (in Section 2) to act as the authorized representative/agent on behalf of our organization and to legally bind our organization with respect to the above Project for which we seek grant funding assistance managed through the Recreation and Conservation Office (Office).

WHEREAS grant assistance is requested by our organization to aid in financing the cost of the Project referenced above;

NOW, THEREFORE, BE IT RESOLVED that:

1. Our organization has applied for or intends to apply for funding assistance managed by the Office for the above "Project."
2. Our organization authorizes the following persons or persons holding specified titles/positions (and subsequent holders of those titles/positions) to execute the following documents binding our organization on the above projects:

Grant Document	Routing Order	Name of Signatory and Title of Person Authorized to Sign	Email Address
Grant application (submission thereof)			
Project contact (day-to-day administering of the grant and communicating with the RCO)			
Agreement/amendment approver ¹			
Agreement/amendment approver			
Agreement/amendment approver			
Agreement/amendment approver			
RCO Grant Agreement signer ²			
Agreement amendments signer ²			

The above persons are considered an "authorized representative(s)/agent(s)" for purposes of the documents indicated. Our organization shall comply with a request from the RCO to provide updated documentation of authorized signers, if needed.

3. Our organization acknowledges and warrants, after conferring with its legal counsel, that its authorized representative(s)/agent(s) have full legal authority to act and sign on behalf of the organization for their assigned role/document.
4. Grant assistance is contingent on a signed Agreement. Entering into any Agreement with the Office is purely voluntary on our part.
5. Our organization understands that grant policies and requirements vary depending on the grant program applied to, the grant program and source of funding in the Agreement, the characteristics of the project, and the characteristics of our organization.
6. Any grant assistance received will be used for only direct eligible and allowable costs that are reasonable and necessary to implement the project(s) referenced above.
7. Our organization acknowledges that the grant will only be used for maintenance of local park property owned by our organization.
8. This resolution/authorization is deemed to be part of the formal grant application to the Office.
9. Our organization warrants and certifies that this resolution/authorization was properly and lawfully adopted following the requirements of our organization and applicable laws and policies and that our organization has full legal authority to commit our organization to the warranties, certifications, promises, and obligations set forth herein.

This resolution/authorization is signed and approved on behalf of the resolving body of our organization by the following authorized member(s):

Signed _____

Title _____ Date _____

On File at: _____

This Applicant Resolution/Authorization was adopted by our organization during the meeting held:

Location: _____ Date: _____

You may reproduce the above language in your own format; however, text may not change.

¹ **Agreement/Amendment Approver:** refers to an individual or several individuals who review and approve the electronic document and contacts RCO if corrections are needed. The approver does not sign the document. You may add more than one approver but please designate the order for routing purposes.

² **RCO Grant Agreement/Agreement Amendments Signer:** refers to the individual who must officially sign the document with an electronic signature and may be required to enter data such as title, date, agency name, etc. into fields. The signer of Agreements may differ from the individual who is delegated to sign Amendment documents, but we can only accept one signature per document.



**CARNATION CITY COUNCIL
A G E N D A B I L L**

TITLE: A RESOLUTION to accept bid for the 24 th Avenue Watermain Improvement Project. Bid is provided by Omni Construction Solutions LLC for the amount of \$151,314.75.	Agenda Bill No.:		AB23-105		
	Type of Action:		RESOLUTION		
	Origin: <i>(Council/Manager)</i>		City Manager		
	Agenda Bill Author:		City Manager		
	Date Submitted:		10-03-23		
	For Agenda of:		10-03-23		
	Expenditure Required:		\$151,314.75		
EXHIBITS: <ul style="list-style-type: none"> • Bid Review Report • Resolution 498 	Amount Budgeted:		\$151,314.75		
	Appropriation Required:		NONE		
	SUMMARY STATEMENT AND DISCUSSION:				
	<p>On August 30, 2023, the City of Carnation received two responsive bids and zero non-responsive bids for the 24th Avenue Watermain Improvements Project. The responsive bids ranged from \$151,314.75 to \$191,312.00. The Engineer’s Estimate was \$138,049.00.</p> <p>The lowest responsive bidder, Omni Contracting Solutions, LLC of Everett, Washington, is currently a Washington State registered and licensed Contractor and appears to have the relevant qualifications and experience to successfully perform the work the project will require. To our knowledge, the lowest bidder has not claimed bid error and no formal bidding protests have been recorded. In accordance with RCW 39.04, we have verified the lowest bidder, Omni Contracting Solutions, LLC of Everett, Washington, has met the responsibility criteria.</p>				
	RECOMMENDED ACTION: I move to approve Resolution 498, accepting the bid for the 24 th Avenue Watermain Improvement Project.				
LEGISLATIVE HISTORY:					
ACTION TAKEN					
MOTION AS PROPOSED			MOTION AS AMENDED		
Motion made by:			Motion made by:		
Second by:			Second by:		
	YES Vote	NO Vote		YES Vote	NO Vote
Hawkins			Hawkins		
Ribail			Ribail		
Harris			Harris		
Burrell			Burrell		
Green			Green		
Passed/Failed			Passed/Failed		
Ordinance/Resolution No.:			Ordinance/Resolution No.:		

**CITY OF CARNATION
RESOLUTION NO. 498**

A RESOLUTION OF THE CITY OF CARNATION TO ACCEPT A BID FROM OMNI CONSTRUCTION SOLUTIONS LLC FOR THE AMOUNT OF \$151,314.75 TO CONNECT NEW PIPE TO THE MAIN FOR THE 24TH AVENUE WATERMAIN IMPROVEMENT PROJECT.

WHEREAS, the 24th Avenue Watermain Improvement Project is essential to protect health and wellbeing of the Carnation community; and

WHEREAS, the City engaged in a competitive bidding process leading to two responses including the one submitted by Omni Construction Solutions LLC; and

WHEREAS, the City Engineer has conducted proper review of the lowest bid and all pertinent documentation; and

WHEREAS, Omni Construction Solutions LLC issued the lowest competitive bid.

NOW, THEREFORE, be it resolved by the City Council of the City of Carnation as follows:

Section 1. The City accepts a bid for \$151,314.75 from Omni Construction Solutions LLC for the amount of \$151,314.75.

Section 2. The City allocates the funding from the Water Fund (401) for Omni Construction for connecting new pipe to the water main.

PASSED by the City Council of the City of Carnation and **APPROVED** by the City Council this 3rd day of October, 2023.

City of Carnation

By _____
_____, Mayor

ATTEST:

By _____
_____, Clerk



August 31, 2023

Mr. Brandon Schell
Utilities Superintendent
City of Carnation
4621 Tolt Avenue
Carnation, Washington 98014

SUBJECT: REVIEW OF BIDS, 24TH AVENUE WATERMAIN IMPROVEMENTS
CITY OF CARNATION, KING COUNTY, WASHINGTON
G&O #22593.00

Dear Mr. Schell:

On August 30, 2023, the City of Carnation received two responsive bids and zero non-responsive bids for the 24th Avenue Watermain Improvements Project. The responsive bids ranged from \$151,314.75 to \$191,312.00. The Engineer’s Estimate was \$138,049.00. Each proposal was checked for correctness of extensions of the prices per unit and the total price. Zero corrections were made; however, these corrections did not change the position of the low bidder. We have provided a bid summary with this letter. The bidders and their respective bid amounts, including sales tax where applicable, are as follows.

	Engineer’s Estimate	\$138,049.00
1.	Omni Contracting Solutions, LLC (Everett, Washington)	\$151,314.75
2.	Agostino Construction, Inc. (Maple Valley, Washington)	\$191,312.00

The lowest responsive bidder, Omni Contracting Solutions, LLC of Everett, Washington, is currently a Washington State registered and licensed Contractor and appears to have the relevant qualifications and experience to successfully perform the work the project will require. To our knowledge, the lowest bidder has not claimed bid error and no formal bidding protests have been recorded. In accordance with RCW 39.04, we have verified the lowest bidder, Omni Contracting Solutions, LLC of Everett, Washington, has met the responsibility criteria. The Mandatory Bidder Responsibility Checklist, including documentation, is attached for the City’s file. We have also reviewed the Supplemental Bidder Criteria information submitted by Omni Contracting Solutions, LLC and they appear to meet the requirements of the Supplemental Bidder Responsibility Criteria.



Mr. Brandon Schell
August 31, 2023
Page 2

Based on our evaluation, we recommend that the project be awarded to the lowest responsive, responsible bidder:

Omni Contracting Solutions, LLC
3205 Wetmore Avenue
Everett, Washington 98201

Please contact us if you have any questions and/or require additional information.

Sincerely,

GRAY & OSBORNE, INC.

Keith Stewart, P.E.

KPS/sr
Encl.

CITY OF CARNATION



OFFICIAL PROCLAMATION

Whereas, October marks a very special time in the Snoqualmie Valley and welcomes our beautiful Fall season; and

Whereas, Carnation is surrounded by farms that contribute to the economic vitality of the region, provide agricultural products; and

Whereas, local farms attract tourists from the Pacific Northwest and Canada; and

Whereas, Carnation wants to promote educational opportunities that demonstrate the complexities, importance, value and relevance of farming and of farming communities; and

Whereas, Carnation wishes to honor and promote the Snoqualmie Valley's rich farming history and legacy.

Now therefore, the City Council of the City of Carnation, Washington, do hereby proclaim the month of October as

FARM TOURISM MONTH

in the CITY OF CARNATION, and pledge to continue to partner with nonprofit organizations, educational entities and farmers to promote farm focused tourism.

Approved this 3rd day of October 2023

Mayor Jim Ribail



CARNATION CITY COUNCIL AGENDA BILL

TITLE: Motion to Set dates for four public hearings related to the FY2024 budget adoption process.	Agenda Bill No.:	AB23-106			
	Type of Action:	MOTION			
	Origin: (Council/Manager)	City Manager			
	Agenda Bill Author:	City Manager			
EXHIBITS: FY 2024 PRELIMINARY BUDGET	Date Submitted:	10-03-23			
	For Agenda of:	10-03-23			
	Expenditure Required:	NONE			
	Amount Budgeted:	NONE			
	Appropriation Required:	NONE			
SUMMARY STATEMENT AND DISCUSSION: <p>The City Council of the City of Carnation will hold public hearings as part of its FY2024 Budget process. The hearings are as follows:</p> <ol style="list-style-type: none"> 1. November 7, 2023-Passing Regular Property Tax Levy for 2023 for collection in 2024 2. November 7, 2023- Authorizing Property Tax Increase to be Collected in 2024 Tax Year 3. October 17, 2023 RCW 35.33.057 / RCW 35A.33.055 (annual budgets) and RCW 35.34.090 / RCW 35A.34.090 - Preliminary Budget Hearing; 4. November 21, 2023- Final Budget Hearing RCW 35.33.071 / RCW 35A.33.070 (annual budgets) and RCW 35.34.110 / RCW 35A.34.110. <p>The public is encouraged to review the preliminary budget documents located at the Public Library and City Hall. In addition, the document will be posted at www.carnationwa.gov</p>					
RECOMMENDED ACTION: I move to set four public hearings for the following purposes and on the following dates: October 17, Preliminary 2024 Budget, November 7 Authorizing Regular Property Tax Levy for 2023, November 7, Authorizing Property Tax Increase in 2024 and November 21, final FY 2024 Budget Hearing.					
LEGISLATIVE HISTORY:					
ACTION TAKEN					
MOTION AS PROPOSED			MOTION AS AMENDED		
Motion made by:			Motion made by:		
Second by:			Second by:		
	YES Vote	NO Vote		YES Vote	NO Vote
Hawkins			Hawkins		
Ribail			Ribail		
Harris			Harris		
Burrell			Burrell		
Green			Green		
Passed/Failed			Passed/Failed		
Ordinance/Resolution No.:			Ordinance/Resolution No.:		

CITY OF CARNATION

ORDINANCE NO. XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARNATION, WASHINGTON, AMENDING SECTION 15.50 AFFORDABLE HOUSING TO FURTHER PROTECT MOBILE HOME PARKS IN CARNATION.

WHEREAS, the City of Carnation wishes to protect affordable housing units and its own current inventory of affordable housing; and

WHEREAS, the City of Carnation recognizes that Mobile Home Parks serve a segment of the market that may not be able to access market rate housing; and

WHEREAS, the City of Carnation understands the importance of SB 5198 in the promotion and Preservation of Mobile Home Communities as Affordable Housing; and

WHEREAS, the residents of Carnation Mobile Haven Mobile Home Park; have requested policy measures that protect Mobile Haven Mobile Home Park.

NOW, THEREFORE, be it resolved by the City Council of the City of Carnation as follows:

SECTION

1. Carnation Municipal Code 15.50 Affordable Housing is amended to include new language as indicated in Exhibit A.
2. If any section or part of this Ordinance is declared unlawful, the remainder of this Ordinance shall remain in full force and effect.

This ordinance shall be in force and effect from and after its passage and five (5) days following its publication by summary or posting as provided by law.

PASSED by the City Council of the City of Carnation and **APPROVED** by the City Council this
Xx day of xx, 2023.

City of Carnation

By _____

Jim Ribail, Mayor

ATTEST:

By _____

Ana Cortez, City Manager

Chapter 15.50 - AFFORDABLE HOUSING

15.50.010 - Purpose.

The purpose of this chapter is to encourage the construction, ~~and~~ maintenance and protection of affordable housing, mobile home parks and affordable senior housing. through the use of residential density incentives This chapter advances this purpose by:

- A. Defining in quantified terms the density incentives achievable by the development of affordable housing and affordable senior housing;
- B. Establishing a calculation methodology to compute density incentives for developments that provide affordable housing or affordable senior housing;
- C. Establishing appropriate development standards that are consistent with and will advance the city's comprehensive plan goals; and
- D. Establishing an efficient, streamlined review process that will allow evaluation of proposed density increases simultaneously with an applicant's underlying development proposal, while affording an appropriate opportunity for public review and comment.
- E. Establishing specific required actions for selling a mobile home park as set by RCW XXXX.

2024 Annual Budget

PRELIMINARY





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Budget Message

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Estimated Fund Balances- pending

Transfers in/out- pending

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MESSAGE FROM THE CITY MANAGER



The FY2024 budget continues to honor principles laid out in FY2023, mainly, to live within our means. The expected revenues in 2024 determine expenditures in 2024. The preliminary budget does not take into consideration fund balances. I wanted to clearly illustrate for the Carnation community, the City Council and staff, that our operations are lean and efficient. This preliminary budget presents key elements:

General Fund

The General Fund reflects increases in revenue later in 2024 due to new housing construction and sales. My analysis reflects increases in real estate excise taxes, property taxes, utility taxes and miscellaneous revenues.

Sewer, Water and Stormwater

These funds were segregated in 2023 to better understand revenues and expenses. This separation has painted a more accurate picture of each utility. Water and Stormwater, for now, seem stable. Sewer on the other hand, will be carefully monitored in 2024 to confirm that expenses are sound and appropriate.



Vision And Goals

Vision

This budget supports the vision set by City Council through its list of priorities. This budget document supports the Council priorities by allocating funds for the following programmatic areas:

1- Succession and Capacity

The budget allocates over \$1.5M for salaries and benefits. In 2023, the City of Carnation modified its salary structure to be more competitive in the region and it chose to continue offering its Cadillac benefits packages for all employees. These actions produced more qualified applicants for vacancies in 2023.

2- Economic Development

The budget allocates resources to protect local business and to bring new vitality to Tolt Avenue. The City expects to invest in a business incubator in the near future and to start a new chapter for the local economy through the development of 100,000 square feet of light industrial uses. Important to residents and businesses is our complete streets infrastructure, new emergency operation center, transit connectivity and other activities that support community economic development.

Goals

- 1- Improve roads, sidewalks, alleys and adopt a West Side Master Plan
- 2- Build a city hall/community space/Emergency Operation Center
- 3- Develop Schefer for commercial and light industrial uses
- 4- Increase blueprint of Carnation through sound annexations
- 5- Improve connectivity to public transit
- 6- Complete Administrative Documents: asset inventory and key policy documents
- 7- Improve aesthetic and safety through Code enforcement

POSITION LIST

	2024	YR FULLY LOADED
CITY MANAGER	\$	240,665
ADMINISTRATIVE SERVICES MANAGER	\$	152,896
ANALYST	\$	104,644
UTILITIES MANAGER	\$	166,430
CED PRINCIPAL	\$	154,815
UTILITIES SUPERINTENDENT	\$	133,876
BUSINESS MANAGER	\$	135,196
MAINTENANCE WORKER	\$	110,238
ADMINISTRATIVE ASSISTANT	\$	99,378
ADMINISTRATIVE ASSISTANT	\$	87,868
MAINTENANCE WORKER	\$	110,238
	\$	1,630,119
UTILITIES SEASONAL	\$	33,280
UTILITIES SEASONAL	\$	31,200
	\$	64,480
TOTAL	\$	1,516,628



DEBT



	Description	DEBT	Function-Fund	Balance as of 1.1.2024	Annual Payment (p+ i)
2024-1-35	Limited Tax General Obligations Bond - SR 203- 1.86%	\$2,100,000.00	Tolt Ave- 301	\$1,725,000.00	\$162,085.00
2024-2-36	Limited Tax General Obligations Bond 2001- EOC- 1.60%	\$2,100,000.00	EOC- 302	\$2,100,000.00	\$178,600.00
	TOTAL HITTING GENERAL FUND			\$3,825,000.00	\$340,685.00
2024-4--28	DEP OF ECOLOGY- VAC STATION- 0%	\$5,141,000.00	Sewer- 407	\$1,186,384.70	\$263,641.02
2024-6--30	PWTF-VAC STATION .5%	\$4,155,965.00	Sewer- 407	\$1,071,797.05	\$158,472.85
	TOTAL HITTING SEWER			\$2,258,181.75	\$422,113.87
2024-7--XXX	PWTF-W- BRUMBAUGH- 1.39%	\$1,623,000.00	WATER/ASBESTOS - 404	\$1,623,000.00	\$93,511.00
2024-3-53	2013 USDA Water Bonds-3.125%	\$2,330,000.00	Water-404	\$2,009,526.77	\$104,197.60
2024-5--29	PWTF-W- 1%	\$473,825.88	Water- 404	\$150,376.47	\$26,566.60
	TOTAL HITTING WATER			\$3,782,903.24	\$224,275.20

PRELIMINARY BUDGET

		REVENUES	EXPENDITURES	VARIANCE
001	GENERAL FUND	\$4,826,896	\$4,818,112	\$8,784
002	REVENUE STABILIZATION	\$373,125	\$0	\$373,125
101	STREET OPS	\$192,750	\$150,500	\$42,250
105	CONTINGENCY	\$120,000	\$0	\$120,000
107	EQUIPMENT	\$95,000	\$95,000	\$0
108	PARKS IMPACT	\$300,000	\$250,000	\$50,000
109	TRAFFIC IMPACT	\$932,266	\$930,842	\$1,424
201	LTGO BOND DEBT	\$340,685	\$340,685	\$0
301	STREET CIP	\$3,034,003	\$3,033,003	\$1,000
302	CAPITAL FACILITIES CIP	\$5,820,000	\$4,785,000	\$1,035,000
306	CEMETERY CIP	\$13,000	\$13,000	\$0
401	WATER OPS	\$1,467,600	\$1,457,603	\$9,997
402	WATER CIP	\$200,000	\$200,000	\$0
404	WATER DEBT	\$224,275	\$224,275	\$0
405	WATER BOND RESERVE	\$4,000	\$4,000	\$0
406	LANDFILL ASSURANCE	\$531,096	\$165,000	\$366,096
407	SEWER DEBT	\$422,113	\$422,113	\$0
408	SEWER CIP	\$0	\$0	\$0
409	STORMWATER OPS	\$345,000	\$337,000	\$8,000
411	SEWER FUND OPS	\$1,925,500	\$1,920,146	\$5,354
601	CEMETERY ENDOWMENT	\$5,000	\$0	\$5,000
633	FIDUCIARY PASS THROUGH	\$200,000	\$200,000	\$0

Contact Us



425.333.4192



ANA.CORTEZ@CARNATIONWA.GOV



WWW.CARNATIONWABUDGET.COM

CITY COUNCIL	OCTOBER 3, 2023 6:00 PM (Post Agenda: September 29)	OCTOBER 17, 2023 6:00 PM (Post Agenda: October 13) Deputy Mayor to Facilitate	NOVEMBER 7, 2023 6:00 PM (Post Agenda: November 3)	IN THE FUTURE
5 Executive Session	City Manager Performance Review- RCW 42.30.110 (g). To evaluate the qualifications of an applicant for public employment or to review the performance of a public employee. – NO ACTION WILL FOLLOW			DEC 5, 2023 – 5:00-6:00 PM JOINT Meeting: City Council and Parks & Planning Board
6 Consent 6a	Approval of Minutes <ul style="list-style-type: none"> Special Session, 8/3/23 Regular Session, 8/15/23 Special Session-PH, 8/22/23 Special Session, 8/30/23 Regular Session, 9/19/23 	Approval of Minutes <ul style="list-style-type: none"> Regular Session, 10/3/23 	Approval of Minutes <ul style="list-style-type: none"> Regular Session, 10/17/23 	
6b	Approval of Claims by Check: <ul style="list-style-type: none"> September 14: \$32,614.25 September 18: \$6,547.69 September 19: \$16,895.22 September 21: \$633.43 September 26: \$46,019.59 	Approval of Claims by Check: Approval of Claims by ACH:	Approval of Claims	
6c	N/A	Approval of Payroll <ul style="list-style-type: none"> September 1-30, 2023 	N/A	
6d	<ul style="list-style-type: none"> AB23-104 RESOLUTION 497: Local Park Maintenance Grant AB23-105 RESOLUTION 498: 24th Avenue Watermain Improvement Project Bid Award 	AB23-XX [Title]	AB23-XX [Title]	
7 Time-Set Agenda (Proclamations)	Farm Tourism Month			
8 Time-Set Agenda (PH Date Setting)	AB23-106 MOTION: Set dates for four public hearings related to the FY2024 budget adoption process.		<i>Passing Regular Property Tax Authorizing Property Tax Increase</i>	November 21- final budget hearing

Agenda Planning Document – City of Carnation Council & Committees

Updated 9/25/23

<p>9 Time-Set Agenda (Public Hearings)</p>	<p>PH – amending CMC 15.36 to protect mobile home parks in the City.</p> <ul style="list-style-type: none"> Ordinance 	<ul style="list-style-type: none"> Preliminary Budget Property Tax Levy 	<p>Preliminary Budget</p>	
<p>10 Council Reports & Requests</p>				
<p>11 City Manager’s Office Report</p>	<p>-Community Economic Development Dept</p> <ul style="list-style-type: none"> FEMA <p>-City Engineer</p> <ul style="list-style-type: none"> Brumbaugh East Bird 24th Street Water Main <p>-City Manager’s Office</p> <ul style="list-style-type: none"> Health Updates 09-30-23 Drill 	<p>Staff Reports:</p> <p>-Community Economic Development Dept</p> <p>-CIP/Administrative Services Dept</p> <p>-City Manager’s Office</p>	<p>Staff Reports:</p> <p>-Community Economic Development Dept</p> <p>-CIP/Administrative Services Dept</p> <p>-City Manager’s Office</p>	
<p>13 Presentations <i>a</i></p>	<p>FY 2024 Preliminary Budget</p>	<p>Block Party and 4th of July Presentations</p>		
<i>b</i>				
<i>c</i>				
<i>d</i>				
<i>e</i>				
<p>14 Agenda Bills <i>a</i></p>	<p>N/A</p>	<p>AB23-xx [title]</p>		
<i>b</i>			<p>AB23-xx - Condemnation Code Utility</p>	
<i>c</i>				
<i>d</i>				
<i>e</i>				
<p>15 Discussion Items <i>a</i></p>				
<i>b</i>				
<i>c</i>				
<i>d</i>				
<i>e</i>				

Agenda Planning Document – City of Carnation Council & Committees

Updated 9/25/23

16 Information, Clarification, General Direction Items				
<i>a</i>	12/5/23 - 5:00-6:00 PM JOINT Meeting of the City Council and Parks & Planning Board			
<i>b</i>				
17 Future Committee Meetings				
<i>a</i>	10/6/23 - 2:00-3:00 PM Economic Development and Public Safety			
<i>b</i>	10/9/23 - 4:00-6:00 PM Finance & Operations			
Future Agendas	October 17, 2023	November 7, 2023	November 21, 2023	
	November 7, 2023	November 21, 2023	December 5, 2023	

FINANCE & OPERATIONS COMMITTEE	OCTOBER 9, 2023 4:00-6:00 PM	[DATE] [TIME]	NOTES
Committee Chair: Members: Budget Process Potential property acquisitions 6 Month-Financial reports	Agenda Items:	Agenda Items:	Agenda posting date: 10/5/23

ECONOMIC DEVELOPMENT & PUBLIC SAFETY COMMITTEE	OCTOBER 6, 2023 2:00-3:00 PM	[DATE] [TIME]	NOTES
Committee Chair: Members:	Agenda Items:	Agenda Items:	Agenda posting date: 10/3/23

UTILITIES COMMITTEE	[DATE] [TIME]	[DATE] [TIME]	NOTES
Committee Chair: Members:	Agenda Items:	Agenda Items:	Agenda posting date:

PLANNING PARKS	[DATE] [TIME]	[DATE] [TIME]	NOTES
Committee Chair: Members:	Agenda Items:	Agenda Items:	Agenda posting date: