
CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
September 27, 2000 -- 7:00 P.M. -- Senior Center

The Meeting was called to order at 7:00 P.M.

Pledge of Allegiance

ROLL CALL

Present: Mayor Dillon, Councilmember: Meamber, Miller (Late), Storrs, Lemley, Warner, Grandy (Late) and Silves. Staff Members: City Attorney Hayden, City Supervisor Stendal, City Planner Rivera, City Engineer Barnet, Police Chief Cooper and Fire Chief Klinger.

Consent Calendar

- Minutes from Previous Meeting
- Finance
 - Claim Vouchers #41219 to #41332 for \$108,767.15
 - Payroll Warrants #25411 to #25502 for \$128,826.01

Councilmember Miller arrived.

Councilmember Silves moved to accept the consent calendar. Seconded by Councilmember Warner. Motion carried.

Appointing New Councilmember in Ward #3

Mayor Dillon introduced candidates for the vacant Council position in Ward #3. Each candidate presented a brief introduction of themselves and why they have an interest in serving on the Council. The candidates are Tom Storrs, William Lang and Jack Bryant.

Councilmember Grandy arrived.

Councilmember Miller questioned the election status of the successful Council candidate.

Mayor Dillon stated that the successful person would be required to run in the 2001 election. It was too late for this November's election.

The meeting was adjourned to executive session for the purpose of making a decision on filling the vacant Council position for Ward 3. The meeting was adjourned at 7:10 P.M.

The meeting reconvened at 7:31 P.M.

Councilmember Silves moved to appoint Thomas Storrs to fill the vacant Ward 3 position. Seconded by Councilmember Miller. Motion carried.

Mayor Dillon administered the Oath of Office to Thomas Storrs to fill the vacant Council position for Ward 3. Councilmember Storrs joined the meeting as the newest Councilmember.

Items from the Audience

PUBLIC HEARINGS

Proposed Sewer Connection Ordinance

Attorney Hayden presented information and background and reviewed Council direction given during numerous worksessions on the proposed sewer connection ordinance which would require connection to sewer for all new structures, except single family residences on existing lots located more than 200 feet from sewer. Hayden also reviewed the ordinance section pertaining to outside city connections and annexation.

City Engineer Barnet addressed the Council and the importance of the developers role in placement of sewers.

City Planner Rivera spoke in support of the proposed ordinance and having sanitary sewer available to all areas of the City.

Dale Velasquez, Sewer Department foreman addressed the Council on the issue of ratepayers subsidizing development. Velasquez supported the ordinance and the developers role in providing services to new developments.

Mayor Dillon opened the continuation of the Public Hearing at 7:52 P.M.

Louie Requa -- 310 W. Bennett, presented each Councilmember with a packet of information. Requa addressed consistency within the City and the Urban Growth Area, the variance provision within the proposed ordinance, the definition of plats to include short plats, short plat legislation, and provided an example of the variance process whether in the City or Urban Growth Area based on economic or financial hardship. Requa questioned the need for sewer variances and advocated for deletion of the variance process for short plats allowing the use of septic tank and drainfields. Requa also discussed ULID's and latecomers agreements and a previous ordinance that allowed property owners to stay on existing septic tank and drainfields until such time their property was sold or in the case of failure of their system.

Mike Anderson -- 2079 Highway 20, presented history as a former Councilmember and spoke in favor of the previous ordinance that allowed property owners to maintain an existing septic system and encouraged the Council to reconsider implementing again.

Dave McLaughlin -- 4558 State Route 6, stated he had done a short plat on the Garden of Eden road approximately 3 years ago. McLaughlin compared the requirements then to current requirements. He stated that with today's requirements the cost would be too prohibitive to be able to do the short plat.

Bud Norris -- 3780 College Way, Mt. Vernon, owner of property located at 9312 Claybrook Road within the Urban Growth Area. Norris stated that he would be caught within the variance requirements and encouraged the Council to come up with another solution to providing consistency with the County regulations. Norris requested Council clarify how staff is to approach the process between the City and County for properties within the Urban Growth Area and encouraged the Council to provide a process that does not require a variance procedure.

Ted Anderson -- 305 N. Central, County Commissioner of District 3, stated he has had numerous calls regarding this issue. He reminded Council that the Comprehensive Plan is a 20-year plan and also stated that he believes the proposed ordinance to be unfair and unrealistic, as growth does not happen incrementally.

Lorry Ward -- 8616 Calkin, addressed existing families that reside in the Urban Growth Area and the financial impacts that the proposed ordinance could cause with the mandatory connection requirement.

Rick Mumford -- 8809 Birch Lane, questioned the existing mandatory connection requirement. Mumford stated he has 1100 feet of driveway and it would be too cost prohibitive to hook up to sewer if it became available.

Linda Eastman -- resides 4 miles east of the City and owns property within the City limits. Eastman questioned if the City was responsible for offering these improvements and doesn't understand why the developer should pay for the services. Eastman stated there has been Urban Growth Areas annexed into the city with no rewards and believes the growth should be kept within the City limits.

Virginia Good -- 24250 Alexander, located just outside the City limits by one house questioned the cost of the hook up fee.

Attorney Hayden stated the current connection fee is \$3,300.00 and everyone would pay that fee, however, there may be other financing options for the sewer line that could be involved such as ULID's.

William Murphy -- 7630 State Route 9, thanked Louie, Bud and others for looking out for his interest.

Larry Smith -- 1329 Railroad, lives in a home with a newer septic system and doesn't understand why if it works he should be required to connect to sewer.

Louie Requa -- representing Helen Meins who is doing a short plat outside City limits within the Urban Growth Area. Questioned if required to hook up to sewer does she have to pay 1 1/2 times the current rate that a ratepayer pays within the City limits.

Attorney Hayden stated the connection rate remains the same but until annexation the monthly rate is 1 1/2 times the rate of those inside the City limits. This is done to encourage annexation and to also pay for those costs that are subsidized by taxes.

On behalf of Mrs. Meins, Requa questioned the option of placing a duplex on the property and the fact that those are not exempt within the proposed ordinance even though duplexes according to the Comprehensive Plan are the preferred method of infill.

Tony Splane -- 714 Sapp Road, stated he surveyed an area on Sapp Road and found seven houses to be over 200 feet away from the street although their property line is right up to the road. He stated that 4 of those people are on Social Security and spoke of the financial hardship this would cause them. Splane stated he believes that single family homes with working septic systems should be exempt.

Pat Huggins -- 1011 Alderwood Lane, owner of property at 8648 Fruitdale Road inside the UGA spoke in support of Requa's recommendation to do away with the variance and also the mandatory sewer connection with a working septic system.

Mayor Dillon closed the Public Hearing at 8:47 P.M.

Mayor Dillon reminded Council that the regulations are being made for the City and if the County chooses to adopt the City regulations it is up to the County. The Council is to look out for the well being of the citizens within the City limits.

At the request of Councilmember Grandy, Attorney Hayden clarified that what is before the Council are three ordinance changes. The first being a hook up requirement for everything (trailer parks, multi family, commercial) within 200 feet, regardless of distance from sewer and single family residences measured by the lot line. Second, if peoples property line is within 200 feet from an appropriate point of connection as determined by the City Engineer there would be a hook up if requested within 90 days. The last section says that if someone hooks up outside the City limits, they either annex if possible or they waive the right to protest annexation. Hayden re-emphasized that the issue of variance requirements for sub-divisions is not before the Council.

Councilmember Silves moved to adopt Ordinance #1388-00 An Ordinance Amending the SWMC Section 13.08.040, 13.12.030 and 13.16.040 Regarding the Connection to City Sewer. Seconded by Councilmember Storrs.

Roll Call Vote: Councilmember Meamber -- No, Miller -- No, Storrs -- Yes, Lemley -- No, Warner -- Yes, Grandy -- No, Silves -- Yes. Motion denied (4-3).

A five-minute break was taken.

The meeting reconvened at 9:02 P.M.

OLD BUSINESS

Interlocal Agreement -- Sedro-Woolley and Mount Vernon

Supervisor Stendal stated the Council recently awarded the purchase of a new street sweeper for the Street Department. This is being done by using the City of Mount Vernon's contract documents. The proposed interlocal agreement with the City of Mount Vernon enables staff to proceed with the acquisition of the sweeper. Staff requested Council authorize the Mayor to sign the agreement as a matter of housekeeping practices.

Councilmember Miller moved to allow the Mayor to sign an Interlocal Agreement with the City of Mount Vernon regarding the purchase of a model 2000 Atchley mobile sweeper. Seconded by Councilmember Storrs. Motion carried.

NEW BUSINESS

Award of Bid -- Roofing

Dale Velasquez presented information on several buildings located at the plant site that have been in disrepair. Velasquez stated that staff has been in the process of cleaning out and fixing up the buildings in order to start using them. As part of the clean up process bids were secured for metal roofing and staff requests Council authorize award of the bid to Skagit Roofing.

Councilmember Warner moved to award the roofing contract to Skagit Roofing in the amount of \$8,950.00 plus tax. Seconded by Councilmember Miller. Motion carried.

Award of Bid -- Paving

As part of the same clean up Velasquez requested award of the paving bid to CSR Associated Sand and Gravel. Velasquez stated the paving would enable a cleaner operation with the number of trucks coming in and out during the winter months. Velasquez also stated all bids have been verified.

Councilmember Warner moved to award the paving bid to CSR Associated Sand and Gravel in the amount of \$35,700.00 plus tax. Councilmember Silves seconded. Motion carried.

Westview Estates ULID Segregation Request

Attorney Hayden reviewed the segregation process as per the state statute for the Westview Estates plat approved by Council at the September 13, 2000 meeting. Hayden

reviewed the original ownership of the properties and the divisions of the lot as requested by the property owners. Hayden reviewed the assessment on a square foot basis and stated the square footage was confirmed by the developers engineer. He also confirmed the assessment with one of the co applicants who advised him the assessment was appropriate. Hayden stated he did received a call from the other co applicant objecting to the assessment and at that time he offered to remove the item from the agenda so the assessments could be reviewed. It was requested by the co applicant that it remain on the agenda in order for the co applicant to address the Council.

Chris Stormont -- Mayor of Lyman and property owner of property located on Trail Road, expressed frustration over the timing of information received throughout the process of the plat, including the ULID segregation process. Stormont stated the timing of responses have not given he and his partner sufficient time for decisions needing to be made.

Attorney Hayden addressed the Council on the timing, process and review of the information.

Stormont addressed the Council on the permitting process, impact fees and the City's procedure for protesting impact fees.

Councilmember Warner moved to approve Resolution #644-00 A Resolution Approving the Segregation of Assessment for ULID #1994-2 for the Westview Estates Subdivision, Sedro-Woolley 98-01. Seconded by Councilmember Grandy. Motion carried.

Professional Services Agreement -- Janitorial Services

Supervisor Stendal presented information on the proposed janitorial services contract for a period of two years beginning September 1, 2000 with Jeff's Janitorial Services. Stendal reviewed the bid process and stated three bids were received. Staff request Council authorize the Mayor to sign the professional services agreement with Jeff's Janitorial in the amount of \$40,216.00 per year.

Councilmember Miller moved to authorize the Mayor to sign the professional services agreement with Jeff's Janitorial for the term of September 1, 2000 through August 31, 2002 in the amount of \$40,216.00 per year. Councilmember Meamber seconded. Motion carried.

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

Mayor Dillon -- presented a good news report and reported she had the honor of presenting a birthday card to someone named Margaret who was celebrating her 100th birthday. Dillon stated it was a heartwarming experience.

Councilmember Warner -- reported on the 911 fee scheduling committee for funding of the 911 system. Warner reviewed the proposed fee schedule. Warner also thanked Chief Cooper for his prompt attention to a recent concern.

Mayor Dillon -- reviewed a memo regarding a recent worksession topic on readdressing and requested Council action to move forward with a public hearing.

Councilmember Silves moved to hold a public hearing on readdressing and mandatory lettering to the houses in the City of Sedro-Woolley. Seconded by Councilmember Grandy. Motion carried.

Councilmember Meamber -- requested review of the impact fees.

Police Chief Cooper -- presented an update on the motorcycle police and the acquisition of the motorcycle for the sum of \$1.00 from Skagit County.

Fire Chief Klinger -- announced the upcoming Boot to Burn dance on October 28, 2000.

Supervisor Stendal -- reported on a safety hazard at Bingham Park with cars cutting through the park as a short cut to get from Cook Road to SR 20. Stendal stated some Councilmembers have looked at the situation and it is recommended the Bingham Park access off of SR 20 be blocked off. Staff requested Council approval to block the SR 20 entrance/exit.

Councilmember Grandy moved to authorize the Street Department to close the Bingham Park road at the SR 20 entrance/exit. Seconded by Councilmember Miller. Motion carried.

Dale Thompson addressed the Council regarding skateboarding on Jameson.

Councilmember Meamber also noted a complaint received regarding skateboarders on Jameson near the High School.

Councilmember Lemley moved to adjourn. Seconded by Councilmember Miller. Motion carried.

The Meeting adjourned at 10:00 P.M.