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CITY OF SEDRO-WOOLLEY  
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Regular Meeting of the City Council  
May 11, 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, Planner Lahr, Engineer Blair, Police Chief Wood and Fire Chief Klinger.

Consent Calendar

- Minutes from Previous Meeting
- Finance
  - Claim Vouchers #54359 to #54463 for \$401,024.11
  - Payroll Warrants #35551 to #35643 for \$171,938.37
- Waiver of Fees – Riverfront Park – SWHS Alumni Assoc. – July 9, 2005
- Waiver of Fees – Riverfront Park – SW Cooperative Preschool – May 19, 2005
- Waiver of Fees – SWSD – City Park Facilities – 2004-2005 School Year
- Waiver of Fees – Community Center – Skagit County Public Works – June 2, 2005
- Waiver of Fees – Community Center – Hunter Safety – May 17, 2005
- Waiver of Fees – Riverfront Park – SW Soroptimist – Misc. Dates
- Contract – Police Chief
- Award of Bid/Contract – WWTP Shop Furnace
- District 8 Addendum
- Appointment to the Sedro-Woolley Planning Commission – Rick Judd

Councilmember Storrs moved to approve the Consent Calendar Items A through L. Seconded by Councilmembers Lemley and Splane. Motion carried.

Proclamation – Walk-n-Roll 2005

Mayor Dillon noted May is National Bike Month, the third week in May is National Bike Week and May 20, 2005 is National Bike to Work Day. In accordance with the events Mayor Dillon read a proclamation proclaiming Walk-N-Roll 2005 in the City of Sedro-Woolley on May 20, 2005. The proclamation encourages citizens, children, community members and visitors to try walking, biking or taking the bus for both recreation and transportation.

## Public Comment

K.B. Johnson – 889 Carriage Court, reported on a recent Revitalization Training Program and Workshop he attended in Centralia. He reviewed the agenda and classes attended and stated that the main point he brought back with him is that it is cheaper to save old buildings than to build new when trying to retain the unique and charm of a small building.

Susie Williams – 1058 Wedmore Pl., noted that she has been working very hard on the Golf Course issues. She announced an upcoming meeting to be held on May 24, 2005 at Evergreen Elementary School at 6:30 P.M. Williams invited and encouraged the Councilmembers to attend. She also questioned the process for posting notices for the meeting and announced an upcoming creek awareness to be held by Skagit Fisheries Enhancement on May 20<sup>th</sup>.

Louie Requa – Skagit Surveyors & Engineers, 806 Metcalf St., spoke to the Council at the request of several residents who are trying to do four lot or less short plats. Requa discussed flexibility within the moratorium and provided several scenarios. Requa passed out a prepared motion to the Council. He also addressed the code and a lack of a variance procedure. Requa requested Council create a situation where an affidavit is signed at the time of application that they will not sell nor obtain a building permit on the vacant lots until such time as the moratorium is lifted.

John Lange – 1288 Fruitdale Road, Sauk Mountain View Golf Course owner, addressed the Council regarding the history of the golf course, and discussed his plans of the potential closing of the golf course. Lange noted that efforts have been taken to try to maintain the course and he is open to any plan to make it a viable business but at the present time the business is not making it and the plan is to close in September.

Brock Stiles – 8079 Avery Ln., representing Bethlehem Lutheran Church addressed the Council in support of Requa's request for flexibility on short plats. He explained a situation the church is facing with the existing parsonage located behind the church and some flexibility would help them to overcome the obstacles.

Craig Cole – General Delivery, addressed the golf course being a wetland area and also addressed the growth of the City and questioned if City personnel are up to date where the current City limits are. Cole also questioned the maintenance of roads within the City limits, specifically Fruitdale Road and addressed the Police Chief appointment.

Rick Tesarik – 121 Talcott St., addressed the Council and concurred with Louie Requa and Brock Stiles comments on behalf of Bethlehem Lutheran Church.

Kelly Calavan – owner of the Bingham Estate on State Street spoke in support of Requa's request for a motion on flexibility. Calavan noted that the moratorium is holding up his future plans.

Darlene Hanson – 507 F & S Grade Road, addressed the Council and reiterated Requa's statements and requested Council support the flexibility motion.

Louie Requa – 806 Metcalf St., clarified the Hanson drawing of his hand out. He noted the two lots shown on the drawing were placed at the request of the Planning Department who wanted it to be shown if the property could be further sub-divided. The Hanson request has only been to divide two homes.

Mayor Dillon noted that Requa's request could be placed as a topic of discussion at the May 19, 2005 worksession if time allows. The worksession is a joint worksession with Council and Planning Commission.

## **PUBLIC HEARINGS**

### Interim Ordinance – Capital Facilities Element – Municipal Facilities

Planner Lahr introduced the proposed Ordinance for the Capital Facilities Element. She noted the current Sedro-Woolley Comprehensive Plan does not address general purpose municipal facilities such as a courtroom or the city hall. In order to use real estate excise tax monies for funding, the project must be identified in the City's capital facilities plan. She noted the plan is being updated as part of the GMA update but will not be completed until December of 2005. Planner Lahr noted the interim amendment to the Capital Facilities Element was presented by staff at the Planning Commission/City Council joint worksession on March 17, 2005 and in order to adopt the amendment as an interim measure, a public hearing must be held. Lahr reviewed the element.

Mayor Dillon opened the public hearing at 7:38 P.M.

K.B. Johnson – 889 Carriage Court, representing the Downtown Revitalization Committee cautioned moving City Hall out of the downtown area.

Linn Tucker – 9477 Collins Rd., noted he had worked in both buildings and spoke of changes in the system and the difficulties and safety issues with the logistics of having the court in a different location than the Police Department.

Mayor Dillon closed the public hearing at 7:43 P.M.

Councilmember Anderson expressed concern that the Public Safety Courtroom/Council Chambers relocation is only solving half the problems the city is experiencing. He stated there are other departments that are in need of public access and he likes the idea to refurbish old buildings.

Councilmember Galbraith questioned the purpose of the vote is only for funding purposes.

Planner Lahr stated the ordinance allows the City to use certain funding for alternatives within the plan. If there is anything not in the plan that may be wanted in the future now is the time to place it in.

Councilmember Anderson moved to adopt Ordinance No. 1506-05 An Ordinance of the City of Sedro-Woolley, Washington, Adopting a Municipal Facilities Section of the Comprehensive Plan, to be Effective for a Period of Six Month, and Entering Findings of Fact. Seconded by Councilmembers Galbraith and Meamber.

Roll Call Vote: Councilmember Anderson – Yes, Lemley – Yes, Galbraith – Yes, Colgan – Yes, Storrs – Yes, Splane – Yes and Meamber – Yes. Motion carried.

#### Public Safety Courtroom/Council Chambers

Mayor Dillon noted the public hearing is being held at the request of Councilmembers for the purpose of taking public input on the Public Safety Courtroom/Council Chambers. Mayor Dillon presented the proposed plan and reviewed rough sketches of the proposed addition. She noted that the plan does not interfere with the existing ball field in any way.

Mayor Dillon opened the public hearing at 7:50 P.M.

K.B. Johnson – questioned where previous drawings for proposed remodeling projects that have been proposed.

Mayor Dillon noted that in order to redo the courtroom it would mean renovating the building from the bottom up according to the consultants that have been hired.

Johnson stated that the City Hall building should have equal consideration.

Council discussion ensued regarding questions of the cost of the addition, looking at all options and temporary housing of records and staff during a remodel.

K.B. Johnson – stated it was up to the Council to decide what type of City they want to have.

James Hawkings – 1211 State St., agreed with Councilmember Anderson in his statement of only taking care of part of the problem and not comparing Apples to Apples. He brought up current parking issues at the Fire Department and believes the addition would take away from the facilities that are currently housed there.

Linn Tucker – 9774 Collins Rd., encouraged the Council to make some sort of decision but to consider what is best for the City, keeping up with the times and utilizing the best plan for the taxpayer's money. Tucker also addressed consolidation, cost and the need to move forward.

Attorney Hayden reported on an incident of accessibility of people that happened in court session today. Hayden stated that whatever decision Council comes to it is past time to make facilities accessible.

James Hawkings concurred with Attorney Hayden of the need for accessibility.

Councilmember Galbraith stated he is struggling with only moving part of the staff. He believes it doesn't make sense to move part of the piece because the problem is still there and if the problem can't be solved, why continue.

Susie Williams – recalled that the proposed plan had been to public vote recently.

Mayor Dillon reported on the history of the votes which was for different ideas such as the purchase of the Forest Service Building on Highway 20 and bonding for remodeling the current City Hall.

Williams expressed concern that due to the limited access for the disabled something needs to be done and questioned cost estimates.

Councilmember Storrs discussed the rough cost estimates that have been provided and noted that the reason Council meets at the Community Center is due to the ADA accessibility. The addition to the public safety building would provide the immediate court access.

Carl Lundstrom – 387 Carter St., questioned the square footage of the present court room and what would be moved over to the proposed addition and the estimated number of years the addition would serve the City before being outgrown.

Councilmember Anderson – requested information he requested from the bond personnel in January regarding the payments and costs on a 2 million bond. He stated he is against going for a vote of the people for a bond, but if it can be done without raising property taxes he is all for looking at it.

K.B. Johnson – noted there is funding available for historical buildings.

Police Chief Wood – expressed the benefit of having the court addition to the Public Safety Building. It will not only benefit the court but also the police and fire for additional space of training, shared services, staff, security and safety.

Mayor Dillon closed the public hearing at 8:17 P.M.

Councilmember Splane questioned the status of the building design, if it had been finalized and also questioned the feasibility of a second story addition sometime in the future.

Mayor Dillon stated the drawing is only a rough idea and not a final design. She encouraged Council to come up with some sort of plan, and reported that last week alone, three abled bodied persons fell on the stairs. Dillon strongly emphasized that something needs to be done and encouraged Council to come together and make a decision.

Councilmember Colgan expressed his opinion to proceed with the addition to the Public Safety Building. Councilmember Meamber concurred.

Councilmember Splane, Galbraith and Anderson expressed their opinion to do all or nothing. No action was taken.

### Revising City Council Ward Boundaries for Annexations

Mayor Dillon reviewed the proposed Ordinance for revising City Council ward boundaries for annexations. The ordinance would not change the boundaries but would indicate upon annexation what ward the area would go into.

Attorney Hayden reviewed the current system which wards for annexed properties are assigned by the County Auditor. The proposed Ordinance would provide guidelines to the County Auditor for new annexations. Hayden reviewed several areas of possible annexations once the sewer moratorium is lifted.

Discussion on boundaries ensued.

Mayor Dillon opened the public hearing at 8:30 P.M.

Mayor Dillon closed the public hearing at 8:31 P.M.

Further discussion was held regarding the boundaries with the decision to use Polte Road as the divider between Wards 5 & 6.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

#### Resolution – Granting Final Approval of Sauk Mountain View Estates South, Phase 3

Planner Lahr reviewed background information for the request for final plat approval for Phase 3 of Sauk Mountain View Estates South. She stated the final phase consists of 41 residential lots, a passive open space area owned by the homeowners association and a public trail which will link up with the trail in the North development. The City will receive performance bonds for the completion of some items and maintenance bonds to guarantee functionality of other items. Staff recommends approval.

John Lange – 1288 Fruitdale Road, addressed the Council requesting approval of the final plat request. Lange stated Phase 1 and 2 are both sold out and all outstanding items have been completed. If approved Phase 3 construction would begin soon.

Councilmember Anderson moved to adopt Resolution No. 717-05 A Resolution Granting Final Approval to Sauk Mountain View Estates South – Phase Three Planned Residential Development (PRD) Application No. 165. Seconded by Councilmember Meamber. Motion carried.

#### Resolution – Brickyard Meadows Planned Development Div. 2

Attorney Hayden reviewed background information for the request for acceptance of the sanitary sewer pump station constructed for Brickyard Meadows Planned Development, Division 2. Hayden noted in December the Council had approved the final plat conditioned on the completion of the pump station. The pump station has now been completed and staff recommends acceptance.

Councilmember Storrs moved to adopt Resolution No. 718-05 A Resolution Authorizing the Acceptance of the Sanitary Sewer Pump Station Constructed For “Brickyard Meadows” Planned Development, Division 2. with a credit amount not to exceed \$80,140.39. Councilmember Splane seconded. Motion carried.

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

Mayor Dillon – reminded Council of the upcoming Joint Planning Commission/Council Worksession to be held on Thursday, May 19, 2005.

Police Chief Wood – Thanked everyone for their support to him in his new position and stated he is looking forward to serving the City and its citizens for many years. Wood also presented an updated on the progress of the Police Departments capital facilities plan and also noted that officers are very aware of the city limit boundaries. Wood reported on the missing sasquatch.

Fire Chief Klinger – announced a work party at the training facility scheduled for Saturday, May 14, 2005.

Engineer Blair – reported on some handouts given to the Councilmembers and a page 3 to the Sub-Area Transportation Plan for their review.

Planner Lahr – announced an upcoming GMA workshop being put on by the Department of Economic Trade and Development on May 26, 2005.

Councilmember Meamber – noted he has received numerous comments regarding the eyes of the “Fish Lady” on Highway 20.

Councilmember Splane – questioned the report in a local publication that the City has acquired the SKAT Trolley.

Mayor Dillon reported on the request of obtaining a business plan from the Museum for the trolley and stated the City has not purchased the trolley as erroneously reported.

Councilmember Storrs – questioned the development of a sink hole.

Councilmember Colgan – questioned the pothole report. It was noted the report represented the areas that have been completed.

Councilmember Galbraith – commended the City staff for the pothole plan and also commented on the “Fish Lady”. He believes it is not in the best location.

Councilmember Anderson – questioned the status of the Trail Road property sale. Attorney Hayden noted the transaction has been completed and the City has received funding for the sale.

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

The Meeting adjourned at 8:57 P.M.