



CITY OF CARNATION

REGULAR MEETING OF THE CARNATION CITY COUNCIL

PROPOSED AGENDA

City Council:

Kim Lisk,
Mayor

Jim Ribail,
Deputy Mayor

Adair Hawkins

Tim Harris

Dustin Green

City Staff:

Bob Jean,
*Interim
City Manager*

Mary Madole,
City Clerk

Kelly Russell,
City Treasurer

Bill Ferry,
*Public Works
Superintendent*

Jorge Garcia,
City Engineer

Zach Lell,
City Attorney



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DATE: **OCTOBER 6, 2020**

HELD ONLINE WITH TEAMS

TIME: **7:00 PM**

<https://bit.ly/201006cc>

or **509.724.0556** or **833.827.2625** (Toll-Free), Conference ID: **284 803 916#**

CALL TO ORDER: Mayor Kimberly Lisk

PLEDGE OF ALLEGIANCE: Councilmember Tim Harris

ROLL CALL: City Clerk Mary Madole

APPROVAL OF AGENDA: Mayor Kimberly Lisk

CONSENT AGENDA:

- A. Approval of Minutes of the Special Meeting held September 15, 2020.
- B. Approval of Minutes of the Regular Meeting held September 15, 2020.
- C. Approval of Claims Check Vouchers numbered 35694 – 35730 in the amount of \$409,974.95. (*Claims vouchers and invoices to be reviewed by Councilmember Harris*)
- D. Approval of September 2020 Payroll Direct Deposits and Checks numbered 14394 – 14405 in the amount of \$97,927.46.

REPORTS & REQUESTS: Mayor, City Council, & Council Committees.

- SVGA Report (Councilmember Green)
- 2021 Legislative Agenda (Deputy Mayor Ribail)

STAFF & AFFILIATE REPORTS: City Manager, Department Heads, Other.

CITIZEN COMMENTS & REQUESTS: Comment on meeting agenda items or other issues of note or concern may be provided orally by joining/calling the online meeting or in writing to clerk@carnationwa.gov.

PRESENTATION: 2021 Proposed Preliminary Budget and Budget Message.

AGENDA BILLS:

AB20-40 Ordinance. Providing for the issuance and sale of a limited tax general obligation bond in the principal amount of not to exceed \$2,100,000 to be used to finance the Tolt Avenue Central Business District Revitalization Project.

AB20-39R Resolution. Approving the Final Plat for the subdivision known as Tolt Meadows 2 (No. LP18-0010).

ADDITIONAL BUSINESS & DISCUSSION ITEMS:

1. Other.
2. Review of preliminary City Council meeting agenda items.

ADJOURNMENT.

Carnation City Council Agenda Process Guidelines

Call to Order	Carnation City Council meetings begin at 7:00 PM on the first and third Tuesdays of each month. Meetings are held in the Council Chambers at Carnation City Hall, 4621 Tolt Avenue.
Approval of Agenda	Councilmembers may move or change items on the agenda to allow for additional consideration or to accommodate attendees. The Council may also add and take action on other items not listed on the Proposed Agenda or remove items from the agenda.
Consent Agenda	The Consent Agenda consists of items which have previously been discussed by the Council, matters which are based on information delivered to the Council by administration that can be reviewed by a Councilmember without further explanation, or items which are so routine or non-technical in nature that passage is likely.
Citizen Comments & Requests	<p>The public is provided an opportunity to give comment to the Council on the City's annual budget, meeting agenda items, or other issues of note or concern.</p> <p>To address the Council, please write your name on the sign-in sheet and indicate the subject of your comments. Indicate if you would prefer to make your remarks during a particular agenda item. Please wait for the Chair to recognize you; then approach the podium, state your name, legal address, and the nature of the matter you wish to bring before the Council. Members of the public will generally be limited to a maximum of three minutes for their comments. Neither the Council nor staff should be expected to respond during the meeting to citizen requests except in an emergency. In general, most service requests or concerns will not be discussed during the meeting but referred to staff for review and/or action. Requests for action or information should be submitted in writing to the City Clerk. Forms are available in the front office at City Hall.</p>
Public Hearings	Public Hearings are held to receive public comment on important matters before the Council. Please use the sign-up sheet(s) at the agenda table if you wish to speak. You are welcome to offer your comments verbally or in writing after being recognized by the Mayor; please approach the podium and provide your name and address for the record. After all persons have spoken, the hearing is closed to public comment, and the Council will proceed with deliberation and decision-making.
Executive Sessions	Executive Sessions may be held by the Council to discuss matters where confidentiality is required for the public interest, including issues of national security, property acquisition, contract bid negotiations, certain personnel issues, and lawsuits. An Executive Session is the only type of Council meeting permitted by law to be closed to the public. Executive Sessions are governed by RCW 42.30.110.

CITY OF CARNATION

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
September 15, 2020

CALL TO ORDER: Deputy Mayor Jim Ribail called the online special meeting of the Carnation City Council to order at 5:30 PM.

ROLL CALL: Deputy Mayor Jim Ribail, Councilmember Tim Harris, Councilmember Dustin Green, Councilmember Adair Hawkins, Interim City Manager Bob Jean, City Clerk Mary Madole, Public Works Superintendent Bill Ferry, Treasurer Kelly Russell, and citizens in attendance. Mayor Kimberly Lisk was absent and excused.

DISCUSSION ITEMS: False Alarm of the Tolt Dam Warning System: Interim City Manager Jean summarized the After-Action Reports from the City of Carnation and Seattle Public Utilities regarding the July 28th false alarm of the Tolt Dam Warning System, including things learned about improvements needed to communications, the sirens, evacuation, shelter and supplies.

Tolt Ave CBD Improvement Project Construction Management Services: Interim City Manager Jean reviewed the role of construction management in a large project, and the qualifications of KPG Construction Services which is the firm that staff is recommending for the Tolt Ave CBD Improvements Project. Mr. Jean also reviewed the critical path steps to put the project out to bid by the end of the year.

Community Contributions: Interim City Manager Jean suggested that non-profit community organizations seeking funding within the City's 2021 Budget submit letters of interest to him by the end of the month.

ADJOURNMENT: The special meeting adjourned by common consent at 6:10 PM.

Approved at the regular meeting of the Carnation City Council on October 6, 2020.

MAYOR, KIMBERLY LISK

CITY CLERK, MARY MADOLE

CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

September 15, 2020

CALL TO ORDER: Mayor Kimberly Lisk called the online regular meeting of the Carnation City Council to order at 7:00 PM. Deputy Mayor Jim Ribail led the Pledge of Allegiance.

ROLL CALL: Mayor Kim Lisk, Deputy Mayor Jim Ribail, Councilmember Tim Harris, Councilmember Dustin Green, Councilmember Adair Hawkins, Interim City Manager Bob Jean, City Clerk Mary Madole, Public Works Superintendent Bill Ferry, Treasurer Kelly Russell, Planning Coordinator Sam Kollar, and citizens were in attendance by audio/videoconference.

APPROVAL OF AGENDA: MOTION BY DEPUTY MAYOR RIBAIL AND SECOND BY COUNCILMEMBER HARRIS TO APPROVE THE AGENDA AS PRESENTED. The skate park, Comcast, and another item were added for discussion under other business. MOTION PASSED UNANIMOUSLY (5-0).

CONSENT AGENDA: MOTION BY DEPUTY MAYOR RIBAIL AND SECOND BY COUNCILMEMBER GREEN TO ADOPT THE CONSENT AGENDA AS PRESENTED. MOTION PASSED UNANIMOUSLY (5-0), THE FOLLOWING ITEMS WERE APPROVED:

- Minutes of the Regular City Council Meeting held August 29, 2020.
- Minutes of the Regular City Council Meeting held September 1, 2020.
- Claims Check Vouchers numbered 35656 – 35693 in the amount of \$91,187.48.

REPORTS & REQUESTS: Deputy Mayor Green reported that he attended the September 9th SCA PIC meeting at which the 2021 legislative agenda, new sales tax revenue for affordable housing, Vision 2050 growth targets, and the proposed King County Charter Amendments were discussed. An SVGA meeting is scheduled for September 23rd.

Councilmember Hawkins reported that she attended the Snoqualmie Valley Transit Coalition meeting and discussed availability of transportation.

Councilmember Harris reported that King County Elections has placed a ballot drop box at the Carnation Library.

Deputy Mayor Ribail reported that the Finance & Operations Committee met on September 14th and discussed financial forecasts and the Tolt Ave CBD Improvements Project.

Mayor Lisk reported that she sent a letter to King County I-Net expressing support for broadband access in the SR 203 corridor.

STAFF REPORTS: Interim City Manager Jean introduced newly hired interim Planning Coordinator Sam Kollar and reported that he has also hired consultant Lauren Moore with BLC for additional support in the planning department while the City searched for a new permanent City Planner.

Treasurer Russell reported that only four applications have been received for the CARES funds available for small businesses.

Public Works Superintendent Ferry reported that monthly and yearly water samples are complete, 10 water meters were replaced, the vacuum sewer valves have been exercised and the pits inspected, skatebowl repairs are complete, and the department is painting lines for off-Tolt parking.

CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

September 15, 2020

PUBLIC HEARING: AMENDMENTS TO COMPREHENSIVE PLAN AND LAND USE CODE. Mayor Lisk described the hearing subject, opened the public hearing at 7:23 PM, and referred to the Rules of Order. City Clerk Madole delivered the staff report and described the provisions of the recommended amendments to the Transportation and Capital Facilities Elements of Comprehensive Plan to adopt and incorporate by reference the City’s Transportation Improvement Plan and the Riverview School District Capital Facilities Plan; and the recommended amendment to Chapter 15.32 CMC Non-Conforming Situations to extend the time for property owners of non-conforming SFRs in the MU and R24 zones to retain their use in the event of an unforeseen change in circumstances.

Mayor Lisk called for public comment. No speakers had signed in to speak. Mayor Lisk called for persons who wished to speak at the public hearing. No speakers came forward.

Mayor Lisk closed the public hearing at 7:29 PM.

AGENDA BILLS:

AB20-34 – ORDINANCE 933. COMPREHENSIVE PLAN AMENDMENT. Mayor Lisk read the text of the proposed ordinance by title. MOTION BY DEPUTY MAYOR RIBAIL AND SECOND BY COUNCILMEMBER HARRIS TO APPROVE AN ORDINANCE AMENDING CHAPTER 7 TRANSPORTATION ELEMENT AND CHAPTER 9 CAPITAL FACILITIES ELEMENT OF THE CARNATION COMPREHENSIVE PLAN TO ADOPT AND INCORPORATE BY REFERENCE THE CITY’S 2021 TRANSPORTATION IMPROVEMENT PLAN AND THE 2020 RIVERVIEW SCHOOL DISTRICT CAPITAL FACILITIES PLAN.. MOTION PASSED UNANIMOUSLY (5-0), Ordinance No. 933 assigned.

AB20-35 – ORDINANCE 934. AMENDING CHAPTER 3.48 CMC SCHOOL IMPACT FEES. Mayor Lisk read the text of the proposed ordinance by title. MOTION BY COUNCILMEMBER HAWKINS AND SECOND BY DEPUTY MAYOR RIBAIL TO APPROVE AN ORDINANCE AMENDING CHAPTER 3.48 CMC SCHOOL IMPACT FEES; REVISING THE CITY’S CODIFIED SCHOOL IMPACT FEE SCHEDULE BASED UPON THE UPDATED CAPITAL FACILITIES PLAN ADOPTED BY THE RIVERVIEW SCHOOL DISTRICT AND INCORPORATED BY REFERENCE INTO THE CARNATION COMPREHENSIVE PLAN. MOTION PASSED UNANIMOUSLY (5-0), Ordinance No. 934 assigned.

AB20-36 – MOTION. EXPRESSING OPPOSITION TO PROPOSED KING COUNTY CHARTER AMENDMENT 5. Mayor Lisk introduced the agenda bill for discussion. King County Charter Amendment No. 5, “Making the King County Sheriff an Appointed Position”, will be presented to the voters of King County at the November 3, 2020 general election as the following measure:

Shall the King County charter be amended to return the position of King County sheriff to an appointed position with a requirement for consideration of community stakeholder input during the selection process and to make the county executive responsible for bargaining working conditions with the department of public safety's represented employees? Yes No

MOTION BY DEPUTY MAYOR RIBAIL AND SECOND BY COUNCILMEMBER GREEN TO EXPRESS A POSITION OF SUPPORT FOR OR OPPOSITION T] KING COUNTY CHARTER AMENDMENT NO. 5, “MAKING THE KING COUNTY SHERIFF AN APPOINTED POSITION”, THAT WILL BE PRESENTED TO THE VOTERS OF KING COUNTY AT THE NOVEMBER 3, 2020 GENERAL ELECTION, AND URGE VOTER APPROVAL OR REJECTION OF THE SAME. Each Councilmember was provided an opportunity to state his/her own viewpoint about the proposition. Mayor Lisk believes that the cities which contract with KCSO

CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

September 15, 2020

**AB20-36 –
MOTION.
EXPRESSING
OPPOSITION TO
PROPOSED KING
COUNTY CHARTER
AMENDMENT 5.
(CONTINUED
FROM PAGE 2)**

should have been part of the discussion in deciding to put the measure on the ballot. Deputy Mayor Ribail agrees with Mayor Lisk, and also thinks the King County Council is very metro focused but the sheriff represents all county residents so everyone should be able to vote on the position. Councilmember Green views the King County Charter as basically the County's constitution and thinks that a simple majority vote is inadequate for such a change. Councilmember Harris agrees with other comments that the contract cities should have been included in the discussion that led to the measure being placed on the ballot. Councilmember Hawkins likes appointed because you can select the best of the best from a large group of candidates, but dislikes appointed because the selected candidate may not be local. She is torn 50/50 and plans to abstain from the vote. MOTION BY DEPUTY MAYOR RIBAIL AND SECOND BY COUNCILMEMBER HARRIS TO EXPRESS A POSITION OF OPPOSITION TO KING COUNTY CHARTER AMENDMENT NO. 5, "MAKING THE KING COUNTY SHERIFF AN APPOINTED POSITION", THAT WILL BE PRESENTED TO THE VOTERS OF KING COUNTY AT THE NOVEMBER 3, 2020 GENERAL ELECTION, AND URGE VOTER REJECTION OF THE SAME. MOTION PASSED (4-0), COUNCILMEMBER HAWKINS ABSTAINED.

**AB20-37 –
MOTION.
EXPRESSING
OPPOSITION TO
PROPOSED KING
COUNTY CHARTER
AMENDMENT 6.**

Mayor Lisk introduced the agenda bill for discussion. King County Charter Amendment No. 6, "Structure and Duties of the Department of Public Safety", will be presented to the voters of King County at the November 3, 2020 general election as the following measure:

Shall the King County charter be amended so that the duties of the county sheriff and the structure and duties of the department of public safety are established by county ordinance and the county executive is responsible for bargaining working conditions with the department of public safety's represented employees? Yes No

MOTION BY DEPUTY MAYOR RIBAIL AND SECOND BY COUNCILMEMBER GREEN TO EXPRESS A POSITION OF OPPOSITION TO KING COUNTY CHARTER AMENDMENT NO. 6, "STRUCTURE AND DUTIES OF THE DEPARTMENT OF PUBLIC SAFETY", THAT WILL BE PRESENTED TO THE VOTERS OF KING COUNTY AT THE NOVEMBER 3, 2020 GENERAL ELECTION, AND URGE VOTER REJECTION OF THE SAME.. Each Councilmember was provided an opportunity to state his/her own viewpoint about the proposition. Mayor Lisk is concerned about the amendment to put the duties of sheriff under the county executive combined with the measure to make the sheriff an appointed position. Deputy Mayor Ribail doesn't think the county should be making the rules rather than the state and thinks the county is taking a lot of liberties. Councilmember Harris dislikes that future changes would be established by County ordinance rather than a change to the charter or other method of going before the voters. Councilmember Green thinks the contract cities should have been consulted. Councilmember Hawkins thinks the current system with oversight boards is working fine. MOTION PASSED UNANIMOUSLY (5-0).

**AB20-38 –
MOTION.
CONSTRUCTION
MANAGEMENT
SERVICES FOR**

MOTION BY DEPUTY MAYOR RIBAIL AND SECOND BY COUNCILMEMBER HARRIS TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONSULTANT AGREEMENT IN AN AMOUNT NOT TO EXCEED \$850,000 WITH KPG FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE TOLT AVENUE CBD IMPROVEMENTS PROJECT. MOTION PASSED UNANIMOUSLY (5-0).

CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

September 15, 2020

**TOLT AVE CBD
IMPROVEMENT
PROJECT.**

**AB20-39 –
RESOLUTION.**

City Manager Jean requested that consideration of AB20-39 be postponed to the agenda of the October 6th regular meeting.

**TOLT MEADOWS 2
FINAL PLAT.**

**ADDITIONAL
BUSINESS &
DISCUSSION
ITEMS:**

2021 Salaries for City Planner and City Clerk: City Manager Jean reviewed proposed adjustments to the salary ranges for non-union employees in 2021. MOTION BY COUNCILMEMBER HAWKINS AND SECOND BY DEPUTY MAYOR RIBAIL TO SET THE 2021 PAY RANGE FOR CITY PLANNER AND CITY CLERK/ASSISTANT TO CITY MANAGER POSITIONS AT \$6,209-8,380 PER MONTH OR \$74,500-100,600 PER YEAR. MOTION PASSED UNANIMOUSLY (5-0).

Other: Councilmember Harris reported that the recently repaired skatebowl has already been vandalized or “tagged”. City Manager Jean replied that staff has been discussing putting in a graffiti or tag wall next year. General discussion took place about the request for reconsideration of the hearing examiner’s decision regarding preliminary plat approval of Tolt River Terrace that was filed by Mr. Tim Harris in his capacity as a private citizen. Deputy Mayor Ribail reported that he and others are experiencing slow internet service and he would like to raise the issue with Comcast. The Councilmembers briefly reviewed and discussed the preliminary agenda items for upcoming meetings.

ADJOURNMENT:

There being no further business before the City Council the meeting adjourned by common consent at 8:46 PM.

Approved at the regular meeting of the Carnation City Council on October 6, 2020.

MAYOR, KIMBERLY LISK

CITY CLERK, MARY MADOLE

**CITY OF CARNATION
CLAIMS VOUCHER
CERTIFICATION AND APPROVAL**

We, the undersigned members of the Carnation City Council, do hereby attest that claims check numbers **35694** through **35730** in the amount of **\$409,974.95** have been approved for payment by motion of the Carnation City Council at a regular meeting this 6th day of October, 2020.

<u>FUND#</u>	<u>FUND NAME</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
001	GENERAL	ACCOUNTS PAYABLE	\$ 87,748.03
101	STREET	Oct-20	\$ 10,090.79
106	CEMETERY		\$ 65.73
107	EQUIPMENT REPLACEMENT		\$ 10,957.64
108	PARK DEVELOPMENT		\$ 11,856.57
109	TRAFFIC IMPACT FEE		\$ -
201	LTGO BOND REDEMPTION FUND		\$ -
301	CAPITAL IMPROVEMENT		\$ 30,574.18
401	WATERWORKS OPERATING		\$ 37,861.70
402	WATER CAPITAL REPLACEMENT		\$ 1,047.74
404	WATER BOND REDEMPTION		\$ -
406	LANDFILL ASSURANCE		\$ 21.72
407	SEWER DEBT SERVICE		\$ 12,481.80
408	SEWER CAPITAL PROJECTS		\$ 207,269.05
633	TRUST		\$ -
TOTAL CLAIMS			\$ 409,974.95

Jim Ribail, Deputy Mayor
Finance & Operations Committee

Invoices, Register & Voucher Review by:

Tim Harris, Councilmember

/ /
Date

Tim Harris, Councilmember
Finance & Operations Committee

Pursuant to CMC 3.12.030, the blanket voucher is to be signed by at least two members of the council committee after council approval.



Voucher Directory

Fiscal : 2020 - October, 2020 - September

Council Date : 2020 - October - Oct 6 Claims, 2020 - September - Sep Claims Approved Oct 6

Vendor	Number	Reference	Account Number	Description	Amount
AM TEST, INC	35728			2020 - October - Oct 6 Claims	
		117415			
			Trihalomethanes & HAA's		
			401-000-534-60-41-03	Water Testing	\$250.00
		Total 117415			\$250.00
	Total 35728				\$250.00
Total AM TEST, INC					\$250.00
Bank of America	35695			2020 - September - Sep Claims Approved Oct 6	
		2495...081920			
			001-000-518-10-31-00	Office/Operating Supplies	\$249.01
			001-000-518-10-31-00	Office/Operating Supplies	\$5.95
			001-000-518-10-31-00	Office/Operating Supplies	\$45.59
			001-000-518-10-31-19	COVID Supplies	\$20.46
			001-000-518-10-41-04	Computer Network Support	\$165.70
			001-000-518-10-47-05	Utilites: Combined Water/Sewer	\$62.76
			001-000-558-50-31-00	Office/Operating Supplies	\$144.17
			001-000-558-50-31-19	COVID Supplies	\$20.46
			001-000-558-50-41-04	Computer Network Support	\$95.93
			001-000-558-50-47-05	Utilites: Combined Water/Sewer	\$36.34
			001-000-576-80-20-01	Union Boot/Clothing Allowance	\$24.76
			001-000-576-80-31-00	Operating Supplies	\$5.97
			001-000-576-80-31-00	Operating Supplies	\$0.26
			001-000-576-80-31-19	COVID Supplies	\$20.46
			001-000-576-80-35-00	Small Tools & Equipment	\$16.28
			001-000-576-80-47-01	Utilites: Water	\$200.55
			001-000-576-80-47-05	Utilites: Water/Sewer Combine	\$20.78
			001-000-576-80-48-01	Repairs/Maintenance-Equipment	\$13.69
			001-000-576-80-48-01	Repairs/Maintenance-Equipment	\$211.72
			101-000-542-30-48-01	Equipment Repair & Maintenance	\$13.69
			101-000-542-40-20-01	Union Boot/Clothing Allowance	\$24.76
			101-000-542-40-31-19	COVID Supplies	\$20.47
			101-000-542-40-47-05	Utilites: Combined Water/Sewer	\$8.72
			101-000-542-40-47-05	Utilites: Combined Water/Sewer	\$0.41
			101-000-542-64-48-00	R&M: Existing Street Signage	\$23.66
			101-000-542-90-20-01	Union Boot/Clothing Allow	\$24.76

Vendor	Number	Reference	Account Number	Description	Amount
			101-000-543-10-41-04	Computer Network Support	\$37.06
			101-000-543-30-31-00	Office/Operating Supplies	\$55.70
			101-000-543-30-31-19	COVID Supplies	\$20.47
			101-000-543-50-47-05	Utilities: Combined Water/Sewer	\$38.48
			101-000-543-50-47-05	Utilities: Combined Water/Sewer	\$13.63
			106-000-536-20-47-01	Utilities: Water	\$44.01
			107-000-518-90-35-19	COVID19 Equipment	(\$868.79)
			107-000-518-90-35-19	COVID19 Equipment	\$11,728.70
			107-000-518-90-35-19	COVID19 Equipment	\$97.73
			401-000-534-10-20-01	Union Boot/Clothing Allowance	\$24.76
			401-000-534-80-31-02	Operating Supplies: Chlorine	\$5.97
			401-000-534-80-35-00	Small Tools & Equipment	\$78.60
			401-000-534-80-48-00	Repairs & Maintenance	\$13.69
			401-000-534-80-49-01	Training ~ Water Ops	\$200.00
			401-000-535-10-20-01	Union Boot/Clothing Allowance	\$24.76
			401-000-535-60-41-03	Emergent Conveyance System Repairs	\$45.63
			401-000-535-80-31-00	Operation Supplies	\$134.92
			401-000-535-80-35-00	Small Tools & Equipment	\$11.94
			401-000-535-80-47-01	Utilities: Water	\$70.77
			401-000-535-80-48-01	Sewer R&M ~ Vac Station	\$38.49
			401-000-538-10-31-00	Office/Operating Supplies	\$370.24
			401-000-538-10-31-19	COVID Supplies	\$20.47
			401-000-538-10-41-06	Computer Network Support	\$246.37
			401-000-538-10-47-05	Utilities: Combined Water/Sewer	\$93.31
			401-000-538-10-47-05	Utilities: Combined Water/Sewer	\$171.66
			401-000-538-10-47-05	Utilities: Combined Water/Sewer	\$188.54
			Total 2495...081920		\$14,384.42
			Total 35695		\$14,384.42
Total Bank of America					\$14,384.42
Barbara DeBock					
	35729			2020 - October - Oct 6 Claims	
		Sep'20 Services			
			001-000-518-10-41-05	Custodial Services	\$75.60
			001-000-558-50-41-05	Janitorial Services	\$50.96
			101-000-542-40-41-07	Custodial Services	\$2.80
			101-000-543-10-41-07	Prof Svc: Janitorial	\$17.36
			401-000-538-10-41-08	Prof Svc: Janitorial	\$133.28
			Total Sep'20 Services		\$280.00
			Total 35729		\$280.00
Total Barbara DeBock					\$280.00

Vendor	Number	Reference	Account Number	Description	Amount
Berk & Associates					
	35730			2020 - October - Oct 6 Claims	
		10527-08-20			
			108-000-576-80-41-08	PROS Plan	\$3,960.00
		Total 10527-08-20			\$3,960.00
	Total 35730				\$3,960.00
Total Berk & Associates					\$3,960.00
Carnation Post Office					
	35694			2020 - September - Sep Claims Approved Oct 6	
		Parks Survey 2020 Mailing			
			108-000-576-80-41-08	PROS Plan	\$433.58
		Total Parks Survey 2020 Mailing			\$433.58
	Total 35694				\$433.58
Total Carnation Post Office					\$433.58
CENTURYLINK					
	35702			2020 - October - Oct 6 Claims	
		300566073/1002			
			001-000-518-10-42-02	Communications: Telephone	\$24.47
			001-000-558-50-42-02	Communications: Telephone	\$24.47
			001-406-521-20-42-02	Communications/Telephone	\$24.47
			101-000-543-30-42-02	Communications/Telephone	\$24.46
			401-000-538-10-42-02	Communications: Telephone	\$24.47
		Total 300566073/1002			\$122.34
	Total 35702				\$122.34
Total CENTURYLINK					\$122.34
City of Carnation ~ Utility Tax					
	35703			2020 - October - Oct 6 Claims	
		Aug'20 Water Utility Tax Remittance			
			401-000-534-10-41-21	Utility Tax Remittance	\$6,282.93
		Total Aug'20 Water Utility Tax Remittance			\$6,282.93
		Sep'20 Water Utility Tax Remittance			
			401-000-534-10-41-21	Utility Tax Remittance	\$6,626.30
		Total Sep'20 Water Utility Tax Remittance			\$6,626.30
	Total 35703				\$12,909.23
Total City of Carnation ~ Utility Tax					\$12,909.23

Vendor	Number	Reference	Account Number	Description	Amount
City of Snoqualmie ~ Building Official Svcs					
	35704		2020 - October - Oct 6 Claims		
		67462			
			Sep'20 Svcs		
			001-000-524-20-41-19	Building Inspections (ILA)	\$809.05
		Total 67462			\$809.05
	Total 35704				\$809.05
Total City of Snoqualmie ~ Building Official Svcs					
\$809.05					
Comcast					
	35705		2020 - October - Oct 6 Claims		
		108184609			
			001-000-518-10-42-02	Communications: Telephone	\$142.42
			001-000-558-50-42-02	Communications: Telephone	\$82.45
			101-000-542-40-42-02	Communications/Telephone	\$0.94
			101-000-543-30-42-02	Communications/Telephone	\$30.92
			401-000-538-10-42-02	Communications: Telephone	\$211.76
		Total 108184609			\$468.49
	Total 35705				\$468.49
Total Comcast					
\$468.49					
Department of Transportation					
	35706		2020 - October - Oct 6 Claims		
		RE313ATB00914113			
			Aug'20 Svc		
			301-251-595-30-41-20	WSDOT Review	\$30,414.18
		Total RE313ATB00914113			\$30,414.18
	Total 35706				\$30,414.18
Total Department of Transportation					
\$30,414.18					
Duvall Auto Parts					
	35707		2020 - October - Oct 6 Claims		
		5204-522574			
			001-000-576-80-48-05	Vehicle Repairs & Maintenance	\$47.00
			101-000-542-40-48-02	Vehicle Repairs & Maintenance	\$47.00
			101-000-542-90-48-01	Vehicle Repair & Maintenance	\$47.00
			401-000-534-60-48-00	Vehicle Repairs & Maintenance	\$47.00
			401-000-535-60-48-00	Vehicle Repairs & Maintenance	\$47.00
		Total 5204-522574			\$235.00
		5204-522600			
			001-000-576-80-48-05	Vehicle Repairs & Maintenance	\$5.94
			101-000-542-40-48-02	Vehicle Repairs & Maintenance	\$5.93
			101-000-542-90-48-01	Vehicle Repair & Maintenance	\$5.94
			401-000-534-60-48-00	Vehicle Repairs & Maintenance	\$5.94

Vendor	Number	Reference	Account Number	Description	Amount
			401-000-535-60-48-00	Vehicle Repairs & Maintenance	\$5.94
		Total 5204-522600			\$29.69
	Total 35707				\$264.69
Total Duvall Auto Parts					\$264.69
ELIZABETH MAURER					
	35708				
				2020 - October - Oct 6 Claims	
		9.25.20 & 9.26.20 Mileage Reimbursement			
			001-000-511-60-43-01	Mileage/Parking	\$11.19
			101-000-543-30-43-01	Mileage	\$11.18
		Total 9.25.20 & 9.26.20 Mileage Reimbursement			\$22.37
	Total 35708				\$22.37
Total ELIZABETH MAURER					\$22.37
GreatAmerica Financial Svcs					
	35709				
				2020 - October - Oct 6 Claims	
		27833731			
			001-000-518-10-45-01	Postage Meter	\$160.30
			001-000-558-50-45-01	Postage Meter Lease	\$108.06
			101-000-543-30-45-01	Postage Meter Lease	\$42.75
			401-000-538-10-45-01	Postage Meter Lease	\$282.61
		Total 27833731			\$593.72
	Total 35709				\$593.72
Total GreatAmerica Financial Svcs					\$593.72
Grindline Skateparks, Inc.					
	35710				
				2020 - October - Oct 6 Claims	
		5616			
			Skatebowl Resurfacing		
			108-000-594-76-61-01	Memorial Park Improvements	\$7,462.99
		Total 5616			\$7,462.99
	Total 35710				\$7,462.99
Total Grindline Skateparks, Inc.					\$7,462.99
HEMISPHERE SOLUTIONS					
	35711				
				2020 - October - Oct 6 Claims	
		3688			
			001-000-558-50-41-04	Computer Network Support	\$52.50

Vendor	Number	Reference	Account Number	Description	Amount
			401-000-538-10-41-06	Computer Network Support	\$52.50
		Total 3688			\$105.00
	Total 35711				\$105.00
Total HEMISPHERE SOLUTIONS					\$105.00
ICMA Retirement Corporation					
	35712			2020 - October - Oct 6 Claims	
		44241			
			Q3 2020		
			001-000-513-10-20-01	Retirement Plan Admin Fees	\$125.00
		Total 44241			\$125.00
	Total 35712				\$125.00
Total ICMA Retirement Corporation					\$125.00
KATHY NOLAN					
	35713			2020 - October - Oct 6 Claims	
		532001.0 Refund			
			Final Utility Bill Overpayment		
			633-000-589-90-01-00	Utility Bill Refund	\$29.05
		Total 532001.0 Refund			\$29.05
	Total 35713				\$29.05
Total KATHY NOLAN					\$29.05
KC Finance - INET Billing					
	35714			2020 - October - Oct 6 Claims	
		11009418			
			Aug'20 Svcs		
			001-000-518-10-42-04	Communications: I-NET,Wan,Web	\$33.75
			001-000-558-50-42-04	Communications: INET/Web	\$45.00
			001-406-521-20-42-04	Communications/INET	\$71.25
			101-000-543-10-41-04	Computer Network Support	\$37.50
			401-000-538-10-42-04	Communications: INET/Web	\$187.50
		Total 11009418			\$375.00
	Total 35714				\$375.00
Total KC Finance - INET Billing					\$375.00

Vendor	Number	Reference	Account Number	Description	Amount
KC Finance - Jail Services					
	35715			2020 - October - Oct 6 Claims	
		3002991			
			001-406-523-60-41-20	Jail Services ~ King County	\$202.75
		Total 3002991			\$202.75
		3003029			
			001-406-523-60-41-20	Jail Services ~ King County	\$821.03
		Total 3003029			\$821.03
	Total 35715				\$1,023.78
Total KC Finance - Jail Services					\$1,023.78
King County Sheriff's Office ~ Contracted Services					
	35716			2020 - October - Oct 6 Claims	
		20-0484			
				Aug Svcs	
			001-406-521-10-41-19	Police Contracted Services ~ King County	\$39,058.00
		Total 20-0484			\$39,058.00
		20-0502			
				4th of July Svc	
			001-404-521-10-41-03	Prof Svcs - Police OT	\$326.38
		Total 20-0502			\$326.38
		20-0506			
				Jun/Jul Svcs	
			001-406-521-10-41-21	Police Services ~ Special Ops/Emphasis Patrol	\$4,066.46
		Total 20-0506			\$4,066.46
		20-0524			
				Jul/Aug Svcs	
			001-406-521-10-41-21	Police Services ~ Special Ops/Emphasis Patrol	\$3,124.50
		Total 20-0524			\$3,124.50
		20-0566			
				'17-'19 Retro	
			001-406-521-10-41-20	Prior Year Police Contracted Services Reconciliation	\$18,505.00
		Total 20-0566			\$18,505.00
	Total 35716				\$65,080.34
Total King County Sheriff's Office ~ Contracted Services					\$65,080.34
LINDER ELECTRIC, INC					
	35717			2020 - October - Oct 6 Claims	
		33821			
				Tolt Commons	
			001-000-576-80-48-00	Repairs/Maintenance-Facilities	\$2,715.00
		Total 33821			\$2,715.00
	Total 35717				\$2,715.00
Total LINDER ELECTRIC, INC					\$2,715.00

Vendor	Number	Reference	Account Number	Description	Amount
MOMENTUM IT, LLC	35731			2020 - October - Oct 6 Claims	
		CARN1025	062719-081520		
			001-000-518-10-41-04	Computer Network Support	\$1,928.50
			001-000-558-50-41-04	Computer Network Support	\$1,116.49
			101-000-543-10-41-04	Computer Network Support	\$431.38
			401-000-538-10-41-06	Computer Network Support	\$2,867.38
		Total CARN1025			\$6,343.75
	Total 35731				\$6,343.75
Total MOMENTUM IT, LLC					\$6,343.75
Ogden Murphy Wallace PLLC	35718			2020 - October - Oct 6 Claims	
		843094			
			Aug'20 Svcs		
			001-000-515-41-41-02	Legal Fees - City Attorney	\$625.00
			001-000-515-41-41-03	Legal Fees - General Planning	\$800.00
			001-000-515-41-41-04	Legal Fees - Cost Recovery	\$416.00
			001-000-515-41-41-07	Legal Fees ~ Property Sale/Acquisition	\$832.00
			001-000-558-60-41-12	Administrative Appeal	\$2,944.00
			301-251-595-20-41-01	Design/Engineering	\$160.00
		Total 843094			\$5,777.00
	Total 35718				\$5,777.00
Total Ogden Murphy Wallace PLLC					\$5,777.00
Puget Sound Energy	35698			2020 - October - Oct 6 Claims	
		200000861142/1002			
			City Hall ~ Natural Gas		
			001-000-518-10-47-03	Utilities: Natural Gas	\$12.79
			001-000-558-50-47-03	Utilities: Natural Gas	\$7.40
			101-000-542-40-47-03	Utilities: Natural Gas	\$0.08
			101-000-543-50-47-03	Utilities - Natural Gas	\$2.77
			401-000-538-10-47-03	Utilities: Natural Gas	\$19.00
		Total 200000861142/1002			\$42.04
		200002595284/1002			
			Hockert Park		
			001-000-576-80-47-02	Utilites: Electric	\$16.84
		Total 200002595284/1002			\$16.84
		200007438688/1002			
			Community Shelter		
			001-000-576-80-47-02	Utilites: Electric	\$10.56
		Total 200007438688/1002			\$10.56

Vendor	Number	Reference	Account Number	Description	Amount
		200007451764/1002			
			2400 344th Ave NE		
			401-000-534-80-47-02	Utilities - Electric	\$86.01
		Total 200007451764/1002			\$86.01
		200009375045/1002			
			Vac Station		
			401-000-535-80-47-02	Utilities: Electric	\$1,951.63
		Total 200009375045/1002			\$1,951.63
		200009375466/1002			
			Sewer Odor Monitor		
			401-000-535-80-47-02	Utilities: Electric	\$10.45
		Total 200009375466/1002			\$10.45
		200012230070/1002			
			Entwistle & Milwaukee		
			401-000-534-80-47-02	Utilities - Electric	\$125.33
		Total 200012230070/1002			\$125.33
		200013067232/1002			
			City Shop		
			001-000-576-80-47-02	Utilites: Electric	\$6.97
			101-000-542-40-47-02	Utilities: Electric	\$2.93
			101-000-543-50-47-02	Shop Utilities - Electric	\$12.91
			401-000-538-10-47-02	Utilities: Electric	\$63.25
		Total 200013067232/1002			\$86.06
		200013379118/1002			
			Memorial Park		
			001-000-576-80-47-02	Utilites: Electric	\$12.50
		Total 200013379118/1002			\$12.50
		200014375857/1002			
			City Hall ~ Electric		
			001-000-518-10-47-02	Utilites: Electric	\$80.24
			001-000-558-50-47-02	Utilities: Electric	\$46.46
			101-000-542-40-47-02	Utilities: Electric	\$0.53
			101-000-543-50-47-02	Shop Utilities - Electric	\$17.42
			401-000-538-10-47-02	Utilities: Electric	\$119.31
		Total 200014375857/1002			\$263.96
		200017060134/1002			
			Tolt Commons		
			001-000-576-80-47-02	Utilites: Electric	\$13.55
		Total 200017060134/1002			\$13.55
		Total 35698			\$2,618.93
Total Puget Sound Energy					\$2,618.93

Vendor	Number	Reference	Account Number	Description	Amount
RAINIER ASPHALT & CONCRETE					
	35719			2020 - October - Oct 6 Claims	
		2529200			
			101-000-594-42-63-01	Contracted Sidewalk Repairs/Replacement	\$6,307.33
		Total 2529200			\$6,307.33
	Total 35719				\$6,307.33
Total RAINIER ASPHALT & CONCRETE					\$6,307.33
ROBERT W. JEAN					
	35720			2020 - October - Oct 6 Claims	
		Sep'20 Interim City Mgr Svcs			
			001-000-513-10-41-12	Prof Svc: Interim City Mgr	\$2,750.00
			001-000-558-50-41-12	Interim City Manager	\$1,375.00
			101-000-543-10-41-12	Prof Svcs: Interim City Mgr	\$2,250.00
			401-000-538-10-41-12	Prof Svcs: Interim City Mgr	\$6,125.00
		Total Sep'20 Interim City Mgr Svcs			\$12,500.00
	Total 35720				\$12,500.00
Total ROBERT W. JEAN					\$12,500.00
ROGERS MACHINERY COMPANY, INC					
	35721			2020 - October - Oct 6 Claims	
		1237376			
				Pump 3 Rebuild	
			408-000-594-35-60-03	Vac Pump Rebuild	\$10,566.50
		Total 1237376			\$10,566.50
		1238304			
			401-000-535-80-48-01	Sewer R&M ~ Vac Station	\$912.13
		Total 1238304			\$912.13
	Total 35721				\$11,478.63
Total ROGERS MACHINERY COMPANY, INC					\$11,478.63
RVSD ~ School Impact Fees					
	35722			2020 - October - Oct 6 Claims	
		Aug'20 School Impact Fee Remittance			
				NE 40th ~ 24 Unit MFR	
			633-000-589-30-00-05	Trust: School Impact Fee Remit	\$207,240.00
		Total Aug'20 School Impact Fee Remittance			\$207,240.00
	Total 35722				\$207,240.00
Total RVSD ~ School Impact Fees					\$207,240.00
State Auditor's Office					
	35723			2020 - October - Oct 6 Claims	
		L138259			
			001-000-514-23-41-19	State Audit	\$738.32
			001-000-558-50-41-26	State Audit	\$434.30
			101-000-514-23-41-19	State Audit	\$477.73

Vendor	Number	Reference	Account Number	Description	Amount
			106-000-514-23-41-19	State Audit	\$21.72
			401-000-514-23-41-19	State Audit	\$2,649.25
			406-000-514-23-41-19	State Audit	\$21.72
		Total L138259			\$4,343.04
	Total 35723				\$4,343.04
Total State Auditor's Office					\$4,343.04
State of Washington ~ Excise					
35696					
				2020 - October - Oct 6 Claims	
		Aug'20 Excise Tax			
			Redeemed via EFT 10.2.20		
			401-000-534-10-41-19	State Taxes - Dept of Revenue	\$4,106.86
			401-000-535-10-41-20	State Utility Excise Tax	\$2,388.71
			402-000-534-10-41-19	Excise Tax	\$1,047.74
			408-000-535-10-41-19	Excise Tax	\$1,915.30
		Total Aug'20 Excise Tax			\$9,458.61
	Total 35696				\$9,458.61
Total State of Washington ~ Excise					\$9,458.61
Sunbelt Rentals, Inc					
35724					
				2020 - October - Oct 6 Claims	
		105442475-0001			
			401-000-535-80-35-01	Personal Safety Equipment	\$387.00
		Total 105442475-0001			\$387.00
	Total 35724				\$387.00
Total Sunbelt Rentals, Inc					\$387.00
TOLT HISTORICAL SOCIETY					
35725					
				2020 - October - Oct 6 Claims	
		2020 Community Contributions ~ Tolt Historical Society			
			001-000-575-30-41-01	Historical Museum Contribution	\$500.00
		Total 2020 Community Contributions ~ Tolt Historical Society			\$500.00
	Total 35725				\$500.00
Total TOLT HISTORICAL SOCIETY					\$500.00
UNITED SITE SERVICES					
35726					
				2020 - October - Oct 6 Claims	
		114-10950745			
			Memoiral Park Sanican		
			001-000-576-80-31-19	COVID Supplies	\$135.25
			001-000-576-80-41-01	Prof Svc - Sanican	\$229.99
		Total 114-10950745			\$365.24

Vendor	Number	Reference	Account Number	Description	Amount
		114-10977056			
			Hockert Park ADA Sanican		
			001-000-576-80-31-19	COVID Supplies	\$100.85
			001-000-576-80-41-01	Prof Svc - Sanican	\$196.84
		Total 114-10977056			\$297.69
		114-10982701			
			Hockert Park STD Sanican		
			001-000-576-80-31-19	COVID Supplies	\$120.00
			001-000-576-80-41-01	Prof Svc - Sanican	\$212.83
		Total 114-10982701			\$332.83
	Total 35726				\$995.76
Total UNITED SITE SERVICES					\$995.76
Utilities Underground					
	35727				
				2020 - October - Oct 6 Claims	
		0090128			
			September Services		
			101-000-542-40-41-04	Utility Locates	\$10.75
			401-000-534-60-41-05	Utility Locates	\$10.75
			401-000-535-60-41-05	Utility Locates	\$10.75
		Total 0090128			\$32.25
	Total 35727				\$32.25
Total Utilities Underground					\$32.25
Verizon Wireless					
	35697				
				2020 - October - Oct 6 Claims	
		9862230986			
			001-000-518-10-42-03	Communications: Cellular	\$11.51
			101-000-542-40-42-03	Communications/Cellular Phone	\$8.22
			101-000-543-30-42-03	Communications/Cellular Phone	\$13.15
			401-000-538-10-42-03	Communications: Cellular Phone	\$131.54
		Total 9862230986			\$164.42
	Total 35697				\$164.42
Total Verizon Wireless					\$164.42
Grand Total		Vendor Count	35		\$409,974.95



Fund Transaction Summary

Transaction Type: Invoice
Fiscal: 2020 - October - Oct 6 Claims, 2020 - September - Sep Claims Approved Oct 6

Fund Number	Description	Amount
001	General Fund	\$87,748.03
101	Street Fund	\$10,090.79
106	Cemetery Fund	\$65.73
107	Equipment Replacement Fund	\$10,957.64
108	Park Development Fund	\$11,856.57
301	Street Capital Improvement Fund	\$30,574.18
401	Water & Sewer Utility Fund	\$37,861.70
402	Water Capital Replacement Fund	\$1,047.74
406	Landfill Financial Assurance	\$21.72
408	Sewer Capital Fund	\$12,481.80
633	Trust Fund	\$207,269.05
	Count: 11	\$409,974.95



CITY OF CARNATION
PAYROLL BLANKET VOUCHER
CERTIFICATION AND APPROVAL
SEPTEMBER 2020

I, Mary Madole, City Clerk for the City of Carnation, do hereby attest that September 2020 payroll direct deposits and checks numbered 14394 through 14405 in the amount of \$97,927.46 have been prepared to the best of my ability, and reflect true and accurate compensation for the hours included on each employee's time sheet as submitted to me by the employee's supervisor.

FUND#	FUND NAME	PURPOSE	AMOUNT
001	GENERAL FUND	SEPTEMBER 2020 PAYROLL	
.10	Salaries & Wages	"	\$ 28,563.34
.20	Employer Taxes & Employee Benefits	"	\$ 8,975.82
101	STREET FUND	"	
.10	Salaries & Wages	"	\$ 5,543.29
.20	Employer Taxes & Employee Benefits	"	\$ 2,483.31
106	CEMETERY FUND	"	
.10	Salaries & Wages	"	\$ 352.18
.20	Employer Taxes & Employee Benefits	"	\$ 153.61
401	WATERWORKS OPERATING FUND	"	
.10	Salaries & Wages	"	\$ 35,881.20
.20	Employer Taxes & Employee Benefits	"	\$ 15,745.50
406	LANDFILL POST-CLOSURE FUND	"	
.10	Salaries & Wages	"	\$ 163.69
.20	Employer Taxes & Employee Benefits	"	\$ 65.52
TOTAL SEPTEMBER 2020 PAYROLL:			\$ 97,927.46

Total Regular Hours Worked: 1510.49
Total Overtime Hours Worked: 3.00
Total Sick, Bereavement, & Jury Duty Leave Hours Compensated: 22.50
Total Vacation, Comp, Mgmt & Exec Leave Hours Compensated: 136.50
Total Legal & Personal Holiday Hours Compensated: 80.00
Total On-Call Hours Compensated: 520.50
TOTAL ALL HOURS COMPENSATED FOR MONTH: 2272.99

Prepared By: _____
Mary Madole 09/29/2020
 Mary Madole City Clerk Date

Reviewed By: _____
 Bob Jean, Interim City Manager Date

APPROVED by the Carnation City Council at a regular open public meeting held this 6th day of October, 2020.

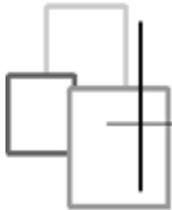
 Deputy Mayor Jim Ribail (Finance & Operations Chair) Councilmember Tim Harris (Finance & Operations)



Payroll Check Register

Council Dates: 2020 - September - Sep'20 Payroll

Number	Name	Fiscal Description	Cleared	Amount
<u>14394</u>	Mueller, Carl W	2020 - September - Sep'20 Payroll		\$1,250.00
<u>14395</u>	Mueller, Carl W	2020 - September - Sep'20 Payroll		\$3,118.78
<u>14396</u>	Ribail, Jim	2020 - September - Sep'20 Payroll		\$210.87
<u>14397</u>	AFLAC Remittance Processing	2020 - September - Sep'20 Payroll		\$137.54
<u>14398</u>	AWC Employee Benefit Trust	2020 - September - Sep'20 Payroll		\$22.95
<u>14399</u>	Department of Labor & Industries	2020 - September - Sep'20 Payroll		\$822.79
<u>14400</u>	Dept of Retirement Systems	2020 - September - Sep'20 Payroll		\$12,447.85
<u>14401</u>	Employment Security Department	2020 - September - Sep'20 Payroll		\$138.52
<u>14402</u>	Employment Security Department PFML	2020 - September - Sep'20 Payroll		\$277.01
<u>14403</u>	Internal Revenue Service	2020 - September - Sep'20 Payroll		\$17,359.05
<u>14404</u>	Teamsters Union Local 763	2020 - September - Sep'20 Payroll		\$550.00
<u>14405</u>	Washington Teamsters Welfare Trust	2020 - September - Sep'20 Payroll		\$14,454.00
<u>Direct Deposit 09/01/2020</u>	Payroll Vendor	2020 - September - Sep'20 Payroll		\$11,525.62
<u>Direct Deposit 09/15/2020</u>	Payroll Vendor	2020 - September - Sep'20 Payroll		\$7,800.00
<u>Direct Deposit 09/30/2020</u>	Payroll Vendor	2020 - September - Sep'20 Payroll		\$27,812.48
				\$97,927.46



Cost Center Account Activity

Employee	Account Number	Account Title	Employee	Employer	Total
001.511.60-Legislative					
Green, Dustin J					
	001-000-511-60-10-00	Salaries & Wages (Legislative)	\$200.00	\$0.00	\$200.00
	001-000-511-60-20-00	Payroll Taxes & Benefits	\$0.00	\$15.30	\$15.30
		Employee Totals	\$200.00	\$15.30	\$215.30
Harris, Timothy E					
	001-000-511-60-10-00	Salaries & Wages (Legislative)	\$200.00	\$0.00	\$200.00
	001-000-511-60-20-00	Payroll Taxes & Benefits	\$0.00	\$15.30	\$15.30
		Employee Totals	\$200.00	\$15.30	\$215.30
Hawkins, Adair					
	001-000-511-60-10-00	Salaries & Wages (Legislative)	\$200.00	\$0.00	\$200.00
	001-000-511-60-20-00	Payroll Taxes & Benefits	\$0.00	\$15.30	\$15.30
		Employee Totals	\$200.00	\$15.30	\$215.30
Lisk, Kimberly D					
	001-000-511-60-10-00	Salaries & Wages (Legislative)	\$400.00	\$0.00	\$400.00
	001-000-511-60-20-00	Payroll Taxes & Benefits	\$0.00	\$30.60	\$30.60
		Employee Totals	\$400.00	\$30.60	\$430.60
Ribail, Jim					
	001-000-511-60-10-00	Salaries & Wages (Legislative)	\$250.00	\$0.00	\$250.00
	001-000-511-60-20-00	Payroll Taxes & Benefits	\$0.00	\$19.13	\$19.13
		Employee Totals	\$250.00	\$19.13	\$269.13
		Cost Center Totals	\$1,250.00	\$95.63	\$1,345.63
001.514.20-Finance & Records					
Hankinson Russell, Kelly K					
	001-000-514-20-10-00	Salaries & Wages (Finance)	\$2,835.75	\$0.00	\$2,835.75
	001-000-514-20-20-00	Payroll Taxes & Benefits	\$0.00	\$930.35	\$930.35
		Employee Totals	\$2,835.75	\$930.35	\$3,766.10
Madole, Mary L					
	001-000-514-20-10-00	Salaries & Wages (Finance)	\$9,752.20	\$0.00	\$9,752.20
	001-000-514-20-20-00	Payroll Taxes & Benefits	\$0.00	\$2,605.28	\$2,605.28
		Employee Totals	\$9,752.20	\$2,605.28	\$12,357.48
Maurer, Elizabeth A					
	001-000-514-20-10-00	Salaries & Wages (Finance)	\$461.67	\$0.00	\$461.67
	001-000-514-20-20-00	Payroll Taxes & Benefits	\$0.00	\$264.55	\$264.55
		Employee Totals	\$461.67	\$264.55	\$726.22
Starns, Stacy L					
	001-000-514-20-10-00	Salaries & Wages (Finance)	\$1,819.66	\$0.00	\$1,819.66

Employee	Account Number	Account Title	Employee	Employer	Total
001.514.20-Finance & Records					
Starns, Stacy L	001-000-514-20-20-00	Payroll Taxes & Benefits	\$0.00	\$1,046.39	\$1,046.39
		Employee Totals	\$1,819.66	\$1,046.39	\$2,866.05
		Cost Center Totals	\$14,869.28	\$4,846.57	\$19,715.85
001.558.50-Building					
Buelna, Rebecca L	001-000-558-50-10-00	Salaries & Wages (Building)	\$4,855.38	\$0.00	\$4,855.38
	001-000-558-50-20-00	Payroll Taxes & Benefits	\$0.00	\$1,561.28	\$1,561.28
		Employee Totals	\$4,855.38	\$1,561.28	\$6,416.66
Hankinson Russell, Kelly K	001-000-558-50-10-00	Salaries & Wages (Building)	\$497.53	\$0.00	\$497.53
	001-000-558-50-20-00	Payroll Taxes & Benefits	\$0.00	\$163.24	\$163.24
		Employee Totals	\$497.53	\$163.24	\$660.77
Kollar, Samuel T	001-000-558-50-10-00	Salaries & Wages (Building)	\$1,561.50	\$0.00	\$1,561.50
	001-000-558-50-20-00	Payroll Taxes & Benefits	\$0.00	\$132.15	\$132.15
		Employee Totals	\$1,561.50	\$132.15	\$1,693.65
Madole, Mary L	001-000-558-50-10-00	Salaries & Wages (Building)	\$271.84	\$0.00	\$271.84
	001-000-558-50-20-00	Payroll Taxes & Benefits	\$0.00	\$72.61	\$72.61
		Employee Totals	\$271.84	\$72.61	\$344.45
Maurer, Elizabeth A	001-000-558-50-10-00	Salaries & Wages (Building)	\$2,308.36	\$0.00	\$2,308.36
	001-000-558-50-20-00	Payroll Taxes & Benefits	\$0.00	\$1,322.61	\$1,322.61
		Employee Totals	\$2,308.36	\$1,322.61	\$3,630.97
		Cost Center Totals	\$9,494.61	\$3,251.89	\$12,746.50
001.558.60-Planning					
Buelna, Rebecca L	001-000-558-60-10-01	Salaries & Wages (Planning)	\$485.54	\$0.00	\$485.54
	001-000-558-60-20-01	Payroll Taxes & Benefits	\$0.00	\$156.13	\$156.13
		Employee Totals	\$485.54	\$156.13	\$641.67
Kollar, Samuel T	001-000-558-60-10-01	Salaries & Wages (Planning)	\$1,561.50	\$0.00	\$1,561.50
	001-000-558-60-20-01	Payroll Taxes & Benefits	\$0.00	\$132.15	\$132.15
		Employee Totals	\$1,561.50	\$132.15	\$1,693.65
		Cost Center Totals	\$2,047.04	\$288.28	\$2,335.32
001.576.80-Parks					
Meats, Jeffrey W	001-000-576-80-10-00	Salaries & Wages (Parks)	\$553.79	\$0.00	\$553.79
	001-000-576-80-20-00	Payroll Taxes & Benefits	\$0.00	\$306.31	\$306.31
		Employee Totals	\$553.79	\$306.31	\$860.10
Mueller, Carl W	001-000-576-80-10-00	Salaries & Wages (Parks)	\$111.54	\$0.00	\$111.54

Employee	Account Number	Account Title	Employee	Employer	Total
001.576.80-Parks					
Mueller, Carl W					
	001-000-576-80-20-00	Payroll Taxes & Benefits	\$0.00	\$55.60	\$55.60
		Employee Totals	\$111.54	\$55.60	\$167.14
Schell, Brandon R					
	001-000-576-80-10-00	Salaries & Wages (Parks)	\$237.08	\$0.00	\$237.08
	001-000-576-80-20-00	Payroll Taxes & Benefits	\$0.00	\$131.54	\$131.54
		Employee Totals	\$237.08	\$131.54	\$368.62
		Cost Center Totals	\$902.41	\$493.45	\$1,395.86
101.542.40-Stormwater Ops					
Ferry, William T					
	101-000-542-40-10-00	Salaries & Wages (Storm Drain Ops)	\$37.43	\$0.00	\$37.43
	101-000-542-40-20-00	Payroll Taxes & Benefits	\$0.00	\$16.40	\$16.40
		Employee Totals	\$37.43	\$16.40	\$53.83
Meats, Jeffrey W					
	101-000-542-40-10-00	Salaries & Wages (Storm Drain Ops)	\$127.81	\$0.00	\$127.81
	101-000-542-40-20-00	Payroll Taxes & Benefits	\$0.00	\$70.68	\$70.68
		Employee Totals	\$127.81	\$70.68	\$198.49
Mueller, Carl W					
	101-000-542-40-10-00	Salaries & Wages (Storm Drain Ops)	\$27.88	\$0.00	\$27.88
	101-000-542-40-20-00	Payroll Taxes & Benefits	\$0.00	\$13.89	\$13.89
		Employee Totals	\$27.88	\$13.89	\$41.77
Schell, Brandon R					
	101-000-542-40-10-00	Salaries & Wages (Storm Drain Ops)	\$142.24	\$0.00	\$142.24
	101-000-542-40-20-00	Payroll Taxes & Benefits	\$0.00	\$78.90	\$78.90
		Employee Totals	\$142.24	\$78.90	\$221.14
		Cost Center Totals	\$335.36	\$179.87	\$515.23
101.542.90-Streets Ops					
Ferry, William T					
	101-000-542-90-10-00	Salaries & Wages (Street Ops)	\$187.12	\$0.00	\$187.12
	101-000-542-90-20-00	Payroll Taxes & Benefits	\$0.00	\$82.05	\$82.05
		Employee Totals	\$187.12	\$82.05	\$269.17
Meats, Jeffrey W					
	101-000-542-90-10-00	Salaries & Wages (Street Ops)	\$1,405.83	\$0.00	\$1,405.83
	101-000-542-90-20-00	Payroll Taxes & Benefits	\$0.00	\$777.77	\$777.77
		Employee Totals	\$1,405.83	\$777.77	\$2,183.60
Mueller, Carl W					
	101-000-542-90-10-00	Salaries & Wages (Street Ops)	\$669.12	\$0.00	\$669.12
	101-000-542-90-20-00	Payroll Taxes & Benefits	\$0.00	\$333.79	\$333.79
		Employee Totals	\$669.12	\$333.79	\$1,002.91
Schell, Brandon R					
	101-000-542-90-10-00	Salaries & Wages (Street Ops)	\$900.88	\$0.00	\$900.88
	101-000-542-90-20-00	Payroll Taxes & Benefits	\$0.00	\$499.83	\$499.83
		Employee Totals	\$900.88	\$499.83	\$1,400.71
		Cost Center Totals	\$3,162.95	\$1,693.44	\$4,856.39

Employee	Account Number	Account Title	Employee	Employer	Total
101.543.10-Streets Admin					
Hankinson Russell, Kelly K					
	101-000-543-10-10-00	Salaries & Wages (Street Adm)	\$597.00	\$0.00	\$597.00
	101-000-543-10-20-00	Payroll Taxes & Benefits	\$0.00	\$195.86	\$195.86
		Employee Totals	\$597.00	\$195.86	\$792.86
Madole, Mary L					
	101-000-543-10-10-00	Salaries & Wages (Street Adm)	\$1,359.18	\$0.00	\$1,359.18
	101-000-543-10-20-00	Payroll Taxes & Benefits	\$0.00	\$363.09	\$363.09
		Employee Totals	\$1,359.18	\$363.09	\$1,722.27
Starns, Stacy L					
	101-000-543-10-10-00	Salaries & Wages (Street Adm)	\$88.80	\$0.00	\$88.80
	101-000-543-10-20-00	Payroll Taxes & Benefits	\$0.00	\$51.05	\$51.05
		Employee Totals	\$88.80	\$51.05	\$139.85
		Cost Center Totals	\$2,044.98	\$610.00	\$2,654.98
106.536.10-Cemetery Admin					
Madole, Mary L					
	106-000-536-10-10-00	Salaries & Wages (Cemetery Ad)	\$135.94	\$0.00	\$135.94
	106-000-536-10-20-00	Payroll Taxes & Benefits	\$0.00	\$36.30	\$36.30
		Employee Totals	\$135.94	\$36.30	\$172.24
Starns, Stacy L					
	106-000-536-10-10-00	Salaries & Wages (Cemetery Ad)	\$88.80	\$0.00	\$88.80
	106-000-536-10-20-00	Payroll Taxes & Benefits	\$0.00	\$51.05	\$51.05
		Employee Totals	\$88.80	\$51.05	\$139.85
		Cost Center Totals	\$224.74	\$87.35	\$312.09
106.536.50-Cemetery Ops					
Ferry, William T					
	106-000-536-50-10-00	Salaries & Wages (Cemetery Ops)	\$37.43	\$0.00	\$37.43
	106-000-536-50-20-00	Payroll Taxes & Benefits	\$0.00	\$16.40	\$16.40
		Employee Totals	\$37.43	\$16.40	\$53.83
Meats, Jeffrey W					
	106-000-536-50-10-00	Salaries & Wages (Cemetery Ops)	\$42.60	\$0.00	\$42.60
	106-000-536-50-20-00	Payroll Taxes & Benefits	\$0.00	\$23.57	\$23.57
		Employee Totals	\$42.60	\$23.57	\$66.17
Schell, Brandon R					
	106-000-536-50-10-00	Salaries & Wages (Cemetery Ops)	\$47.41	\$0.00	\$47.41
	106-000-536-50-20-00	Payroll Taxes & Benefits	\$0.00	\$26.29	\$26.29
		Employee Totals	\$47.41	\$26.29	\$73.70
		Cost Center Totals	\$127.44	\$66.26	\$193.70
401.534.80-Water Ops					
Ferry, William T					
	401-000-534-80-10-00	Salaries & Wages (water Ops)	\$4,491.20	\$0.00	\$4,491.20
	401-000-534-80-20-00	Payroll Taxes & Benefits	\$0.00	\$1,969.85	\$1,969.85
		Employee Totals	\$4,491.20	\$1,969.85	\$6,461.05
Meats, Jeffrey W					
	401-000-534-80-10-00	Salaries & Wages (water Ops)	\$1,043.73	\$0.00	\$1,043.73

Employee	Account Number	Account Title	Employee	Employer	Total
401.534.80-Water Ops					
Meats, Jeffrey W	401-000-534-80-20-00	Payroll Taxes & Benefits	\$0.00	\$577.44	\$577.44
		Employee Totals	\$1,043.73	\$577.44	\$1,621.17
Mueller, Carl W	401-000-534-80-10-00	Salaries & Wages (water Ops)	\$836.45	\$0.00	\$836.45
	401-000-534-80-20-00	Payroll Taxes & Benefits	\$0.00	\$417.28	\$417.28
		Employee Totals	\$836.45	\$417.28	\$1,253.73
Schell, Brandon R	401-000-534-80-10-00	Salaries & Wages (water Ops)	\$1,849.16	\$0.00	\$1,849.16
	401-000-534-80-20-00	Payroll Taxes & Benefits	\$0.00	\$1,025.94	\$1,025.94
		Employee Totals	\$1,849.16	\$1,025.94	\$2,875.10
		Cost Center Totals	\$8,220.54	\$3,990.51	\$12,211.05
401.535.80-Sewer Ops					
Ferry, William T	401-000-535-80-10-00	Salaries & Wages (Sewer Ops)	\$2,694.72	\$0.00	\$2,694.72
	401-000-535-80-20-00	Payroll Taxes & Benefits	\$0.00	\$1,181.92	\$1,181.92
		Employee Totals	\$2,694.72	\$1,181.92	\$3,876.64
Meats, Jeffrey W	401-000-535-80-10-00	Salaries & Wages (Sewer Ops)	\$1,155.51	\$0.00	\$1,155.51
	401-000-535-80-20-00	Payroll Taxes & Benefits	\$0.00	\$639.30	\$639.30
		Employee Totals	\$1,155.51	\$639.30	\$1,794.81
Mueller, Carl W	401-000-535-80-10-00	Salaries & Wages (Sewer Ops)	\$3,931.34	\$0.00	\$3,931.34
	401-000-535-80-20-00	Payroll Taxes & Benefits	\$0.00	\$1,961.15	\$1,961.15
		Employee Totals	\$3,931.34	\$1,961.15	\$5,892.49
Schell, Brandon R	401-000-535-80-10-00	Salaries & Wages (Sewer Ops)	\$1,564.67	\$0.00	\$1,564.67
	401-000-535-80-20-00	Payroll Taxes & Benefits	\$0.00	\$868.13	\$868.13
		Employee Totals	\$1,564.67	\$868.13	\$2,432.80
		Cost Center Totals	\$9,346.24	\$4,650.50	\$13,996.74
401.538.11-Wtr/Swr Admin					
Buelna, Rebecca L	401-000-538-11-10-00	Salaries & Wages (Wtr/Swr Adm)	\$4,369.78	\$0.00	\$4,369.78
	401-000-538-11-20-00	Taxes & Benefits	\$0.00	\$1,405.16	\$1,405.16
		Employee Totals	\$4,369.78	\$1,405.16	\$5,774.94
Hankinson Russell, Kelly K	401-000-538-11-10-00	Salaries & Wages (Wtr/Swr Adm)	\$5,969.98	\$0.00	\$5,969.98
	401-000-538-11-20-00	Taxes & Benefits	\$0.00	\$1,958.67	\$1,958.67
		Employee Totals	\$5,969.98	\$1,958.67	\$7,928.65
Kollar, Samuel T	401-000-538-11-10-00	Salaries & Wages (Wtr/Swr Adm)	\$347.00	\$0.00	\$347.00
	401-000-538-11-20-00	Taxes & Benefits	\$0.00	\$29.39	\$29.39
		Employee Totals	\$347.00	\$29.39	\$376.39

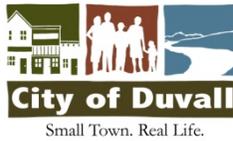
Employee	Account Number	Account Title	Employee	Employer	Total
401.538.11-Wtr/Swr Admin					
Madole, Mary L					
	401-000-538-11-10-00	Salaries & Wages (Wtr/Swr Adm)	\$2,038.80	\$0.00	\$2,038.80
	401-000-538-11-20-00	Taxes & Benefits	\$0.00	\$544.68	\$544.68
		Employee Totals	\$2,038.80	\$544.68	\$2,583.48
Maurer, Elizabeth A					
	401-000-538-11-10-00	Salaries & Wages (Wtr/Swr Adm)	\$1,846.68	\$0.00	\$1,846.68
	401-000-538-11-20-00	Taxes & Benefits	\$0.00	\$1,058.01	\$1,058.01
		Employee Totals	\$1,846.68	\$1,058.01	\$2,904.69
Starns, Stacy L					
	401-000-538-11-10-00	Salaries & Wages (Wtr/Swr Adm)	\$2,440.93	\$0.00	\$2,440.93
	401-000-538-11-20-00	Taxes & Benefits	\$0.00	\$1,403.74	\$1,403.74
		Employee Totals	\$2,440.93	\$1,403.74	\$3,844.67
		Cost Center Totals	\$17,013.17	\$6,399.65	\$23,412.82
401.538.18-PW On-Call Wtr/Swr					
Meats, Jeffrey W					
	401-000-538-18-10-00	Wages (Water/Sewer On-Call)	\$701.25	\$0.00	\$701.25
	401-000-538-18-20-00	Payroll Taxes & Benefits	\$0.00	\$387.97	\$387.97
		Employee Totals	\$701.25	\$387.97	\$1,089.22
Mueller, Carl W					
	401-000-538-18-10-00	Wages (Water/Sewer On-Call)	\$286.25	\$0.00	\$286.25
	401-000-538-18-20-00	Payroll Taxes & Benefits	\$0.00	\$142.79	\$142.79
		Employee Totals	\$286.25	\$142.79	\$429.04
Schell, Brandon R					
	401-000-538-18-10-00	Wages (Water/Sewer On-Call)	\$313.75	\$0.00	\$313.75
	401-000-538-18-20-00	Payroll Taxes & Benefits	\$0.00	\$174.08	\$174.08
		Employee Totals	\$313.75	\$174.08	\$487.83
		Cost Center Totals	\$1,301.25	\$704.84	\$2,006.09
406.537.30-Landfill					
Ferry, William T					
	406-000-537-30-10-00	Salaries & Wages (Landfill Ops)	\$37.46	\$0.00	\$37.46
	406-000-537-30-20-00	Payroll Taxes & Benefits	\$0.00	\$16.48	\$16.48
		Employee Totals	\$37.46	\$16.48	\$53.94
Hankinson Russell, Kelly K					
	406-000-537-30-10-00	Salaries & Wages (Landfill Ops)	\$49.70	\$0.00	\$49.70
	406-000-537-30-20-00	Payroll Taxes & Benefits	\$0.00	\$16.30	\$16.30
		Employee Totals	\$49.70	\$16.30	\$66.00
Madole, Mary L					
	406-000-537-30-10-00	Salaries & Wages (Landfill Ops)	\$33.96	\$0.00	\$33.96
	406-000-537-30-20-00	Payroll Taxes & Benefits	\$0.00	\$9.08	\$9.08
		Employee Totals	\$33.96	\$9.08	\$43.04
Meats, Jeffrey W					
	406-000-537-30-10-00	Salaries & Wages (Landfill Ops)	\$42.57	\$0.00	\$42.57

Employee	Account Number	Account Title	Employee	Employer	Total
406.537.30-Landfill					
Meats, Jeffrey W	406-000-537-30-20-00	Payroll Taxes & Benefits	\$0.00	\$23.66	\$23.66
		Employee Totals	\$42.57	\$23.66	\$66.23
		Cost Center Totals	\$163.69	\$65.52	\$229.21
		Grand Totals	\$70,503.70	\$27,423.76	\$97,927.46

SNOQUALMIE VALLEY GOVERNMENTS ASSOCIATION



City of Carnation
4621 Tolt Avenue
PO Box 1238
Carnation, WA 98014
425.333.4192
www.carnationwa.gov



City of Duvall
15535 Main Street NE
PO Box 1300
Duvall, WA 98019
425.788.1185
www.duvallwa.gov



City of North Bend
211 Main Avenue North
PO Box 896
North Bend, WA 98045
425.888.1211
www.northbendwa.gov



City of Snoqualmie
38624 SE River Street
PO Box 987
Snoqualmie, WA 98065
425.888.1555
www.ci.snoqualmie.wa.us



Snoqualmie Tribe
9571 SE Ethan Wade Way
PO Box 969
Snoqualmie, WA 98065
425.888.6551
www.snoqualmietribe.us

2020 SVGA Cooperative Legislative Goals

1) The eastside state road system of I-18, SR202, SR203, SR522 and the county roads of Preston Fall-City, Duthie Hill, Tolt Hill, NE124th, Novelty Hill, and Woodinville Duvall Rd; This has become a major road system that transports commuters and freight traffic to four counties and multiple major cities. This traffic has impacted the Snoqualmie Valley tremendously, commuters and freight traffic use these roads to bypass I-5 and 405 resulting in heavy traffic, safety concerns, and congestion in the valley.

2) Mental health for needs from pre-K, through adolescence, adults, and seniors have reached a critical state. We are lacking counseling services and programs for all aspects of mental health development.

3) The Washington State Gambling Commission has fined and shut down on-line reservations for non-profits. This is affecting our PTSA's and Senior Centers since is a major fundraising source for them.

SVGA Overview

SVGA is a cooperative association that represents key stakeholders in the Snoqualmie Valley. Our main association is made of four cities and the Snoqualmie Nation. We are also inclusive to social services that support our valley and two school districts.

Several key factors make this association unique and help support our collaborative effort to increase the awareness of the needs of the Snoqualmie Valley. All of the association stakeholders are independent organizations but find our collaborative efforts can better support idea's and projects that benefit us as a whole.

Valley overview

- Three major state highways and one freeway intersect or connect our valley. This connects four counties in Washington State.
 - o SR 202
 - o SR203
 - o Highway 18
 - o I-90
- The Snoqualmie river impacts all our association members
 - o Our Fish, Farm, Flood initiative was the first origination to partner all stakeholders on a major river.
- Over 60,000 people live and work in our valley.
 - o We represent a more affordable housing market that supports families that work in Seattle, Bellevue, Redmond, and its surrounding areas.

Goal 1

The eastside road system is facing major capacity issues. This system is in desperate needs of capacity upgrades. The combination of low capacity handling and severe chokepoints, that have not been addressed, has brought this system to need immediate improvements.

I-18: has been a major bypass for I-405 south of I-90. Thousands of commuters use this every day to connect Pierce and King County. It has also become a major truck route to Eastern WA, Issaquah, Redmond, and Seattle via I-90.

Preston Fall City, Duthie Hill, SR202, SR203: This route supports a major commuter route into Redmond and Issaquah. It also connects commuters and freight to Snohomish County. Freight traffic has dramatically increased on SR203 to support the cities of Monroe, Everett, and surrounding areas.

SR203, NE124th, Tolt Hill, Novelty Hill, Woodinville Duvall, SR522: This has become a core feeder system into Redmond, Seattle, Bothell, Lynnwood, Everett, Monroe, and beyond.

We have a need for increased transit support in the valley. This could be a key component in alleviating some congestion. More and more of our residents would like to be able to get to main transit connection hubs and we have very limited service.

We have also seen an increase of serious vehicle damage and near fatalities because of un-tarped loads. This was a very big issue in the State House and Senate, and we feel it needs to be readdressed. It is important that HB-2186 passes. Our rural roads are two lane hwy's with no or narrow shoulders at best, if passed can prevent injury and possible death.

Goal 2

Our valley has seen a dramatic increase in teen suicide over the last few years. We have also been hit with a need for adult mental health services. Currently there is only one service for adult counseling services in the valley. We have resources in the valley that need continued support. They are key facilitators of mental health in the valley. They help a large group of people that cannot get to services in metro areas.

Counselors are at a shortage in general. We need resources and funds to have more trained counselors available, in our schools and community. Having counselors that could come in and help with short and mid-term grief support is in need. When a tragic event happens many times the councilors in a community are also affected by it. Having an outside team that could come in would help in the grief process. Support funding for Schools, Senior Centers, Community Organizations, such as the Snoqualmie Valley Community Network, Friends of Youth etc,, having these resources would make a huge impact in the lives of our youth and senior communities.

Goal 3

The Washington State gambling commission has severely decreased the attendance at non-profit fund-raising events.

1. What we'd like changed regarding online gambling (**being able to accept credit card reservations**) is a W.A.C. change, **not a rule change**, and must go through the state legislature process. RCW 9.46.240 Gambling Commission information, transmitting or receiving.
 - a. WAC 230-10-085 – Entertainer not to call Rainbow Bingo
 - b. RCW-9.46.240- Selling Bingo Cards online
 - c. WAC -230-06-035 Allowed Bingo Players to purchase Bingo Cards online.
 - d. Gambling Commission allows the use of visa for many more "Gambling" opportunities, lotto, bingos at State Fairs, casino nights, other fundraisers for city and state representatives.
2. An Exemption or a separate license for non-profits (like senior centers, PTA, churches)
3. FYI: On September 12, 2019, the Commissioners voted to accept a rules petition and initiate rulemaking to consider authorizing the use of credit cards for payment for commercial and nonprofit gambling activities. Encourage this to happen.

CITY OF CARNATION



2021

PROPOSED PRELIMINARY BUDGET

Prepared by Kelly Russell, City Treasurer

BUDGET MESSAGE

Honorable Mayor and City Council,
Citizens of the City of Carnation, Washington:

GOOD RIDDENCE 2020:

Pandemic...Economic Recession...Businesses Struggling and Jobs Lost...
Stay Home Orders...Months of Protests...Online Schools...Wildfires...Masks...
Social Distancing...and Remote Everything!!!!

SO, HERE'S TO A MUCH BETTER 2021:

For Carnation, that will mean the realization of several long-time goals and improved preventive maintenance. Our watch words for 2021 are:

LIVEABILITY, AFFORDABILITY AND SUSTAINABILITY

After years of planning, and despite some COVID-related delays, in 2021 we will finally construct the Tolt Avenue CBD Downtown Revitalization Project, build a new City Hall/Community Hall, start a badly needed Streets Preventative Maintenance Program and improve Storm Water Drainage ...all while keeping the total City costs per household at or below the average of surrounding cities.

Properly managing the City's growth can maintain community character and help share the costs of City services, encourage commercial infill development downtown, and help keep the total costs per household affordable and sustainable long-term, while enhancing the livability of our small town.



COMMUNITY VISION

THE CITY OF CARNATION IS A FRIENDLY AND SAFE, FAMILY-ORIENTED COMMUNITY,
WHERE A VIBRANT SMALL-TOWN BENEFITS FROM THE NATURAL BEAUTY, HERITAGE AND
RECREATIONAL OPPORTUNITIES OF THE SNOQUALMIE VALLEY.

COMMUNITY VISION, SURVEY, AND COUNCIL GOALS: The 2021 Budget is built around the priorities identified in the Community Survey (with over a 40% response rate!) and the City Council's Goals.

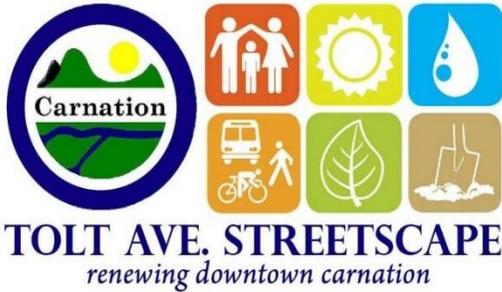
IN THE COMMUNITY SURVEY YOU TOLD US:

- Protect the character of existing neighborhoods (60%), help create a VIBRANT, WORKABLE CITY CENTER (62%).
- Overall, you FEEL SAFE (58%) or could even use a little more POLICE SERVICE (18%).
- Support more PARKS and connecting SIDEWALKS AND TRAILS (24%).
- Encourage more RESAURANTS, BREW PUBS, AND GATHERING PLACES (43%).
- HOUSING CHOICES AND AFFORDABILITY (64%) along with maintaining the SENSE OF COMMUNITY (54%) are important.
- The CITY PROPERTY TAX IS ABOUT RIGHT (37%) or could INCREASE A LITTLE FOR POLICE, PARKS, AND SIDEWALKS (30%).
- EMERGENCY MANAGEMENT including preparation for a POSSIBLE TOLT RIVER DAM FAILURE (74%) is important.
- And most importantly, 65% of you felt the City is on the RIGHT TRACK and does a good job of INFORMING AND INVOLVING THE COMMUNITY.

THE 2021 COUNCIL GOALS ARE:

1. Construct the TOLT AVENUE CBD REVITALIZATION PROJECT on time and on budget.
2. Support ECONOMIC DEVELOPMENT for local jobs from infill and Light Industrial Park Development.
3. Improve STREETS PREVENTATIVE MAINTENANCE AND BUILD SIDEWALKS.
4. Maintain and expand COMMUNITY EVENTS, celebrating Carnation.
5. Update our COMPREHENSIVE PLAN and DEVELOPMENT REGULATIONS to manage and control growth.
6. Replace the 70-year-old City Hall with a NEW CITY HALL AND COMMUNITY MEETING HALL.
7. Be open and transparent with our FINANCE AND BUDGET information and decisions.
8. Expand our COMMUNICATIONS, Community Information, and Outreach.
9. Manage MAJOR DEVELOPMENT PROJECTS, while protecting community quality of life.
10. Expand community EMERGENCY PREPAREDNESS and education.

BUDGET HIGHLIGHTS



TOLT AVENUE REVITALIZATION PROJECT:

Planning for the Tolt Avenue CBD Project began in 2013. Design and initial cost estimates started in 2015. Federal and State grants were obtained in 2017, 2018 & early 2019. City REET monies & Traffic Impact Fees are also funding a portion of this project. The remaining funding needed to go to bid is \$2 million which will be secured from bond sale funds. The result in late 2021 will be a

revitalized downtown core that will encourage walkability, community gathering and economic vitality, while embracing Carnation’s style, culture & heritage.

STORMWATER/FLOOD PREVENTION:

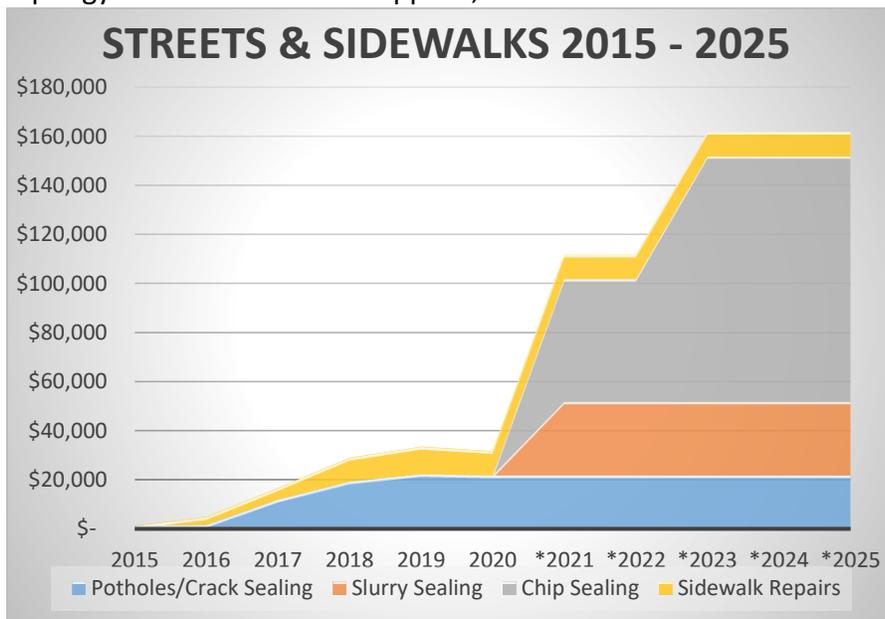
Most cities around us charge a monthly Stormwater Utility Fee of around \$12 or more per month. For years, Carnation has tried to manage stormwater and flooding using our limited General Fund monies. For 2021, a monthly Stormwater Utility Fee of \$12 is proposed. Not only will this provide for needed stormwater and flood control, but it will free up those General Fund dollars for Streets and Sidewalks maintenance.



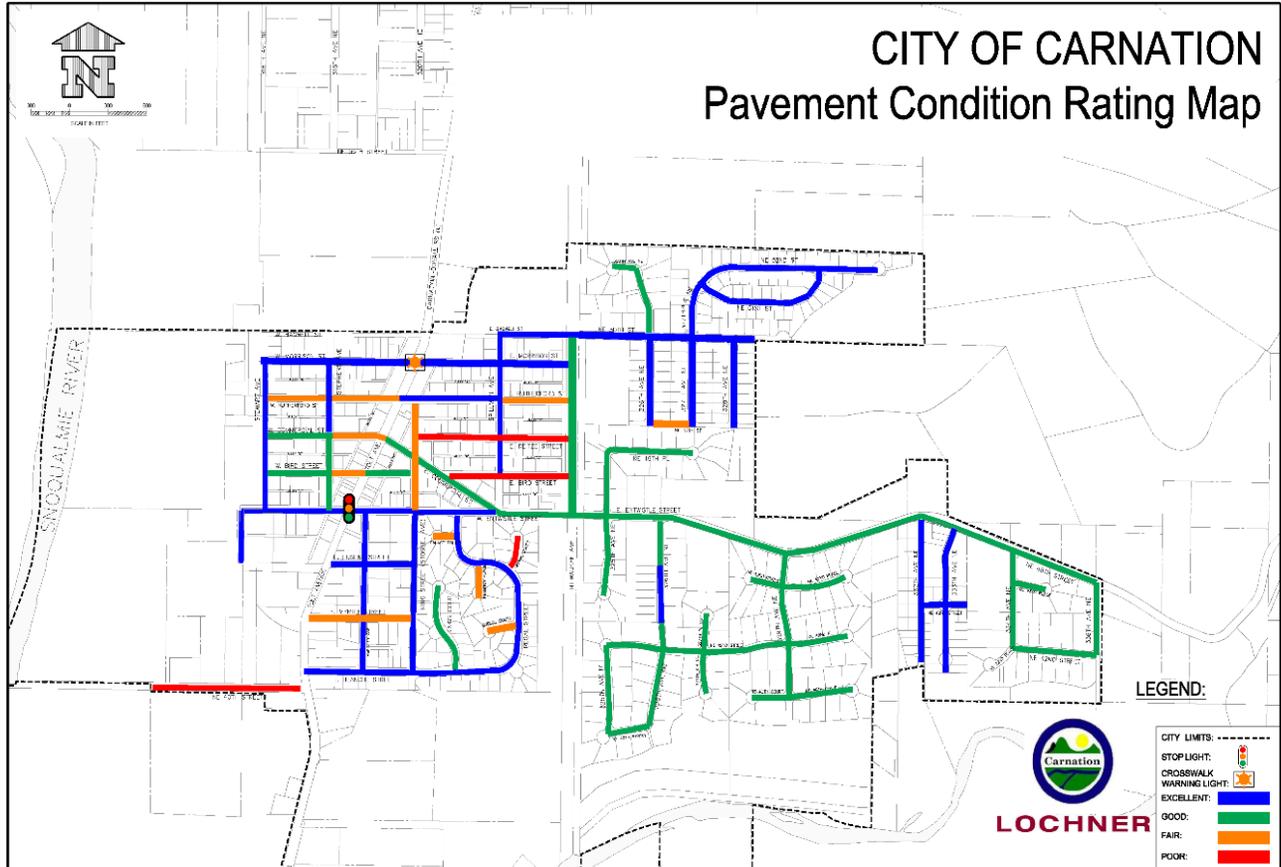
STREETS: Carnation streets have been neglected too long due to inadequate funding. For 2021, the Budget includes our pothole patching & crack sealing program and adds a slurry seal program. Over time, we will expand further to include chip sealing and overlays.

As the streets crack or develop potholes, the rainwater seeps into the subgrade and turns it to a spongy mush. When that happens, it’s time to rebuild the street but at much greater cost than

maintaining it in the first place. That’s why the crack sealing and pothole patching our crews have been doing is so important. Then comes the slurry sealing to seal the street surface & preserving the road base. The next level of major maintenance is chip sealing and overlays with walkways and bio-drainage swales like we did on Spilman, but only if the base is OK.

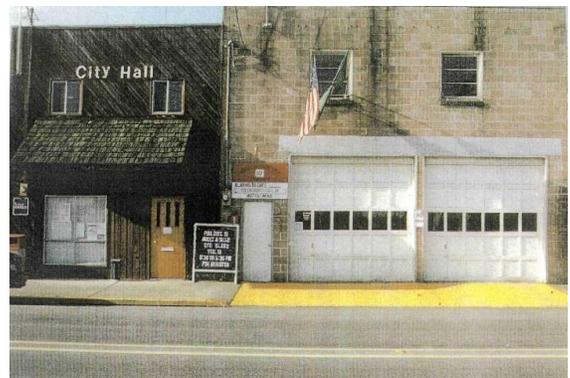


Streets in Carnation are either very old or very new. The newer streets are built upon several inches of crushed rock subgrade and 2-3 inches of asphalt. The streets in the older parts of town have little to no subgrade and are often just built up tar mat and rock, less than an inch thick! Potholes R Us!



NEW CITY HALL:

Part of the current City Hall was first built in 1917, then expanded into the 1950’s era fire station building in the 1970’s, extensively remodeled in 1987, and again in 1996. In 2016, the City Council directed a Structural and Conditions Study of City Hall. That study identified the need for a new City Hall. If all goes as planned, a new City Hall would be built fronting on Tolt Avenue with a Community Meeting Hall fronting on Bird Street. Bond funding would be repaid from current resources, NOT a tax increase.





POLICE and PUBLIC SAFETY:

Carnation contracts with the King County Sheriff's Office for Police Services. Our on-duty Deputy will be flexing his hours to include daytime and evening coverage as the needs of our community require. We will also be increasing the Special Emphasis Patrol hours in 2021.

PARKS AND TRAILS:

Our Parks, Recreation, and Open Spaces (PROS) Plan is being updated in 2021. In addition to looking at our long-range needs, the PROS Plan will also help us identify the priorities for needed sidewalks and trails. Trail and traffic safety improvements are planned for 2021. Like Hockert Park in 2018, much needed improvements in Memorial Park were started in 2020, which included the repair & resurfacing of the tennis courts with the addition of pickleball lines, repair & resurfacing the skate bowl, limbing up of our tree canopy to enhance safety and the addition of a new off-leash dog park. Further improvements to parking and lighting at Memorial Park are scheduled for 2021.

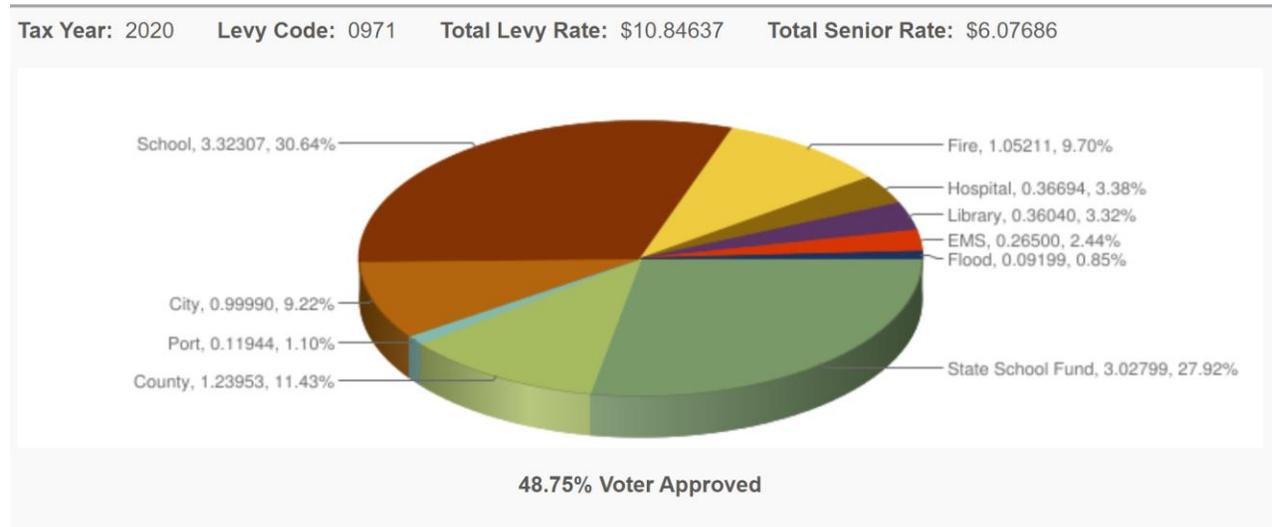


FINANCE AND BUDGET:

So, how does all this get funded and what does it cost the typical homeowner?

First, some basics that Carnation residents should know. Unlike some of our surrounding cities like North Bend, Snoqualmie, Issaquah, or Duvall, Carnation is not a sales tax rich city. We only get about 20% of our General Fund revenues from sales taxes, versus 25% or more for other cities. Also, our City property tax is among the lowest in the area, under \$1.00 per thousand of assessed value—even lower than what unincorporated Fall City residents pays to the County! The total City share of the property tax is under 10% of your TOTAL property tax or about \$500 per year per household for all City services, including police, parks, and streets. Without a vote of the citizens, the City Council may only increase the City's share of the property tax (not of the total) by 1%. That's only \$5.00 PER YEAR per household total, certainly not enough to even pay for modest inflation increases.

WHERE DO YOUR PROPERTY TAX DOLLARS GO...



2020 Median Carnation Residential Assessed Value: \$493,000
 2020 Total Tax Rate: \$10.85 per \$1,000 AV
 2020 Median Tax Burden: \$5,347

2020 Tax Rate for City of Carnation: \$0.9999 per \$1,000 AV
 2020 Median City of Carnation Tax Burden: \$493

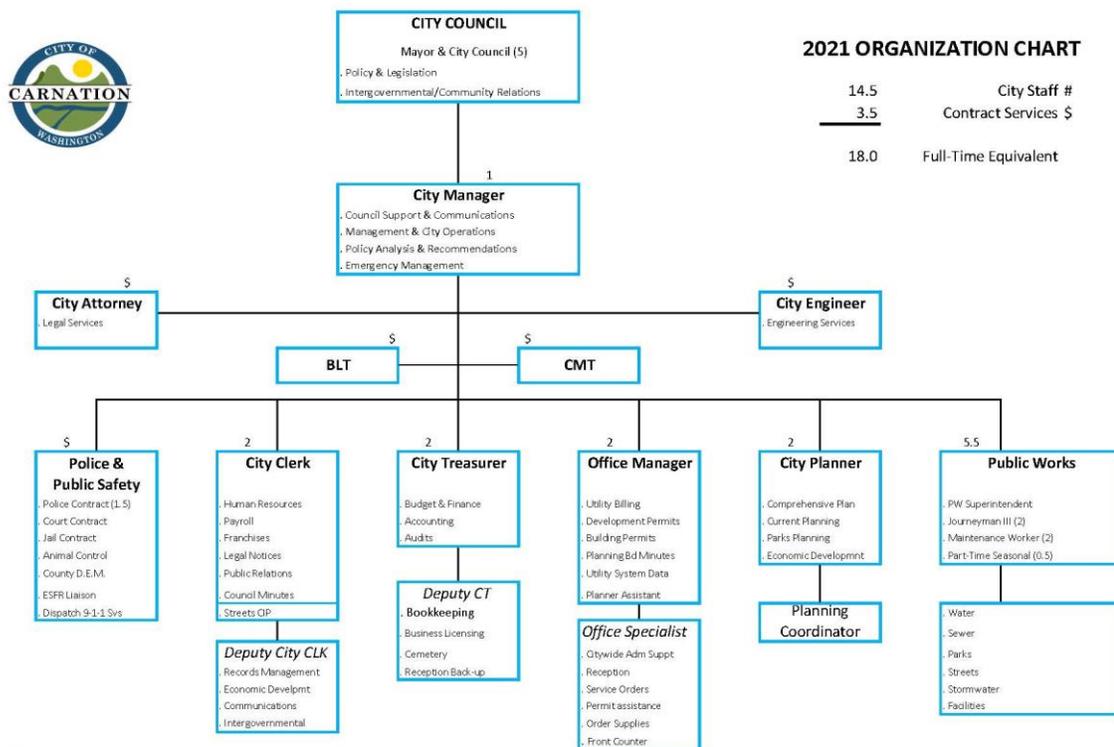
Average City Cost Per Household Per Month

	2020	2021	▲	Assumptions
Property Tax (City Portion)	\$ 37.17	\$ 35.67	\$ (1.50)	\$450K Average Assessed Value Home
Sewer Utility Tax	\$ -	\$ 2.70	\$ 2.70	New 2021 (6%)
Water/Sewer (City Portion)	\$ 131.58	\$ 137.65	\$ 6.07	Per Current Rate Study; 3% Water/5% Sewer
Storm Water	\$ -	\$ 12.00	\$ 12.00	New 2021; \$12/HH/M
TOTAL	\$ 168.75	\$ 188.02	\$ 19.27	

The City's financial advisors recommended a 6% water rate increase and a 10% sewer increase. Council pushed out some of the planned capital improvements to hold down these rate increases and instead approved only 3% water rate and 5% sewer rate increases per year. The 2021 Budget also proposes a 6% sewer utility tax about \$3.00 per month and a Storm Water Utility Fee of \$12.00 per month. The Total Average Cost of Country Living per household in Carnation will increase about \$20 per month in 2021. That's less than the cost of a pizza and without tax, tip, or delivery fee!

ORGANIZATION AND STAFFING:

The City organization for 2021 is essentially the same with two changes. A Deputy City Clerk position is added to increase the City's webpage and social media information and outreach, along with increased support to the now one-person City Clerk's Office. A Planning Coordinator has been added for 2021 to help with both the Tolt Avenue Project Business Outreach and the increased fee-supported Development Review.

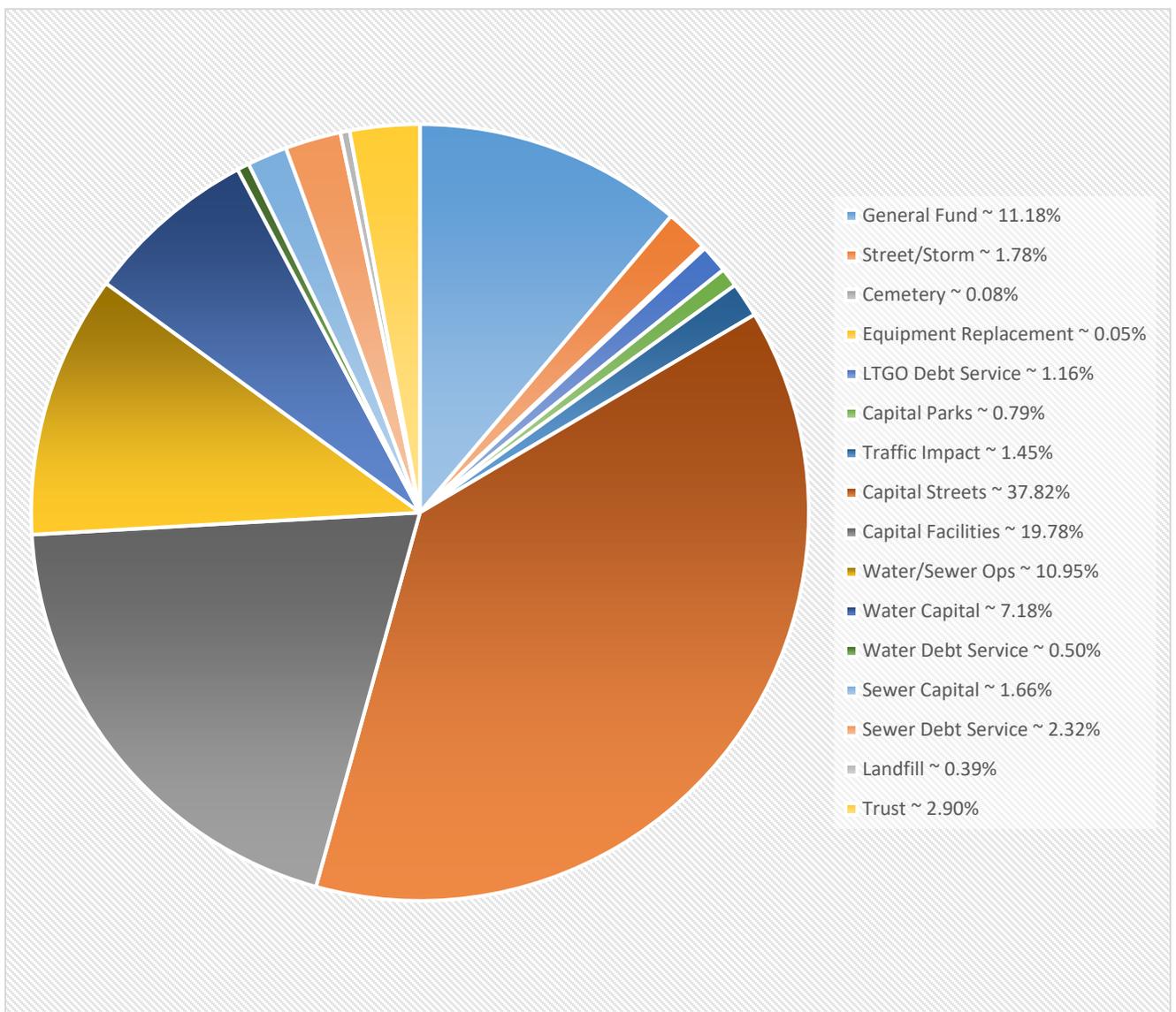


Revised 09/28/2020

BUDGET BY FUND

By state law, the City's budget is by "Fund." Each fund is like its own business with its own checking account within the total City budget. The main fund is the General Fund which provides for Police/Public Safety, Parks, Planned Development Services, Emergency Management, Streets and Sidewalks, Public Records/City Clerk, Finance/City Treasurer, Legal/City Attorney, City Manager and City Council.

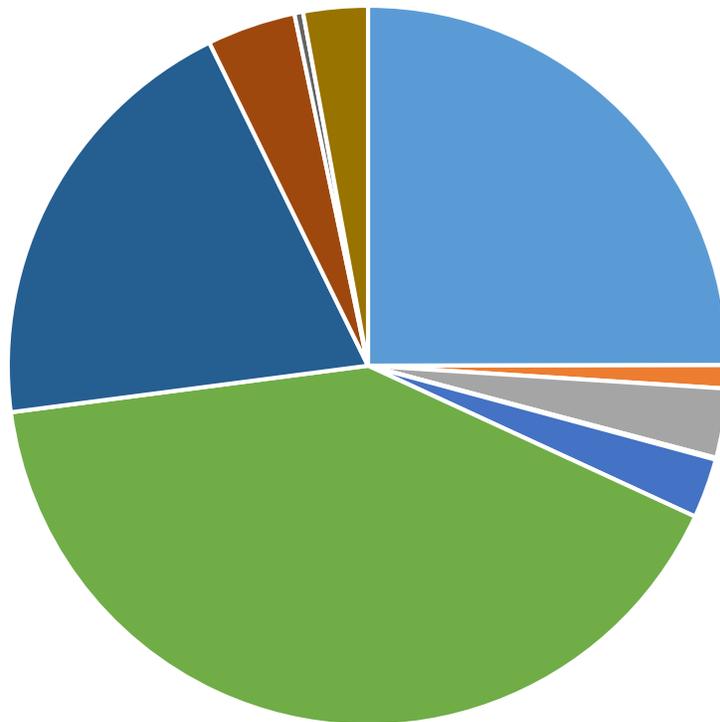
The other major funds are: Water/Sewer Operations, Streets/Storm Water Operations, Parks CIP, Traffic Impact Fees, Streets CIP, Facilities CIP, Water CIP, Sewer CIP and some of the smaller ones like for the Landfill and the Cemetery. (Chart of dollar amounts for each fund on pg. 13)



BUDGET SUMMARY BY PROGRAM:

Operations & Capital are COMBINED for each of these.

General Government	\$ 5,175,705
Parks	\$ 216,270
Law Enforcement/Criminal Justice	\$ 643,925
Cemetery	\$ 16,960
Planning & Development	\$ 554,859
Streets/Storm/Sidewalks	\$ 8,507,777
Water/Sewer	\$ 4,103,862
Debt Service	\$ 825,209
Landfill	\$ 80,210
Trust	\$ 600,000
TOTAL	\$ 20,724,777



- General Government ~ 24.97%
- Law Enforcement/Criminal Justice ~ 3.11%
- Planning & Development ~ 2.68%
- Water/Sewer ~ 19.80%
- Landfill ~ 0.39%
- Parks ~ 1.04%
- Cemetery ~ 0.08%
- Streets/Storm/Sidewalks ~ 41.05%
- Debt Service ~ 3.98%
- Trust ~ 2.9%

CONCLUSION

Unlike many of the sales tax rich cities around us that are now making drastic cuts to their Budgets due to Pandemic-related revenue losses, Carnation's Budget is holding and able to even move forward some. Carnation has always had more modest revenue and service levels, and will continue to do so into 2021. As outlined in the Budget Message, our focus is on:

LIVEABILITY

- Providing for some increases in active Police patrol coverage, improved Parks maintenance and safety, and increased community Information and Outreach;
- Holding the line in most other Operating Budget areas, and modest water/sewer rate increases;
- While improving our Stormwater Maintenance and increasing badly needed Streets Preventive Maintenance by slurry sealing and chip sealing with the new \$12/month Storm Water fee.

AFFORDABILITY

- Carnation's TOTAL "Costs of Country Living" remains in the middle of cities around us, not the lowest and definitely not the highest; even lower than the unincorporated Fall City area;
- Replacing our 1917 City Hall with a new City Hall and Community Meeting Hall will be funded with current resources through either a lease-purchase agreement or future Bond Issue, without any new tax; City Hall will continue to anchor our Downtown and revitalization efforts;
- Our City Property Tax is among the lowest anywhere just under \$500 per year per household, and along with all other City utility and fee increases will add only about \$20 more per month.

SUSTAINABILITY

- While controlling City costs short-term is important, even more significant is building a sustainable and affordable Budget into the future.
- Managing our share of the State population growth mandates can help spread the costs of City services and control our total cost of country living, not just now but into years ahead;
- The sale and development of the Sawmill Light Industrial Park and Larson Avenue extension, will also add new jobs and long-term revenue, contributing to our community's sustainability
- The Tolt Avenue CBD Downtown revitalization Project is our major investment into developing a more broad-based tax base, with expected infill development Downtown, helping to reduce the cost of City services per household. This project is grant funded along with City revenues and the \$2million Bond Sale, WITHOUT A TAX INCREASE.

The City staff and I want to thank the City Council for its leadership in establishing clear Goals for the 2021 Budget. I want to thank the City Treasurer in particular, and other City staff generally, for their work in developing the 2021 Budget. Goodbye 2020 and onto a successful and productive 2021!

Respectfully Submitted:

Robert W. Jean
Interim City Manager

Kelly Russell
City Treasurer

2021 SUMMARY of ESTIMATED CASH ACTIVITY by FUND

FUND		2021 BEGINNING FUND BALANCE	2021 Estimated CASH -IN thru 12/31/2021	2021 Estimated CASH-OUT thru 12/31/2021	Estimated ENDING FUND BALANCE as of 12/31/2021	CASH BALANCE +/-	%
001	*GENERAL	\$524,900	\$2,096,365	\$2,166,649	\$454,616	(\$70,284)	-13%
002	*REVENUE STABILIZATION	\$159,302	\$35,110	\$150,000	\$44,412	(\$114,890)	-72%
101	STREET	\$32,762	\$382,900	\$369,825	\$45,837	\$13,075	40%
105	CONTINGENCY	\$61,515	\$0	\$0	\$61,515	\$0	0%
106	CEMETERY FUND	\$20,132	\$13,400	\$16,960	\$16,572	(\$3,560)	-18%
107	EQUIPMENT REPLACEMENT	\$142,630	\$45,800	\$10,000	\$178,430	\$35,800	25%
108	PARKS DEVELOPMENT	\$71,360	\$144,090	\$164,110	\$51,340	(\$20,020)	-28%
109	TRAFFIC IMPACT FEE	\$366,971	\$189,090	\$300,000	\$256,061	(\$110,910)	0%
201	LTGO BOND REDEMPTION	\$2	\$240,000	\$240,000	\$2	\$0	0%
301	STREET CAPITAL IMPROVEMENT	\$1,335,804	\$6,660,897	\$7,837,952	\$158,749	(\$1,177,055)	-88%
302	CAPITAL FACILITIES	\$338,283	\$3,801,000	\$4,100,000	\$39,283	(\$299,000)	1%
306	CEMETERY CAPITAL IMPROVEMENT	\$7,258	\$0	\$0	\$7,258	\$0	0%
401	WATERWORKS UTILITY FUND	\$516,190	\$2,218,000	\$2,270,292	\$463,898	(\$52,292)	-10%
402	WATER CAPITAL REPLACEMENT	\$1,537,028	\$1,389,500	\$1,489,070	\$1,437,459	(\$99,570)	-6%
404	WATER BOND REDEMPTION	\$116,387	\$105,000	\$104,198	\$117,190	\$802	1%
405	WATER BOND RESERVE	\$102,781	\$2,900	\$0	\$105,681	\$2,900	3%
406	LANDFILL POST CLOSURE ASSURANCE	\$221,742	\$84,100	\$80,210	\$225,631	\$3,890	2%
407	SEWER DEBT SERVICE	\$785,015	\$377,000	\$481,011	\$681,005	(\$104,011)	-13%
408	SEWER CAPITAL IMPROVEMENT	\$481,005	\$205,430	\$344,500	\$341,936	(\$139,070)	0%
601	CEMETERY PERPETUAL CARE	\$132,546	\$1,000	\$0	\$133,546	\$1,000	1%
633	TRUST	\$74,446	\$600,000	\$600,000	\$74,446	\$0	0%
TOTALS		\$7,028,057	\$18,591,582	\$20,724,777	\$4,894,864	(\$2,133,195)	-30%

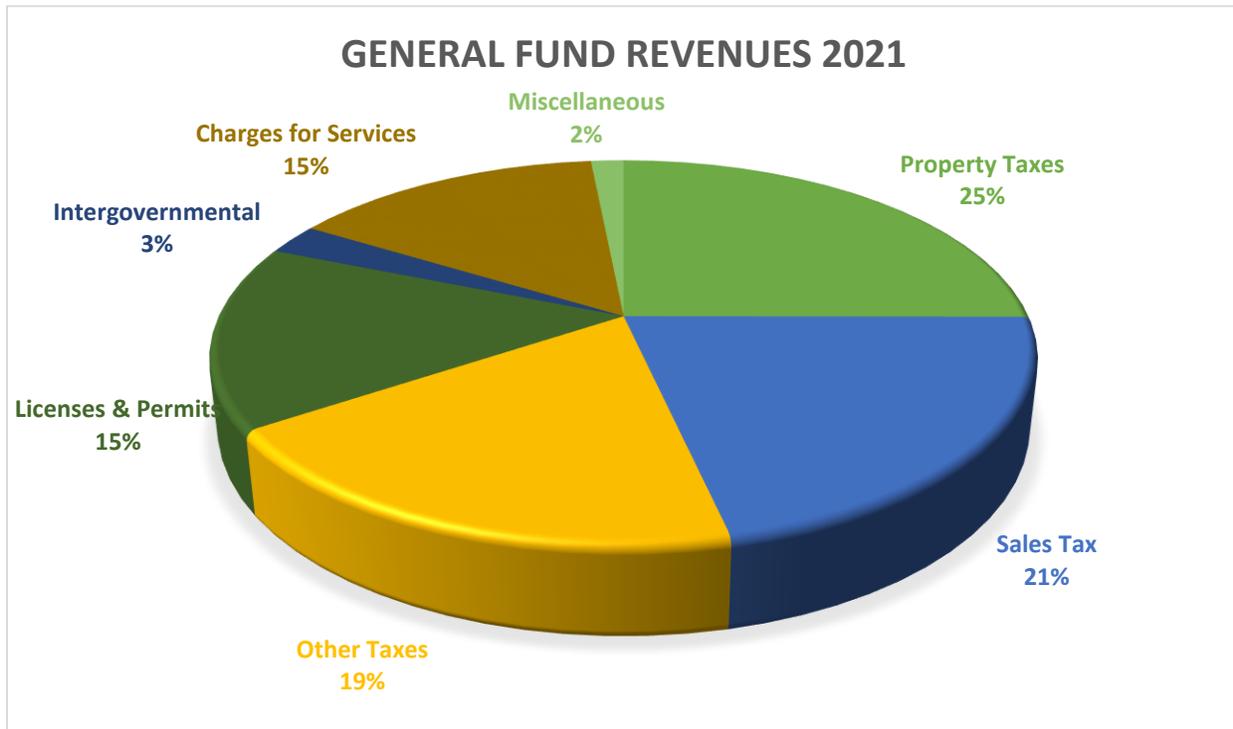
* For transparency in accounting, the General Fund & Revenue Stabilization Fund are broken out separately. For reports submitted to the State, they are required to be combined and submitted under the General Fund.

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

GENERAL FUND – 001

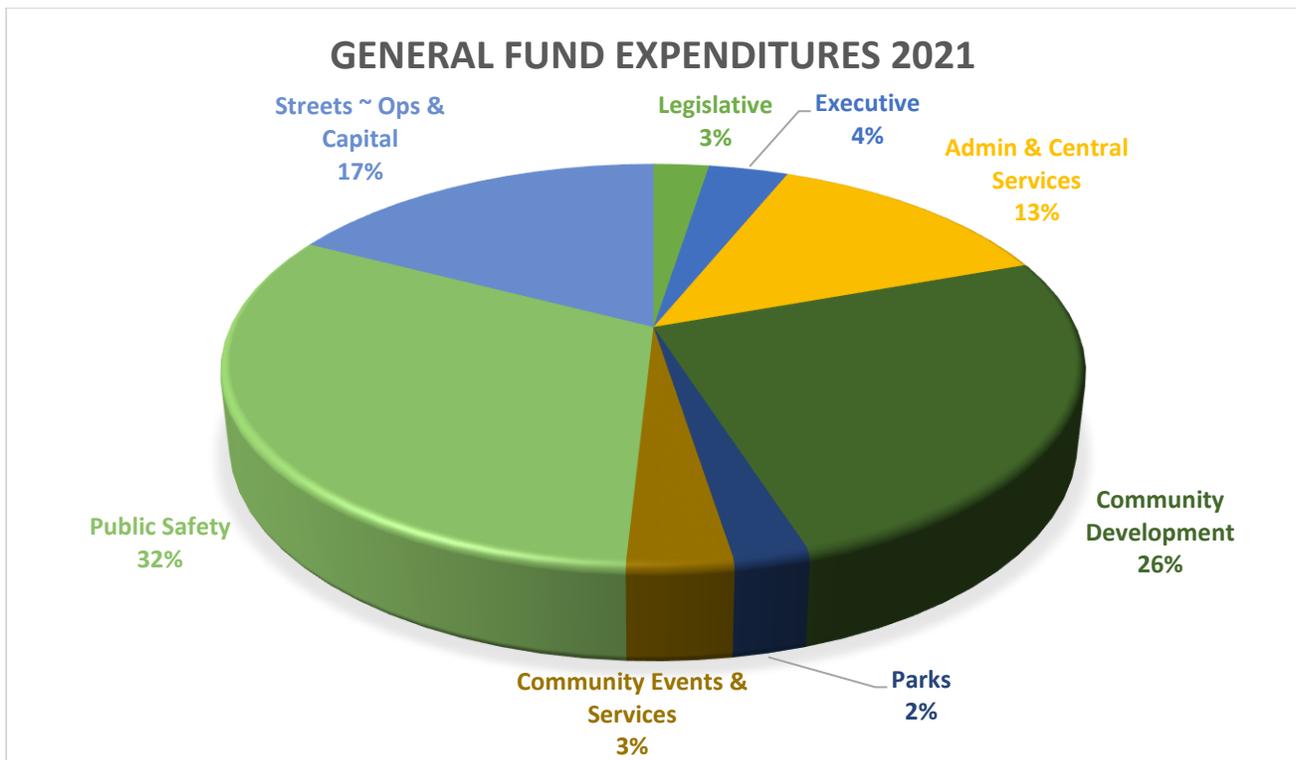
FUND PURPOSE: The General Fund accounts for the activities of the City that are governmental in nature. Revenues are received from Taxes, Regulatory Licenses & Permits, Intergovernmental Revenues & Grants, Charges for Goods & Services, Fines & Forfeitures and Investment Earnings. Expenditures include costs for numerous operational departments including General Government, Parks and Public Safety.

GENERAL FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
City Sales Tax ~ Total	\$ 413,787	\$ 400,000	\$ 425,000	\$ 450,000
City Property Tax Received	\$ 382,352	\$ 399,917	\$ 420,000	\$ 525,000
Criminal Justice Sales Tax	\$ 67,643	\$ 62,000	\$ 63,000	\$ 65,000
Utility Taxes (8 types in 2021)	\$ 298,805	\$ 313,600	\$ 304,100	\$ 336,100
Franchise Fees & Business Licenses	\$ 140,870	\$ 145,500	\$ 145,800	\$ 150,800
Building Permits (All)	\$ 78,446	\$ 87,350	\$ 98,790	\$ 272,200
Intergovernmental	\$ 67,965	\$ 54,015	\$ 64,173	\$ 54,015
Charges for Service/Dev.Cost.Recovery	\$ 144,835	\$ 158,440	\$ 109,390	\$ 211,000
All Other (Misc, Interest & Donations)	\$ 35,429	\$ 44,800	\$ 46,000	\$ 32,250
TOTAL	\$ 1,630,132	\$ 1,665,622	\$ 1,676,253	\$ 2,096,365



CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
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GENERAL FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
LEGISLATIVE	\$ 34,981	\$ 37,918	\$ 40,453	\$ 54,070
EXECUTIVE	\$ 41,688	\$ 51,633	\$ 43,355	\$ 77,575
FINANCE & RECORD SERVICES	\$ 170,341	\$ 168,421	\$ 175,598	\$ 171,630
LEGAL	\$ 48,132	\$ 58,000	\$ 91,000	\$ 65,000
CENTRAL SERVICES	\$ 55,581	\$ 41,930	\$ 46,574	\$ 42,870
PUBLIC SAFETY INSPECTIONS/SVCS	\$ 32,952	\$ 38,900	\$ 20,000	\$ 45,000
BUILDING	\$ 208,231	\$ 209,355	\$ 227,746	\$ 246,179
PLANNING/ECONOMIC DEVELOPMENT	\$ 179,204	\$ 149,541	\$ 149,791	\$ 308,680
PARKS	\$ 41,073	\$ 47,877	\$ 49,486	\$ 52,160
COMMUNITY EVENTS	\$ 41,171	\$ 52,560	\$ 42,000	\$ 52,560
COMMUNITY CONTRIBUTIONS	\$ 15,000	\$ 20,000	\$ 20,000	\$ 20,000
LAW ENFORCEMENT/CRIMINAL JUSTICE	\$ 600,524	\$ 698,424	\$ 599,631	\$ 643,925
TRANFERS OUT ~ STREETS/SIDEWALKS	\$ 130,000	\$ 165,000	\$ 165,000	\$ 200,000
TRANSFERS OUT ~ OTHER	\$ 310,000	\$ 10,000	\$ 10,000	\$ 10,000
TRANSFER OUT ~ DEBT SERVICE	\$ -	\$ -	\$ -	\$ 77,000
TRANSFER OUT ~ 301 Capital Streets	\$ -	\$ -	\$ -	\$ 100,000
TOTAL	\$ 1,908,878	\$ 1,749,559	\$ 1,680,634	\$ 2,166,649



**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
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REVENUE STABILIZATION FUND – 002

FUND PURPOSE: The Revenue Stabilization Fund is a subfund of the General Fund. The purpose of the Revenue Stabilization Fund is to reserve & accumulate unexpended General Fund resources in order to mitigate impacts of future declines in General Fund revenue and to provide revenue for emergency or other exigent circumstances. The amounts of monies deposited into this fund and their subsequent disbursements are determined by the City Council.

REVENUE STABILIZATION FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Transfers In from General Fund	\$ 300,000	\$ -	\$ -	\$ -
Investment Interest	\$ 6,151	\$ 6,000	\$ 1,000	\$ 1,000
Loan Repayment	\$ 68,220	\$ 68,220	\$ 68,220	\$ 34,110
TOTAL	\$ 374,370	\$ 74,220	\$ 69,220	\$ 35,110

REVENUE STABILIZATION FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Transfer Out to 301 Street Capital	\$ 450,000	\$ -	\$ -	\$ 150,000
TOTAL	\$ 450,000	\$ -	\$ -	\$ 150,000

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
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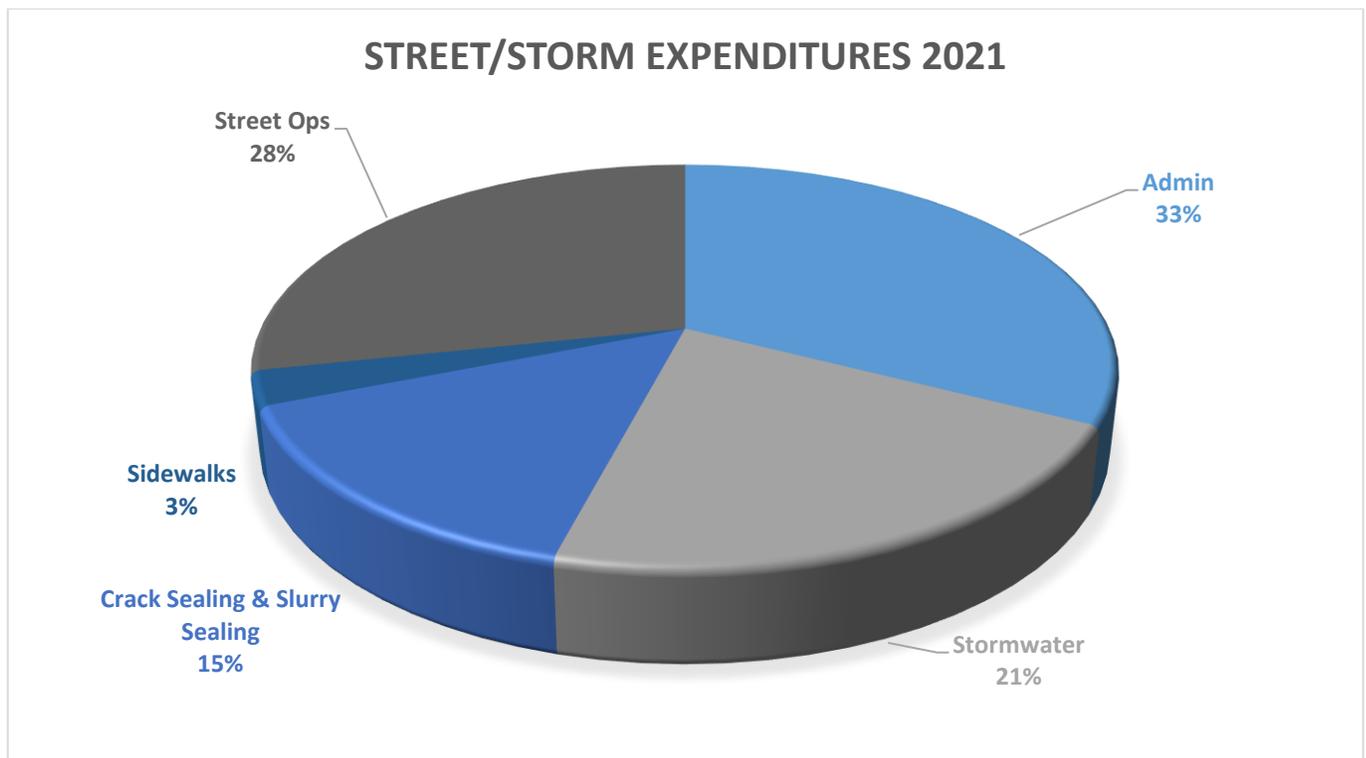
STREET/STORM FUND – 101

STREET/STORM FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
KCFCZD Opportunity Fund	\$ 5,550	\$ 40,000	\$ 40,000	\$ -
Street Use/ROW Permits	\$ 6,700	\$ 5,000	\$ 7,100	\$ 6,300
AWC Sidewalk Grants	\$ -	\$ -	\$ 5,000	\$ 5,000
Stormwater Grant	\$ -	\$ 71,250	\$ -	\$ -
State Shared Revenue	\$ 48,416	\$ 50,151	\$ 45,000	\$ 51,100
Interest	\$ 1,024	\$ 1,000	\$ 500	\$ 500
Stormwater Fee	\$ -	\$ -	\$ -	\$ 120,000
Transfer In from General Fund	\$ 130,000	\$ 175,000	\$ 165,000	\$ 200,000
TOTAL	\$ 191,690	\$ 342,401	\$ 262,600	\$ 382,900



**CITY of CARNATION
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STREET/STORM FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Street Admin	\$ 66,356	\$ 84,838	\$ 87,595	\$ 118,780
Street Ops	\$ 92,286	\$ 93,477	\$ 94,968	\$ 103,350
Storm Ops	\$ 28,096	\$ 138,123	\$ 84,694	\$ 78,550
Crack Sealing	\$ 21,312	\$ 20,700	\$ -	\$ 24,145
Slurry Sealing	\$ -	\$ -	\$ -	\$ 30,000
Chip Sealing	\$ -	\$ -	\$ -	\$ -
ROW Acquisition	\$ -	\$ -	\$ -	\$ -
ROW Tree Removal/Maintenance	\$ -	\$ -	\$ 5,000	\$ -
Contracted Sidewalk Repairs	\$ -	\$ 10,000	\$ 21,313	\$ 10,000
Transfer Out ~ 107 Equipment Replacement	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
TOTAL	\$ 213,050	\$ 352,138	\$ 298,571	\$ 369,825



CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting

CONTINGENCY FUND – 105

FUND PURPOSE: To set aside revenue for future unforeseeable emergent expenditures.

NO REVENUES or EXPENDITURES FOR 2021

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

CEMETERY FUND – 106

FUND PURPOSE: Operations & Maintenance of the Carnation Cemetery.
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CEMETERY FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Services	\$ 11,871	\$ 8,520	\$ 11,900	\$ 12,100
Interest	\$ 1,618	\$ 6,958	\$ 6,658	\$ 1,100
Sales Tax	\$ 187	\$ 200	\$ 200	\$ 200
TOTAL	\$ 13,675	\$ 15,678	\$ 18,758	\$ 13,400

CEMETERY FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Admin & Ops	\$ 7,814	\$ 9,108	\$ 9,432	\$ 10,260
Services	\$ 5,728	\$ 6,300	\$ 8,500	\$ 6,300
Sales Tax Remitted	\$ 184	\$ 300	\$ 300	\$ 300
Transfer Out: Equipment Replacement	\$ -	\$ -	\$ -	\$ 100
TOTAL	\$ 13,726	\$ 15,708	\$ 18,232	\$ 16,960

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

EQUIPMENT REPLACEMENT FUND – 107

FUND PURPOSE: The Equipment Replacement Fund is used to accumulate resources for the replacement or repair of the City equipment.

EQUIPMENT REPLACEMENT FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Transfer In: General Fund	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Transfer In: Streets/Storm	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Transfer In: Cemetery	\$ -	\$ -	\$ -	\$ 100
Transfer In: Water/Sewer	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Insurance Recoveries	\$ -	\$ 43,000	\$ 38,192	\$ -
COVID/CARES monies	\$ -	\$ -	\$ 43,000	\$ -
Interest	\$ 1,727	\$ 1,400	\$ 700	\$ 700
TOTAL	\$ 46,727	\$ 89,400	\$ 126,892	\$ 45,800
EQUIPMENT REPLACEMENT FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
COVID 19 Equipment	\$ -	\$ 43,000	\$ 43,000	\$ -
2019 Shop Break In	\$ 14,382	\$ 10,000	\$ 4,442	\$ -
3rd Party Damage	\$ 2,096	\$ -	\$ -	\$ -
2020 Shop Break In	\$ -	\$ 7,500	\$ 5,958	\$ -
Truck Replacement	\$ 35,373	\$ 33,500	\$ 32,000	\$ -
Snow Plows	\$ 9,293	\$ -	\$ 5,000	\$ -
Airless Striper	\$ 8,741	\$ -	\$ -	\$ -
Shop Bay Doors	\$ 27,206	\$ -	\$ -	\$ -
Chipper	\$ 4,905	\$ -	\$ -	\$ -
Mower	\$ 9,283	\$ -	\$ -	\$ 10,000
TOTAL	\$ 111,278	\$ 94,000	\$ 90,400	\$ 10,000

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

PARKS DEVELOPMENT FUND – 108

FUND PURPOSE: The Parks Development Fund is used to accumulate all park mitigation fees and other funds authorized for deposit into the fund. All appropriate disbursements from the fund shall be authorized by the City Council in the Annual City Budget.

PARK DEVELOPMENT FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
KC Parks Prop 2 Levy Proceeds	\$ 4,822	\$ 4,400	\$ 34,000	\$ 34,000
CDBG Grant ~ Hockert Park	\$ -	\$ -	\$ -	\$ -
KC Youth Sports Grant	\$ -	\$ -	\$ 17,000	\$ -
Park Mitigation Fees	\$ 92,662	\$ 100,000	\$ 92,662	\$ 109,090
Interest	\$ 2,275	\$ 1,800	\$ 1,100	\$ 1,000
Private Donation ~ Hockert Park	\$ -	\$ -	\$ -	\$ -
Interfund Loan from 002	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 99,759	\$ 106,200	\$ 144,762	\$ 144,090

PARK DEVELOPMENT FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Parks PROS Plan	\$ -	\$ 45,000	\$ 45,000	\$ -
KC Parks Levy R&M	\$ -	\$ -	\$ 10,000	\$ -
Memorial Park Improvements	\$ -	\$ 30,000	\$ 60,000	\$ 30,000
Tolt Commons Expansion	\$ -	\$ -	\$ -	\$ -
Hockert Park Redevelopment	\$ -	\$ -	\$ -	\$ -
Interfund Loan Repayment to 002	\$ 68,210	\$ 68,220	\$ 68,220	\$ 34,110
Memorial Park Skate Bowl R&M	\$ -	\$ -	\$ 7,000	\$ -
Memorial Park Skatebowl Expansion	\$ -	\$ -	\$ -	\$ 50,000
Memorial Park Dog Park	\$ -	\$ -	\$ 20,000	\$ -
TOTAL	\$ 68,210	\$ 143,220	\$ 210,220	\$ 164,110

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

TRAFFIC IMPACT FEE FUND – 109

FUND PURPOSE: A repository for the transportation impact fees collected pursuant to Chapter 3.50 of the CMC. Funds withdrawn shall be used in accordance with the provisions of Chapter 3.50 of the CMC and applicable State law. Interest earned on the fees shall be allocated to the Transportation Impact Fee Fund and expended in furtherance of the purposes for which the impact fees were collected.

TRAFFIC IMPACT FEE FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Traffic Impact Fee	\$ 168,670	\$ 200,000	\$ 150,000	\$ 187,090
Interest	\$ 3,508	\$ 2,800	\$ 2,000	\$ 2,000
TOTAL	\$ 172,178	\$ 202,800	\$ 152,000	\$ 189,090

TRAFFIC IMPACT FEE FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Tolt Ave/CBD ROW Acquisition	\$ 118,902	\$ -	\$ 32,079	\$ -
Transfer Out to 301 for Tolt Ave Turn Pockets	\$ -	\$ 300,000	\$ -	\$ 300,000
TOTAL	\$ 118,902	\$ 300,000	\$ 32,079	\$ 300,000

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

LTGO BOND REDEMPTION FUND – 201

FUND PURPOSE: This fund receives Interfund Transfers-In from the General Fund to pay the debt service on the Long Term General Obligation (LTGO) Bonds .

LTGO DEBT SERVICE FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Transfer In from General Fund	\$ -	\$ -	\$ -	\$ 77,000
Transfer In from 302 Capital Facilities	\$ -	\$ -	\$ -	\$ 100,000
Transfer In from 401 Water/Sewer	\$ -	\$ -	\$ -	\$ 63,000
TOTAL	\$ -	\$ -	\$ -	\$ 240,000

LTGO DEBT SERVICE FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Annual Debt Service Payment	\$ -	\$ -	\$ -	\$ 240,000
(City Hall \$2M & Tolt Ave \$2M)				
TOTAL	\$ -	\$ -	\$ -	\$ 240,000

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

STREET CAPITAL IMPROVEMENT FUND – 301

FUND PURPOSE: The primary purpose of the Street Capital Improvement Fund is to accumulate Real Estate Excise Tax (REET) 2 revenues imposed under CMC Section 3.29.010. Monies in this fund are accumulated year to year and may be expended upon direction of the City Council for the purpose of making capital improvements to the City’s street infrastructure for the public benefit.

CAPITAL STREET IMPROVEMENT FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
REET Tax	\$ 83,327	\$ 100,000	\$ 150,000	\$ 150,000
Capital Budget Appropriation	\$ -	\$ 1,498,650	\$ -	\$ 1,498,650
DOE Water Quality Stormwater Grant (Tolt Ave/CBD)	\$ 153,526	\$ 646,375	\$ -	\$ 675,849
WSDOT Partner Commitment ~ Paving (Tolt Ave/CBD)	\$ -	\$ 200,000	\$ -	\$ 200,000
PSRC Tolt Ave/CBD Design Grant	\$ 38,242	\$ -	\$ 44,192	\$ -
PSRC Tolt Ave/CBD Construction Grant	\$ -	\$ 450,000	\$ -	\$ 450,000
TIB E/W Morrison Grant	\$ 268,713	\$ -	\$ -	\$ -
TIB SCAP Grant for Tolt Ave/CBD Construction	\$ -	\$ 750,000	\$ -	\$ 750,000
TIB Complete Streets Award ~ Tolt Ave/CBD Project	\$ 500,000	\$ -	\$ -	\$ -
Port of Seattle ED Grant ~ Bird Street Banner Poles	\$ -	\$ -	\$ 5,000	\$ -
Interest	\$ 17,834	\$ 8,000	\$ 12,000	\$ 5,000
PSE Contribution ~ Tolt Ave/CBD Utility Undergrounding	\$ -	\$ 622,778	\$ -	\$ 331,398
Transfer In from 001	\$ -	\$ -	\$ -	\$ 100,000
Transfer In from 002	\$ 450,000	\$ -	\$ -	\$ 150,000
Transfer In from 109 ~ Tolt Ave/CBD Turn Pockets	\$ -	\$ 300,000	\$ -	\$ 300,000
Interim Financing ~ Tolt Ave/CBD Construction	\$ -	\$ -	\$ -	\$ 2,050,000
TOTAL	\$ 1,511,642	\$ 4,575,803	\$ 211,192	\$ 6,660,897

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

CAPITAL STREET IMPROVEMENT FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Admin/Funding Assistance	\$ 4,590	\$ 2,900	\$ -	\$ 50,000
Tolt Avenue/CBD Project	\$ 117,985	\$ 6,171,310	\$ 627,717	\$ 7,787,952
Bird Street Banner Poles	\$ 6,959	\$ -	\$ -	\$ -
Port of Seattle ED Partnership Grant ~ CBD Small Business Support	\$ -	\$ -	\$ 2,500	\$ -
TOTAL	\$ 129,535	\$ 6,174,210	\$ 630,217	\$ 7,837,952

CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting

CAPITAL FACILITIES FUND – 302

FUND PURPOSE: Established as part of the 2018 Budget, the primary purpose of the Capital Facilities Fund is to accumulate Real Estate Excise Tax (REET) 1 revenues imposed under CMC Section 3.29.010. Monies in this fund are accumulated year to year and may be expended upon direction of the City Council for the purpose of making capital improvements to the City’s public facilities for the public benefit.

CAPITAL FACILITIES IMPROVEMENT FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 FORECAST
REET Tax	\$ 83,327	\$ 100,000	\$ 150,000	\$ 150,000
Sale of Sawmill Property	\$ -	\$ -	\$ -	\$ 1,000,000
Loan/Bond for New City Hall	\$ -	\$ -	\$ -	\$ 2,000,000
Interest	\$ 2,836	\$ 2,500	\$ 1,500	\$ 1,000
Sale of City Shop	\$ -	\$ -	\$ -	\$ 150,000
Transfer In from Water/Sewer for New City Hall	\$ -	\$ -	\$ -	\$ 500,000
TOTAL	\$ 86,164	\$ 102,500	\$ 151,500	\$ 3,801,000

CAPITAL FACILITIES IMPROVEMENT FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 FORECAST
New City Hall Design & Construction	\$ -	\$ -	\$ -	\$ 4,000,000
Debt Service Payments for New City Hall	\$ -	\$ -	\$ -	\$ 100,000
TOTAL	\$ -	\$ -	\$ -	\$ 4,100,000

CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting

CEMETERY CAPITAL IMPROVEMENT FUND – 306

FUND PURPOSE: The primary purpose of the Cemetery Capital Improvement Fund is to accumulate resources to install a columbarium at the Carnation Cemetery.

NO REVENUES or EXPENDITURES ARE BUDGETED in 2021

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

WATERWORKS FUND – 401

<p>FUND PURPOSE: The Waterworks Fund accounts for the activities associated with the operations, repair & maintenance of the City's Water & Sewer Utilities. Most revenues for this fund are received from service based fees charged to the utility users.</p>
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PUBLIC WORKS DEPARTMENT: WATER DIVISION

The purpose of the water division is to provide a reliable and safe source of drinking water for the citizens and customers of the City. The department operates, maintains and improves the Carnation water system, which consists of both water supply and distribution components. The water supply is spring fed and is supplemented by one standby well.

The water transmission system includes several thousand lineal feet of various sized water mains, service lines and water meters. The current level of service consists of water quality testing, meter reading, customer billing, repair of transmission system leaks and breaks and maintenance of the supply system including the springs and well, plus all necessary equipment, recorders, meters, and storage reservoir.

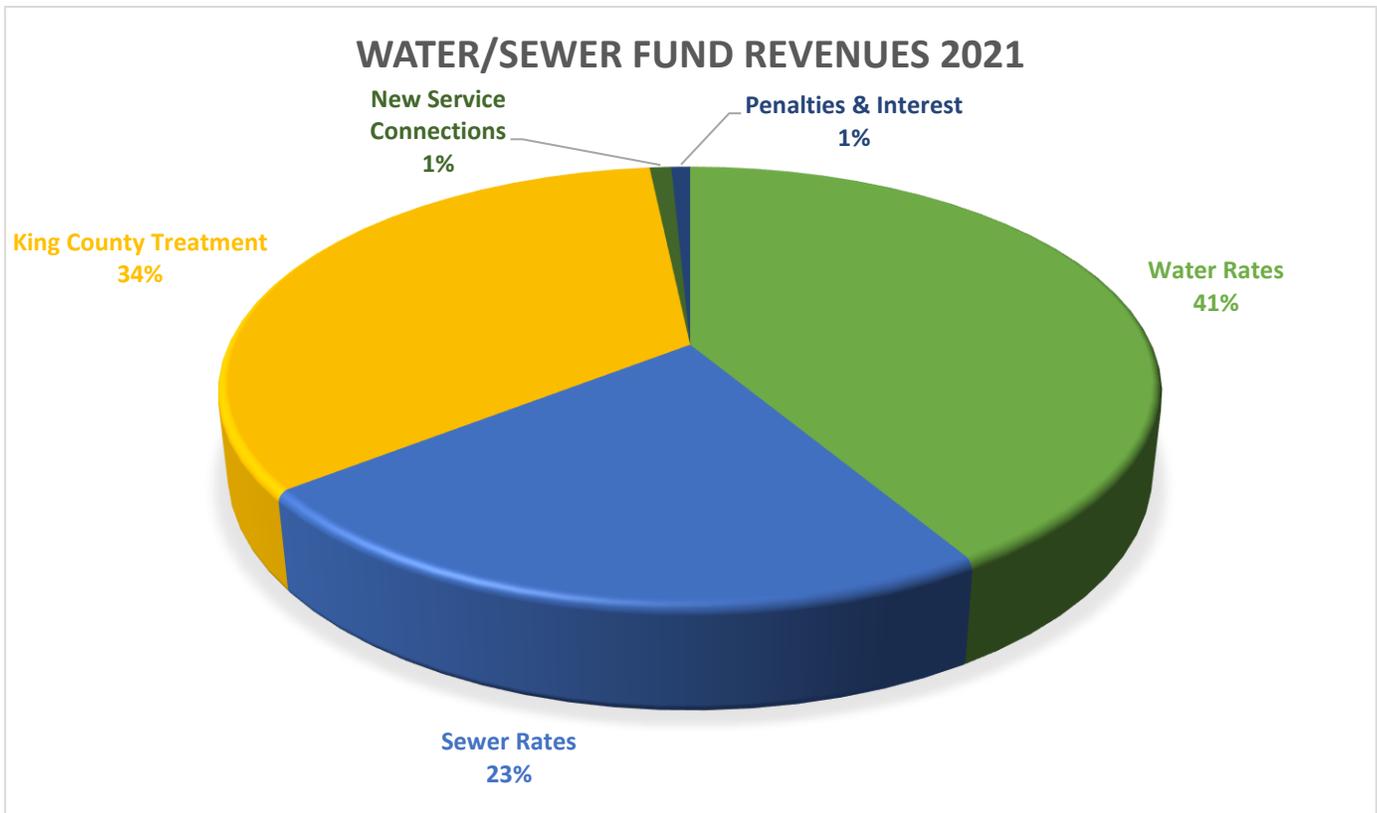
PUBLIC WORKS DEPARTMENT: SEWER DIVISION

The purpose of the sewer division is to provide safe and reliable sanitary sewer service for the citizens and customers of the City. The department operates and maintains the Carnation sewer system which consists of a vacuum pump station and wastewater collection system. Routine operation and maintenance of the sewer collection and conveyance system consists of daily monitoring of vacuum system flow volume and pressure, inspection of valve pits, buffer tanks, vacuum and sewage pumps plus all necessary equipment, recorders and meters.

Wastewater is collected and conveyed by the system to the wastewater treatment facility operated by King County, where it is treated by a membrane bioreactor prior to discharge. The Carnation Treatment Plant produces reclaimed water that is sent to Chinook Bend and is used for wetland enhancement.

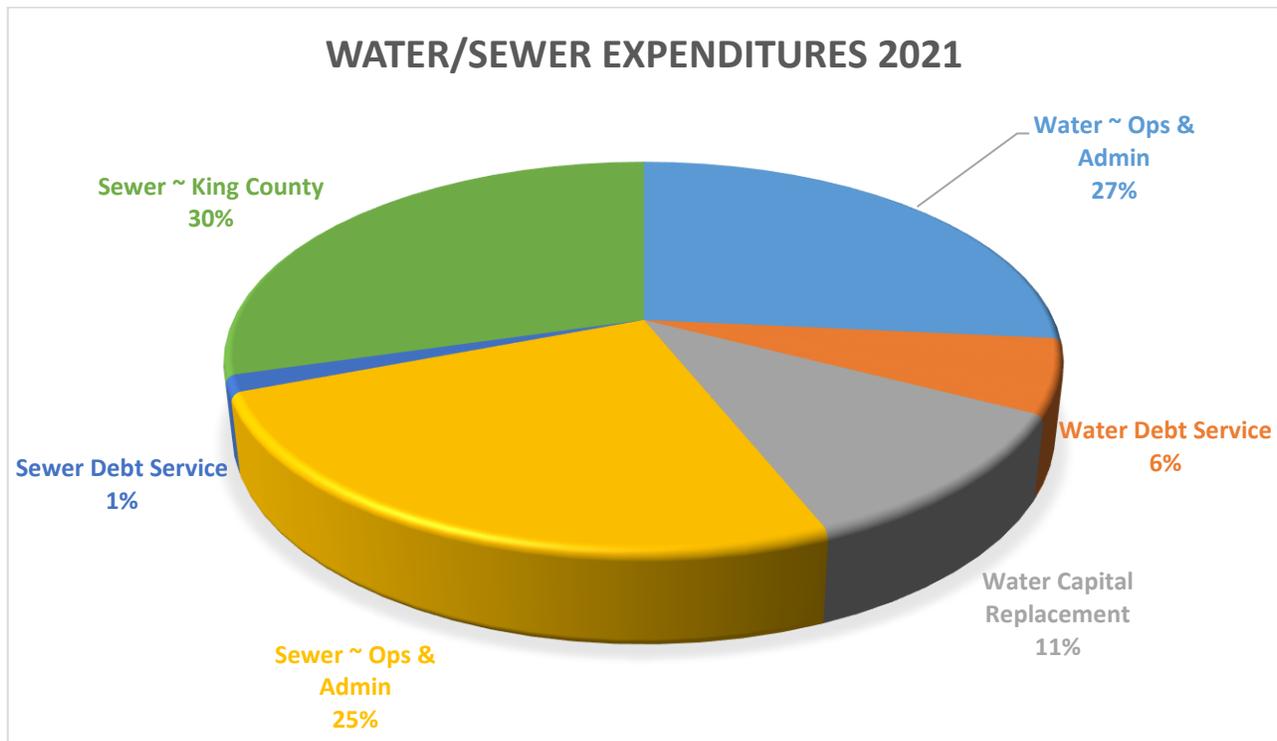
**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

WATER/SEWER OPERATING FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Water Sales (3% Rate Increase)	\$ 709,896	\$ 805,700	\$ 800,100	\$ 833,000
Water Permitting/New Service	\$ 5,950	\$ 15,200	\$ 10,000	\$ 30,000
Water Tax	\$ 54,584	\$ 57,750	\$ 55,000	\$ 60,000
Sewer M&O (5% Rate Increase)	\$ 473,316	\$ 463,500	\$ 475,000	\$ 508,250
Sewer Permitting/New Service	\$ 7,140	\$ 11,000	\$ 8,432	\$ 17,750
Sewer Tax	\$ -	\$ -	\$ -	\$ 31,000
KC Treatment Charges	\$ 665,197	\$ 695,000	\$ 700,000	\$ 721,000
Interest	\$ 2,172	\$ 2,200	\$ 1,000	\$ 2,000
Late Fees/Shut Off Fees	\$ 19,463	\$ 19,000	\$ 10,000	\$ 15,000
COVID Relief (KC)	\$ -	\$ -	\$ 5,000	\$ -
TOTAL	\$ 1,937,719	\$ 2,069,350	\$ 2,064,532	\$ 2,218,000



**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

WATER/SEWER OPERATING FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Water/Sewer Admin	\$ 419,892	\$ 414,172	\$ 415,000	\$ 432,992
Water Ops	\$ 291,718	\$ 363,632	\$ 360,000	\$ 370,800
Sewer Ops	\$ 926,456	\$ 979,322	\$ 980,000	\$ 1,009,400
Transfer Out to 405 Water Bond Reserve	\$ 10,500	\$ 10,500	\$ 10,500	\$ 2,900
Transfer Out to 404 Water Bond Redemption	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000
Transfer Out to 402 Water Capital	\$ 261,200	\$ 256,200	\$ 256,200	\$ 256,200
Transfer Out to 107 Equipment Replacement	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
City Hall Debt Service/New City Hall	\$ -	\$ -	\$ -	\$ 63,000
TOTAL	\$ 2,044,766	\$ 2,158,825	\$ 2,156,700	\$ 2,270,292



**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

WATER CAPITAL IMPROVEMENT – 402

FUND PURPOSE: The purpose of the Water Capital Replacement fund is to accumulate monies to be expended for capital improvement projects for the water supply system.

WATER CAPITAL FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Water Capital Reinvestment	\$ 196,433	\$ 213,720	\$ 220,000	\$ 230,000
Water GFC's	\$ 117,804	\$ 200,000	\$ 149,550	\$ 897,300
Interest/Miscellaneous	\$ 13,855	\$ 12,000	\$ 74,000	\$ 6,000
Transfer In from 401 Water Ops	\$ 261,200	\$ 256,200	\$ 256,200	\$ 256,200
TOTAL	\$ 589,292	\$ 681,920	\$ 699,750	\$ 1,389,500

WATER CAPITAL FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Water Comprehensive Plan Update	\$ 664	\$ -	\$ -	\$ -
Professional Services	\$ 828	\$ 14,500	\$ 14,500	\$ 15,000
Excise Tax	\$ 3,097	\$ 6,000	\$ 6,000	\$ 6,000
PWTF Loan Debt Service ('09)	\$ 27,820	\$ 27,569	\$ 27,569	\$ 27,320
Meter Replacement Program	\$ 9,857	\$ 10,000	\$ 20,000	\$ 20,000
Valve Replacement	\$ -	\$ 15,000	\$ 5,000	\$ 15,000
Spring Source Meter Replacement	\$ -	\$ 20,000	\$ -	\$ 20,000
Well Generator	\$ -	\$ 100,000	\$ -	\$ 100,000
Garden Tracts Main Replacement	\$ 16,468	\$ -	\$ -	\$ -
Springs Chlorinator Replacement	\$ -	\$ -	\$ 15,000	\$ -
NE 24th Main Relocation (Fish Culvert Project)	\$ -	\$ 495,000	\$ 90,000	\$ 405,000
McKinley Main Replacement	\$ -	\$ 120,000	\$ -	\$ -
Alternate Booster Pump (NE 45th)	\$ -	\$ 57,000	\$ 57,000	\$ 513,000
Telemetry Phase I & II	\$ -	\$ -	\$ 70,000	\$ -
Brumbaugh's AC Main Replacement ~ Design	\$ -	\$ -	\$ -	\$ 117,750
Transfer Out to 302 for New City Hall	\$ -	\$ -	\$ -	\$ 250,000
TOTAL	\$ 58,735	\$ 865,069	\$ 305,069	\$ 1,489,070

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

WATER REVENUE BOND REDEMPTION – 404

FUND PURPOSE: This fund is utilized to pay long term debt issued to improve the City’s water supply system. Revenues for this fund are from interfund transfers from the 401 Waterworks Fund.

WATER BOND REDEMPTION FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Transfer In from 401	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000
TOTAL	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000

WATER BOND REDEMPTION FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
13 Water Bond Debt Service	\$ 104,198	\$ 104,198	\$ 104,198	\$ 104,198
TOTAL	\$ 104,198	\$ 104,198	\$ 104,198	\$ 104,198

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

WATER BOND RESERVE FUND – 405

FUND PURPOSE: The purpose of the Water Bond Reserve Fund is to reserve an amount equal to the City’s current Bond Covenant Requirements. Typically, this is equal to one year’s debt service payments. Revenues for this fund come from interfund transfers from the 401 Waterworks Fund.

WATER BOND RESERVE FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Transfer In from 401	\$ 10,500	\$ 10,500	\$ 10,500	\$ 2,900
Interest	\$ 1,337	\$ 1,200	\$ 600	\$ 0
TOTAL	\$ 11,837	\$ 11,700	\$ 11,100	\$ 2,900

NO EXPENDITURES BUDGETED FOR THIS FUND IN 2021

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

LANDFILL FINANCIAL ASSURANCE - 406

FUND PURPOSE: The Landfill Financial Assurance Fund was created pursuant to the State of Washington Administrative Code, Section 173304-467, Paragraphs (3)(a)(i)(A) & (B) to be a nonexpendable trust fund held, invested & administered as set forth in the WAC to account for the dump closure fee revenues and post-closure maintenance costs of the Closed Carnation Landfill.

LANDFILL ASSURANCE FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Dump Closure Financial Assurance Fee	\$ 78,263	\$ 78,800	\$ 80,000	\$ 83,000
Interest/Penalties	\$ 1,951	\$ 2,000	\$ 900	\$ 1,100
		\$ -		
TOTAL	\$ 80,214	\$ 80,800	\$ 80,900	\$ 84,100

WATER CAPITAL FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Landfill Testing & Monitoring	\$ 30,561	\$ 65,300	\$ 60,000	\$ 65,000
Permitting	\$ 6,838	\$ 7,000	\$ 7,000	\$ 8,000
Admin & Operations	\$ 5,791	\$ 7,031	\$ 7,000	\$ 7,210
TOTAL	\$ 43,190	\$ 79,331	\$ 74,000	\$ 80,210

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

SEWER DEBT SERVICE FUND - 407

FUND PURPOSE: This fund is utilized to pay long term debt issued to construct the City's Sewer Conveyance System & Vacuum Station. Revenues for this fund are from Sewer GFC & Debt Service revenues, as part of the cost of service, on consumers' utility bills.

SEWER DEBT SERVICE FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Rate Funded Debt Service	\$ 309,426	\$ 289,000	\$ 325,000	\$ 340,000
City Issued Side Sewer Loan Repayment	\$ 30,826	\$ 27,000	\$ 27,000	\$ 27,000
Interest	\$ 14,880	\$ 12,000	\$ 8,000	\$ 8,000
Transfer In from New GFCs	\$ 130,202	\$ 73,230	\$ 73,230	\$ -
Loan Administrative Fees	\$ 2,700	\$ 1,200	\$ 2,000	\$ 2,000
TOTAL	\$ 488,033	\$ 402,430	\$ 435,230	\$ 377,000

SEWER DEBT SERVICE FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Sewer Loan Debt Service Payments	\$ 480,576	\$ 479,543	\$ 479,543	\$ 478,511
City Issued Loan Admin Fees	\$ 2,269	\$ 2,500	\$ 2,500	\$ 2,500
TOTAL	\$ 482,845	\$ 482,043	\$ 482,043	\$ 481,011

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

SEWER CAPITAL FUND - 408

FUND PURPOSE: The purpose of this fund is to accumulate monies for capital improvements to the sewer collection system & vacuum station.

SEWER CAPITAL FUND REVENUES

SEWER CAPITAL FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
GFCs ~ New Construction/Connections	\$ 97,640	\$ 200,000	\$ 135,000	\$ 165,260
Sewer Capital Reinvestment	\$ 37,317	\$ 39,000	\$ 39,000	\$ 40,170
TOTAL	\$ 134,957	\$ 239,000	\$ 174,000	\$ 205,430

SEWER CAPITAL FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Excise Taxes	\$ 3,529	\$ 10,000	\$ 7,000	\$ 10,000
Sewer Rate Study	\$ 828	\$ 5,000	\$ 6,597	\$ -
Civil Design Standard Updates	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Sewer Basemap Updates	\$ -	\$ 5,000	\$ -	\$ 5,000
Vacuum Pump Replacement	\$ -	\$ 60,000	\$ 60,000	\$ 60,000
5th Vacuum Pump	\$ 26,675	\$ 30,000	\$ 15,566	\$ -
Capital Conveyance System Replacement	\$ 3,468	\$ 7,000	\$ 7,000	\$ 7,000
Capital Vacuum Station Replacement	\$ 2,448	\$ -	\$ 10,000	\$ 10,000
Transfer Out to 407 Debt Service (75% Prior Year GFCs)	\$ 130,202	\$ 73,230	\$ 73,230	\$ -
Transfer Out to 302 ~ City Hall	\$ -	\$ -	\$ -	\$ 250,000
TOTAL	\$ 167,150	\$ 192,730	\$ 181,893	\$ 344,500

CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting

CEMETERY PERPETUAL CARE FUND - 601

FUND PURPOSE: The Cemetery Perpetual Care Fund was established for the deposit of all funds received from gifts, bequests, donations or contributions received for endowment purposes. The trust fund is kept and invested by the City Treasurer with the principal remaining intact, not to be diminished. The interest earned may be used for the expenses of cemetery operations only.

CEMETERY PERPETUAL CARE FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 FORECAST
Perpetual Care Surcharge	\$ 664	\$ 2,000	\$ 1,000	\$ 1,000
Private Donation	\$ 75,000	\$ -	\$ -	\$ -
TOTAL	\$ 75,664	\$ 2,000	\$ 1,000	\$ 1,000

NO EXPENDITURES ARE BUDGETED FOR 2021

**CITY of CARNATION
2021 PROPOSED PRELIMINARY BUDGET
10/6/2020 Council Meeting**

TRUST FUND - 633

FUND PURPOSE: This fund was established to receipt monies received on behalf of other governmental entities such as the State of Washington's Building Code Surcharge, Leasehold Excise Tax and King County Animal Control (Pet License Revenues). These are not real revenues for the City but rather monies received in Trust which are later remitted to the appropriate agency.

TRUST FUND REVENUES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Monies Received to Other Agencies	\$ 238,184	\$ 303,200	\$ 303,200	\$ 600,000
TOTAL	\$ 238,184	\$ 303,200	\$ 303,200	\$ 600,000

TRUST FUND EXPENDITURES	2019 ACTUAL	2020 ADOPTED	2020 ESTIMATED	2021 PROPOSED
Monies Remitted to Other Agencies	\$ 270,874	\$ 303,200	\$ 303,200	\$ 600,000
TOTAL	\$ 270,874	\$ 303,200	\$ 303,200	\$ 600,000

APPENDIX A
STAFFING & SALARY SCHEDULE

TO BE ISSUED AS PART OF THE 2021 PRELIMINARY BUDGET ISSUANCE

City of Carnation
2021 PROPOSED PRELIMINARY BUDGET

2003 PUBLIC WORKS TRUST FUND PRE-CONSTRUCTION LOAN ~ SEWER

Original Loan Amnt: \$983,790.00 Interest Rate: 0.50%

Due Date	Principal Payment	Interest Accrued	Interest Payment	Total Payment	Balance Owing
7.1.04	\$ -	\$ 3,340.79	\$ (3,340.79)	\$ (3,340.79)	\$ 983,790.00
7.1.05	\$ (38,833.82)	\$ 3,689.21	\$ (3,689.21)	\$ (42,523.03)	\$ 944,956.18
7.1.06	\$ (38,833.82)	\$ 3,495.04	\$ (3,495.04)	\$ (42,328.86)	\$ 906,122.36
7.1.07	\$ (53,301.32)	\$ 3,994.31	\$ (3,994.31)	\$ (57,295.63)	\$ 852,821.04
7.1.08	\$ (53,301.30)	\$ 4,264.11	\$ (4,264.11)	\$ (57,565.41)	\$ 799,519.74
7.1.09	\$ (53,301.32)	\$ 3,997.60	\$ (3,997.60)	\$ (57,298.92)	\$ 746,218.42
7.1.10	\$ (53,301.32)	\$ 3,731.09	\$ (3,731.09)	\$ (57,032.41)	\$ 692,917.10
7.1.11	\$ (53,301.32)	\$ 3,464.59	\$ (3,464.59)	\$ (56,765.91)	\$ 639,615.78
7.1.12	\$ (53,301.32)	\$ 3,198.08	\$ (3,198.08)	\$ (56,499.40)	\$ 586,314.46
7.1.13	\$ (53,301.31)	\$ 2,931.57	\$ (2,931.57)	\$ (56,232.88)	\$ 533,013.15
7.1.14	\$ (53,301.32)	\$ 2,665.07	\$ (2,665.07)	\$ (55,966.39)	\$ 479,711.83
6.1.15	\$ (53,301.31)	\$ 2,198.68	\$ (2,198.68)	\$ (55,499.99)	\$ 426,410.52
6.1.16	\$ (53,301.32)	\$ 2,132.05	\$ (2,132.05)	\$ (55,433.37)	\$ 373,109.20
6.1.17	\$ (53,301.31)	\$ 1,865.55	\$ (1,865.55)	\$ (55,166.86)	\$ 319,807.89
6.1.18	\$ (53,301.32)	\$ 1,599.04	\$ (1,599.04)	\$ (54,900.36)	\$ 266,506.57
6.1.19	\$ (53,301.31)	\$ 1,332.53	\$ (1,332.53)	\$ (54,633.84)	\$ 213,205.26
6.1.20	\$ (53,301.32)	\$ 1,066.03	\$ (1,066.03)	\$ (54,367.35)	\$ 159,903.94
6.1.21	\$ (53,301.31)	\$ 799.52	\$ (799.52)	\$ (54,100.83)	\$ 106,602.63
6.1.22	\$ (53,301.32)	\$ 533.01	\$ (533.01)	\$ (53,834.33)	\$ 53,301.31
6.1.23	\$ (53,301.31)	\$ 266.51	\$ (266.51)	\$ (53,567.82)	\$ 0.00
Total Repayment	\$ (983,790.00)	\$ 50,564.38	\$ (50,564.38)	\$ (1,034,354.38)	

City of Carnation
2021 PROPOSED PRELIMINARY BUDGET

DEPARTMENT of ECOLOGY ~ SEWER LOAN

Original Loan Amnt: \$ 5,141,000.00 Interest Rate: 0%

Due Date	Principal Payment	Interest Payment	Total Payment	Balance Owing
6.16.09	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 5,009,179.49
12.16.09	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 4,877,358.98
6.16.10	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 4,745,538.47
12.16.10	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 4,613,717.96
6.16.11	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 4,481,897.45
12.16.11	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 4,350,076.94
6.16.12	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 4,218,256.43
12.16.12	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 4,086,435.92
6.16.13	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 3,954,615.41
12.16.13	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 3,822,794.90
6.16.14	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 3,690,974.39
12.16.14	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 3,559,153.88
6.16.15	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 3,427,333.37
12.16.15	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 3,295,512.86
6.16.16	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 3,163,692.35
12.16.16	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 3,031,871.84
6.16.17	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 2,900,051.33
12.16.17	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 2,768,230.82
6.16.18	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 2,636,410.31
12.16.18	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 2,504,589.80
6.16.19	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 2,372,769.29
12.16.19	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 2,240,948.78
6.16.20	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 2,109,128.27
12.16.20	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 1,977,307.76
6.16.21	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 1,845,487.25
12.16.21	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 1,713,666.74
6.16.22	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 1,581,846.23
12.16.22	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 1,450,025.72
6.16.23	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 1,318,205.21
12.16.23	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 1,186,384.70
6.16.24	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 1,054,564.19
12.16.24	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 922,743.68
6.16.25	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 790,923.17
12.16.25	\$ 131,820.51	\$ -	\$ 131,820.51	\$ 659,102.66

City of Carnation
2021 PROPOSED PRELIMINARY BUDGET

TO BE UPDATED WITH THE 2021 PRELIMINARY BUDGET ISSUANCE



CARNATION CITY COUNCIL

AGENDA BILL

<p>TITLE: An Ordinance providing for the issuance and sale of a limited tax general obligation bond in the principal amount of not to exceed \$2,100,000 to be used to finance the Tolt Avenue Downtown Revitalization Project; fixing or setting parameters with respect to certain terms and covenants of the bond; appointing the City's designated representative to approve the final terms of the sale of the bond; and providing for other related matters.</p>	Agenda Bill No.:	AB20-40
	Type of Action:	ORDINANCE
	Origin: <i>(Council/Manager)</i>	City Manager
	Agenda Bill Author:	City Clerk
<p>EXHIBITS:</p> <ul style="list-style-type: none"> • Proposed Ordinance No. <<___>> <p><i>The City's bond counsel and underwriter, Nancy Neraas with Foster Garvey PC and Justin Monwai with Piper Sandler & Co, will be in attendance at the Council meeting.</i></p>	Date Submitted:	10/01/2020
	For Agenda of:	10/06/2020
	Expenditure Required:	
	Amount Budgeted:	
	Appropriation Required:	
<p>SUMMARY STATEMENT AND DISCUSSION:</p> <p>Long-term debt is a commonly used means of financing large capital assets such as infrastructure, and general obligation bonds are a traditional form of financing for capital projects that are owned and operated by government. Limited tax general obligation (LTGO bonds, also called "councilmanic" bonds) may be issued by a vote of the City Council. Because the voters have not been asked to approve a tax increase to pay for the principal and interest, general fund revenues must be pledged to pay the debt service on the bonds. It is important to note that LTGO debt does not provide any additional revenue to fund debt service payments and must be paid from existing revenue sources.</p> <p>This proposed issuance of \$2.1 million in LTGO will provide \$2m for construction of the Tolt Avenue CBD Improvements Project and \$100,000 for financing fees. If approved the funds will be received in mid-November. The City's current project timeline anticipates going to bid in November with bid opening in December, bid award in January, and construction start in mid-February or early March. Substantial completion is expected in late Fall 2021. Payment on the bonds would begin in December 2021 from existing general fund resources, without a tax increase, with maturity in December 2035 unless redeemed sooner.</p>		
<p>RECOMMENDED ACTION: I move to adopt an ordinance providing for the issuance and sale of a limited tax general obligation bond in the principal amount of not to exceed \$2,100,000 to be used to finance the Tolt Avenue Downtown Revitalization Project; fixing or setting parameters with respect to certain terms and covenants of the bond; appointing the City's designated representative to approve the final terms of the sale of the bond; and providing for other related matters.</p>		
<p>LEGISLATIVE HISTORY:</p>		
<p>ACTION TAKEN</p>		
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		
Lisk			Lisk		
Green			Green		
Passed/Failed			Passed/Failed		
Ordinance/Resolution No.:			Ordinance/Resolution No.:		

CITY OF CARNATION, WASHINGTON

ORDINANCE NO. _____

AN ORDINANCE of the City of Carnation, Washington, providing for the issuance and sale of a limited tax general obligation bond in the principal amount of not to exceed \$2,100,000 to be used to finance the Tolt Avenue Downtown Revitalization Project; fixing or setting parameters with respect to certain terms and covenants of the bond; appointing the City's designated representative to approve the final terms of the sale of the bond; and providing for other related matters.

THE CITY COUNCIL OF THE CITY OF CARNATION, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Definitions. As used in this ordinance, the following capitalized terms shall have the following meanings:

(a) "*Bond*" means the "City of Carnation, Washington Limited Tax General Obligation Bond, 2020" authorized by this ordinance.

(b) "*Bond Fund*" means the debt service fund of the City created for the payment of the principal of and interest on the Bond.

(c) "*Bond Register*" means the registration records for the Bond maintained by the Bond Registrar.

(d) "*Bond Registrar*" means the City Treasurer, whose duties include registering and authenticating the Bond, maintaining the Bond Register, transferring ownership of the Bond, and paying the principal of and interest on the Bond.

(e) "*City*" means the City of Carnation, Washington, a municipal corporation duly organized and existing under the laws of the State of Washington.

(f) "*City Council*" means the legislative authority of the City, as duly and regularly constituted from time to time.

(g) "*Code*" means the United States Internal Revenue Code of 1986, as amended, and applicable rules and regulations promulgated thereunder.

(h) "*Designated Representative*" means the officer of the City appointed in Section 4 of this ordinance to serve as the City's designated representative in accordance with RCW 39.46.040(2).

(i) "*Issue Date*" means the date of the delivery of the Bond to the Purchaser.

(j) “*Project*” means the financing of the Tolt Avenue Downtown Revitalization Project, which may include site preparation and other project-related costs, and other capital improvements approved by the Council.

(k) “*Project Fund*” means the fund or account designated or created by the City for the purposes of carrying out the Project.

(l) “*Purchaser*” means the corporation, firm, association, partnership, trust, bank, financial institution or other legal entity or group of entities selected by the Designated Representative to serve as purchaser for the Bond.

Section 2. Findings and Determinations. The City takes note of the following facts and makes the following findings and determinations:

(a) *Authority and Description of the Project.* The City is in need of financing the Tolt Avenue Downtown Revitalization Project and other project-related costs, and other capital improvements. The City Council therefore finds that it is in the best interests of the City to carry out the Project.

(b) *Plan of Financing.* Pursuant to applicable law, including without limitation chapters 35.37, 39.36, 39.44, 39.46 and 39.52 RCW, the City is authorized to issue general obligation bonds for the purpose of financing the Project. The total expected cost of the Project is approximately \$7,600,000 which is expected to be made up of proceeds of the Bond and other available money of the City.

(c) *Debt Capacity.* The maximum amount of indebtedness authorized by this ordinance is \$2,100,000. Based on the following facts, this amount is to be issued within the amount permitted to be issued by the City for general municipal purposes without a vote:

(1) The assessed valuation of the taxable property within the City as ascertained by the last preceding assessment for City purposes for collection in the calendar year 2020 is \$402,535,850.

(2) As of December 31, 2019, the City had limited tax general obligation indebtedness, consisting of bonds and loans outstanding in the principal amount of \$25,000, which is incurred within the limit of up to 1½% of the value of the taxable property within the City permitted for general municipal purposes without a vote.

(3) As of December 31, 2019, the City had no unlimited tax general obligation indebtedness outstanding.

(d) *The Bond.* For the purpose of providing the funds necessary to carry out the Project and to pay the costs of issuance and sale of the Bond, the City Council finds that it is in the best interests of the City and its taxpayers to issue the Bond consistent with this ordinance.

Section 3. Authorization of the Bond. The City is authorized to borrow money on the credit of the City and issue a limited tax general obligation bond evidencing indebtedness in

the aggregate principal amount not to exceed \$2,100,000 to provide funds necessary to finance the Project and to pay the costs of issuance and sale of the Bond.

Section 4. Description of the Bond; Appointment of the Designated Representative.

The Interim City Manager, or the City Treasurer in the absence of the Interim City Manager, is appointed as the Designated Representative of the City and is authorized and directed to approve the final terms of the Bond, with such additional terms and covenants as the Designated Representative deems advisable, within the following parameters.

(a) *Principal Amount.* The Bond shall not exceed the aggregate principal amount of \$2,100,000.

(b) *Date.* The Bond shall be dated as of its date of delivery to the Purchaser, which date may not be later than June 30, 2021.

(c) *Interest Rate(s).* The Bond shall bear interest at a fixed rate or rates per annum as acceptable to the Designated Representative, which rate shall not exceed 3.50%.

(d) *Payment Dates.* Interest will be payable at the rate(s) and on such dates as are acceptable to the Designated Representative. Principal payments will be payable and shall commence on such payment date acceptable to the Designated Representative.

(e) *Final Maturity.* The Bond shall mature no later than 15.5 years from the Issue Date.

(f) *Price.* The purchase price for the Bond may be in an amount as is acceptable to the Designated Representative.

(g) *Other Terms and Conditions.*

(1) The Bond may not be issued if it would cause the indebtedness of the City to exceed the City's legal debt capacity on the Issue Date.

(2) The Bond may be sold in accordance with Section 13 of this ordinance.

(3) The Designated Representative may accept such additional terms, conditions and covenants as she or he may determine are in the best interests of the City, consistent with this ordinance, including that the Bond represents a draw down loan and the terms for drawing down funds.

Section 5. Bond Registrar; Registration and Transfer of the Bond. Pursuant to RCW 39.46.030(4) the City's Treasurer shall serve as initial fiscal agent for the City (the "Bond Registrar") with respect to the Bond and is authorized, on behalf of the City, to authenticate and deliver the Bond in accordance with the provisions of the Bond and this ordinance. The Bond shall be issued only in registered form as to both principal and interest and shall be recorded on books or records maintained by the Bond Registrar (the "Bond Register"). The Bond Register shall contain the name and mailing address of the owner of the Bond.

Upon a determination by the City Treasurer that maintenance of the duties of the Bond Registrar is no longer convenient, the fiscal agent of the State of Washington shall act as Bond Registrar.

The Bond Registrar shall keep, or cause to be kept, at its office, sufficient books for the registration, assignment or transfer of the Bond, which books shall be open to inspection by the City at all times. The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver the Bond transferred or exchanged in accordance with the provisions of the Bond and this ordinance, to serve as the City's paying agent for the Bond and to carry out all of the Bond Registrar's powers and duties under this ordinance.

The Bond Registrar shall be responsible for its representations contained in the Bond Registrar's Certificate of Authentication on the Bond.

The Bond may be assigned or transferred only in whole by the Purchaser to a single investor that is a financial institution or an entity reasonably believed to be a qualified institutional buyer within the meaning of the applicable federal securities laws. Any transfer shall be without cost to the owner or transferee, except for governmental charges imposed on any such transfer or exchange. The Bond Registrar shall not be obligated to exchange or transfer the Bond during the 15 days preceding any payment or prepayment date. When the Bond has been paid in full, both principal and interest, the Bond shall be surrendered to the Bond Registrar, who shall cancel the Bond.

Section 6. Form and Execution of the Bond.

(a) *Form of the Bond; Signatures and Seal.* The Bond shall be prepared in a form consistent with the provisions of this ordinance and Washington law. The Bond shall be signed by the Mayor and the City Clerk, either or both of whose signatures may be manual or in facsimile, and the seal of the City or a facsimile reproduction thereof shall be impressed or printed thereon. If any officer whose manual or facsimile signature appears on the Bond ceases to be an officer of the City authorized to sign bonds before the Bond bearing his or her manual or facsimile signature is authenticated by the Bond Registrar, or issued or delivered by the City, the Bond nevertheless may be authenticated, issued and delivered and, when authenticated, issued and delivered, shall be as binding on the City as though that person had continued to be an officer of the City authorized to sign bonds. The Bond also may be signed on behalf of the City by any person who, on the actual date of signing of the Bond, is an officer of the City authorized to sign bonds, although he or she did not hold the required office on its Issue Date.

(b) *Authentication.* Only the Bond bearing a Certificate of Authentication in substantially the following form, manually signed by the Bond Registrar, shall be valid or obligatory for any purpose or entitled to the benefits of this ordinance: "Certificate of Authentication. This Bond is the fully registered City of Carnation, Washington, Limited Tax General Obligation Bond, 2020, described in the Bond Ordinance." The authorized signing of a Certificate of Authentication shall be conclusive evidence that the Bond so authenticated has been duly executed, authenticated and delivered and is entitled to the benefits of this ordinance.

Section 7. Payment of the Bond. Both principal of and interest on the Bond shall be payable in lawful money of the United States of America and shall be paid by electronic transfer, unless payment by check or draft of the Bond Registrar is permitted by the Purchaser, and sent to the Purchaser so that the Purchaser receives the payments when due at the address appearing on the Bond Register. The Bond is not subject to acceleration under any circumstances.

Upon receipt of the final payment of principal of and interest on the Bond, whether at maturity or upon prepayment, the Purchaser shall present and surrender the Bond to the Bond Registrar to be destroyed or cancelled in accordance with law. The City and the Bond Registrar may deem and treat the Purchaser as the absolute owner of the Bond for the purpose of receiving payment of principal and interest and for all other purposes, and neither the City nor the Bond Registrar shall be affected by any notice to the contrary other than proper notice of assignment or transfer.

Section 8. Funds and Accounts; Deposit of Bond Proceeds.

(a) *Bond Fund.* The Bond Fund of the City is created for the sole purpose of paying principal of and interest on the Bond. All amounts allocated to the payment of the principal of and interest on the Bond shall be accounted for separately and shall be deposited in the Bond Fund as necessary for the timely payment of amounts due with respect to the Bond. The principal of and interest on the Bond shall be paid out of the Bond Fund. Until needed for that purpose, the City may invest money in the Bond Fund temporarily in any legal investment, and the investment earnings shall be retained in the Bond Fund and used for the purposes of that fund.

(b) *Project Fund.* The Project Fund is a fund of the City to be used to pay the costs of the Project. Proceeds received from the sale and delivery of the Bond shall be deposited into the Project Fund and used to pay the costs of the Project and costs of issuance of the Bond. Until needed to pay such costs, the City may invest those proceeds temporarily in any legal investment, and the investment earnings shall be retained in the Project Fund and used for the purposes of that fund, except that earnings subject to a federal tax or rebate requirement (if applicable) may be withdrawn from the Project Fund and used for those tax or rebate purposes.

Section 9. Prepayment. The City may prepay the Bond upon such terms as is acceptable to the Designated Representative.

Section 10. Failure to Pay the Bond. If any payment of the Bond is not paid when due, the City shall be obligated to pay interest on the Bond at the same rate provided in the Bond from and after its maturity or date fixed for prepayment until the Bond, both principal and interest, is paid in full or until sufficient money for its payment in full is on deposit in the Bond Fund, or in a trust account established to refund or defease the Bond, and the Bond has been called for payment by giving notice of that call to the Purchaser.

Section 11. Pledge of Taxes. The Bond constitutes a general indebtedness of the City and is payable from tax revenues of the City and such other money as is lawfully available and pledged by the City for the payment of principal of and interest on the Bond. For as long as the Bond is outstanding, the City irrevocably pledges that it shall, in the manner provided by law

within the constitutional and statutory limitations provided by law without the assent of the voters, include in its annual property tax levy amounts sufficient, together with other money that is lawfully available, to pay principal of and interest on the Bond as the same become due. The full faith, credit and resources of the City are pledged irrevocably for the prompt payment of the principal of and interest on the Bond and such pledge shall be enforceable in mandamus against the City.

Section 12. Tax Covenants.

(a) *Preservation of Tax Exemption for Interest on the Bond.* The City covenants that it will take all actions necessary to prevent interest on the Bond from being included in gross income for federal income tax purposes, and it will neither take any action nor make or permit any use of proceeds of the Bond or other funds of the City treated as proceeds of the Bond that will cause interest on the Bond to be included in gross income for federal income tax purposes. The City also covenants that it will, to the extent the arbitrage rebate requirements of Section 148 of the Code are applicable to the Bond, take all actions necessary to comply (or to be treated as having complied) with those requirements in connection with the Bond.

(b) *Post-Issuance Compliance.* The City Treasurer is authorized and directed to review and update, if necessary, the City's written procedures to facilitate compliance by the City with the covenants in this ordinance and the applicable requirements of the Code that must be satisfied after the Issue Date to prevent interest on the Bond from being included in gross income for federal tax purposes.

(c) *Designation of the Bond as a "Qualified Tax-Exempt Obligation."* The City designates the Bond as a "qualified tax-exempt obligation" for the purposes of Section 265(b)(3) of the Code, and makes the following findings and determinations:

(1) the Bond does not constitute a "private activity bond" within the meaning of Section 141 of the Code;

(2) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds and other obligations not required to be included in such calculation) that the City and any entity subordinate to the City (including any entity that the City controls, that derives its authority to issue tax-exempt obligations from the City, or that issues tax-exempt obligations on behalf of the City) will issue during the calendar year in which the Bond is issued will not exceed \$10,000,000; and

(3) the amount of tax-exempt obligations, including the Bond, designated by the City as "qualified tax-exempt obligations" for the purposes of Section 265(b)(3) of the Code during the calendar year in which the Bond is issued does not exceed \$10,000,000.

Section 13. Sale of the Bond. The Designated Representative shall request bids for the purchase of the Bond under or within the terms of this ordinance. A pricing certificate shall set forth the final terms of the Bond. The Designated Representative is authorized to execute the pricing certificate on behalf of the City, so long as the terms provided therein are consistent with the terms of this ordinance.

Section 14. Reporting Requirements. While the Bond is outstanding, the City shall submit to the Purchaser its annual financial reports within 30 days after receipt of such annual financial report from the Washington State Auditor and such additional information as the Purchaser may reasonably request.

Section 15. Default. The following events shall constitute a default under the Bond:

- (a) a failure to pay principal or interest on the Bond when due,
- (b) a failure by the City to comply with any of its obligations, or to perform any of its duties, under this ordinance, which failure continues and is not cured for a period of more than 60 days after the Purchaser has made written demand on the City to cure such failure, or
- (c) a material misrepresentation to the Purchaser by the City in the purchase of the Bond, as reasonably concluded by the Purchaser after investigation and discussion with the City.

If any default occurs as delineated in this section, the interest rate may be increased to a default interest rate (if any) acceptable to the Designated Representative and will described in the pricing certificate, and the Purchaser may pursue any other remedies to which it is entitled under the Bond and this ordinance, at law or in equity.

Section 16. Governing Law. The Bond shall be governed and interpreted according to the laws of Washington.

Section 17. General Authorization and Ratification. The Mayor, Interim City Manager, City Treasurer, City Clerk and other appropriate officers of the City are severally authorized to take such actions and to execute such documents as in their judgment may be necessary or desirable to carry out the transactions contemplated in connection with this ordinance, and to do everything necessary for the prompt delivery of the Bond to the Purchaser thereof and for the proper application, use and investment of the proceeds of the Bond. All actions taken prior to the effective date of this ordinance in furtherance of the purposes described in this ordinance and not inconsistent with the terms of this ordinance are ratified and confirmed in all respects.

Section 18. Severability. The provisions of this ordinance are declared to be separate and severable. If a court of competent jurisdiction, all appeals having been exhausted or all appeal periods having run, finds any provision of this ordinance to be invalid or unenforceable as to any person or circumstance, such offending provision shall, if feasible, be deemed to be modified to be within the limits of enforceability or validity. However, if the offending provision cannot be so modified, it shall be null and void with respect to the particular person or circumstance, and all other provisions of this ordinance in all other respects, and the offending provision with respect to all other persons and all other circumstances, shall remain valid and enforceable.

Section 19. Effective Date of Ordinance. This ordinance shall take effect and be in force from and after its passage and five days following its publication as required by law.

PASSED by the City Council of the City of Carnation, Washington, and **APPROVED** by its Mayor, at a regularly scheduled open public meeting thereof this 6th day of October, 2020.

Mayor

ATTEST:

City Clerk

DRAFT



CARNATION CITY COUNCIL AGENDA BILL

TITLE: A Resolution approving the Final Plat for the subdivision known as Tolt Meadows 2 (No. LP18-00010).	Agenda Bill No.:	AB20-39R			
	Type of Action:	MOTION			
	Origin: <i>(Council/Manager)</i>	City Manager			
	Agenda Bill Author:	City Clerk			
EXHIBITS: <ul style="list-style-type: none"> • Proposed Resolution <ul style="list-style-type: none"> ○ Hearing Examiner Decisions • Final Plat (Map) 	Date Submitted:	09/15/2020			
	For Agenda of:	10/06/2020			
	Expenditure Required:				
	Amount Budgeted:				
	Appropriation Required:				
SUMMARY STATEMENT AND DISCUSSION: <p>The Tolt Meadows 2 preliminary plat received approval from the Hearing Examiner on January 31, 2019, subject to 51 conditions. There were no appeals of the Hearing Examiner’s decision. The applicant, John Day Homes, subsequently requested an interpretation of the preliminary plat decision with respect to the requirement for plat and home construction access. Following a public hearing on July 29, 2020 regarding the interpretation request the Hearing Examiner issued a decision on August 13, 2020 affirming the City’s position that all plat and home construction vehicles and equipment must access from NE 45th Street and not through the Tolt Meadows I neighborhood, with the exception of the final lot.</p> <p>The applicant has completed all conditions and improvements and is now requesting final plat approval. If approved, a fifteen-lot subdivision will be established. A maintenance security in the amount of \$55,077.57 will be retained by the City to insure all constructed improvements for two years. Having reviewed the final plat and determining that the conditions of approval have been met, City staff recommends approval of the final plat for Tolt Meadows 2.</p>					
RECOMMENDED ACTION: I move to adopt a resolution approving the Final Plat for the subdivision known as Tolt Meadows 2 (No. LP18-00010).					
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		
Lisk			Lisk		
Green			Green		
Passed/Failed		Passed/Failed		Passed/Failed	
Ordinance/Resolution No.:			Ordinance/Resolution No.:		



ATS
08/20/20
JZL
09/09/20
mlm
09/10/20

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARNATION, WASHINGTON, APPROVING THE FINAL PLAT FOR THE SUBDIVISION KNOWN AS TOLT MEADOWS 2 (NO. LP18-00010; ENTERING SUPPORTIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, preliminary approval of the plat of Tolt Meadows 2, processed under City of Carnation File No. LP 18-0001, was granted by the City's Hearing Examiner on January 31, 2019, subject to various conditions (Exhibit A), and was not timely appealed; and

WHEREAS, the applicant for the preliminary plat requested an interpretation of the preliminary plat with respect to the requirement for plat and home construction access; and

WHEREAS, the Hearing Examiner held an open record public hearing to hear testimony regarding the applicant's request for interpretation on July 29, 2020; and

WHEREAS, the Hearing Examiner issued a decision on August 13, 2020 (Exhibit B) affirming the City's position that all plat and home construction vehicles and equipment must access from NE 45th Street and not through the Tolt Meadows 1 neighborhood, with the exception of the final lot; and

WHEREAS, the owner of the preliminary plat has applied for final plat approval; and

WHEREAS, City staff has determined that all conditions of the preliminary plat have been satisfied or will be satisfied, as applicable, and staff has accordingly recommended that final plat approval be granted; and

WHEREAS, the Carnation City Council has considered the final plat application and concurs with the recommendation of staff; NOW, THEREFORE

IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARNATION AS FOLLOWS:

Section 1. Findings. The Carnation City Council hereby adopts and incorporates by reference the above recitals as findings in support of this resolution. The City Council further enters the following additional findings with respect to the Final Plat for the subdivision commonly known as “Tolt Meadows 2” (File No. LP18-0001):

- A. The Final Plat conforms to all terms and conditions of the preliminary plat approval granted by the City of Carnation Hearing Examiner on January 31, 2019.
- B. The Final Plat meets the requirements of all applicable state laws and Carnation Municipal Code requirements for final plat approval set forth in Title 15 CMC and Chapter 58.17 RCW, including without limitation all local subdivision ordinances which were in effect at the time of preliminary plat approval.
- C. All required improvements for the Final Plat have either been constructed or have been financially secured in amounts specified by the City Engineer.
- D. The Final Plat has been processed and reviewed in material compliance with all applicable state and local procedural requirements.
- E. The Final Plat is in conformity with all applicable zoning and other land use controls.
- F. The Final Plat is supported by all applicable owner, staff and agency approvals, attestations, certifications and/or recommendations as required by state and local regulations.

Section 2. Conditions of Approval. The City Council hereby acknowledges, reaffirms and requires that development of and within the Tolt Meadows 2 subdivision is subject to, and shall comply fully with, all applicable conditions imposed by the Hearing Examiner’s preliminary plat decision dated January 31, 2019, as further clarified by the Hearing Examiner’s decision on the applicant’s interpretation request, dated August 13, 2020, as well as all conditions and requirements set forth on the Final Plat. Without limitation

of the foregoing, the NE 45th Street driveway shall be utilized as the exclusive vehicular access for all plat and home construction within the Tolt Meadows II subdivision, with the exception of Lot 8.

Section 3. Approval of Final Plat: Signatory Authority. The Final Plat for the subdivision known as “Tolt Meadows 2” is hereby approved, and the Mayor is authorized to inscribe and execute the City Council’s approval on the face of said Final Plat.

Section 4. Effective Date. This resolution shall be effective immediately upon passage.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____
DAY OF _____ 20____.

CITY OF CARNATION

MAYOR, KIMBERLY LISK

ATTEST/AUTHENTICATED:

CITY CLERK, MARY MADOLE

RESOLUTION NO:....._____

OFFICE OF THE HEARING EXAMINER

CITY OF CARNATION

REPORT AND DECISION

CASE NO.: PRELIMINARY SUBDIVISION APPLICATION-LP 18-0001

APPLICANT: John Day Homes, Inc.
Attn: Rob McFarland
P.O. Box 2930
North Bend, WA 98045

PLANNER: Tim Woolett, City Planner

SUMMARY OF REQUEST:

Preliminary plat approval to allow subdivision of approximately 3.7 acres into fifteen lots. The parcel is located at 33323 N.E. 45th Street, situated adjacent to the south side of N.E. 45th Street and the west side of 334th Avenue N.E., and identified as Assessor's Parcel No. 152507-9041.

SUMMARY OF DECISION: Request granted, subject to conditions.

DATE OF DECISION: January 31, 2019

PUBLIC HEARING:

After reviewing the Staff Report and examining available information on file with the application, the Examiner conducted a public hearing on the request as follows:

The hearing convened on January 16, 2019, at 6:00 p.m.

Parties wishing to testify were sworn in by the Examiner.

The following exhibits were submitted and made a part of the record as follows:

- EXHIBIT "1" - Staff Report
- EXHIBIT "2" - Application
- EXHIBIT "3" - Plan Set
- EXHIBIT "4" - Plat Name Reservation Certificate
- EXHIBIT "5" - Vicinity Map with Property Owners within 100 Feet List

- EXHIBIT "6" - ALTA Loan Policy
- EXHIBIT "7" - Warranty Deed
- EXHIBIT "8" - Boundary Line Adjustment
- EXHIBIT "9" - Assessor's Map
- EXHIBIT "10" - Vicinity Map
- EXHIBIT "11" - Aerial Photo with Parcel Overlay
- EXHIBIT "12" - Zoning Map
- EXHIBIT "13" - Critical Areas Map
- EXHIBIT "14" - Certificate of Sewer Availability
- EXHIBIT "15" - Certificate of Water Availability
- EXHIBIT "16" - Technical Information Report
- EXHIBIT "17" - Design Infiltration Rate
- EXHIBIT "18" - Subsurface Exploration, Geologic Hazards, Preliminary Design
- EXHIBIT "19" - Request for Agency Comment
- EXHIBIT "20" - Building Official Response
- EXHIBIT "21" - Public Works Response
- EXHIBIT "22" - Engineer Review Comments
- EXHIBIT "23" - Environmental Checklist, Review, SEPA MDNS
- EXHIBIT "24" - Department of Archaeology & Historic Preservation Comments
- EXHIBIT "25" - Traffic Impact Review by Transpogroup
- EXHIBIT "26" - Affidavit of Mailing Notice of Application
- EXHIBIT "27" - Affidavit of Publication for Notice of Application
- EXHIBIT "28" - Affidavit of Posting
- EXHIBIT "29" - Affidavit of Mailing 2nd Notice of Application
- EXHIBIT "30" - Affidavit of Publication 2nd Notice of Application
- EXHIBIT "31" - Affidavit of Mailing Notice of SEPA MDNS and Public Hearing
- EXHIBIT "32" - Affidavit of Posting SEPA MDNS and Public Hearing
- EXHIBIT "33" - Affidavit of Publication SEPA MDNS and Notice of Public Hearing
- EXHIBIT "34" - Affidavit of Publication SEPA MDNS and 2nd Notice of Public Hearing
- EXHIBIT "35" - Public Comments
- EXHIBIT "36" - Plat of Tolt Meadows
- EXHIBIT "37" - Email from Tolt Meadows dated January 9, 2019
- EXHIBIT "38" - Letter from Dana McCabe dated January 15, 2019
- EXHIBIT "39" - Letter from Connor McCabe dated January 15, 2019
- EXHIBIT "40" - Letter from Brad McCabe dated January 15, 2019
- EXHIBIT "41" - Purchase and Sales Agreement Addendum 1C for Tolt Meadows
- EXHIBIT "42" - Response to Final Plat Approval Conditions
- EXHIBIT "43" - Note from Nana Sundquist Received January 16, 2019
- EXHIBIT "44" - Jim Ribail Comments and Photographs

The Minutes of the Public Hearing set forth below are not the official record and are provided for the convenience of the parties. The official record is the recording of the hearing that can be transcribed for purposes of appeal.

TIM WOOLETT appeared, presented the City Staff Report, and introduced comments received between the time of preparation of the Staff Report and the hearing date. He testified that access to the site is provided via 333rd to 42nd to the site. The parcel is located in the R4 zone classification, has flat topography, and drains well. No critical areas are present and all improvements will be removed. The Comprehensive Plan designates the site and area as Medium Intensity Residential. The City provided proper notice, and in fact provided additional notice when the applicant did not timely post the parcel. The City responsible official issued a MDNS following SEPA review. Staff evaluated the application in accordance with the Comprehensive Plan, development regulations, the availability of utilities, stormwater requirements, and other ordinances. None of the parcel is within the jurisdiction of the Shoreline Management Act. No development will occur on the site until preliminary plat approval is granted. The Traffic Impact Analysis showed no issues with intersections or with the proposed access. However, if a separate access for the subdivision is provided onto 45th, such will create four intersections within 700 linear feet. Furthermore, the applicant proposes an addition to an existing subdivision and will construct a sidewalk to 45th. Curb, gutter, and sidewalks will be installed across the plat frontage on 45th and to 333rd Avenue N.E. Such will connect a gap in the sidewalks on 45th. All intersections in the area operate at Level of Service A. The municipal code does not require parks for this size of subdivision, but does require the payment of park impact fees. Staff recommends approval subject to compliance with 50 conditions.

ROB McFARLAND appeared and introduced the case.

DUANA KOLOUSKOVA, attorney at law, appeared on behalf of the request and introduced Exhibit 41, a purchase and sale agreement for Tolt Meadows, and Exhibit 42, proposed changes to conditions of approval. The applicant supports the Staff Report. The applicant will need to have further communication with the City regarding several issues to include a definition of the sidewalk connection to 45th and the fact that a bus stop is not required by code. She also described changes to Conditions 12 and 16 regarding the utilities crossing, the location of utilities easements, and compliance with the King County Stormwater Manual Standards. She also addressed Condition 50.

NANA SUNDQUIST appeared and testified that the project needs an additional exit. Forty children live in Tolt Meadows and additional traffic will include delivery trucks, garbage trucks, and other non-residential vehicles. The bus stops at the end of 333rd and children must walk on 333rd to and from the bus. We need to keep them safe. Parents also drop-off and pick-up children at the bus stop that creates additional cars. Emergency vehicle access is a problem. They would like to have a common area for children as they now play in the round-about. She introduced Exhibit 43, her comments.

JIN WEI appeared and testified that 45th is an evacuation route for emergencies. We need additional access for the new subdivision.

JAMES APPLGATE appeared and testified that construction vehicles will use 333rd in addition to the cars.

MARY EHRLICH appeared and testified that she welcomes the development, but there are also 60 adults in addition to the 40 children residing in the subdivision. They have no sidewalks and no common areas. The children must cross the street to the sidewalk and bus stop. Other subdivisions have common play areas. Many children from homes to the west come over to play in their area. Trucks also enter their area and make daily deliveries. The project should provide its own access and not access through their area.

DANA McCABE appeared and testified that her water pressure has decreased and she lives to the south. A lot of development has occurred to the north and has impacted their pressure over the past three years. This subdivision will decrease it even more. She is unsure about the fire hydrant and whether it has sufficient pressure. The City needs to assure proper connection. Riverside Park is a grass lot and has only a barbeque pit. The City needs to improve it.

CHRISTINE JENSON appeared and testified that she is the first homeowner in Division 1. A lot of congestion occurs in the area with the Holmquist Division behind. Sidewalks are on one side of the street. None exist behind the subdivision. Parking can occur on only one side of their road because of its narrowness. She is concerned with only one route out of the area.

MIKE FLOWERS appeared and testified that the City exhibits a lack of long term planning and is sacrificing safety for money. The applicant could provide a separate access, but would lose a lot. He served on the City Council for eight years. The sidewalk requirements need to be enforced. Fencing should also be required. The water issue has been ongoing for many years and needs to be mitigated. The City has failed to enforce the rules regarding tree removal. The condition needs to be clear as to which trees are to be retained.

JESSICA MERIZAN appeared and testified that her house is the second one in and that she purchased it last March. She agrees with her neighbors. She has no children, but has a four bedroom home that they hope to fill. Senior citizens also reside in the neighborhood and it is not safe for them to walk to their mailbox as there are no sidewalks. She has seen children playing in the dirt and they need to have a safe place. Their area is dark. She saw someone almost run over two dogs. They need additional lighting.

MARTY ADLER appeared and testified that he is a two month resident on 42nd. He has concerns regarding the safety of his three grandchildren. One street is insufficient to provide entrance and exit to the area. His grandchildren like to play ball in the front yard. He would like to see another outlet to accommodate the additional traffic.

ANGELA MUMFORD testified that she lives in one of four homes on 42nd. If she backs from her driveway the road is not wide enough. She has to turn at an acute angle, and now the subdivision traffic will go by her home. Emergency vehicles have a tight round-about and must slow down to access the area. She believes this is a serious issue as it creates life safety risks. Vehicles can't get to the new homes rapidly. She welcomes new homes into the area, but the roads are narrow and people park on the street.

BRADLEY McCABE appeared and testified that John Day is developing the new subdivision. The solution would be to extend the new, plat street straight out to 45th, but there are too many existing exits. A good sight line does not exist at 334th, and it is better for new residents to go straight out on a new road.

TIFFANY WELTON appeared and testified that she agrees with previous comments. Only one person has mentioned the possibility of fire. Adding these new homes without a new access will make it more difficult to evacuate the area should wildfires occur.

DAVID KANE appeared and testified that he is president of the homeowners association and is glad that John Day will develop the new area. He would like to see the covenants of the new subdivision's homeowners association consistent with theirs. He is concerned with speed enforcement on 45th, as it has no curb and cars have gone off the road and damaged the landscaping. People have slowed down, but we must look at some sort of speed controls. Upon development we will have additional homes and children. Sidewalks on 45th are a great start. The closest developed park is to the west, but the shoulder of the road consists of a ditch and no one can walk there. They need an improved park in the area. There is a bus stop on 334th. They could use a new, plat access road to get to the river.

DAVID WEST appeared and testified that he is a board member on the Tolt Meadows HOA and that they want common areas designed for families to enjoy. He is unsure why such a requirement was left out of their subdivision. The applicant should provide such an area for both subdivisions. The City could help protect children in the area by installing signs to slow traffic. The City could also provide speed limits or children at play signs.

ALEXANDER BATISCHEV appeared and testified that he agrees with the testimony of his neighbors. His house is closer to the development, and the new project will create safety concerns for him. So many cars are on the street at present. The population has doubled in the area. If we do not have a new street, all of the new traffic will pass by his home. We must plan now because in ten years it is too late. Planning must occur today.

JIM RIBAIL appeared and read his statement into the record (Exhibit 44).

JOHN HUFFMAN appeared and testified that he has safety concerns for his three daughters. Because there are no sidewalks there is no walking access out of the area. He also has concerns regarding deforestation. Many trees grow in the area. He does not

want to have trees changed to a sea of houses. Trees were lost in the previous development, only planting needs to occur. The landscaping is disappointing. He hopes to keep the trees. The round-about is not good. If there is no new street, then the applicant should fix the existing round-about. He is unsure how they will get construction trucks into and out of the area. Perhaps they could have a temporary construction access.

ROB McFARLAND reappeared and testified on behalf of the applicant. Concerning construction traffic, they have already thought about that and intend to use the existing driveway as a construction access. Concerning water pressure, they will install a new booster pump station that will contribute 60,000 gallon, which will assure adequate fire flow. The building permit process will require them to establish proper pressure exists for both domestic water and fire flow. They have agreed to make improvements on their side of the property to the same standards to include curbs, gutters, and sidewalks. They will also build a fence at the ten foot setback line and provide buffer landscaping. They will provide sidewalks on 45th to the Tolt Meadows community sidewalks. They will also add a walking path from the cul-de-sac to 45th, probably between Lots 6 and 7. Residents have two accesses already, and they will pay \$60,000 in traffic impact fees to the City. The City will determine how to spend that money. His traffic consultant is here to answer questions. The new homeowners association cannot join with the present association. If they create a new homeowners association, they will use a photocopy of the covenants for the existing subdivision so both subdivisions will have the same covenants. They will also pay park impact fees in the amount of about \$60,000 and the City will determine how to spend the money. The subdivision will comply with all City codes.

JOHN DAY appeared and testified that in developing his plat he made a decision about what would better serve his customers. He therefore chose to build homes on larger lots. The existing subdivision has the largest lots that he could build on, and that is the reason the subdivision has no community open space. This subdivision will have the same thing, i.e., larger lots and no open space. The layout is quite safe and reasonable. The round-about referred to in the testimony is really a traffic circle. They will provide wider streets. The fire department reviews all of the plans and will drive its trucks around the area before approving the streets. They will use the same standards for the present subdivision.

MR. WOOLETT reappeared and testified that the applicant will construct the streets to local access standards, which is consistent with plat requirements. Safety is always a concern.

AMY ARRINGTON, City manager, appeared and testified that stormwater management and sidewalks are important. The City has a Transportation Improvement Plan that includes funding to close gaps in sidewalks. The City will evaluate sidewalks to the west on 45th.

MARY MADOLE, City clerk, appeared and testified that improvements are prioritized with a six year horizon. The City will apply for grants to complete planned improvements.

MR. WOOLETT reappeared and testified that Exhibit 10 is a Certificate of Water Availability showing that adequate fire flow exists in the area. He recommended a condition regarding consultation with public works for either traffic calming devices or speed limit signs. The traffic circle is meant to be a calming device. He has no objection to the changes to conditions proposed by the applicant.

No one spoke further in this matter and the Hearing Examiner took the matter under advisement. The hearing was concluded at 8:30 p.m.

NOTE: A complete record of this hearing is available in the office of the City of Carnation.

FINDINGS, CONCLUSIONS, AND DECISION:

FINDINGS:

1. The Hearing Examiner has admitted documentary evidence into the record, heard testimony, and taken this matter under advisement.
2. The City responsible official issued a threshold Mitigated Determination of Nonsignificance (MDNS) following review of the project pursuant to the State Environmental Policy Act (SEPA) on December 7, 2018, and imposed with four mitigation measures. No appeals were filed.
3. A Notice of Public Hearing and SEPA MDNS in accordance with Chapter 15.09 CMC was mailed to adjacent property owners December 6, 2018, posted on the site and published in the Snoqualmie Valley Record on December 7, 2018. A second notice of Public Hearing and SEPA MDNS was published on December 14, 2018.
4. This application for preliminary subdivision approval was submitted on September 25, 2018 and deemed complete on October 4, 2018. Notice of application in accordance with Chapter 15.09 of the Carnation Municipal Code (CMC) was mailed to adjacent property owners on October 10, 2018, and published in the Snoqualmie Valley Record on October 12, 2018. Notice of application was posted on the site October 15, 2018, which was after the publication date and necessitated a second notice. A second notice of application was mailed to adjacent property owners on October 17, 2018, and published in the Snoqualmie Valley Record on October 19, 2018. Proper notice was provided.
5. The applicant, John Day Homes, Inc., has a possessory ownership interest in a generally rectangular, 3.7 acre parcel of property located at the southwest quadrant of the intersection of N.E. 45th Street and 334th Avenue N.E. within the City of Carnation. The applicant requests preliminary plat approval to allow subdivision of the parcel into 15, single-family residential lots with lot sizes varying from a

minimum of 7,572 square feet to a maximum of 14,816 square feet.

6. Present improvements on the site include a single-family residential dwelling and a number of accessory structures. Development of the plat will require removal/demolition of all structures. However, the applicant will use the residential driveway for construction access to the site.
7. The preliminary plat map shows access provided to all lots via an extension of 42nd Street that currently terminates at the east boundary of the Tolt Meadows subdivision. The applicant proposes to extend said street eastward to the center of the plat parcel and then north to a cul-de-sac in the northern portion of the parcel. All lots will access onto the internal plat road and no road connection is shown to the north to N.E. 45th Street or to the east to 334th Avenue N.E. Therefore, all traffic from the subdivision will access N.E. 45th via 333rd Avenue through the Tolt Meadows subdivision or via 332nd Avenue that extends between the Brook Tree Estates and Tolt Meadows subdivisions.
8. Abutting uses include 334th Avenue to the east and single-family homes within the Rivers Edge, Division 1 subdivision to the east thereof. N.E. 45th Street abuts the north property line and single-family homes on large parcels are to the north thereof. Lot 27 of Tolt Meadows and a 1.42 acre parcel improved with a single-family residential home abut the west property line of the plat parcel.
9. The parcel is located within the "Medium Intensity Residential" land use designation of the City of Carnation Comprehensive Plan. Said designation contemplates medium to low density residential development. The Carnation City Council adopted the Residential 4 (R4) zone classification to implement the Medium Intensity Residential designation of the Comprehensive Plan. Section 15.36.010 CMC provides that the R2.5, R3, R4, and R6 zones are designed primarily to accommodate single-family, detached, residential uses at varying densities. For the R4 zone Table 1 set forth in CMC 15.48.070 requires a minimum lot size of 7,500 square feet for lots within a standard subdivision. Said Table authorizes a maximum residential density of six dwelling units per net acre. Maximum building height is limited to 25 feet. All of the proposed plat lots exceed the minimum lot size (some significantly). Furthermore, the maximum density of the R4 classification authorizes 22 lots on the subdivision parcel. Thus, the applicant proposes a subdivision of approximately two-thirds of the allowed density.
10. The rectangular configuration of the lots will provide appropriate building envelopes for reasonably sized, single-family homes. All structures can meet the required, minimum setback widths from the street or front yard of 15 feet for the house and 20 feet for the garage; side yard width of five feet with a minimum average of 7.5 feet (total of 15 feet for the two, side yard setbacks); and rear yard setback width of 25 feet. The proposed preliminary plat is consistent with the Comprehensive Plan and meets all bulk regulations of the R4 zone classification.

11. The applicant submitted an application for preliminary subdivision approval on September 25, 2018, that the City deemed complete on October 4, 2018. In accordance with RCW 58.17.033, a portion of the State Subdivision Act, the subdivision application is vested for consideration under the Comprehensive Plan, zoning regulations, and other land use regulations in effect on October 4, 2018.
12. Section 15.16.190 CMC sets forth the purpose of the formal subdivision process, which is primarily to protect the public health, safety, and welfare. Said section also provides that to the extent possible, each subdivision design should reduce the visual dominance of the automobile, promote pedestrian activity, create a variety of interests in the appearance of residential streets, provide community open space, protect significant features of the natural environment, protect water quality, and control impacts from surface water. Section 15.16.220 CMC sets forth subdivision design criteria that applicants are encouraged to incorporate. Said criteria promote livable neighborhoods that are integrated into existing development. Findings on applicable subdivision design criteria for the proposed Tolt Meadows Division 2 subdivision are made as follows:
 - A. Criterion A encourages the subdivision design to integrate with the surrounding neighborhood so that separately designed projects work together to create distinct neighborhoods rather than create disjointed or isolated enclaves. In the present case the present applicant developed the Tolt Meadows subdivision located on an adjacent parcel to the west. The proposed plat will connect with Tolt Meadows and in essence become an extension of said subdivision. As shown on the Tolt Meadows subdivision final plat map (Exhibit 36), the full width of 42nd Street abuts the present subdivision parcel, and does not terminate in a cul-de-sac. Such clearly shows that said street will be extended in the future. Furthermore, in Addendum 1C that was part of all purchase and sale agreements for homes in the Tolt Meadows subdivision and signed by all purchasers, the following language appears:

You will see a “future road connection” sign on both the east and west ends of N.E. 42nd Street in Tolt Meadows indicating potential future connections to these neighborhoods.

Thus, 42nd Street was always planned for extension. Furthermore, the applicant testified that the present subdivision would have lot sizes equivalent to those in Tolt Meadows, and that if a homeowners association is established, it would use the same covenants as those effective in Tolt Meadows. Thus, the new subdivision will work together with Tolt Meadows to create a distinct neighborhood. In addition, the applicant will construct sidewalks along the south side of N.E. 45th Street across the plat parcel, and

in addition will extend said sidewalks to the northwest to 333rd Avenue N.E. and the Tolt Meadows' sidewalks. The applicant will also install sidewalks to connect with those presently on 42nd Street and will also provide a sidewalk connection from the new subdivision cul-de-sac to the sidewalk on N.E. 45th Street. The applicant has shown that this subdivision will integrate with the surrounding neighborhood.

- B. Criterion B requires new subdivisions adjacent to planned or existing parks to maximize visibility and pedestrian access to said areas. In the present case the applicant proposes to extend a sidewalk from the subdivision cul-de-sac north to S.E. 45th Street. Upon future sidewalk construction, residents will have pedestrian access to City parks. The subdivision is not adjacent to an existing park or public open space.
- C. Criterion C requires that new public streets and sidewalks be aligned with those in adjacent developments wherever feasible. As previously found the applicant will connect to sidewalks in N.E. 42nd Street and N.E. 45th Street and will install ADA compliant curb ramps at the N.E. 45th/333rd Avenue N.E. intersection.
- D. Criterion D encourages the provision of pedestrian connectivity from each project to adjacent neighborhoods, and the proposed subdivision does so as found above.
- E. Criterion E is not applicable as this subdivision has no intersecting streets.
- F. Criterion F encourages subdivision lots to face streets as opposed to backing up to them. However, when such is not possible and when a rear yard fence is provided, plat lots must provide a minimum, ten foot wide, landscape buffer on the outside of said fence. In the present case the rear property lines of Lots 9-15 will abut 334th Avenue N.E., and the applicant has expressed an intent to provide fencing and the ten foot wide, landscape buffer. Staff has also recommended and the applicant has not objected to a condition requiring such ten foot wide setback if fences are erected adjacent to the N.E. 45th Street right-of-way on Lots 7, 8, and 9.
- G. Criterion G is not applicable as the subdivision proposes no single loaded streets (those with homes on one side and open space on the other).
- H. Criterion H encourages the avoidance of cul-de-sacs wherever possible. However, where cul-de-sacs are necessary said criterion encourages the provision of pedestrian/bicycle access from the cul-de-sac to a street, park, or open space. As previously found the applicant will provide a bike/pedestrian pathway from the subdivision cul-de-sac to N.E. 45th Street. Furthermore, as found hereinafter, the City and the applicant have sound

reasons for a cul-de-sac in the present plat.

- I. Criterion I is not applicable since the applicant proposes no alley access for garages.
 - J. Criterion J encourages perimeter buffers, fences, and landscaping where a new subdivision adjoins an existing subdivision to mitigate adverse impacts. In the present case the applicant proposes a residential subdivision in a residential neighborhood. Furthermore, the plat's north and east property lines are abutted by streets. One plat lot (Lot 15) will extend across the entire south property line of the plat parcel and will not create density issues. The property owner of the 1.24 acre parcel that will abut five plat lots did not oppose the plat and made no request for a fence or landscape buffer.
13. Conditions of approval assure conformance with the requirements for streets and sidewalks as set forth in Chapter 15.56 CMC. In addition to previous findings setting forth required improvements, the applicant will also construct half street improvements along both N.E. 45th Street and 334th Avenue N.E. across the plat frontage. Improvements include curb, gutter, stormwater facilities, and sidewalks. The applicant will construct the internal plat road to City standards and illuminate said street with LED lights. The internal street will have a minimum right-of-way width of 48 feet, and utility easements on both sides will provide an overall width of 60 feet. The pavement width will measure 29 feet. The fire department and City staff will assure that the paved cul-de-sac radius is a minimum of 45 feet and will accommodate a fire truck.
14. The City has submitted certificates of water availability and sewer availability confirming that adequate capacity exists to serve the proposed plat. Residents to the south of 42nd Street N.E. expressed concerns regarding the lack of water pressure following approval of new developments to the north. In the present case, a condition of approval requires the looping of a water main to an existing eight inch main on 334th Avenue N.E. between Lots 14 and 15. Such should improve water pressure in the area. Furthermore, prior to obtaining final plat approval the applicant must show that adequate water pressure exists for both domestic water and fire flow.
15. The applicant must comply with CMC 15.60.300(A) that sets forth lighting requirements for streets, sidewalks, and common areas in subdivisions. Such will require a street light at the entry to the subdivision and possibly at the cul-de-sac.
16. The parcel is not located within a mapped, 100 year flood plain, and no critical areas exist on the site. The Tolt River is located approximately 700 feet south of the plat parcel and thus outside the jurisdiction of the City Shoreline Master Program. The proposed lots have sufficient area to provide two, onsite, parking spaces. No sight distance issues exist at any intersection impacted by plat traffic.

17. The primary concern raised by residents in Tolt Meadows relates to the safety of the 62 adults and 40 children living therein. Residents express concerns that the additional traffic on 333rd Avenue N.E. created by the new subdivision will put residents (especially children) at risk. Such is especially true since children do not have a common area or park for play, and generally play in the street in the area of the round-about. Concerns include not only additional plat traffic, but also commercial delivery trucks and construction vehicles. Concerns also include the lack of egress should a natural disaster occur, and restricted emergency services due to a round-about inadequate to accommodate fire vehicles. Residents request that the subdivision have its own access onto N.E. 45th Street through Lot 8. Residents also express concern regarding the school bus stop at the intersection of N.E. 45th/N.E. 333rd. However, residents complimented the applicant on the quality of homes within Tolt Meadows and welcomed the new subdivision subject to its addressing their concerns.
18. The Examiner has carefully considered concerns raised by residents, but must agree with the proposed road configuration that does not include a new access onto N.E. 45th Street for the following reasons:
 - A. The applicant submitted a Traffic Impact Analysis (TIA) prepared by Transpogroup, a well-qualified traffic engineering firm (Exhibit 25). The TIA estimates that the project will generate approximately 15 vehicle trips during the weekday p.m. peak period. Such calculates to one, additional, vehicle trip every four to five minutes during that peak period and less trips during non-peak times. The traffic engineer also assessed the operations of the 333rd Avenue N.E./N.E. 45th Street intersection considering the new subdivision traffic. The engineer determined that no change in the overall Level of Service (LOS) would occur, and that the northbound approach at the intersection would continue to operate at LOS A during the weekday p.m. peak period. The engineer also determined that the neighborhood traffic circle (round-about) will adequately control traffic from the four legs of the intersection considering the increase in traffic from the subdivision. The City accepted the TIA and no expert testimony or reports contradict Transpogroup's analysis.
 - B. In a space of approximately 725 linear feet, three roads currently intersect with N.E. 45th Street. Allowing another access would create a fourth intersection within said distance, which could create a safety issue.
 - C. Construction vehicles will utilize the existing, residential driveway during development of the plat and construction of the homes. Thus, construction vehicles will not impact residents of Tolt Meadows.

- D. While the proposed plat will not include open spaces or community parks, the plat proposes larger lots than required by the code and one-third less density than authorized by the R4 zone. As a result future homeowners will have more yard areas in which to engage in outdoor recreation. In addition, the applicant will pay almost \$60,000 in park impact fees to the City for use in its park improvement program.
 - E. The applicant will also pay approximately \$60,000 in traffic impact fees to the City that the City will use for traffic improvements that could include extension of sidewalks to public parks to the west.
 - F. Residents may request the City Public Works Department to install either traffic calming devices or signs advising drivers of children playing and/or reduced speed limits.
19. The City proposes a condition requiring the applicant to consult with the school district regarding a possible school bus waiting area in the vicinity of 333rd Avenue N.E. However, the school district did not request a school bus waiting area and the CMC does not require the provision of such. Furthermore, the applicant will construct a sidewalk along 45th Street N.E. and school children can use said sidewalk to wait for a school bus. Children may also use the sidewalk on 333rd Avenue N.E. for such purpose. Therefore, a condition does not require provision of a school bus waiting area.
20. The applicant's stormwater system must meet the requirements of the State of Washington Department of Ecology Stormwater Management Manual for Western Washington. In addition, City standards require that all development treat and/or infiltrate stormwater runoff onsite. In the present case stormwater runoff from the plat road will sheet flow to bioretention swales on the south and east sides of said road. Eighteen inches of bioretention soil mix will treat the runoff before the water infiltrates into the native subgrade. Runoff from driveways will also flow to the bioretention swales in the right-of-way. Stormwater from roofs and other nonpolluting, impervious surfaces will infiltrate on individual lots. The plat's stormwater system protects the public health and welfare.

CONCLUSIONS:

- 1. The Hearing Examiner has the jurisdiction to consider and decide the issues presented by this request.
- 2. The applicant has shown that the proposed preliminary plat is consistent with the policies of the City of Carnation Comprehensive Plan and satisfies all bulk regulations of the applicable R4 zone classification.

3. The applicant has shown that the request satisfies all criteria for subdivision development set forth in the CMC. Finally, the applicant has shown that the proposed preliminary plat makes appropriate provision for the public health, safety, and general welfare for open spaces, drainage ways, streets, roads, alleys, other public ways, potable water supplies, sanitary waste, parks and recreation, critical areas, fire protection, playgrounds, schools and school grounds, and safe walking conditions.
4. The proposed preliminary plat will serve the public use and interest by providing an appropriate and attractive location for a single-family residential subdivision consistent with existing uses in the area. Therefore, the proposed preliminary plat should be approved subject to the following conditions:
 1. The Final Plat shall be in substantial conformance with the submitted preliminary plat as modified through preliminary approval (*Exhibits 2 & 3*). The complete plat number and existing (parent) parcel numbers must appear at the top right corner of the final plat as follows:

FINAL PLAT NO. LP 18-0001
PARCEL NO. 152507-9041

2. Prior to any site disturbance or development activities, construction performance and maintenance guarantees shall be provided in accordance with CMC 15.16 and the City of Carnation Street and Storm Sewer System Standards.
3. Prior to final plat approval, construction performance and maintenance guarantees shall be provided in accordance with CMC 15.16.476 (Ord 610 adopted 2000) and the City of Carnation Street and Storm Sewer System Standards.
4. Prior to final plat approval, unless otherwise waived or modified, road improvements shall be completed as required by the City Engineer in their comments and conditions dated December 6, 2018 (*Exhibit 22*).
5. Prior to final plat, temporary street name signs and no parking signs (if required on final engineering plans) shall be addressed. Permanent street designation and traffic control signs, including poles and hardware, shall be installed as required by the City Engineer. These items shall be paid for by the Applicant but shall be designed, furnished, and installed by the City to establish uniformity unless otherwise indicated by the City. Additional signage not shown on final engineering plans may be required based on site conditions as determined by the City Public Works Department.

6. On street parking shall be limited to one side only, and the opposite sides of the street shall be appropriately marked with “no parking” signs as prescribed by the City Engineer in coordination with the Fire Marshal.
7. Street lights shall be provided as required by the City of Carnation Street and Storm Sewer System Standards. All new streetlight wiring, conduit and service connections shall be located underground. Street lighting fixtures shall meet standards to prevent light spill. Developer shall submit proposed street light locations and system design to the City for review and approval and shall install street lighting system prior to final plat. Maintenance and payment for illumination along all streets shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development.
8. Any driveway for the proposed lots accessing any new or existing city streets shall require a driveway approach conforming to the City of Carnation Street and Storm Sewer Standards. The driveway approach shall be designed by a civil engineer and the design shall be approved by the City. No portion of the driveway shall be permitted closer than five (5) feet from an abutting property line.
9. As provided in CMC 15.16.220 H., ... *pedestrian access and/or bikeway should be provided between private parcels to connect with an adjacent cul-de-sac, street, park or open space, if applicable.* Because there are no proposed pedestrian access to the abutting streets, the final plat shall include a pedestrian access and/or bikeway from the cul-de-sac to NE 45th Street within the 15' utility easement and generally following the easterly property lines of Lots 6 and 7. The access shall be a 5' wide easement and be, at builder option, concrete or asphalt pavement. The access shall be improved and provided on the required as-builts prior to final plat approval.
10. Storm drainage for this subdivision shall be infiltrated on site, within the plat boundary. Any stormwater drainage system shall be designed by a civil engineer and the design shall be approved by the City following submittal of a Storm Drainage Review application with fees required by the fee resolution in effect at the time of application submittal.
11. No utilities shall cross over or through storm drainage infiltration facilities. Sleeved utilities may cross under storm drainage infiltration facilities.
12. It shall be noted on the face of the final plat: “All building downspouts and drains from all impervious surfaces such as patios and driveways shall be connected to an on-site stormwater infiltration drainage system”. Any application for building permit shall comply with the requirements of the Department of Ecology Stormwater Management Manual for Western Washington, 2014. All connections of the drains shall be constructed and

approved prior to final building inspection and approval/occupancy.

13. Water system and water services shall be designed and constructed per the City of Carnation Combined Water and Sanitary Sewer Utility Technical Standards. Locations of services and meters shall be approved by the City Engineer. Note: A Public Utility Extension permit is required to construct.
14. To provide water services for the proposed lots, an eight-inch ductile iron line shall connect to the existing eight-inch tee at the intersection of NE 42nd Street and 333rd Ave NE with an eight-inch gate valve and extend to the end of the proposed cul-de-sac terminating with a fire hydrant. [CMC 15.60.200, 13.100]. To mitigate the longitudinal trench along the existing asphalt pavement that will be cut, a half street asphalt grind and overlay is required [Carnation Utility Standards].
15. The water main shall be looped to connect to the exiting eight-inch main on 334th Ave NE through Lots 14 and 15. A 15-ft wide utility easement is required with 10' of the easement on the north side of proposed Lot 15 to access the water main [Carnation Utility Standards].
16. New fire hydrants shall be fitted with a storz adapter [Carnation Utility Standards].
17. Prior to final plat approval, each new lot shall be connected to City of Carnation public water system. Water service shall be connected to the new water main and extended to the property, terminating with a meter set inside of a meter box as approved by the City Engineer. The approved connection shall be consistent with the City of Carnation Combined Water and Sanitary Sewer Utility Technical Standards as approved by the City Engineer. A General Facilities Charge (GFC) and meter fee shall be paid for each connection to the City water system.
18. Prior to final plat approval, each lot shall be connected to City of Carnation vacuum sewer system. Developer shall pay a City of Carnation General Facility Charge (GFC) and a side sewer permit fee for each lot connected to City sewer system. General facility charge shall be based on current fee schedule as of date of building permit issuance. Side sewer permit and inspection fees shall be based on the fee schedule in effect at the time of installation. At time of building permit issuance, applicant will fill out a Residential Sewer Use Certification for the King County Sewage Treatment capacity charge and will be responsible for this payment to King County.
19. Vacuum sewer system and side sewers shall be designed and constructed per the City of Carnation Combined Water and Sanitary Sewer Utility

Technical Standards prior to final plat approval. Locations of side sewers and valve pits shall be in accordance with the Certificate of Sewer Availability approved by the City engineering consultant (Lochner Engineering) dated August 21, 2018 (*ref. Exhibit 14*).

20. The sanitary sewer improvements shall be designed by the Developer per the City of Carnation's Combined Water and Sanitary Sewer Utility Technical Standards and AirVac's design manual.
21. A six-inch vacuum main extension from the exiting eight-inch vacuum main on NE 45th Street is required. The connection will require an isolation valve and gauge tap.
22. The sewer valve pit on 334th Ave NE that served the demolished house on the Tolt Meadows Div. 2 property may be used to serve a new home.
23. Prior to final plat approval all underground utility conduit (i.e., electric, phone, cable) will need to be extended to the property and terminating above ground with "sweeps" as directed by the appropriate utility entity.
24. Prior to final plat approval, any utility line installed within the city, or connection to existing facilities within the city, the developer shall, as soon as practicable after installation is complete, and before acceptance of any utility line, furnish the city with a printed and an AutoCAD computer disk (or other format acceptable to the city engineer) copy of a drawing that shows the exact location of such utility lines. Such drawings must be verified as accurate by the utility service provider.
25. Stormwater quality and flow-control best management practices are required for the proposed subdivision. A Technical Information Report is required and shall comply with the 2014 DOE Stormwater Manual for Western Washington. Infiltration stormwater facilities shall be provided to control runoff including roadways, sidewalks, rooftops, parking areas and driveways and include applicable correction factors for infiltration facilities as recommended in the DOE Manual. [CMC 15.64.190.C].
26. If bioretention swales are installed, utility lines shall not cross under or through the swales.
27. Individual lot infiltration systems shall be located a minimum of 10-feet from building foundations and property lines, these infiltration systems may be constructed concurrent with building construction. Infiltration systems must be designed in accordance with the DOE Manual.

28. Temporary Sediment and Erosion Control and grading plans are required, stormwater runoff from impervious surfaces shall not be directed towards City right-of-ways or adjacent properties.[CMC 15.64.220].
29. Dust generated during construction activities shall be controlled by wetting the dust sources in areas of exposed soils and washing truck wheels before trucks leave the site. Mud and dirt shall not be tracked onto public rights-of-way.
30. Construction activities shall not pose any erosion or sedimentation impacts to off-site properties.
31. Development of all lots within this subdivision shall be in accordance with all of the requirements of CMC 15.48, Density and Dimensions, including front, side and rear setbacks and limitations on building height and on impervious surface.
32. Any new lot lines shall not result in the creation of a non-conforming setback. In any case where any structure would encroach into the setback of a newly created lot line, said structure shall be demolished or modified such that all setback requirements have been satisfied prior to final plat approval.
33. A minimum of two (2) off-street parking spaces per residential lot shall be provided.
34. Lots with a rear yard property line adjacent to a public right-of-way that would have a rear yard fence will need to provide a ten (10) foot landscape buffer between the fence and right-of-way line. To avoid the possibility of staggered fence lines along adjacent rights-of-way, it shall be noted on the final plat that rear yard fences along NE 45th Street and 334th Avenue NE shall be set back ten (10) feet from the rear yard property line and a ten foot landscape buffer shall be provided between the fence and right-of-way. In no case shall any rear yard fence be constructed within ten (10) feet of NE 45th Street or 334th Avenue NE right-of-way.
35. A School Impact Fee as imposed by the Riverview School District for each individual lot shall be assessed at the time of building permit issuance and paid prior to final certificate of occupancy.
36. A Parks Impact Fee shall for each individual shall be assessed at the time of building permit issuance and paid prior to final certificate of occupancy.
37. A Transportation Impact Fee for each individual lot shall be assessed at the time of building permit issuance and paid prior to final certificate of

occupancy.

38. All permit requests will be reviewed for compliance with applicable codes, ordinances, laws, rules and regulations prior to issuance of approval.
39. Current City of Carnation standard plan general notes, roadway notes, drainage notes, and erosion and sediment control notes shall be shown on the engineering plans submitted for approval.
40. In accordance with RCW 58.17.280, the project proponent shall obtain from the City a specific address for the new lot (the existing home currently has an address) and place it on the final plat.
41. In the event that the US Postal Service will provide mail delivery to the proposed lots, a Neighborhood Delivery and Collection Box Unit (NDCBU) shall be provided with a mailbox for each new lot in accordance with City of Carnation Street and Storm Sewer Standards. Location shall be approved by US Postal Service and the City.
42. Utilities shall be provided to each lot in accordance with CMC Chapter 15.60. All new utility installations serving the proposed subdivision or along frontage shall be underground.
43. An easement shall be provided and graphically illustrated on the final plat for any utilities not within a public right-of-way and over property other than which the utility serves.
44. In addition to the conditions provided herein, all requirements set forth by the City Engineer (Lochner Engineering) in their comments dated December 6, 2018 (*Exhibit 22*), or as hereinafter amended shall be satisfied prior to final plat approval.
45. The responsibility for the maintenance and operation of any common facilities including, but not limited to roadside drainage facilities, shall be determined prior to final plat approval. Said facilities may be maintained and operated by the land divider, a lot owners' association, a public agency or a private agency consistent with applicable state requirements. Any maintenance obligations shall be noted on the final plat.
46. *If* said common facilities are to be owned and managed by a lot owners' association, said lot owner's association shall be established prior to final approval. The association is responsible for operating and maintaining all common facilities that have been dedicated or deeded to it by the land divider. The by-laws of the association shall authorize, at a minimum, the

following responsibilities and authorities:

- To enforce covenants and conditions required by Title 15 CMC, or in the lot owner's association.
 - To levy and collect assessments against all lots to adequately accomplish the association's responsibilities.
 - To collect money from unit owners to finance future improvements.
 - To collect delinquent assessments through the courts, including money to pay for the costs of court action.
 - To enter into contracts to build, maintain and manage common facilities required by Title 15 CMC.
 - To allow amendments to the by-laws for improvements required by Title 15 CMC which may or may not require a plat alteration to be submitted, approved and finalized in accordance with Title 15 CMC.
47. *If* a Home Owners Association is formed, the final plat shall include a statement which requires indefinite existence of the association and automatic membership in the association upon assumption of ownership of a lot within the plat. The Association by-laws shall be submitted and approved by the City Planner prior to final plat approval. The by-laws required for this section shall be separate from any by-laws or private covenants established by the subdivider. Any private covenants or restrictions proposed by the subdivider shall not be included with any required by-laws set forth by the Carnation Municipal Code.
48. The above requirements and/or decision are subject to change if proposed lot sizes or any other information provided by the applicant or their authorized representative proves inaccurate.
49. In accordance with RCW 58.17.140, a final plat that meets all the requirements of Sections 15.16.340 CMC and 15.16.350 CMC and of this decision shall be submitted to the City within 60 months of the date of this preliminary subdivision approval. The final plat may be presented to the City at any time during the period of preliminary approval.
50. The decision set forth herein is based upon representations made and exhibits, including plans and proposals submitted at the hearing conducted by the hearing examiner. Any substantial change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to the approval of the hearing examiner and may require further and additional hearings.
51. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws,

regulations, and ordinances is a condition precedent to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.

NOTE: In addition to the above listed conditions of preliminary subdivision approval, the applicant shall satisfy the conditions of the SEPA MDNS issued December 7, 2018.

DECISION:

The request for preliminary plat approval of Tolt Meadows Division 2 is hereby granted subject to the conditions contained in the conclusions above.

ORDERED this 31st day of January, 2019.



STEPHEN K. CAUSSEAU, JR.
Hearing Examiner

TRANSMITTED this day of , 2019, to the following:

APPLICANT: John Day Homes, Inc.
 Attn: Rob McFarland
 P.O. Box 2930
 North Bend, WA 98045

OTHERS:

Tiffany Welton
33412 N.E. 42nd Street
Carnation, WA 98014

Jim Ribail
4207-334th Avenue N.E.
Carnation, WA 98014

Bradley, Connor and Dana McCabe
4213-334th Avenue N.E.
Carnation, WA 98014

Graham Nicastro and Jessica Merizan
4451-333rd Avenue N.E.
Carnation, WA 98014

David West
4253-333rd Avenue N.E.
Carnation, WA 98014

James and Susan Applegate
4122-333rd Avenue N.E.
Carnation, WA 98014

Alexander Batishchev
33306 N.E. 42nd Street
Carnation, WA 98014

Craig and Katie Tasa
4481-333rd Avenue N.E.
Carnation, WA 98014

Jonathon and Nancy McClay
4020-333rd Avenue N.E.
Carnation, WA 98014

Brian and Christine Jenson
4321-333rd Avenue N.E.
Carnation, WA 98014

Glenn and Mary Ehrlich
4351-333rd Avenue N.E.
Carnation, WA 98014

George and Beth Padilla
4127-333rd Avenue N.E.
Carnation, WA 98014

Kamila and Sahit Rawat
4381-333rd Avenue N.E.
Carnation, WA 98014

Kevin and Susan Langston
33303 N.E. 42nd Street
Carnation, WA 98014

Marvin Wagner
4157-333rd Avenue N.E.
Carnation, WA 98014

Anthony and Angela Mumford
33307 N.E. 42nd Street
Carnation, WA 98014

David and Kristen Kane
4283-333rd Avenue N.E.
Carnation, WA 98014

William Fratzke
P.O. Box 724
Carnation, WA 98014

Mike and Rose Flowers
33342 N.E. 42nd Place
Carnation, WA 98014

Gabriel Debacker
4201-334th Avenue N.E.
Carnation, WA 98014

Jin Wei
4065-333rd Avenue N.E.
Carnation, WA 98014

Marty Adler
33298 N.E. 42nd Street
Carnation, WA 98014

John and Shelly Huffman
4152-333rd Avenue N.E.
Carnation, WA 98014

Thayab and Lindsay Chhaya and
Elizabeth Sundquist
4060-333rd Avenue N.E.
Carnation, WA 98014

Reena and David Deklotz
Rick Schlecht
4080-333rd Avenue N.E.
Carnation, WA 98014

CITY OF CARNATION

OFFICE OF THE HEARING EXAMINER

CITY OF CARNATION

REPORT AND DECISION

CASE NO.: PRELIMINARY PLAT INTERPRETATION REQUEST
LP-18-0001, TOLT MEADOWS II

APPLICANT: John Day Homes
P.O. Box 2930
North Bend, WA 98045

ATTORNEY: Duana Kolouskova
11201 S.E. 8th Street, Suite 120
Bellevue, WA 98004

PLANNER: Amanda Smeller, City Planner

SUMMARY OF REQUEST:

Interpretation of construction vehicle access restrictions (if any) for home building in the Tolt Meadows II subdivision.

SUMMARY OF DECISION: See Decision.

DATE OF DECISION: August 13, 2020

PUBLIC HEARING:

After reviewing the Staff Report and examining available information on file with the application, the Examiner conducted a public hearing on the request as follows:

The hearing convened on July 29, 2020, at 7:05 p.m.

Parties wishing to testify were sworn in by the Examiner.

The following exhibits were submitted and made a part of the record as follows:

- EXHIBIT 1 - Staff Report
- EXHIBIT A - Applicant Letter Requesting Interpretation
- EXHIBIT B - Preliminary Plat Decision dated January 31, 2019
- EXHIBIT C - Traffic Control Plan
- EXHIBIT D - Application for Construction Permit in City Right-of-Way
- EXHIBIT E - Eastside Fire and Rescue Comments
- EXHIBIT F - City Engineer Comments
- EXHIBIT G - Bob Jean Comments
- EXHIBIT H - Kristina Batischev Comments
- EXHIBIT I - Kamila Pawlik Comments
- EXHIBIT J - Christine Jenson Comments
- EXHIBIT K - Pam Young Wagner Comments
- EXHIBIT L - Dana McCabe Comments
- EXHIBIT M - Glenn Ehrlich Comments
- EXHIBIT N - Betsy Sundquist Comments
- EXHIBIT O - John Huffman Comments
- EXHIBIT P - Graham Nicastro Comments
- EXHIBIT Q - Craig Tasa Comments

The Minutes of the Public Hearing set forth below are not the official record and are provided for the convenience of the parties. The official record is the recording of the hearing that can be transcribed for purposes of appeal.

DUANA KOLOUSKOVA, attorney at law, appeared on behalf of John Day Homes, which submitted the interpretation request. The interpretation is of facts already determined and no additional facts should be put into the record. The Examiner issued a Decision approving the preliminary plat subject to conditions of approval on January 31, 2019. Condition 50 allows an interpretation of the construction access to the plat. The Decision and condition addressed construction access during plat development, but not during the home building stage. The Hearing Examiner reviews and conditions preliminary plats under RCW 58.17. The responsible official did not require SEPA mitigation for the construction access. No plat conditions address access. The Staff Report has no conditions addressing a construction access. However, at the hearing a lot of discussion occurred regarding a direct plat access to 45th. No SEPA mitigation measures and no conditions of approval restrict access to the plat. The Hearing Examiner did find a voluntary agreement to allow a construction access via a private driveway onto 45th. However, no safety concerns were identified regarding the use of existing, public roads. This plat is no different from any other plat that uses public roads for access. All infill development has to use existing streets. Here, the plat infrastructure construction is complete, and the construction access is no longer needed. The City asserts that the building permit stage is also covered by the plat decision. However, if such is the case, we are now talking about a new plat condition that would govern building permits. City streets

used for access are designed to accommodate Tolt Meadows II, and the plat is no different from other infill plats. The applicant has now decided to use City streets for access and not the driveway. No condition requires the continuation of using the driveway. The sidewalks for the plat are constructed and home construction vehicles must go over sidewalks and curbs. No evidence showed that public roads could not be used for home construction. The interpretation can't be based on public input, but must be based on the decision, conditions, and SEPA mitigation. The applicant volunteered to utilize the driveway during plat construction. The Examiner has the power to review the conditions based on Condition 50.

JOHN DAY, John Day Homes, appeared and testified that he did offer the driveway access condition at the public hearing based on concerns. During a recess he went to Mr. McFarland to volunteer the driveway access for plat construction. It was not an offer for access for housing construction. The driveway access was his idea, not the City's. They do not want to reopen the record, but just have the Examiner interpret the conditions. Nothing anywhere requires them to continue to use the driveway.

MS. KOLOUSKOVA reappeared and stated that the City has the burden of proof to establish that a plat condition or SEPA mitigating measure requires continued use of the driveway. Comments do exist, but no conditions. The Hearing Examiner found it was a voluntary action by the applicant.

ZACH LELL, City attorney, appeared and stated that we do have an issue of interpretation and not evidence. What did the decision mean in relation to site access? The City strongly disagrees with the applicant. The meaning of Finding of Fact 18C and Condition 50 is clear. Both were clearly based on hearing testimony and were not challenged by the applicant. No one filed a reconsideration or appeal. For that reason the Nykreim decision is controlling, as the decision is binding on all parties. The findings of fact are a verity on appeal. Here there was no appeal, so these findings are etched in stone. Condition 50 relates back and encapsulates the findings of fact, particularly 18C. Any change in the representations and findings require Hearing Examiner approval. It is the applicant's burden of proof to show that a change is needed. The conditions apply to homes and plat approval. It is common for a land use decision to go from general to specific. The specific would include the building permit process. He referred to Conditions 35-37 that require imposition of impact fees at the building permit stage, as it is common for a plat decision to reach forward. The fact that no SEPA mitigating measures or proposed conditions in the Staff Report exist is not controlling. The reason for the public hearing is to obtain testimony from the public. The public process in this case worked as intended. No changed circumstances warrant a change to the original plat decision. The City desires that the Examiner reaffirm his original condition.

AMANDA SMELLER appeared and referred to her Staff Report and introduced additional emails that were added as exhibits to the record.

AMY ARRINGTON, former City manager, appeared and testified that she thought the Tolt Meadows plat hearing was a great hearing. Everyone had a great attitude to include the public and the applicant. A discussion occurred regarding access to the plat from 45th, an arterial road. However, such access did not meet City standards. The applicant and City started working through the access issue before the hearing. Access was a big issue. The issue concerned not just the construction access, but the forever access for future residents. The developer talked about construction traffic utilizing the driveway from 45th. No distinction was made between plat and home construction. She thought the applicant's proposal was a great solution for the public. She was not surprised by the Examiner's decision. It was very clear. The findings of fact were built on all construction. It appeared to be a great partnership and she was excited to move forward.

JORGE GARCIA, City engineer, appeared and testified that the plat is substantially complete, and only a small part remains.

MR. DAY reappeared and testified that the plat is 100 percent complete. The City refused to allow them to bond any improvements.

MR. GARCIA then reappeared and testified that construction access to the plat from 45th is from an arterial street. 333rd and 42nd are not collector arterials, but residential local access streets.

BOB JEAN, interim City manager, appeared and testified that in his career he has been involved with a lot of development projects through the years. He began service with the City on May 20, 2020, and received calls regarding construction vehicles using 333rd and 42nd. He was aware of construction vehicle parking in the street. In the first case, Puget Sound Energy gave the applicant a very small window to do the work, and in the second instance, the applicant was pouring concrete on 45th and could not use it. He agreed that local access was necessary. Mike Day told him they would continue using 45th for home construction, but John Day said such was not the case. The Days chose to pave the plat road from north to south which required using neighborhood streets. They could have done the paving from south to north and used 45th. When installing landscaping, trucks parked on 333rd in a "no parking" area. Many projects have used one access for construction.

GLENN EHRLICH appeared and testified that he is vice president of the Tolt Meadows Homeowners Association and that the applicant agreed to address residents' safety concerns. The 45th access addressed safety for children in the community and the peaceful enjoyment of the neighborhood. However, numerous violations occurred. John Day agreed that these violations would not happen.

JESSICA MERIZAN appeared and does not agree with the offhand remark that the violations are not an issue. Clear violations of the agreement occurred. She is president of the homeowners association and does not want to have to look over her shoulder to ensure fulfillment of the agreement. There was huge concern regarding the agreement at

the hearing. She hopes for clarification, but is concerned about previous disregard of conditions.

KIM LISK, mayor of Carnation, appeared and testified that she was present at the previous hearing and listened to all speakers. Residents talked about safety and construction trucks. She introduced herself to John Day and suggested he attend a homeowners meeting. He told her that he had a solution. He spoke to the community and said that they would not need to access through Tolt I until the last few homes were constructed. She is surprised that we are having this hearing.

JIM RIBAIL appeared and testified that he spoke at the previous hearing. The solution to the construction truck issue was brought forward by the applicant. Mr. Day asked for a recess and then addressed the people in attendance and told them that they would keep the construction trucks coming from 45th until the last houses were constructed. This was his solution.

DAVID KANE appeared and testified that he attended the previous hearing and is the former homeowners president. Multiple violations have occurred. Trucks have parked illegally and have come through their neighborhood. Builders will need access to the site. Now, what assurance do we have that the City and the applicant will follow the conditions?

MIKE FLOWERS appeared and testified that he resides in the River's Edge plat and has observed construction of Tolt Meadows for the past two to three years. He has seen broken promises, and the applicant never held accountable. They are trying once again to get out of their agreement. The problems are the applicant's own doing.

BRAD McCABE appeared and testified that he is not impacted, but attended the previous hearing. A recess was called. The applicant gave the solution. They would build Lot 8 last and that would allow the construction trucks to continue using 45th until that time. It was not a solution pulled out of the air, it is what happened.

ALEXANDER BATISHCHEV appeared and noted several violations. We must keep the applicant accountable and held to this agreement. Public safety is a high priority and the conditions are written in the decision.

TIFFANY WELTON appeared and testified that she was assured by Mr. Day about the construction access. Everyone in attendance calmed down after he presented his solution. We should hold him accountable.

MR. LELL reappeared and stated that this is purely and simply a matter of interpretation of a small number of words. The overriding principle is to discover the original intent. The public attended the public hearing and heard the genesis of Findings 18C and Condition 50. The intent is very clear. Construction trucks would utilize the driveway. We now know the origin of the condition. The City requests interpretation as originally intended.

BOB JEAN reappeared and testified that the issue is simple and that he accepts the Hearing Examiner's decision. It includes construction access from 45th except for the last two homes. The applicant can't have it both ways. Limiting the access to 45th will not harm the applicant, but will create inconvenience.

MS. KOLOUSKOVA reappeared and stated that memories differ. The hearing occurred more than 18 months ago. For clarity, nothing in the record addresses the private conversations. There is no legal basis for restricting use of a public road. The applicant made a voluntary agreement, but it was based on the preliminary plat at a plat hearing. What could they appeal? Condition 50 deals with plat plans. Nykreim is actually supportive of the applicant's position as the decision must be applied as written. The Examiner would need to add a condition that explains how building permit traffic would be handled. Mr. Garcia said that all plat conditions are met. Nothing restricts access. Conditions 35-37 do provide continuing circumstances in their language. SEPA could have addressed the access issue. An access discussion would have been held before the threshold determination. If the conditions are to go forward, that must be clear in the decision. No condition in the decision refers to the building permit. They also want compliance with conditions moving forward.

No one spoke further in this matter and the Hearing Examiner took the matter under advisement. The hearing was concluded at 8:47 p.m.

NOTE: A complete record of this hearing is available in the office of the City of Carnation.

FINDINGS, CONCLUSIONS, AND DECISION:

FINDINGS:

1. The Hearing Examiner has admitted documentary evidence into the record, heard testimony, and taken this matter under advisement.
2. Following a 2.5 hour hearing held on the evening of January 16, 2019, the Examiner issued a Report and Decision dated January 31, 2019, approving the preliminary plat of Tolt Meadows II. Said Decision granted preliminary plat approval of a 3.7 acre parcel that allowed its subdivision into 15 single-family residential lots. The parcel is located at 33323 N.E. 45th Street within the City of Carnation. Preliminary plat approval was granted subject to compliance with 51 conditions of approval. Neither the applicant, the City, nor parties of record submitted a request for reconsideration or filed an appeal pursuant to the Land Use Petition Act (LUPA), and therefore the decision is final.

3. The applicant has either completed or is very close to completing all requirements necessary to obtain final plat approval for Tolt Meadows II and to commence construction of homes on plat lots. Construction of plat infrastructure is essentially complete. During construction of plat infrastructure, construction vehicles accessed the site via an existing driveway extending into the site from 45th Street, a City arterial. Such access limitation was voluntarily offered by the applicant at the public hearing and incorporated into the Decision approving the preliminary plat. A dispute has now arisen between the applicant, the City, and residents of the abutting Tolt Meadows subdivision regarding whether the applicant's agreement and the Examiner's decision approving the preliminary plat also limits access for home construction vehicles to the existing driveway on 45th Street.
4. The applicant, John Day Homes, Inc., by and through its attorney Duana Kolouskova, assert that conditions of preliminary plat approval do not limit home construction trucks to the 45th Street access. The City and residents assert that the decision clearly requires such limitation, and that the applicant itself proposed such limitation. The applicant agrees that it voluntarily limited vehicular access for construction of the plat infrastructure to the 45th Street driveway. However, the applicant also asserts that it did not agree to limit access for construction trucks used in the house building phase to said driveway.
5. The issue before the Examiner is limited to an interpretation of the previous decision approving the preliminary plat. While residents and to a lesser extent the City have attempted to introduce other reasons for the limitation such as safety hazards or parking violations by construction trucks in plat development, the Examiner has not considered such reasons in this interpretation. As correctly noted by the applicant, at the preliminary plat approval stage the City identified no safety or other impacts that construction trucks would create by utilizing 333rd/42nd. The City therefore proposed no mitigating measures pursuant to the State Environmental Policy Act (SEPA) or conditions of plat approval restricting usage of such streets.
6. The Examiner's minutes of the testimony presented at the Tolt Meadows II preliminary plat hearing show that residents asserted that future plat traffic and construction vehicles utilizing residential streets would create significant safety concerns. One of the last speakers, John Huffman, testified as to his safety concerns, and concluded by questioning how the applicant proposed to route its construction trucks into and out of the area. He suggested a temporary, construction access.
7. Testimony of several speakers at the interpretation hearing establishes that near the end of the preliminary plat hearing, the applicant requested a recess. Mayor Kim Lisk testified that during the recess she introduced herself to John Day, John Day Homes (applicant), and suggested that he attend a homeowners association meeting. However, Mr. Day told her that he had already developed a construction truck access solution. Mayor Lisk then testified that either Mr. Day or his

representative, Rob McFarland, spoke informally to community residents attending the hearing. They told residents that construction trucks would not need to access through Tolt Meadows until it was necessary to construct the last few homes. Former City Manager Amy Arrington also attended the hearing and confirmed the mayor's testimony. She emphasized that Mr. Day and Mr. McFarland made no distinction between vehicles used in plat construction and home construction. She and evidently many neighbors thought it was a great solution.

8. Upon reconvening the hearing, the Examiner's minutes reflect that Mr. McFarland testified in part as follows:

ROB McFARLAND reappeared and testified on behalf of the applicant. Concerning construction traffic, they have already thought about that and intend to use the existing driveway as a construction access....

The Examiner incorporated the applicant's and specifically Mr. McFarland's representations made at the hearing into the Findings of Fact as follows:

6. ...Development of the plat will require removal/demolition of all structures. However, the applicant will use the residential driveway for construction access to the site.
17. The primary concern raised by residents in Tolt Meadows relates to the safety of the 62 adults and 40 children living therein... Concerns include not only additional plat traffic, but also commercial delivery trucks and construction vehicles....
18. The Examiner has carefully considered concerns raised by residents, but must agree with the proposed road configuration that does not include a new access onto N.E. 45th Street for the following reasons...
- C. Construction vehicles will utilize the existing, residential driveway during development of the plat and construction of the homes. Thus, construction vehicles will not impact residents of Tolt Meadows. (emphasis added)

Finding 18 specifically addressed residents' concerns regarding temporary construction vehicles and permanent residential traffic through their neighborhood. However, the Examiner did not require a new, plat access onto N.E. 45th for the six reasons set forth in Condition 18. Finding (18C) specifically provides that construction vehicles will utilize the 45th Street access "during development of the plat and construction of the homes". Again, the applicant did not ask for reconsideration or appeal. The Examiner's minutes, Findings of Fact, and testimony at the interpretation hearing regarding the applicant's agreement clearly

establish that the applicant agreed to use the 45th Street driveway for both plat and home construction.

9. While conditions of approval do not specifically implement the applicant's agreement to utilize the residential driveway during both plat and home construction, Condition 50 provides:

50. The decision set forth herein is based upon representations made and exhibits, including plans and proposals submitted at the hearing conducted by the hearing examiner. Any substantial change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to the approval of the hearing examiner and may require further and additional hearings. (emphasis added)

Condition 50 specifically incorporates "representations made" and "proposals submitted at the hearing". The applicant for the first time at the preliminary plat hearing submitted a proposal to use the 45th Street residential driveway for both plat and home construction vehicles. The applicant's proposal for construction vehicle access is a "representation made" and a "proposal" "submitted at the hearing" and is therefore incorporated in Condition 50. Finding 18C specifically refers to construction vehicles utilized in construction of the homes. No ambiguity exists in the findings and conclusions.

10. It is clear that the applicant agreed that construction vehicles utilized in the home building phase were included in its proposal to use 45th Street for the following reasons:

- A. The applicant submitted an "Application for Construction Permit in City Right-of-Way" on January 22, 2019, six days following the hearing and prior to the Examiner issuing his decision. Said application requested a permit to use the driveway on 45th Street as a construction access and does not distinguish between plat and home construction.

- B. Finding 18C is clear that construction vehicles "will" utilize the residential driveway during construction of homes. The applicant did not request clarification or reconsideration of Finding 18C. Such verifies its proposal to include use of the residential driveway for home construction vehicles.

- C. The applicant called Mr. John Day as a witness. He testified that at the recess he authorized Mr. McFarland to volunteer the plat driveway access for plat construction only. However, the applicant did not call either Rob McFarland or Mike Day as witnesses. Mr. McFarland testified at the preliminary plat hearing that the applicant would use the existing driveway as a construction access, but expressed no limitation as to plat construction only. Mr. Jean testified that Mike Day told him that they would continue using

the 45th driveway for access during home construction. As held by our Washington Supreme Court in Pier 67 Inc., v. King County, 89 Wn. 2d 379 (1977):

...We have previously held on several occasions that where relevant evidence which would properly be a part of a case is within the control of a party whose interests it would naturally be to produce it and he fails to do so, without satisfactory explanation, the only inference which the finder of fact may draw is that such evidence would be unfavorable to him. In so holding, we have noted, “[t]his rule is uniformly applied by the courts and is an integral part of our jurisprudence”.... 89 Wn. 2d 379 @ 385, 386

Thus, it can be assumed that Mr. McFarland and Mr. Mike Day would agree that the applicant’s representations and proposal included utilization of the 45th driveway for house construction.

11. The applicant asserts that in addition to the lack of a condition of approval enforcing its representation/proposal to utilize the driveway access for home construction, neither the City nor the Examiner can prohibit the use of City public streets for construction vehicles. Such argument is reasonably analogous to the “invited error doctrine” as addressed by our Washington Court of Appeals in Joe Humbert, et. al., v. Walla Walla County, 145 Wn. App. 185 (2008). As explained by our Court of Appeals:

Appellants next contend that the hearing examiner erred in imposing the intersection improvement requirements listed in Condition 23. Since appellants affirmatively agreed to those improvements with DOT, a nonparty to this action, and conveyed that information to the hearing examiner, they cannot be heard to claim error when the examiner adopted those conditions. The challenge is precluded by the invited error doctrine.

“The invited error doctrine prohibits a party from setting up an error in the trial court then complaining of it on appeal...The invited error doctrine has been applied to administrative actions just as it has trial court proceedings.... 145 Wn. App. 185 @ 192.

In the present case, as clearly found in Finding 18C, a verity that can no longer be challenged, the applicant proposed and represented that it would use the residential driveway for vehicular access for construction of both plat infrastructure and houses. The applicant cannot now claim that the City cannot prevent it from utilizing City streets for access to the plat for home construction.

12. Accepting the applicant's interpretation violates the intent of the public hearing process. The applicant's representatives met with residents during a recess in the preliminary plat hearing and agreed to limit home construction vehicles to the 45th driveway. The applicant's representative subsequently confirmed said agreement under oath to the Examiner. Accepting the applicant's interpretation would significantly, adversely impact the credibility of the land use decisionmaking process. Residents (and the City) heard both informally and formally from the applicant's representatives, and also read the decision to include Finding 18C and Condition 50. Interpreting the decision to allow home construction vehicles to utilize City streets would cause one to question the public hearing process.

CONCLUSIONS:

1. The Hearing Examiner has the jurisdiction to consider and decide the issues presented by this request.
2. The decision approving the preliminary plat of Tolt Meadows II is not ambiguous and needs no interpretation. The record contains no distinction between vehicle access for plat infrastructure construction and home construction. To the contrary, the decision specifically refers to construction vehicle access for both stages of construction.
3. The decision clearly shows that the applicant represented and proposed to restrict the access for construction trucks for home building to the driveway access to 45th Street. The Examiner and the City accepted the applicant's proposal.
4. Findings in the preliminary plat decision do not reflect conversations among the applicant, City staff, and residents as such occurred at a recess, occurred off the record, and occurred outside the presence of the Examiner. However, testimony at the present hearing confirms the applicant's testimony at the preliminary plat hearing and the accuracy of Finding 18(C).

DECISION:

The City has shown that the January 31, 2019, decision approving the preliminary plat of Tolt Meadows II needs no interpretation, and therefore it will stand as written. The applicant's request for an interpretation of said decision that would restrict only those vehicles used in plat infrastructure construction to the 45th Street driveway is hereby denied. The preliminary plat decision incorporates the applicant's representation and proposal to utilize the 45th Street driveway as the exclusive access for vehicles used in home building for the Tolt Meadows II plat (exception Lot 8).

ORDERED this 13th day of August, 2020.



STEPHEN K. CAUSSEAUX, JR.
Hearing Examiner

TRANSMITTED this 13th day of August, 2020, to the following:

APPLICANT: John Day Homes
P.O. Box 2930
North Bend, WA 98045

ATTORNEY: Duana Kolouskova
11201 S.E. 8th Street, Suite 120
Bellevue, WA 98004

OTHERS:

Glenn and Mary Ehrlich
4351-333rd Avenue N.E.
Carnation, WA 98014

Brian and Christine Jenson
4321-333rd Avenue N.E.
Carnation, WA 98014

Mike Day
P.O. Box 2930
North Bend, WA 98045

Kim Lisk
4135-327th Circle N.E.
Carnation, WA 98014

Jim Ribail
4207-334th Avenue N.E.
Carnation, WA 98014

David and Kristen Kane
4283-333rd Avenue N.E.
Carnation, WA 98014

Mike and Rose Flowers
33342 N.E. 42nd Place
Carnation, WA 98014

Brad and Dana McCabe
4213-333rd Avenue N.E.
Carnation, WA 98014

Alexander and Kristina Batishchev
33306 N.E. 42nd Street
Carnation, WA 98014

Tiffany Welton
33412 N.E. 42nd Street
Carnation, WA 98014

Elizabeth Sundquist
4060-333rd Avenue N.E.
Carnation, WA 98014

John Huffman
4152-333rd Avenue N.E.
Carnation, WA 98014

Graham Nicastro and Jessica Merizan
4451-333rd Avenue N.E.
Carnation, WA 98014

Craig and Katie Tasa
4481-333rd Avenue N.E.
Carnation, WA 98014

Kamila Pawlik kamila.pawlik@hotmail.com
Pam Wagner pamelaywagner@gmail.com

CITY OF CARNATION

TOLT MEADOWS II, A PLAT COMMUNITY AS DEFINED BY CHAPTER 64.90 RCW
 PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 15, IN TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M.,
 CITY OF CARNATION, KING COUNTY, WASHINGTON

VOLUME/PAGE

FINAL PLAT NO. LP 18-0001
 PARCEL NO. 152507-9041

DEDICATION

THE UNDERSIGNED, BEING ALL THE PARTIES HAVING AN OWNERSHIP INTEREST IN THE LAND HEREBY SUBDIVIDED, DO HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DO HEREBY DEDICATE TO THE CITY OF CARNATION ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC STREET PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN ORDER TO ESTABLISH, CONSTRUCT, AND MAINTAIN SAID DRAINAGE AND DRAINING SYSTEMS RELATED THERETO, AND FURTHER DEDICATE TO THE CITY OF CARNATION, ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON INCLUDING BUT NOT LIMITED TO PARK, OPEN SPACE, UTILITIES, AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE CITY OF CARNATION. FURTHER, THE UNDERSIGNED HEREBY WAIVE FOR THEMSELVES AND THEIR SUCCESSORS IN TITLE, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF CARNATION AND ITS SUCCESSORS IN TITLE WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION OF MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THE SUBDIVISION. FURTHER THE UNDERSIGNED HEREBY AGREE FOR THEMSELVES AND THEIR SUCCESSORS IN TITLE, TO INDEMNIFY AND HOLD THE CITY OF CARNATION AND ITS SUCCESSORS HARMLESS FROM ANY CLAIMS FOR DAMAGES ALLEGED TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THE SUBDIVISION.

THIS SUBDIVISION DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS, THIS _____ DAY OF _____, 20____.

JOHN DAY HOMES INC., A WASHINGTON CORPORATION

BY: _____

ITS:

WASHINGTON TRUST BANK

BY: _____

ITS:

ACKNOWLEDGMENTS

STATE OF WASHINGTON
 COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
 SIGNATURE OF _____
 NOTARY PUBLIC _____
 PRINTED NAME _____
 TITLE _____
 MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON
 COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/THEY WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF THE QUADRANT CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
 SIGNATURE OF _____
 NOTARY PUBLIC _____
 PRINTED NAME _____
 TITLE _____
 MY APPOINTMENT EXPIRES _____

PRELIMINARY COPY

DATE AUGUST 10, 2020

SHEET INDEX:
SHEET 1: DEDICATIONS, LEGAL DESCRIPTION & ACKNOWLEDGMENTS
SHEET 2: TABLES, RECORD DOCUMENTS EASEMENTS & BASIS OF BEARINGS
SHEET 3: BOUNDARY, LOT LAYOUT



4200 6TH AVENUE SE, SUITE 309
 LACEY, WA 98503
 360.292.7230
 WWW.KPFF.COM

CITY OF CARNATION FILE NO. _____

CITY OF CARNATION APPROVALS

EXAMINED AND APPROVED PER C.M.C. 15.09 THIS _____ DAY OF _____, 20____.

 CITY PLANNER

 CITY ENGINEER

 CITY MANAGER

 PUBLIC WORKS DIRECTOR

 MAYOR

KING COUNTY APPROVALS

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

 KING COUNTY ASSESSOR DEPUTY KING COUNT ASSESSOR

ACCOUNT NUMBER: 1525079041

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL THIS _____ DAY OF _____, 20____.

 MANGER, FINANCE DIVISION DEPUTY

LEGAL DESCRIPTION

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GUARANTEE NUMBER 5207170448 DATED JUNE 2, 2020

(TAX PARCEL NO. 1525079041)

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF KING, CITY OF CARNATION, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

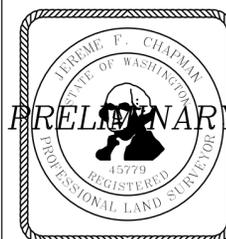
THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M.;
 EXCEPT PORTION FOR COUNTY ROAD;
 AND EXCEPT PORTION LYING NORTH OF COUNTY ROAD;
 AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15' TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M.;
 THENCE SOUTH 89°05'33" EAST, ALONG THE SOUTH LINE OF SAID SECTION, 332.88 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER;
 THENCE NORTH 00°08'17" WEST, ALONG SAID EAST LINE, 837.92 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 89°51'43" EAST 18.76 FEET;
 THENCE NORTH 00°12'30" EAST, 380.47 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF NE 45TH STREET;
 THENCE NORTH 63°12'30" WEST, ALONG THE SOUTH LINE OF NE 45TH STREET, 27.34 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;
 THENCE SOUTH ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.
 (ALSO KNOWN AS LOT B OF CITY OF CARNATION BOUNDARY LINE ADJUSTMENT NO. BLA 003-001, RECORDED UNDER RECORDING NO. 20040114900003, RECORDS OF KING COUNTY, WASHINGTON.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOHN DAY HOMES, A WASHINGTON CORPORATION ON JANUARY 1, 2020. I HEREBY CERTIFY THAT THIS MAP FOR TOLT MEADOWS II, A PLAT COMMUNITY, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

I HEREBY CERTIFY THE PLAT OF TOLT MEADOWS II, A PLAT COMMUNITY, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 25 NORTH, RANGE 07 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



 JEREME CHAPMAN, PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 45779
 KPFF CONSULTING
 612 WOODLAND SQUARE LOOP, #100
 LACEY, WASHINGTON 98503
 360-292-7230

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

 MANAGER SUPERINTENDENT OF RECORDS

RECORDING NO. _____

PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 IN TOWNSHIP 25 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, CITY OF CARNATION, KING COUNTY, WASHINGTON.

JOB NO 41800526

SHEET 1 OF 3

VOLUME/PAGE

TOLT MEADOWS II, A PLAT COMMUNITY AS DEFINED BY CHAPTER 64.90 RCW

PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 15, IN TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M., CITY OF CARNATION, KING COUNTY, WASHINGTON

VOLUME/PAGE

FINAL PLAT NO. LP 18-0001
PARCEL NO. 152507-9041

PLAT NOTES

1. THE TOLT MEADOWS DIVISION II HOMEOWNERS ASSOCIATION WAS ESTABLISHED FEBRUARY 26, 2020. ALL LOTS IN THIS PLAT ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF THE TOLT MEADOWS DIVISION II HOMEOWNERS ASSOCIATION DECLARATION RECORDED UNDER KING COUNTY RECORDING NUMBER _____ AND ANY AMENDMENTS THERETO.
2. 333RD PLACE NE IS DEDICATED TO THE CITY OF CARNATION WITH THE RECORDING OF THIS PLAT.
3. ALL BUILDING DOWNSPOUTS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO AN ON-SITE STORMWATER INFILTRATION DRAINAGE SYSTEM.
4. THE TOLT MEADOWS DIVISION II HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE BIORETENTION SWALES ADJACENT TO 333RD PLACE NE.
5. THE TOLT MEADOWS DIVISION II HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE BIORETENTION SWALES ADJACENT TO 334TH AVENUE NE.
6. A SCHOOL IMPACT FEE AS IMPOSED BY THE RIVERVIEW SCHOOL DISTRICT SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH INDIVIDUAL LOT.
7. A PARKS IMPACT FEE SHALL BE PAID PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY NEW SINGLE FAMILY RESIDENCES.
8. A TRANSPORTATION IMPACT FEE SHALL BE PAID PRIOR TO CERTIFICATE OF OCCUPANCY/FINAL INSPECTION FOR ANY NEW SINGLE FAMILY RESIDENCES.
9. THE HOUSE ADDRESSES WITHIN THIS PLAT SHALL BE ASSIGNED WITH THE RANGE OF 33310 TO 33316 FOR NE 42ND STREET.
10. THE HOUSE ADDRESSES WITHIN THIS PLAT SHALL BE ASSIGNED WITH THE RANGE OF 4200 TO 4487 FOR 333RD PLACE NE.
11. THE TOLT MEADOWS DIVISION II HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF A 10' WIDE LANDSCAPE BUFFER ALONG THE STREET FRONTAGE OF TOLT ROAD NE (45TH ST) AND 334TH AVENUE NE AS SHOWN ON SHEET 3 AND IS HEREBY ESTABLISHED.
12. ALL FENCES ALONG NE 45TH STREET AND 334TH AVENUE NE MUST BE NO LESS THAN 10.00 FEET FROM THE RIGHT-OF-WAY.

RECORDED DOCUMENTS

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GUARANTEE NUMBER 5207170448 DATED JUNE 2, 2020

#	FILE NO.	DATE	PURPOSE
2	20040114900003	01-14-2004	CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF SURVEY.
3	20190516000403	5-16-2019	EASEMENT FOR THE BENEFIT OF PUGET SOUND ENERGY, INC. TO USE THE EASEMENT AREA TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, IMPROVE, REMOVE, UPGRADE AND EXTEND ONE OR MORE UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY HAVING A WIDTH OF 5 FEET ON EACH SIDE OF THE CENTERLINE OF PSE'S FACILITIES.

METHOD OF SURVEY

CONTROL SURVEY PERFORMED USING RTK METHODS WITH THE USE OF TOPCON GR5 GPS RECEIVERS. ON-SITE SURVEY PERFORMED USING CONVENTIONAL FIELD TRAVERSE METHODS WITH THE USE OF A TOPCON PS-103 TOTAL STATION.

THIS SURVEY MEETS OR EXCEEDS THOSE STANDARDS CONTAINED IN WAC 332-130-090.

SURVEY WORK PERFORMED FROM SEPTEMBER 2018 TO JUNE 2020.

BASIS OF BEARINGS

WASHINGTON STATE PLANE, NORTH ZONE 4601, N14°34'05"W BETWEEN WSDOT DESIGNATION POINTS "CAR" AND BM17203-41, AS SHOWN BELOW.

ALL DISTANCES ARE GROUND SCALE IN U.S. SURVEY FEET.

SECTION SUBDIVISION

PER PLAT OF TOLT MEADOWS, REFERENCE SURVEY # 5.

EASEMENT PROVISIONS

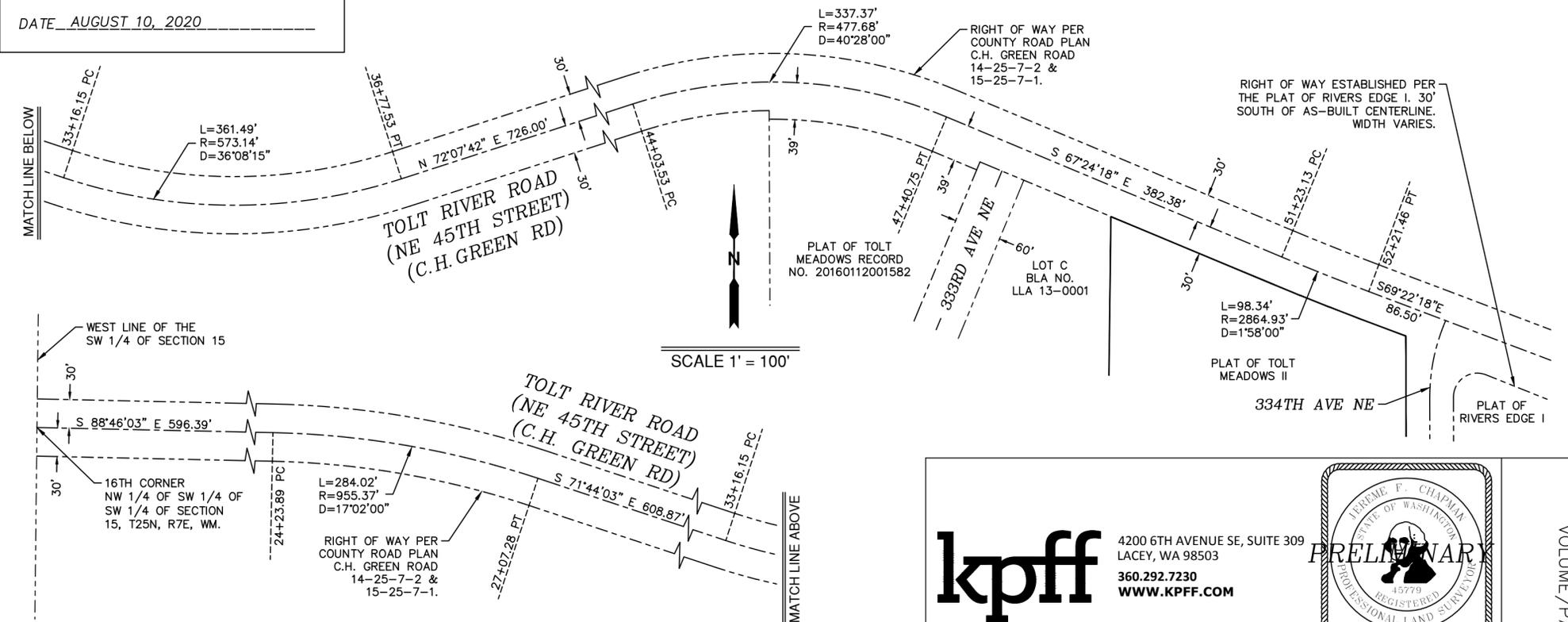
- ① AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED AND RESERVED FOR THE CITY OF CARNATION, THE TOLT MEADOWS HOME OWNER'S ASSOCIATION, PUGET SOUND ENERGY, INC., ANY REGIONAL TELEPHONE, CABLE TELEVISION AND INTERNET COMPANIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AN UPON THE EXTERIOR SIX FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE FRONTAGE OF 333RD PLACE NE AND NE 42ND STREET AS SHOWN. THE PURPOSE OF THE EASEMENT IS TO INSTALL, LAY, CONSTRUCT, RENEW OPERATE AND MAINTAIN DRAINAGE FACILITIES, UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, NATURAL GAS, TELEPHONE, INTERNET SEWER AND WATER SERVICE, DRAINAGE AND CABLE TELEVISION. THE EASEMENT SHALL INCLUDE THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. AFTER ENTRY PURSUANT TO THESE EASEMENTS, THE PROPERTY SHALL BE RESTORED AS NEAR AS POSSIBLE TO ITS ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISIONS SHALL BE PLACED OR PERMITTED TO BE PLACES UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
- ② THE 15' EASEMENT ACROSS LOTS 14 AND 15 IS A PUBLIC UTILITY EASEMENT THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF SAID EASEMENT WHICH THEY BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION USED IN COMMON.
- ③ THE 20' EASEMENT ACROSS LOT 6 IS A PRIVATE EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO BENEFIT LOTS 6 AND 7. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF SAID EASEMENT WHICH THEY BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION USED IN COMMON.
- ④ THE 15' EASEMENT ACROSS LOTS 6 AND 7 IS A PUBLIC UTILITY EASEMENT AND BIKE/PEDESTRIAN ACCESS EASEMENT TO BENEFIT LOTS 1-15. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF SAID EASEMENT WHICH THEY BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION USED IN COMMON.

Ⓝ - EASEMENTS AS SHOWN ON SHEET 3

EASEMENT PROVISIONS				
EASEMENT PROVISION	EASEMENT TYPE	OVER LOTS/TRACTS	BENEFITING LOTS/TRACTS	RESPONSIBLE PARTIES
①	6' WIDE PUBLIC UTILITY EASEMENT	1-15	1-15	UTILITY PURVEYORS
②	15' WIDE PUBLIC UTILITY EASEMENT	14-15	14-15	14-15
③	20' WIDE PRIVATE ACCESS & UTILITY EASEMENT	6	6-7	6-7
④	15' WIDE PUBLIC UTILITY EASEMENT & BIKE/PEDESTRIAN ACCESS EASEMENT	6-7	1-15	1-15

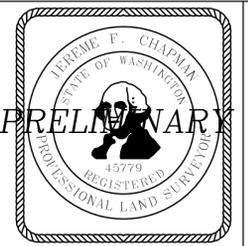
PRELIMINARY COPY

DATE AUGUST 10, 2020



kpff

4200 6TH AVENUE SE, SUITE 309
LACEY, WA 98503
360.292.7230
WWW.KPFF.COM



TOLT MEADOWS II, A PLAT COMMUNITY AS DEFINED BY CHAPTER 64.90 RCW
 PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 15, IN TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M.,
 CITY OF CARNATION, KING COUNTY, WASHINGTON

VOLUME/PAGE

FINAL PLAT NO. LP 18-0001
 PARCEL NO. 152507-9041

FOUND 1/2" REBAR
 WITH CAP LS 28101
 PER REFERENCE
 SURVEY # 5. (9-5-18)

FOUND 1/2" REBAR
 WITH CAP LS 21559
 PER REFERENCE
 SURVEYS # 3, 4 & 5.
 (9-5-18)

LOT C
 BLA NO.
 LLA 13-0001
 AFN 20130621900008

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°51'54" E	18.76'
L2	N 53°09'08" W	16.59'
L3	N 53°09'08" W	14.66'
L4	N 53°05'21" E	36.11'
L5	N 53°05'21" E	17.50'
L6	N 21°45'56" E	6.60'
L7	N 88°57'13" W	25.00'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	27°07'18"	50.50'	244.25'
C2	49°35'18"	22.00'	19.04'
C3	47°32'01"	28.00'	23.23'
C4	91°04'48"	80.00'	127.17'
C5	91°04'48"	55.00'	87.43'
C6	91°04'48"	30.00'	47.69'
C7	1°58'00"	2894.93'	99.37'
C8	7°26'39"	50.50'	6.56'
C9	73°20'36"	50.50'	64.64'
C10	39°21'19"	50.50'	34.69'
C11	44°11'34"	50.50'	38.95'
C12	32°55'07"	50.50'	29.01'
C13	72°22'22"	50.50'	63.79'
C14	7°29'41"	50.50'	6.61'
C15	21°47'59"	200.00'	76.10'
C16	1°58'00"	2864.93'	98.34'
C17	47°43'	2894.93'	40.18'
C18	1°10'17"	2894.93'	59.19'

ADDRESSES	
LOT	ADDRESS
1	33310 NE 42ND STREET
2	33316 NE 42ND STREET
3	4299 333RD PLACE NE
4	4325 333RD PLACE NE
5	4385 333RD PLACE NE
6	4427 333RD PLACE NE
7	4487 333RD PLACE NE
8	4486 333RD PLACE NE
9	4428 333RD PLACE NE
10	4384 333RD PLACE NE
11	4326 333RD PLACE NE
12	4298 333RD PLACE NE
13	4272 333RD PLACE NE
14	4236 333RD PLACE NE
15	4200 333RD PLACE NE

FOUND 1/2" REBAR WITH CAP LS 21559 BEARING S36°46'W 0.32' FROM THE CALCULATED POSITION PER REFERENCE SURVEYS # 3, 4 & 5. (9-5-18)

FOUND 1/2" REBAR WITH CAP LS 28101 PER REFERENCE SURVEY # 5. (9-5-18)

LOT 27
 TOLT MEADOWS
 AFN 20160112001581

LOT 26
 TOLT MEADOWS
 AFN 20160112001581

LOT 20
 RIVERS EDGE DIV. II
 AFN 9808061912

LOT 21
 RIVERS EDGE DIV. II
 AFN 9808061912

LOT 1
 RIVERS EDGE DIV. I
 AFN 9712180190

LOT 8
 RIVERS EDGE DIV. I
 AFN 9712180190

LOT 1
 RIVERS EDGE DIV. II
 AFN 9808061912

LEGEND

- SET 3" BRASS CAP WITH PUNCH MARK STAMPED "LS 45779" AT THE SURFACE
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR AND CAP LS 45779 OR CORNER AS NOTED
- (R) RADIAL BEARING
- TPN TAX PARCEL NUMBER
- AFN AUDITOR'S FILE NUMBER
- SF SQUARE FEET
- IP IRON PIPE

NOTE: SEE SHEET 2 OF 3 SHEETS FOR EASEMENTS AND LOT USAGE TABLE
 PROPERTY AREA = 163,876± SQUARE FEET (3.762± ACRES)

ENCROACHMENTS

- 1 FENCE ON PROPERTY LINE
- 2 FENCE 0.6' NORTH OF PROPERTY LINE
- 3 FENCE 0.6' NORTH OF PROPERTY LINE
- 4 FENCE 0.2' NORTH OF PROPERTY LINE

REFERENCE SURVEYS

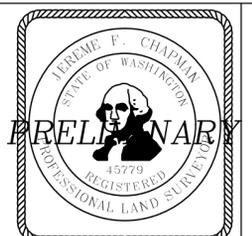
1. PLAT OF RIVERS EDGE DIVISION I, RECORD NO. 9712180190.
2. PLAT OF RIVERS EDGE DIVISION II, RECORD NO. 9808061912.
3. BOUNDARY LINE ADJUSTMENT LLA 03-001, RECORD NO. 20040114900003.
4. BOUNDARY LINE ADJUSTMENT LLA 13-0001, RECORD NO. 20130621900008.
5. PLAT OF TOLT MEADOWS, RECORD NO. 20160112001582.

PRELIMINARY COPY

DATE AUGUST 10, 2020



4200 6TH AVENUE SE, SUITE 309
 LACEY, WA 98503
 360.292.7230
 WWW.KPFF.COM





City of Carnation Meeting Calendar and Preliminary Agendas

This list is intended to be used for planning purposes only. Agenda items and dates may change.

10/12/2020 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting
Origin: *Staff:* City Planner *Firm Date?*

10/20/2020 City Council

OTHER BUSINESS

DISCUSSION Amendments to CMC Chapters 15.18 Local Project Approvals and 15.32 Non-Conforming Situations.
Origin: City Manager *Staff:* City Manager *Firm Date?*

DISCUSSION Continued review of 2021 Proposed Preliminary Budget.
Origin: City Manager *Staff:* City Manager *Firm Date?*

DISCUSSION 2018 Washington Building Codes (adoption due before 02/01/2021)
Origin: City Manager *Staff:* City Clerk *Firm Date?*

5:30 WORKSHOP

DISCUSSION
Origin: Council of the Whole *Staff:* City Manager *Firm Date?*

10/27/2020 Planning Board

Regular Meeting
Origin: *Staff:* *Firm Date?*

11/2/2020 Council Committee: F&O

DISCUSSION
Origin: *Staff:* *Firm Date?*

11/3/2020 City Council

AGENDA BILLS

ORDINANCE Adopting the 2018 Washington State Building Codes. (adoption due before 02/01/2021)
Origin: City Manager *Staff:* City Clerk *Firm Date?*

PUBLIC HEARING

DISCUSSION 2021 Preliminary Budget & Revenue Sources.
Origin: City Manager *Staff:* City Manager *Firm Date?*

11/9/2020 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting
Origin: *Staff:* City Planner *Firm Date?*

11/17/2020 City Council**AGENDA BILLS**

ORDINANCE	Adopting 2021 Property Tax Levy. <i>Origin:</i> City Manager	<i>Staff:</i> City Clerk	<i>Firm Date?</i> <input type="checkbox"/>
RESOLUTION	Adopting 2021 Fees, including revised Fire Fees. <i>Origin:</i> City Manager	<i>Staff:</i> City Clerk	<i>Firm Date?</i> <input type="checkbox"/>
RESOLUTION	Certifying the budget for the 2021 Property Tax Levy. <i>Origin:</i> City Manager	<i>Staff:</i> City Clerk	<i>Firm Date?</i> <input type="checkbox"/>

OTHER BUSINESS

DISCUSSION	Review of the 2020 Update to the Carnation Comprehensive Emergency Management Plan. (due in December) <i>Origin:</i> Public Health & Safety	<i>Staff:</i> City Manager	<i>Firm Date?</i> <input type="checkbox"/>
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PUBLIC HEARING

DISCUSSION	2021 Budget. <i>Origin:</i> City Manager	<i>Staff:</i> City Manager	<i>Firm Date?</i> <input type="checkbox"/>
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5:30 WORKSHOP

DISCUSSION	<i>Origin:</i> Council of the Whole	<i>Staff:</i> City Manager	<i>Firm Date?</i> <input type="checkbox"/>
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11/18/2020 SVGA

Hosted by the Snoqualmie Tribe.

Origin: *Staff:* *Firm Date?* **11/24/2020 Planning Board**

Regular Meeting

Origin: *Staff:* *Firm Date?* **12/1/2020 City Council****AGENDA BILLS**

ORDINANCE	Amending 2020 Budget. <i>Origin:</i> City Manager	<i>Staff:</i> Treasurer	<i>Firm Date?</i> <input type="checkbox"/>
ORDINANCE	Adopting 2021 Budget. <i>Origin:</i> City Manager	<i>Staff:</i> City Manager	<i>Firm Date?</i> <input type="checkbox"/>
RESOLUTION	Adopting the 2020 Update to the Carnation Comprehensive Emergency Management Plan. (due in December) <i>Origin:</i> Public Health & Safety	<i>Staff:</i> City Manager	<i>Firm Date?</i> <input type="checkbox"/>
RESOLUTION	Approving Terms of Sale for the Old Maintenance Shop. <i>Origin:</i> City Manager	<i>Staff:</i> City Manager	<i>Firm Date?</i> <input type="checkbox"/>

12/14/2020 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting

Origin: *Staff:* City Planner *Firm Date?* **12/15/2020 City Council**

Regular meeting.

Origin: *Staff:* *Firm Date?* **5:30 WORKSHOP**

DISCUSSION	<i>Origin:</i> Council of the Whole	<i>Staff:</i> City Manager	<i>Firm Date?</i> <input type="checkbox"/>
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12/22/2020 Planning Board

Regular meeting.

Origin: *Staff:* City Planner *Firm Date?*

1/5/2021 City Council

AGENDA BILLS

MOTION Appointing a member to Planning Board Position 1 with a term expiring in December 2023.

Origin: AB19-28/Section 2.40.010 CMC

Staff:

Firm Date?

ORGANIZATIONAL MEETING

Elect Deputy Mayor, make appointments to Council Committee and Liaisons.

Origin: Rules of Procedure

Staff: City Clerk

Firm Date?

1/11/2021 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting

Origin:

Staff: City Planner

Firm Date?

1/19/2021 City Council

AGENDA BILLS

MOTION Authorize 2021 Docket for amendments to the Comprehensive Plan and Land Use Code.

Origin: CMC

Staff: City Planner

Firm Date?

5:30 WORKSHOP

Origin:

Staff:

Firm Date?

1/26/2021 Planning Board

NEW BUSINESS

DISCUSSION 2021 Docket for amendments to Comprehensive Plan and Land Use Code.

Origin: 2021 Docket

Staff: City Planner

Firm Date?

DISCUSSION Proposed amendments to Chapter 15.76 CMC "Screening, Landscaping, and Trees"

Origin: 2020 Docket

Staff: City Planner

Firm Date?

DISCUSSION Proposed amendments to Chapter 15.48 CMC "Density & Dimensions" related to garage setbacks in MU zone.

Origin: 2020 Docket

Staff: City Planner

Firm Date?

1/27/2021 SVGA

Hosted by the City of Carnation.

Origin:

Staff:

Firm Date?

2/2/2021 City Council

OTHER BUSINESS

DISCUSSION ILA with King County for District Court Services (expires 12/31/2021)

Origin: City Manager

Staff: City Manager

Firm Date?

2/8/2021 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting

Origin:

Staff: City Planner

Firm Date?

2/16/2021 City Council

AGENDA BILLS

MOTION Approving ILA with King County for District Court Services (expires 12/31/2021)

Origin: City Manager

Staff: City Manager

Firm Date?

5:30 WORKSHOP

Origin:

Staff:

Firm Date?

2/23/2021 Planning Board**UNFINISHED BUSINESS**

- DISCUSSION Continued review of proposed amendments to Chapter 15.48 CMC "Density & Dimensions" related to garage setbacks in MU zone.
Origin: 2020 Docket *Staff:* City Planner *Firm Date?*
- DISCUSSION 2021 Docket for amendments to Comprehensive Plan and Land Use Code.
Origin: 2021 Docket *Staff:* City Planner *Firm Date?*
- DISCUSSION Continued review of proposed amendments to Chapter 15.76 CMC "Screening, Landscaping, and Trees".
Origin: 2020 Docket *Staff:* City Planner *Firm Date?*
-

3/2/2021 City Council

Regular Meeting

Origin: *Staff:* *Firm Date?*

3/8/2021 Parks Board

- DISCUSSION 7:00 PM Parks Advisory Board meeting
Origin: *Staff:* City Planner *Firm Date?*
-

3/16/2021 City Council**OTHER BUSINESS**

- DISCUSSION Review draft 2022 TIP and 2022-2027 STIP
Origin: City Manager *Staff:* City Clerk *Firm Date?*

5:30 WORKSHOP

Origin: *Staff:* *Firm Date?*

3/23/2021 Planning Board**PUBLIC HEARING**

- DISCUSSION Proposed amendments to Land Use Code Chapters 15.48 & 15.76.
Origin: 2020 Docket *Staff:* City Planner *Firm Date?*

UNFINISHED BUSINESS

- DISCUSSION 2021 Docket for amendments to Comprehensive Plan and Land Use Code.
Origin: 2021 Docket *Staff:* City Planner *Firm Date?*

RECOMMENDATION

- MOTION Recommendation to City Council regarding amendments to Land Use Code Chapters 15.48 & 15.76.
Origin: 2020 Docket *Staff:* *Firm Date?*
-

3/24/2021 SVGA

Hosted by the City of Snoqualmie.

Origin: *Staff:* *Firm Date?*

4/6/2021 City Council**PUBLIC HEARING**

2022 TIP and 2022-2027 STIP

Origin: City Manager *Staff:* City Clerk *Firm Date?*

4/12/2021 Parks Board

- DISCUSSION 7:00 PM Parks Advisory Board meeting
Origin: *Staff:* City Planner *Firm Date?*

4/20/2021 City Council

AGENDA BILLS

RESOLUTION Adopt 2022 TIP and 2022-2027 STIP

Origin: City Manager

Staff: City Clerk

Firm Date?

5:30 WORKSHOP

Origin:

Staff:

Firm Date?

4/27/2021 Planning Board

UNFINISHED BUSINESS

DISCUSSION 2021 Docket for amendments to Comprehensive Plan and Land Use Code.

Origin: 2021 Docket

Staff: City Planner

Firm Date?

5/4/2021 City Council

Regular Meeting

Origin:

Staff:

Firm Date?

5/10/2021 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting

Origin:

Staff: City Planner

Firm Date?

5/18/2021 City Council

Regular Meeting

Origin:

Staff:

Firm Date?

5:30 WORKSHOP

Origin:

Staff:

Firm Date?

5/25/2021 Planning Board

PUBLIC HEARING

2021 Docket for amendments to Comprehensive Plan and Land Use Code.

Origin: 2021 Docket

Staff: City Planner

Firm Date?

RECOMMENDATION

MOTION 2021 Docket for amendments to Comprehensive Plan and Land Use Code.

Origin: 2021 Docket

Staff: City Planner

Firm Date?

5/26/2021 SVGA

Hosted by the City of North Bend.

Origin:

Staff:

Firm Date?

6/1/2021 City Council

Regular Meeting

Origin:

Staff:

Firm Date?

6/14/2021 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting

Origin:

Staff: City Planner

Firm Date?

6/15/2021 City Council

Regular Meeting

Origin:

Staff:

Firm Date?

5:30 WORKSHOP

Origin:

Staff:

Firm Date?

6/22/2021 Planning Board

Regular Meeting

Origin:

Staff: City Planner

Firm Date?

9/22/2021 SVGA

Hosted by the City of Duvall.

Origin:

Staff:

Firm Date?

9/6/2022 City Council

OTHER BUSINESS

DISCUSSION CaTV Tax 5.04.030(F)&(H).

Origin: Ordinance 914

Staff: City Manager

Firm Date?
