
CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
July 14, 2004 – 7:00 P.M. – Community Center

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

Pledge of Allegiance

ROLL CALL: Present: Mayor Dillon, Councilmembers: Meamber, Splane, Storrs, Colgan, Lemley, and Anderson. Staff: City Attorney Hayden, Clerk/Treasurer Nelson, Engineer Blair, Planner Lahr, and Police Chief Cooper.

Consent Calendar

- Minutes from Previous Meeting
- Finance
 - Claim Vouchers #51888 to #52040 for \$133,420.75
 - Payroll Warrants #33658 to #33754 for \$169,746.60
- Waiver of Fees – Riverfront Park – Best S.E.L.F. – August 4, 2004
- Reschedule of Public Hearing – Township & Metcalf Streets Sewer Moritorium
- Award of Bid & Contract – Trico – West State Street Pump Station Force Main Improvements

Councilmember Storrs moved to adopt the consent calendar items A through E. Seconded by Councilmember Lemley. Motion carried.

Councilmember Anderson questioned the range of bids on the Trico Contract.

Public Comments

None

PUBLIC HEARINGS

Janicki Industries Annexation

Mayor Dillon noted that the annexation petition includes other properties within the annexation and not just the Janicki property.

Planner Lahr reviewed a map of the proposed annexation areas. She also announced upcoming public hearings that will include zoning changes and development regulation changes and testimony on rezone applications to be held by the Planning Commission on July 20, 2004. From this hearing the Planning Commission will make their

recommendations to the City Council. The City Council will hold a public hearing on July 28, 2004 on the Planning Commission recommendations for a final decision.

Mayor Dillon opened the public hearing at 7:06 P.M.

John Janicki – 13563 Teak Lane, Mt. Vernon, addressed the Council on the proposed annexation. He noted that he believes the original vote should have been yes whether or not the Council was in favor of any expansion plans that Janicki Industries may have because it has to do with the control of the property. If annexed, the neighbors would be able to deal with the City instead of the County. He noted it was not Janicki's intention to be the focus of the annexation. He reviewed what Janicki Industries does and addressed some of the issues that have been brought up by neighbors. Janicki reviewed the demographics of their employee base, expansion plans, noise issues, neighborly communication, and their willingness to work with the City and neighbors.

Judy Carlson – 898 Carriage Court, read a prepared statement indicating that she has attended several meetings regarding the annexation and rezoning of the Janicki and surrounding properties. She stated that the issue of annexation is not an objection, her concern is the rezoning of single family zone to industry. Carlson detailed several environmental and health concerns and the need for a resolution to these concerns.

Carol McCann – 936 Beachley Rd., spoke on the neighborhood concept being the whole community not just the immediate area. McCann noted field trips that she has arranged for high school students to Janicki Industries and the safety precautions that they maintain and the insight they provide into the job industry. She encouraged the Council to look at what's best for the community as a whole.

Matthew Komar – 57 Sudden Valley Dr., environmental and health department at Janicki Industries spoke on the health concerns for employees. He noted that as part of the WISHA requirements employees are tested yearly for exposure to harmful chemicals. He reviewed the data which states that they are below levels that are hazardous to health. He also noted that there is an annual EPA report which was submitted in July, 2004 and spoke on the additive styrene which is the evident smell. He reviewed the company requirements vs. state requirements when using this product and offered to share test data with anyone concerned. He also stated they have test equipment could be brought to a nearby neighborhood to test air quality.

Larry Stiles – 1227 Independence Blvd. – noted the issues of annexation was never an issue for him. He believes annexation to be good for the City. His concern is that he is living in a rural area that is changing into an industrial setting. The annexation and rezone were presented as a package deal and does not want increased industry in his neighborhood.

K.B. Johnson – 889 Carriage Ct., noted he was for the annexation but does not want the industrial zone to expand. He addressed concerns of the use of styrene but encouraged annexation in order to obtain better controls.

Jeanna Bullington – addressed the Mayor regarding the SKAT scheduling.

K.B. Johnson – 889 Carriage Ct., member of the Citizens Advisory Committee for SKAT noted that the problem with the SKAT scheduling was brought up at their meeting Thursday and the decision was to have a representative contact Bullington to discuss her problem.

Pat Churchill – 577 E North Camano Dr., Camano Island, spoke on the annexation and noted she has property within the annexation area and that the property has been in limbo with it being in the UGA. If annexed into the City the property has potential for use. She believes the property should be annexed into the City and any development or rezone plans should be addressed separately. She stated she will gladly pay the necessary taxes to be a part of the City.

Don Wick – Director of EDASC, Mt. Vernon, noted the difficulty and challenge of growth but it is in line with the Growth Management Act of Washington State. He noted his organization's support for the annexation and believes it will provide great opportunities in the future for the City of Sedro-Woolley. He spoke on the economic benefits of industries that sell services or products outside the region which include jobs for the community and taxes. Wick noted that Janicki Industries is one of the most sophisticated industries in the entire Pacific Northwest.

Councilmember Lemley excused himself at this time in order to attend to a call from his business.

Jacqueline Gent – cautioned the Council to not place a higher precedence of importance on an industry over the individual home owners who also pay taxes. She stated the annexation does not just include Janicki's but others around them and believes it could be made better by the City making assurances on certain concerns once annexation is approved.

Councilmember Lemley returned to the table.

Paul Cocke – 8591 Wedmore Pl., addressed buffering of residential property and recited from the Growth Management Act the requirements of buffering. He encouraged proper planning and mitigation in order to have a win/win situation.

Pam Baird – 18740 Sulfer Springs Rd., supported Mr. Cocke's statement with being able to have a win/win situation. She noted that she believes that Janicki's can make the business into a model profile for the community and stated Janicki's are involved and care about the community. Baird encouraged the City and community to work together.

Allan Brinson – 24484 McGargile Rd., noted his property is adjacent to the Janicki property and claims he does not get the noise and smells that seem to be the major complaint. He spoke in support of the annexation.

Tim Howland – 26203 Minkler Rd., owner of a commercial piece of property within the annexation area addressed the Council in support of the annexation. He noted as a school board member he believes it to be a mechanism for additional funding with taxes and noted the need for companies like Janicki's in the community for the future of the area.

Rob Janicki – 16432 Cultas Ct., Mt. Vernon, spoke on the neighborhood meetings that have been held regarding the expansion plans for Janicki Industries. He volunteered another community meeting to be planned for anyone who would like to attend rather than by invitation only, to discuss mitigation of the perceived issues. He stated he believes it to be important to have direct contact in order to solve the issues and is committed to increase the communication efforts with the City.

Mike Janicki – 810 Talcott St., reviewed the history of numerous issues over the years with having a community with businesses trying to survive. He encouraged the Council to look to the past at how solutions have been made. He stated his family has been around for many years and they are trying to provide a successful community for their children and grandchildren.

John Lee – 820 Cook Road, addressed the zoning of Highway 20 both east and west. He noted that as the city expands with neighborhood the business have to expand too. He stated most all businesses are along highway 20 or downtown and there has to be someplace for business to expand. He supports the expansion for the light industrial area.

Jeanna Bullington – addressed the Council on her disappointment at the recent Loggerodeo. She was referred to the Loggerodeo committee with her concerns.

Mayor Dillon closed the public hearing at 8:00 P.M.

Councilmember Storrs noted that those that spoke, spoke in favor of the annexation. Although the guidelines for rezoning needs to be worked through the Planning Commission.

Mayor Dillon encouraged all in attendance to come and be a part of the creation of the design manual for the City.

Councilmember Anderson noted that he had voted negatively in the previous vote and moved to adopt Resolution # 701-04 A Resolution of the City of Sedro-Woolley, Washington, Resolving to Annex Real Property Contiguous to the Eastern Portion of the City, and Adopting a Proposed Land Use Zoning Regulation for the Real Property, and Subjecting the Property to Its Pro-Rata Share of City Indebtedness. Seconded by Councilmember Storrs and Splane. Motion carried.

Councilmember Anderson also stated that he was glad he voted no in the first vote because it has opened communication with all sides and placed the issues in the forefront to be dealt with for a win/win solution.

Councilmember Meamber noted his yes vote comes with the placement of faith in the Janicki Family's commitment to work with the community in finding a resolution to the issues brought forward.

K. B. Johnson – questioned who his Councilmember will be.

OLD BUSINESS

None

NEW BUSINESS

Solid Waste Recycling Grant

Mayor Dillon reviewed the Department of Ecology grant that was awarded to the Solid Waste Department and requested Council give authorization for the execution of the grant contract.

Discussion ensued to include tonnage figures and the purpose of the roll off.

Councilmember Meamber moved to authorize Mayor Dillon to execute this grant contract with Department of Ecology and related documents for the "Coordinated Prevention Grant". Seconded by Councilmember Colgan. Motion carried.

Resolution – Skagit Partial – County Library District

Lauren Fretas – volunteer with the citizens committee Skagit Libraries for All, addressed the Council regarding the addition of a Skagit partial-county library district ballot initiative to the winter 2004 special election and available for a vote by residents of unincorporated Skagit County, not presently served by another library district. She noted their group is requesting Council support of the concept of library resources for everyone in Skagit County.

Discussion ensued on the taxing structure for the citizens.

David Santana – 710 Ball St., questioned the non-resident user fee.

Councilmember Anderson moved to pass Resolution #702-04 A Resolution of the City Council of the City of Sedro-Woolley, Washington Supporting the Mission and Goals of the Proposed Skagit Partial-County Library District Initiative. Seconded by Councilmember Meamber. Motion carried.

Denise Nicholson – thanked the Council for their support in this issue.

Interlocal Agreement with Skagit Co. – Saw Mill Property

Mayor Dillon introduced the proposed interlocal agreement with Skagit County in order to utilize economic development funds.

Councilmember Storrs moved to authorize the Mayor to execute the accompanying Interlocal Agreement with Skagit County for \$249,250 in economic development funds. Councilmembers Splane and Lemley seconded. Motion carried.

Interlocal Agreement with Skagit Co. – Hammer Heritage Square

Mayor Dillon introduced the proposed interlocal agreement with Skagit County in order to utilize economic development funds for the completion of Hammer Heritage Park.

Councilmember Meamber moved to authorize Mayor Dillon to execute the Interlocal Agreement with Skagit County for \$150,000 in economic development funds. Seconded by Councilmember Lemley. Motion carried.

Hammer Heritage Square Construction Contracts

Mayor Dillon noted the contracts were in need of further review and will be brought back to Council at a later date.

Termination of Contract with Strider Construction

Engineer Blair reviewed the problems that have arisen with the 3rd Street to WWTP Sanitary Sewer Pipebursting Project. It was decided in the best interest of everyone involved to terminate the contract in place.

Council discussion ensued regarding the payment of materials delivered, future use of the materials and the cost to the City.

Councilmember Colgan moved to execute an agreement with Strider Construction terminating the pipe bursting contract and authorizing payment of costs set forth in the agreement. Seconded by Councilmember Storrs. Motion carried.

Employment Contract – Roxanne Michael

Mayor Dillon reviewed background information for the hiring of Roxanne Michael as a contract employee to perform residential plan reviews. This need becomes necessary due to the extended leave of Ardell McCombs, Building Official. Mayor Dillon reviewed Michael's qualifications and previous work history.

Councilmember Storrs moved to enter into an employment contract with Roxanne Michael for Building Official/Building Inspector/Plans Checker. Councilmember Colgan seconded. Motion carried.

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

Mayor Dillon – noted she will be on vacation next week and requested a Councilmember take her place at SKAT, SCOG, and the Municipalities meeting with all meetings been on the same day. Councilmember Anderson volunteered to be her replacement.

Councilmember Meamber – addressed the railroad area and questioned when it will be cleaned up. Contact with the railroad will be made to find out their proposed schedule.

Councilmember Colgan – commended the Police Department on their quick action with a recent hit and run accident.

Councilmember Splane – questioned the status of the Reed Street “junk yard”.

Jeanna Bullington – questioned the clean up of items in the rear of the restaurant by the Liberty Bell. Mayor Dillon noted she will have the Solid Waste forman check the area.

Police Chief Cooper – reported the Fourth of July and Loggerodeo celebration went by very smoothly for both Police and Fire. There was only one fireworks related call this year. Cooper thanked the Council for their support with the festivities.

Clerk/Treasurer Nelson – noted she will take completed forms for Councilmember cards back for ordering.

Mayor Dillon noted it is nearing budget time and a schedule will be forthcoming.

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

The meeting adjourned at 8:53 P.M.