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CITY OF SEDRO-WOOLLEY  
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Regular Meeting of the City Council  
May 14, 2003 – Community Center – 7:00 P.M.

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

Pledge of Allegiance

ROLL CALL: Present: Mayor Dillon, Councilmembers Meamber, Splane, Storrs, Pearson, Miller, Lemley and Anderson. Staff Members: City Attorney Hayden, Cheryl Brue, Planner Hallberg, Engineer Blair and Lieutenant Wood.

Consent Calendar

- Minutes from Previous Meeting
- Finance
  - Claim Vouchers #48512 to #48674 for \$536,678.86
  - Payroll Warrants #31041 to #31133 for \$121,429.69
- Request for Waiver of Fees – Riverfront Park
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- Request for Waiver of Fees – Community Center
- Surplus Equipment – Street Department
- Bid Acceptance – Library
- Request for Out of State Travel – Fire Department
- Computer for Helping Hands Food Bank

Councilmember Lemley moved to accept the Consent Agenda A – K. No Second.

Councilmember Miller requested item H – Surplus Equipment – Street Department be moved to Old Business.

Councilmember Splane questioned the dollar amount for the Request for Out of State Travel – Fire Department. Mayor Dillon noted it was only for the cost of the Airporter which is approximately \$48.23.

Councilmember Miller questioned the condition of the Computer for Helping Hands Food Bank.

Councilmember Lemley amended his motion to accept the Consent Agenda with the exception of item H to be discussed under old business. Councilmember Storrs seconded.

Councilmember Anderson expressed concern with Item G – Request for Waiver of Fees – Community Center. He noted this request was for an out of city organization and there are other places within the County they should be using.

Councilmember Miller requested Item I – Bid Acceptance – Library, be moved to Old Business.

Councilmember Lemley amended his motion to accept the Consent Calendar Items A through G and J through K. Councilmember Storrs seconded. Motion carried.

Public Comment

None

## **PUBLIC HEARINGS**

None

## **OLD BUSINESS**

### Surplus Equipment – Street Dept.

Engineer Blair answered Councilmember Millers questions regarding the trade in services and materials for fabrication of the flag pole and vandal proofing the pole. Blair noted the approximate value is \$500.

Councilmember Miller moved to approve Consent Calendar Item H, 1 and 2. Seconded by Councilmember Meamber. Motion carried.

### Bid Acceptance – Library

Councilmember Miller questioned whether community service workers through the court system could be used for the painting of the building, due to the nature of the reasons for painting (graffiti).

Mayor Dillon stated the Library has their own governing board and this is the way they have chosen to proceed with the painting.

Councilmember Miller moved to approve Consent Calendar Item I, a bid to repaint the Library. Seconded by Councilmember Lemley. Motion carried.

## **NEW BUSINESS**

### Final Plat Approval – Fidalgo Commons

Planner Hallberg reviewed the project. She noted the preliminary plat was approved for 25 lots and the developers have met with the neighbors on several occasions and have modified the street layout and added fencing on parts of the perimeter. Hallberg pointed out the lots are centered around a central park area for the development. She reviewed the proposed resolution for approval, conditioned upon compliance with certain requirements spelled out in the resolution.

Brian Gentry – 504 Fairhaven, Burlington, representing Landed Gentry Development addressed the Council and noted that in the beginning the project was somewhat controversial but with working with the neighborhood they have come up with a good project. He stated that there were additional off-site improvements and that the agriculture buffer turned out well.

Lengthy discussion ensued with questions and answers on the combined playground/retention pond system, home owners association, maintenance of common areas and retention pond, open space area, street parking, emergency access, fire lane, enforcement of parking violations, speeding enforcement, private roads, traffic study, the driveway by Lot 1, price range of homes, technical measurements on plans, road standards, fire hydrants, underground utilities and street lighting,

Councilmember Pearson moved to approve Resolution #676-03 A Resolution Granting Final Approval to Fidalgo Commons Planned Residential Development (PRD) Application No. 408. Councilmember Storrs seconded. Motion carried 6-1 (Councilmember Anderson opposed).

### Final Plat Approval – Sauk Mtn. View Estates South – Phase I

Planner Hallberg reviewed background information on Sauk Mtn. View Estates. She noted Phase I is for 31 lots located on public streets located above the golf course. The conditions of approval were reviewed which included a site for a fire station and trail system. A phasing plan has been signed for this project and the formation of a homeowners association.

Engineer Blair reviewed the stormwater systems for phase I. He noted there will be subsequent upgrades to the pond in order to incorporate future phases of this project. The roads are built to City standards.

Discussion ensued to include drainage detention and the effect on Brickyard Creek,

Ron Jepson – Engineer for John Lange, applicant, reviewed in detail the detention system for the project and future upgrades. He noted all requirements from DOE and Fisheries will have to be met for this project.

Hallberg addressed the City's challenge to inspect temporary erosion control measures. She noted this project had some problems with erosion and removal of trees in error. She noted steps had been taken to correct the problem but it did alert the City to the need for monitoring development in the future.

John Lange – 839 Fruitdale Rd., applicant, addressed the Council and reviewed the project and time frame for development. Lange stated the detention pond is enormous and is more than capable for retaining the water. He spoke on the annexation of the property and the foresight of the annexation. He also addressed the agreement for financial contribution based on the number of lots to the City for improvements along McGargile Road. The project goal has been to provide affordable housing. Lange noted he has learned not to try plat construction in the winter. The other phases will be constructed in the spring and summer seasons. He addressed the personal financial impact for the requirements to meet erosion control.

Discussion of the collector road to Highway 9 with a time schedule of sometime in the next 2-4 years, numbering of the lots on the handout, traffic control, contribution to WSDOT, plat features such as parks and connecting paths and the fire hall ensued.

Councilmember Meamber congratulated the staff for their work on the project.

Councilmember Miller moved to approve Resolution No. 677-03 A Resolution Granting Final Approval to Sauk Mountain View Estates South – Phase One Planned Residential Development (PRD) Application No. 165. Seconded by Councilmember Meamber. Motion carried.

#### Interlocal Agreement – Skagit Co. Economic Development Project Grant

Mayor Dillon reviewed the Interlocal agreement with Skagit County. She stated the agreement is necessary in order for disbursement of funds the City has been awarded for the Economic Development Grant. The grant is in the amount of \$500,000.

Attorney Hayden stated the application was filed as a general application to give the City a broad scope of permissible uses for the funds. It has to promote economic development but there are significant transportation and sewer infrastructure needs in the area of Highway 20 and Rhodes Road. It has not been decided what the funds will be used for. That decision will depend on what other funding is available to get the biggest stretch we can. We are only agreeing to spend the funds in this general area for projects that promote economic development. The final decision of what the funds will be spent on will be a Council decision.

Councilmember Storrs moved to authorize the Mayor to sign the Interlocal Agreement with Skagit County and the City of Sedro-Woolley in regards to the economic development project grant of \$500,000 for improvements at Highway 20/Rhodes Rd. Councilmember Splane seconded. Motion carried.

### Purchase of Mobile Home – Riverfront Park

Attorney Hayden reviewed the process authorized by Council to inquire on the purchase of the Mobile Home located at Riverfront Park from Dennis Lisherness. Hayden stated because Mr. Lisherness is a City employee it is recommended the transaction be set up with an outside escrow service. Hayden reviewed the costs for utilizing an outside escrow service.

Councilmember discussion took place to include age of the mobile, appraisal and any necessary repairs.

Councilmember Miller moved to purchase Mr. Lisherness's mobile home for \$10,000 plus excise tax and appropriate closing cost, the seller to pay prorated personal property tax and costs of clearing title. Councilmember Splane seconded. Motion carried.

### Comp. Plan/Dev. Regulations – Update Schedule (2004)

Planner Hallberg reviewed a proposed schedule for review of Comprehensive Plan topics. Upon suggestion from Councilmember Meamber discussion of Commercial zoning was added for February, 2004. The schedule as presented will be followed with the addition of Commercial zoning for discussion in February, 2004.

Hallberg noted the topic for May will be the Economic Development Project List.

### **COMMITTEE REPORTS AND REPORTS FROM OFFICERS**

Mayor Dillon – announced the upcoming DARE graduation at the High School on May 15, 2003. She encouraged all to attend.

Engineer Blair – pointed out the memos on the equipment replacement for Solid Waste Department and the capital purchase for the Street Department.

Councilmember Lemley – requested discussion regarding the Skate Park. Lemley noted it has been decided to close the park at 5:00 P.M.

Council discussion ensued to include concern for summer activities for kids, moving the park and moving the ballfield and utilizing partial space for the skate park. All Councilmembers expressed their favor to explore this idea.

Councilmember Anderson – noted the vacant lot across from E & E Lumber and expressed that Loggerodeo might benefit from looking into leasing the land for the Carnival.

Councilmember Storrs – questioned if a request has been submitted for the upcoming Blast from the Past. He also questioned the status of the downtown flags.

Councilmember Meamber – questioned the status of the trial area for curbside garbage pick up.

Mayor Dillon noted a public hearing will be held in June to take input on the curbside pick up.

Councilmember Pearson – questioned the green markings around town at the intersections.

Engineer Blair noted the markings were from PUD. They are doing design research for placement of water lines. No formal plans have been submitted.

Councilmember Meamber – announced the Memorial Day program at 11:00 at the Cemetery. He noted Congressman Larson will be there as a speaker as well as the Mayor will dedicate the new memorial. He encouraged everyone to attend. Meamber also requested an executive session to discuss personnel.

#### **EXECUTIVE SESSION**

The meeting was adjourned to executive session at 8:55 P.M for the purpose of personnel.

The meeting reconvened at 9:07 P.M.

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

The meeting adjourned at 9:07 P.M.