
CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
October 8, 2008 – 7:00 P.M. – City Hall Council Chambers

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

Pledge of Allegiance

ROLL CALL: Mayor Mike Anderson, Councilmembers: Ted Meamber, Tony Splane, Louie Requa, Pat Colgan, Hugh Galbraith, Rick Lemley and Dennis London. Staff: Recorder Brue, Finance Director Nelson, City Supervisor/Attorney Berg, Engineer Freiberger, Planner Moore, Police Chief Wood and Fire Chief Klinger.

Mayor Anderson announced the addition of Item 12 – Appointment to the Planning Commission to the agenda.

Consent Calendar

- Minutes from Previous Meeting
- Finance
 - Claim Vouchers #64599 to #64704 in the amount of \$419,294.50
 - Payroll Warrants #43532 to #43638 in the amount of \$240,425.54
- Waiver of Fees – Riverfront Park – Boy Scouts Pack 67 – June 13, 2009

Councilmember London moved to approve the consent calendar. Seconded by Councilmember Meamber. Motion carried (7-0).

Public Comment

Bonnie Dales – 411 Jameson St., addressed the Council regarding incoming businesses and the rumors that the City is making it difficult for businesses once they are established.

Council and Staff addressed Dales' comments and presented background information regarding her concerns to include the walk in clinic, sign ordinance and length of time for approvals.

Steve O'Neil – owner of The Roost, 408 B Metcalf St., addressed the Council regarding communications with the Planning and Fire Departments prior to opening his business and how smoothly the process went. He did note that the signage issue is too lengthy of a process but felt very welcome by staff.

Steve Anderson – 12551 Mill St, Clear Lake, addressed Council regarding the Municipal Golf Course. He noted he has been utilizing the course over the last three years under City management. He stated from his personal observation the usage has only increased.

Anderson also addressed the honor system being ineffective and encouraged Council to lease the course for another year. He also addressed the potential for making money with better maintenance and noted the course is a valuable asset to the community.

Douglas Wilson – 802 A Rita, addressed the recent Skagit Valley Herald article regarding a ban of Solid Waste disposal within the industrial boundaries of Sedro-Woolley. He also addressed Judge Castleberry's decision and the responsible party for the re-review. Wilson read multiple quotes from various editions of the local papers.

Catherine Chaplin – 315 Warner St., noted she has been following the Deluxe issue and the ill will that it has caused. She questioned what the plan is for the Council to repair these feelings. She discussed Mount Vernon's program of having Ward meetings for community input on a quarterly basis.

NEW BUSINESS

Resolution #777-08 Preliminary Long Plat Approval for Habitat Village

Planner Moore reviewed background information for the Preliminary Long Plat for Habitat Village located off of Polte Road adjacent to Central Methodist Church. Moore noted an open public hearing was conducted before the Hearing Examiner with recommendation for approval subject to recommendations and conditions in the staff report.

Council discussion ensued regarding the number of parcels to include the church parcel.

Councilmember Meamber moved to approve the preliminary plat of Habitat Village subject to the conditions contained in the Hearing Examiner's Findings of Fact, Conclusions and Recommendations for Resolution # 777-08. Seconded by Councilmember Lemley.

Councilmember Requa disclosed that his business was approached by a representative from Habitat for Humanity to do some work on this project, however another firm was willing to do the work pro-bono so no services were exchanged other than some very preliminary discussion.

Motion carried (7-0).

Golf Course

City Supervisor/Attorney Berg presented a history of the lease of the land for a golf course. He noted they have discussed acquisition but funding is an issue. Other creative ideas have been researched but has been determined to not be feasible. He noted the issue in front of Council is whether to lease the land for another year. Staff recommendation is to extend the lease and run the land as a recreational facility for the community for another year.

Councilmember Requa recused himself due to the fact that the property owner is a client of his firm. He then left the Council bench.

Shane Walley – addressed the Council and noted they took the course over blindly. The Parks Department has tried to create something positive for the community. He noted that budgeting has been a challenge with the honor system but in order to collect all funds, you have to hire staff. He noted that funding has always been an issue with limited staff. He stated he believes the economy and weather has been a factor with the revenue this year.

Discussion ensued regarding operating expenses, tournaments, league play and the lack of a pro shop.

Councilmember Galbraith commented that he believes for \$1000 per year it is important to maintain. He addressed the recreational aspect and need within the community and would like to see it maintained as a useable course.

Walley also spoke of plans for developing an Executive Par 3 course if future opportunities are presented. Discussion also ensued regarding the Driving Range.

Councilmember Galbraith moved to operate for one additional year. Seconded by Councilmember Lemley. Motion carried (6-0, Councilmember Requa recused).

Councilmember Galbraith moved to authorize the Mayor to enter into a lease for one more year at one dollar per month for a year. Seconded by Councilmember Lemley. Motion carried (6-0, Councilmember Requa recused).

Councilmember Galbraith moved to extend the lease for one more year. Seconded by Councilmember Lemley. Motion carried 6-0, Councilmember Requa recused).

Councilmember Requa rejoined the Council bench.

Bob Ruby – property owner, noted that he is just the lessor, however if anything is to be done in the future with the golf course, what has been done tonight will help.

Planning Consultant Professional Services Contract

Councilmember Requa recused himself due to conflict of interest and left the Council bench.

Planner Moore reviewed the outcome of Judge Casselberry's decision which instructs a restart of the environmental review process. Moore recommended the hiring of an outside consultant in order to efficiently do the review and to obtain a non-biased review. Moore also recommended the selection process be done by committee in order to review the qualification letters. He requested the Council authorized the Mayor to sign a professional services contract after the committee makes the choice.

Sally Carlson – 335 Bennett St., requested a member of the community to be included on the committee. She also questioned how much the Deluxe matter has cost in legal fees.

Mayor Anderson addressed his thoughts of committee members.

Catherine Chaplin – addressed the Council and expressed the importance of being fair with the selection of the committee members.

Council discussion ensued to include potential cost of the consultant, time, contract staging, pricing, consultant review, possible appeals and the appeal period of the judge's decision.

Councilmember London moved to authorize the Mayor to sign a City form professional services contract with a qualified planning consultant as recommended by the planning director to perform the SEPA review and make a new threshold determination in the Deluxe matter. Seconded by Councilmember Colgan.

Council discussion ensued to include placing community members on the committee and the committee make up being recommended to be two community members, Planning Commission member, Councilmember and Planner Moore.

Motion carried (6-0, Councilmember Requa recused).

Councilmember Requa rejoined the Council bench.

Planning/Development Code Amendments

Planner Moore reviewed the first read for the final draft of major revisions to Chapter 2.90 – SWMC – Consolidated Planning Procedures. Moore noted this was an effort to make the development regulations friendlier for the applicants. Staff has been working with a Planning Consultant and the draft has been further refined by the Planning Department Staff. He noted no action is necessary at this time. The document is for Council review over the next couple of weeks with action to be taken at the next meeting. Moore noted that he is available to address Councilmember's questions.

Memorandum of Agreements – SR 20 N. Skagit Roundabout Project

Councilmember Requa recused himself due to conflict of interest and left the Council bench.

City Supervisor/Attorney Berg – complimented Engineer Freiburger and staff members Julie Rosario and JoAnn Lazon on the SR20 Roundabout open house. He noted it was a great success. He reported the project is about 90% designed and will be in a bid ready format within a month to award the contract by year end. Berg reported that he has been working with property owners surrounding the intersection. He reviewed the memorandum of understandings with property owners Nysether, Rimmer and Morgan with the objective to capture planned donations with each, and to have it tailored to fit specific needs of the property owners.

Berg reviewed the recommendation and request to authorize the Mayor to sign the agreement with Rimmer, Morgan and Nysether. He pointed out that timing is an issue due to the grant.

Council discussion ensued to include the cost of relocating Morgan's Espresso stand, sewer extensions and Food Bank access.

Councilmember Lemley moved to authorize the Mayor to sign the attached agreements with Rimmer, Morgan and Nysether with any minor modifications as approved by the public works director and city attorney, as well as related documents including deeds. Seconded by Councilmember Colgan.

Councilmember Splane spoke out against roundabouts on State Highways but noted he will vote on the motion because in this case the land owners around the property are donating property for the project.

Motion carried (6-0, Councilmember Requa recused).

Mayor Anderson complimented Engineer Freiburger and Supervisor/Attorney Berg for their work with the property owners. Councilmember Meamber concurred.

Councilmember Requa returned to the Council bench.

Park and Recreation Advisory Ordinance

City Supervisor/Attorney Berg reviewed the proposed ordinance creating a new Park and Recreation Advisory Board. He noted this is at the request of the Parks Department in order to launch recreational opportunities within the community. Berg noted this is the first reading with no action to be taken until the next meeting. The goal is to have the Advisory Board implemented in the next year.

Purchasing Ordinance

City Supervisor/Attorney reviewed the proposed purchasing ordinance which he has been working on for the past year and is now necessary as a result of the State Auditor's exit interview. He stated the City has been utilizing a combination of a City resolution and the State law. The proposed ordinance establishes thresholds for purchasing. He noted this is a first read with no action to be taken until the next meeting.

Appointment of Planning Commission Member – Jim Johnson

Mayor Anderson reported that Planning Commission member Dan Lefebber has resigned which leaves a vacancy. He said there were a lot of applicants at the last vacancy and he reviewed those and requests the Council approve the appointment of Jim Johnson to the unexpired term on the Planning Commission.

Councilmember Galbraith moved to confirm the Mayor's appointment of Jim Johnson to the unexpired term on the Planning Commission. Seconded by Councilmember Splane. Motion carried (7-0).

Councilmember Lemley reviewed the Council Finance Committee's recommendation for the 2008 Lodging Tax Advisory Committee. He noted this committee would be responsible for reviewing the Hotel/Motel tax requests and making recommendations for budgeting purposes.

Councilmember Lemley moved to approve Resolution #778-08 A Resolution of the City Council of Sedro-Woolley, appointing Members to the Lodging Tax Advisory Committee. Seconded by Councilmember Colgan. Motion carried (7-0).

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

Councilmember London – addressed the City collection facility for cardboard, paper etc, that he understands will be terminated because it is in conflict with the Waste Management contract. He requested it be researched whether Waste Management would be willing to provide their bins in the same location for the benefit of the citizens.

Councilmember Requa – noted he had passed the code revisions to Chapter 2.90 on to the Planner at Skagit Surveyors for review.

Councilmember Splane – clarified his resistance to roundabouts.

Councilmember Meamber – complimented Engineer Freiburger on the open house and presentation on the SR20 roundabout.

Finance Director Nelson – noted that the Over 55 driving lessons which her mother recently attended include how to drive around a roundabout. She also noted that the Finance Department has been busy with the budgeting process and spoke of the Dept of Revenue streamlined sales tax and its effect on the City. She said after receiving the first report noting that sales tax revenue should fall right at what was budgeted.

City Supervisor/Attorney Berg – provided an explanation to Council regarding the City operated recycle site and the contract with Waste Management which prohibits the City from competing with Waste Management through 2015.

Council discussion ensued regarding billing for recycle and green waste.

Berg also addressed Council regarding the Janicki Cove property. He noted the property has been cleared and there had been a request put in for street lights in that area. Puget Sound Energy has discovered the wiring and transformers are not adequate and the cost would be substantially greater. Berg noted the property in question is in the County and requested direction as to how to proceed. Berg was instructed to send a letter to the County since it's in their jurisdiction. A copy of the letter will be sent to the Janicki Cove residents.

City Supervisor/Attorney Berg reviewed a request for Council to ratify the Mayor signature for Right of Way procedures in accordance with WSDOT for McGargile and Fruitdale roads.

Councilmember Meamber moved to ratify the Mayor's signature and authorize the Mayor and City staff to sign the documents to acquire right of way properties on Fruitdale and McGargile. Seconded by Splane. Motion carried (7-0).

Berg expressed concern regarding the make up of the planning consultant selection committee and will seek the opinion of outside Counsel.

Engineer Freiberger – reported the sewer projects are going well with the exception of the Metcalf project which has had some difficulty. He noted the post inspection of the lines has been completed and some discrepancies have been noted. The contractor has been notified and they will be meeting sometime in the next week. Freiberger also noted that Township Street is reopened.

Councilmember London – questioned what the feedback from open house was and questioned the no left turn at Food Pavilion.

Planner Moore – reported that he has been approached by two different community members who are interested in laying some groundwork for establishing a youth center in town. He noted he has agreed to be on the committee and is soliciting any help from the Planning Commission or any interested Councilmembers who might be willing to become involved.

Fire Chief Klinger – announced that it is Fire Prevention week and the Firemen have been visiting the schools. He also reported that tickets are still available for the annual Boots to Burn event.

Police Chief Wood – spoke of vandalism at Memorial Park and noted they are working closely with School District to rectify the problem. They are also working on the school adopting the park to help curtail the vandalism. Wood also noted after being questioned that there were no problems in Sedro-Woolley on the weekend of the Oyster Run.

EXECUTIVE SESSION

The meeting adjourned to Executive Session at 9:15 for the purpose of personnel for approximately 15 minutes with no decision anticipated.

The meeting reconvened at 10:03 P.M.

Councilmember Lemley moved to adjourn. Seconded by Councilmember Colgan. Motion carried (7-0).

The meeting adjourned at 10:03 P.M.

ATTEST:

APPROVED:
