
CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
February 23, 2005 – 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, Galbraith, Lemley and Anderson. Staff: City Attorney Hayden, Clerk/Treasurer Nelson, Engineer Blair, Planner Lahr, Detective/Sergeant Tucker and Fire Chief Klinger.

Consent Calendar

- Minutes from Previous Meeting
- Finance
- Claim Vouchers 53701 to #53840 for \$141,626.72
- Payroll Warrants #35097 to #35184 for \$129,068.76
- Riverfront RV Park Rules
- Appointment of Millissa Macomber to the Sedro-Woolley Library Board
- Amendment #2 – Probation Interlocal Agreement
- Public Works Trust Fund Loans
- Emergency Contract – Lee Johnson & Sons
- Contract with Skagit County for Information Systems Technical Services

Councilmember Storrs moved to approve the consent calendar Items A through H. Seconded by Councilmember Splane. Motion carried.

Proclamation – Rotary International Day

Mayor Dillon read a proclamation, proclaiming February 23, 2005 as Rotary International Day in Sedro-Woolley. The proclamation encouraged all citizens to join in recognizing Rotary International for 100 years of service to improving the human conditions in local communities and around the world.

Public Comment

Denny Baumgarner – 934 Willard Court, addressed the Council regarding maintenance of Willard Court. Baumgarner discussed acceptance of the road as a city street and presented a brief history of the road. He also requested the agreement and the maintenance of the road be separated and questioned the purpose of the agreement.

Discussion was held on the policy of private street maintenance, implied acceptance of the road and signing of development agreement by property owners.

Christine Thompson – Willard Court, indicated that she has no intention of signing any document.

Mayor Dillon noted the City is trying to follow through with what a previous Council had directed.

Further discussion of ownership, maintaining private streets, lack of evidence of acceptance of the street, emergency access and stealth deed of property ensued.

Christine Thompson – questioned if the acceptance of the road is contingent upon all property owners signing the agreement and again she stressed that she will not sign any document.

Mayor Dillon stated that the City will recreate what should have happened with the quit claim deed. The document will be recorded and brought back to the Council for acceptance.

PUBLIC HEARINGS

North Township Street Sub-Area Transportation Plan

Mayor Dillon reviewed the proposed plan for a Sub-Area Transportation Plan for North Township Street. She noted that at this time the City does not have the funding nor the desire to put in the proposed connector roads. The proposed plan is only to show that properties need to be connected from point A to point B. The exact placement of roads will depend on development, geological constraints and number of residents. Mayor Dillon also stated that planning for sub area plans are very much a part of what a city should do.

Planner Lahr reviewed the purpose of the proposed plan as a tool. She noted there are several large parcels of land in this part of the City and now is the time to start planning for future roadways that are safe and provide for good connectivity. She also addressed problems with traffic congestion and traffic flow on Highway 9.

Attorney Hayden noted this is the sub area plan involving Alderwood that staff was requested by Council to bring forward. In dealing with the Alderwood problem it forced staff to deal with the other intersections at the same time.

Mayor Dillon opened the public hearing at 7:34 P.M.

John Lange – 1288 Fruitdale Road, owner of Sauk Mountain Golf Course addressed the Council on his development plans that do not conform to the plan. Lange requested the Council not adopt the plan at this time to allow time for him to meet with the Council and Planning Commission on March 1 and present his reasons why some of the roads will not

be necessary in the future. He cautioned that once a plan is passed it becomes the direction for staff to enforce.

Engineer Blair clarified that the lines themselves are not the actual alignments of the roads, the important part of the plan is to show connectivity and inter-connectivity between parcels and other roadway systems.

Lange again reiterated to be given the opportunity to meet with staff and review his development plan and traffic flows.

Jolene Sloniker – 723 Shoshell Dr., noted that the plan shows use of two parts of her property with plans to put in a road on a steep hillside between her home and a salmon bearing stream. It also shows use of the front part of her driveway as a turn around to go behind some houses with a steep canyon. She addressed the letter indicating the City will take by eminent domain and wanted it on the record that they will not allow this.

Kristie McMoran – 1018 N. Township, noted the proposal to extend Beachley Drive would put the road right through her living room. She noted it would cut her property in half and even if the house were removed the other half of the property would be unusable. McMoran stated the property has been in her family for 50 years and the extension would create an access point for 5 families. She expressed concern of their plans for updating their home and should the plan be placed on the record it places them in a limbo status. She requested the road be removed from the plan because the plan cuts off the property of three families who have been there for a long time and none of them plan on sub-dividing.

Rick Blair noted historically people have said they have no plans of developing. The proposed plan would place a logical plan in mind for those instances where situations and plans change.

McMoran noted that she acknowledged the City for making a plan but thinks that consideration of the history of the property should be considered.

Patrick Huggins – 1011 Alderwood Ln., stated he is very aware of the need for connectivity in the future and how and when the City is going to grow if and when people develop their properties. Huggins noted he agreed with John Lange and encouraged Council to run the plan through the regular process of the Planning Commission and City Council. He noted the Planning Commission saw the plan for the first time Tuesday night and have not had a chance to review the plan in detail. He expressed concerns of the plan being a myopic reaction to the developers on the east side in order to keep their projects moving. He cautioned this type of reaction should not be the types of things that drive transportation planning, it should be connectivity and what is the best way to move people between points within our City. Huggins requested the plan go through the proper channels and move more slowly. He also questioned where are the connections between Orth Way, Cultas Mountain and Sauk Mountain Drives to alleviate the congestion that they create on Highway 9. He believes they should be considered as well within the plan.

He also mentioned Summer Meadows, Independence and Marie Place are not being considered. Huggins proposed the City not allow a connection to Alderwood Lane and let the process take its course.

Gary Kruger – 929 Beachley Rd., concurred with Mr. Huggins statements and also included Beachley Road in his comments. He stated he was bothered about the goals being for a safe and functional transportation network, to provide a safe and adequate emergency access and noted that the plan is pulling all development to Highway 9 which is already a mess. Kruger encouraged looking at alternate routes.

Bill Wooding – 1601 Georgia Pl., Anacortes, speaking on behalf of Vickie Greiner property owner within the plan area, encouraged the City get together with all the stakeholders to see what they have in mind for development as some already have plans made but are unable to proceed due to the sewer moratorium. Wooding spoke of double access for emergency reasons and encouraged Council to hold off on any decision in order to gather more information from property owners. He also stated that the WDOT should be involved.

Jeff Wood – 1102 N. Township, noted his disappointment of lack of notification, he stated he agreed with the other speakers and encouraged Council to pass it through the Planning Commission for consideration. Woods also quoted City standards and expressed concern that some of the plans will not meet the criteria.

George Sloniker – 723 Shoshell Dr., addressed two proposed roads that affect his property. Sloniker addressed access limitations to Highway 9 and the amount of increased traffic and speed and noted his opposition to the proposed plan.

Helge Andersson – 928 Beachley Rd., addressed the quality of life and the disturbance a through road would cause on Beachley. He also addressed decreased property values due to the implementation of the plan. Andersson questioned responsibility of costs for road improvements, traffic studies, road improvements for Fruitdale Road and a traffic light at Fruitdale and Highway 20.

Engineer Blair stated the goal of the Sub Area plan is to limit access onto Highway 9. The intent of the plan is to illustrate with lines rather than parcel numbers to show connectivity and inter connectivity.

Clerk/Treasurer Nelson read a letter into the record received from Betty Garling, 944 Beachley Road. The letter expressed her strong opposition to the proposed Sub Area plan. Garling also addressed the short notification on the hearing for the plan.

Engineer Blair addressed the statement in the letter regarding eminent domain. He stated it was shown as a process or tool to achieve goals and would not be the primary mechanism for achieving those goals.

Louis Crookshank – 7th Street, representing his mother who resides on Beachley Road, addressed the site distance coming off of Beachley.

Jeff Wood – 1102 N. Township, again addressed the Council and requested to be notified of any future meetings regarding a traffic plan in this area.

Judy Kruger – 929 Beachley Rd., addressed the plan on a cul de sac which would affect the property of Betty Garling.

Mayor Dillon closed the public hearing at 8:27 P.M.

Councilmember Storrs moved to move the North Township Street Sub-Area Transportation Plan to a worksession. Seconded by Councilmember Galbraith. Motion carried.

The meeting recessed for a 5 minutes break at 8:29 P.M.

The meeting reconvened at 8:38 P.M.

Court/Council Addition

Mayor Dillon presented background information on the most recent proposal to place a Court/Council addition to the existing Public Safety Building. She stressed that the addition would be built on the parking lot and the ball park would not be touched. She introduced Peter Carletti of Carletti Architects in Mount Vernon to provide more information.

Carletti reviewed the proposed plans for the addition to the Public Safety Building to house Court/Council chambers. He reviewed some of the hazards with the current court building and also stressed that there are no plans for use of the ball field with the proposed addition. The addition is a one story addition, approximately 4000 square feet in size and is a simple design. Carletti stated there is no formal cost estimate at this time. The Mayor referred the proposed addition to the Council Building Committee for further action.

Sewer Rates & Connection Fees (Discussion)

Susan Boyd of Penhallegon Associates Consulting Engineers, Inc. (PACE), addressed the Council and presented an overview of the Sewer Comprehensive Plan. Boyd reviewed the scope of work and reviewed each goal area of the plan.

Katy Isaksen of Katy Isaksen and Associates addressed the Council and discussed the financial aspects of the Sewer Comprehensive Plan. Isaksen noted that within the update the focus is not on the treatment plant but on needs within the collection system (maintenance and replacement of lines). She noted there are outstanding bonds on the treatment plant due to be paid off in 2018. Isaksen addressed the sewer moratorium and

stated the focus is also on the projects that are necessary to remove the moratorium. She also spoke on the process for Public Fund Trust Loans and reviewed financial scenarios for sewer connections and rates to accomplish the goals and necessary improvements to the collection system. Isaksen also addressed a low income senior discount and encouraged Council to consider implementing a discount for sewer and tying it to the index that is used by Skagit County.

Discussion was held on variables used for the financial analysis, bonds versus public fund trust loans, phasing of projects, the sewer line to the hospital and the effect of financing on the sewer moratorium.

Mayor Dillon opened the public hearing at 9:32 P.M.

Jeff Wood – 1102 N. Township, questioned the proposed line to the reservation, monthly rates and emergency funds.

It was noted that the reservation would pay the hook up fees and their appropriate share of the rates.

Isaksen clarified that the emergency funds are not cash but the borrowing capacity of the City.

Debbie Allen – 433 Talcott St., addressed the Council regarding the moratorium issue. She noted at this time there is no funding to do any constructing. The design for the Sterling and a small portion of the Township line is ready to go with no funding. She stated if Council chose to go with the bonds, the money would probably be available and the first component could be constructed this year and in the next 6 month window that section could be pulled off the moratorium. She also stated if the Council chooses the Public Work Trust Fund there will be no constructing until 2006 at the earliest.

Discussion took place to include Public Work Trust Funds available for preconstruction in the current year.

Allen also noted that the Metcalf Street line is under design and the funding is there for that portion to be constructed this year so the potential to complete that project is there and could then be removed from the moratorium.

Mayor Dillon closed the public hearing at 9:41 P.M.

Council discussion took place on the option preferences of Councilmembers with a discussion of comparison on options 2B and 1B and covering of debt in either connection fees or monthly rates.

After a poll of the Councilmember the preferred alternative was a 2B. Staff was directed to prepare the necessary ordinance based on 2B figures.

Susan Boyd again addressed Council and reviewed the process for adoption of the Sewer Comprehensive Plan.

Six-Year Transportation Improvement Plan (TIP) 2006-2011

Engineer Blair reviewed the Six-Year Transportation Improvement Plan (TIP) 2006-2011 to include the addition of the North Fruitdale Arterial Improvement as priority number 6.

Mayor Dillon opened the public hearing at 9:54 P.M.

Mayor Dillon closed the public hearing at 9:55 P.M.

Councilmember Storrs moved to adopt Resolution No. 713-05 A Resolution Adopting the Six-Year Transportation Improvement Program for the City of Sedro-Woolley, Washington 2006 – 2011. Seconded by Councilmember Meamber. Motion carried.

OLD BUSINESS

None

NEW BUSINESS

Sewer Comp Plan Presentation by PACE

This topic was combined with the Sewer Rate and Connection discussion.

Court/Council Addition

Presentation given out of order to accommodate consultant time and schedule.

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

Mayor Dillon – reported on the efforts to obtain grants and funding for the McGargile and Fruitdale roads and light. She noted this is a joint effort with Skagit County. Dillon also reported on a proposed bus route change for Cascade Middle School in conjunction with the road improvements.

Clerk/Treasurer Nelson – updated the Council on the progress for Hammer Heritage Square. She stated that previously a contract had been awarded to R.A. Richter Construction and due to unforeseen circumstances they withdrew their bid. The Hammer Heritage Committee is requesting Council approve the Mayor to sign a standard public works contract with Schwetz Construction who was the second low bid for stamped concrete, sidewalks and miscellaneous concrete work in an amount not to exceed 75,608.55. The bid was modified to include some additional work as well. Nelson stated the funds are coming from the Skagit County Economic Development grant that was received.

Councilmember Meamber moved to enter into a contract with Schwetz Construction for paving work at Hammer Heritage Square not to exceed 75,608.55. Seconded by Councilmember Storrs. Motion carried.

Planner Lahr – announced a forum being sponsored by the Skagit Forum and the WSU Extension Office titled “Honey I Shrunk The Lots” to be held February 24 at the Community Center beginning at 7:00 P.M. Lahr encouraged all Councilmembers attend.

Detective/Sergeant Tucker – announced a conditional offer of employment to Jason Harris for a potential academy date of April 5, 2005. The start date will coincide with the retirement date of Officer Cargile.

Councilmember Meamber – thanked Chief Klinger for his quick response on the request for information regarding outdoor burning within Skagit County. Meamber also congratulated the Sedro-Woolley High School Wrestling program for their Four Time State Championship.

Fire Chief Klinger – announced the return of the 81st Infantry Brigade of the National Guard by March 20, 2005. A celebration will be planned to honor their return.

The meeting adjourned to Executive Session at 10:05 P.M. for the purpose of discussion of personnel issues with no decision anticipated.

EXECUTIVE SESSION

The meeting reconvened at 10:10 P.M.

Councilmember Galbraith moved to adjourn. Councilmember Lemley seconded. Motion carried.

The meeting adjourned at 10:11 P.M.