

MISSION STATEMENT

The mission of the Sedro-Woolley City government is to provide selected services that are not traditionally offered by the private sector. This will be achieved through providing the highest quality services we can within the resources with which we're provided; involving residents in all aspects of planning and operations; serving as a clearinghouse for public information; and operating facilities which meet the legitimate, identified concerns of the residents of and visitors to our community.

We believe in being community-centered, consistently contributing to the quality of life in our area and as fully deserving of the public's trust through the consistent expression of positive values and acceptance of accountability for producing meaningful results.

CITY COUNCIL AGENDA

October 12, 2005

7:00 PM

Sedro-Woolley Community Center

703 Pacific Street

1. Call to Order
2. Pledge of Allegiance
3. Consent Calendar

NOTE: Agenda items on the Consent Calendar are considered routine in nature and may be adopted by the Council by a single motion, unless any Councilmember or a member of the audience wishes an item to be removed. The Council on the regular agenda will consider any item so removed after the Consent Calendar.

- a. Minutes from Previous Meeting
 - b. Finance
 - Claim Vouchers #55538 to #55643 for \$651,439.68
 - Payroll Warrants #36527 to #36617 for \$179,190.07
 - c. Street Closure Request - Metcalf Street - Halloween Parade - Oct. 31, 2005
 - d. Waiver of Fees - SW Community Center - Wildcat Steelhead Club
 - e. Waiver of Fees - SW Community Center - Loggerodeo
4. Public Comment (Please limit your comments to 3-5 minutes)

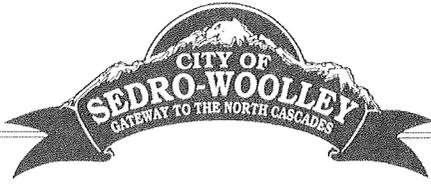
PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

5. Traffic Comp Plan – Transpo (*Discussion Only*)
6. Contract - Carletti

EXECUTIVE SESSION



CITY COUNCIL AGENDA
REGULAR MEETING

OCT 12 2005

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 1-3

DATE: October 12, 2005
TO: Mayor Dillon and City Council
FROM: Patsy Nelson, Clerk-Treasurer
SUBJECT: 1) CALL TO ORDER; 2) PLEDGE OF ALLEGIANCE; 3) CONSENT
CALENDAR

1. CALL TO ORDER - The Mayor will call the October 12, 2005 Regular Meeting to Order. The Clerk-Treasurer will note those in attendance and those absent.

_____ Ward 1	Councilmember Ted Meamber
_____ Ward 2	Councilmember Tony Splane
_____ Ward 3	Councilmember Tom Storrs
_____ Ward 4	Councilmember Pat Colgan
_____ Ward 5	Councilmember Hugh Galbraith
_____ Ward 6	Councilmember Rick Lemley
_____ At-Large	Councilmember Mike Anderson
2. PLEDGE OF ALLEGIANCE - The Mayor will lead the City Council and citizens in the Pledge of Allegiance to the United States of America.
3. CONSENT CALENDAR - Mayor will ask for Council approval of Consent Calendar items.

OCT 12 2005

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 34

CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
September 28, 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 Sharon Dillon, Councilmembers: Ted Meamber, Tony Splane, Tom Storrs, Pat Colgan, Hugh Galbraith and Mike Anderson. Staff: City Attorney Hayden, Clerk/Treasurer Nelson, Planner Rozema, Engineer Blair, Police Chief Wood and Fire Chief Klinger.

Mayor Dillon gave high praise to the Police and Fire Departments for their work in the recent arson fires. She noted they all stepped up to the plate and worked around the clock to ensure the safety of the citizens. All in attendance gave them a round of applause.

Consent Calendar

- Minutes from Previous Meeting
- Finance
 - Claim Vouchers #55410 to #55537 for \$251,741.50
 - Payroll Warrants #36432 to #36526 for \$129,251.36
- Request for Out of State Travel – Fire Department
- Garden of Eden Sewer Project –Additional Work (Warrant #55516)

Councilmember Storrs moved to approve consent calendar items A through D. Seconded by Councilmember Splane. Motion carried.

Public Comment

Police Chief Wood introduced Mark Wallace who has been promoted to the position of Sergeant within the Police Department. Sgt. Wallace has been with the Department for 11 years. A hearty welcome was given to him.

PUBLIC HEARINGS

Adoption of 2005 Comprehensive Sewer System Plan

Engineer Blair introduced Susan Boyd of Penhallegon Associates Consulting Engineers (PACE) who presented power point presentation on the Sewer Comprehensive Plan. She reviewed the project goals which were: (1) Identification of ultimate service area, (2) Population and flow estimates, (3) Determination of drainage basins, (4) Minimum design criteria, (5) Collection system analysis, (6) Review treatment plant characteristics and (7) Determine six-year and long range capital facilities plan. Boyd also discussed the

financial background for the projects and potential funding sources as determined by Katy Isaksen & Associates, consultant for the City.

Engineer Blair noted the Public Works Trust Fund Board has capped the loans at 7 million.

Mayor Dillon opened the public hearing at 7:24 P.M.

Mayor Dillon closed the public hearing at 7:25 P.M.

Councilmember Meamber questioned the term “multi-purpose project packaging”. Boyd explained the meaning of the term.

Councilmember Anderson moved to adopt Ordinance No. 1515-05 An Ordinance of the City of Sedro-Woolley, Washington, Adopting the 2005 Comprehensive Plan Sewer System Plan, and Fixing a Time When the Same Shall Become Effective. Councilmembers Colgan and Splane seconded.

Engineer Blair noted the effective date of the plan is backdated to January 1, 2005.

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

OLD BUSINESS

None

NEW BUSINESS

Uniform House Numbering System

Mayor Dillon introduced the proposed ordinance for Uniform House Numbering System which was at the request of Council.

Fire Chief Klinger showed the Council a sign available through Correctional Industries at a price of \$3.65 plus shipping.

Councilmember Storrs questioned the process for monitoring house signs and standardization of signs.

Councilmember Storrs moved to adopt Ordinance No. 1516-05 An Ordinance of the City of Sedro-Woolley Prescribing the Use of Mandatory Uniform Numbered Street Signs for Properties for Which New Permits Are Issued Under SWMC Chapter 15.04. Seconded by Councilmember Splane.

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

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

Mayor Dillon – reported on the painting of the interior of the Community Center which has been a joint City effort of the Solid Waste, Parks and City Hall staff. She also stated new carpeting will be installed shortly.

Councilmember Storrs – questioned the timing of the Budget Worksession.

Clerk/Treasurer Nelson stated the Worksessions will be held October 4th, 5th and 6th at the Community Center.

Councilmember Colgan – commented on the street paving.

Councilmember Galbraith – again commented on the need for painting of the curbs along Ferry Street. He questioned how far up Highway 9 the grant for sidewalks will go.

Councilmember Anderson – requested the foliage be cut back in the vicinity of the DNR building.

Police Chief Wood – gave an update on the recent arson spree. He noted there were 13 cars, 2 carports and 2 residences that received damage or were a total loss. All staff were stretched very thin. Wood noted that they were very fortunate for the help from various areas with special thanks to the Mount Vernon Police Department, as well as the Mount Vernon Fire Department and their incident response team. Burlington Police and Sheriff's Office, Arson Task Force, ATF, FBI and the Department of Emergency Management all held key roles in the ordeal. Wood stated they are still looking at all leads and will remain diligent to resolve the situation. He also noted the support received from the Mayor who was at all the briefings and showed up early to answer phones before normal staff came in and the Street and Parks Departments help was greatly appreciated. Wood noted the support from the neighboring communities and agencies were all overwhelming and very much appreciated.

Fire Chief Klinger – echoed what Police Chief Wood stated and also gave high praise to the Volunteer Firemen who participated. Klinger noted the difficulty of having to go from one fire to the next. They were all very dedicated and have been doing extra patrols. He noted that the best defense is to clear up areas of items that can be used to start fires.

Engineer Blair – noted the W. Moore project is getting near complete. The Metcalf and Ferry Street paving will be starting soon. Blair also noted the creation of “door hangers” to be used in areas where projects are going on to inform the residents of the projects.

Planner Rozema – noted he is still assessing the department structure and is looking forward to implementing a tracking system to help streamline the project flow. He noted the great efforts of Joanne Lazon in maintaining the flow during the transition.

Clerk/Treasurer Nelson – stated the State Auditors have completed their field work. There were no findings and they had completed the audit on the financial portion early because of the federal audit requirements. She noted that Councilmembers may have received a copy of the report. The compliance portion of the audit will follow at a later date. Nelson noted that they expressed pleasure over the improvements in the Municipal Court and the exit conference will be held October 10, 2005. Nelson also reported that City Hall software is being upgraded and staff is adapting well.

Police Chief Wood – announced the hiring of a replacement records clerk. David Welch, a retired teacher from Mary Purcell, will be starting soon as well as a new Police Officer, Josh Benson, who will start October 3rd.

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

The meeting adjourned at 7:54 P.M.

CITY COUNCIL AGENDA
REGULAR MEETING

OCT 12 2005

CITY OF SEDRO-WOOLLEY
SORTED TRANSACTION WARRANT REGISTER
10/12/2005 (Printed 10/07/2005 09:41)

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 3. B

1

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
55538	SEDRO-WOOLLEY POSTMASTER	POSTAGE	SWR	275.19
		POSTAGE	SAN	275.19
		WARRANT TOTAL		550.38
55539	ADVANCE TRAVEL	TRAVEL	CIV	54.00
		TRAVEL	PD	74.00
		WARRANT TOTAL		128.00
55540	ALL-PHASE ELECTRIC	REPAIRS/MAINT-EQUIP	FD	251.40
		REPAIR/MAINTENANCE-EQUIP	ST	146.39
		MAINT OF GENERAL EQUIP	SWR	126.73
		WARRANT TOTAL		524.52
55541	ALPINE PRODUCTS INC	OPERATING SUPPLIES	ST	137.84
		WARRANT TOTAL		137.84
55542	ASSOC PETROLEUM PRODUCTS	AUTO FUEL	CS	89.21
		AUTO FUEL/DIESEL	ST	523.58
		MAINT OF GENERAL EQUIP	SWR	115.30
		MAINT OF GENERAL EQUIP	SWR	20.51
		REPAIRS/MAINT-EQUIP	SAN	559.84
		WARRANT TOTAL		1,308.44
55543	AT & T	TELEPHONE	FIN	30.38
		TELEPHONE	LGL	43.51
		TELEPHONE	PLN	12.18
		TELEPHONE	INSP	2.61
		TELEPHONE	SWR	17.24
		WARRANT TOTAL		105.92
55544	CINGULAR	TELEPHONE	PD	695.43
		WARRANT TOTAL		695.43
55545	AUTOMATION, CONTROLS,	PROFESSIONAL SERVICES	SWR	2,796.64
		WARRANT TOTAL		2,796.64
55546	AVAYA INC.	TELEPHONE	PLN	1,149.14
		WARRANT TOTAL		1,149.14
55547	BANK OF AMERICA	TRAVEL	CIV	68.22
		TRAVEL	PD	157.41
		TRAVEL/MEALS	FD	7.92
		TRAVEL/MEALS	FD	695.96
		SMALL TOOLS & MINOR EQUIP	PK	273.50
		WARRANT TOTAL		1,203.01
55548	BARNETT IMPLEMENT CO. INC	REPAIR/MAINT-EQUIP & BLDG	CEM	151.55
		WARRANT TOTAL		151.55
55549	BANK OF AMERICA	SMALL TOOLS & MINOR EQUIP	FD	133.38
		TRAVEL/MEALS	FD	468.38
		TRAVEL/MEALS	FD	55.50

CITY OF SEDRO-WOOLLEY
 SORTED TRANSACTION WARRANT REGISTER
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WARRANT	VENDOR NAME	DESCRIPTION	AMOUNT
		WARRANT TOTAL	657.26
55550	BANK OF AMERICA	TRAVEL/MEALS	FD 109.79
		TRAVEL/MEALS	FD 132.80
		WARRANT TOTAL	242.59
55551	BAY CITY SUPPLY	REPAIR/MAINT - HHS	PK 66.93
		REPAIRS/MAINTENANCE BLDG.	LIB 53.34
		WARRANT TOTAL	120.27
55552	BANK OF THE PACIFIC	ENGINEERING - METCALF LINE PWT	14,158.55
		WARRANT TOTAL	14,158.55
55553	BERG VAULT COMPANY	LINERS	CEM 1,270.50
		WARRANT TOTAL	1,270.50
55554	BLUMENTHAL UNIFORM & EQUIP	UNIFORMS/ACCESSORIES	PD 60.92
		WARRANT TOTAL	60.92
55555	CALHOUN, DIA	MISC-SUMMER READ PROGRAM	LIB 272.00
		WARRANT TOTAL	272.00
55556	CAPITAL INDUSTRIES, INC.	CONTAINERS	SAN 182.78
		CONTAINERS	SAN 1,202.00
		WARRANT TOTAL	1,384.78
55557	CAREER TRACK	MISC-TUITION/REGISTRATION	FIN 99.00
		WARRANT TOTAL	99.00
55558	CINTAS CORPORATION #460	UNIFORMS	FD 57.77
		WARRANT TOTAL	57.77
55559	CITIES INSURANCE ASSOC.	INSURANCE & BONDS	JUD 607.00
		INSURANCE & BONDS	FIN 1,866.00
		INSURANCE	LGL 804.00
		INSURANCE	CS 11,257.00
		INSURANCE	PLN 1,048.00
		INSURANCE	ENG 1,990.00
		INSURANCE	PD 26,812.00
		INSURANCE	FD 13,124.00
		INSURANCE	INSP 971.00
		INSURANCE	PK 10,932.00
		INSURANCE	CEM 2,370.00
		INSURANCE	ST 8,656.00
		INSURANCE	LIB 10,421.00
		INSURANCE	SWR 28,111.00
		INSURANCE	SAN 6,723.00
		WARRANT TOTAL	125,692.00
55560	COLLINS OFFICE SUPPLY, INC	SUPPLIES	FIN 187.78
		SUPPLIES	FIN 19.39
		SUPPLIES	FIN 20.68

CITY OF SEDRO-WOOLLEY
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WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		OFFICE SUPPLIES	SAN	12.17
		WARRANT TOTAL		201.24
55561	CONCRETE NOR'WEST, INC.	OPERATING SUPPLIES	ST	85.48
		WARRANT TOTAL		85.48
55562	CONSTRUCTIVE PLAYTHINGS	SUPPLIES	LIB	229.99
		WARRANT TOTAL		229.99
55563	COOK PAGING (WA)	TELEPHONE	FD	6.56
		WARRANT TOTAL		6.56
55564	COUNTRYSIDE CHEVROLET	REPAIR & MAINT - AUTO	PD	72.02
		WARRANT TOTAL		72.02
55565	DALCO, INC	REPAIRS/MAINT-EQUIP	SAN	50.18
		WARRANT TOTAL		50.18
55566	DAY WIRELESS SYSTEMS INC	REPAIR/MAINTENANCE	PD	351.19
		MAINT OF GENERAL EQUIP	SWR	24.64
		MAINT OF GENERAL EQUIP	SWR	86.32
		WARRANT TOTAL		462.15
55567	DESTINATION WIRELESS	SUPPLIES	EXE	48.53
		TELEPHONE	PD	21.57
		CELL PHONES	PK	21.57
		CELL PHONES	PK	21.57
		TELEPHONE	ST	70.11
		WARRANT TOTAL		183.35
55568	DIVERSINT	PROFESSIONAL SERVICES	PD	1,012.10
		OFFICE SUPPLIES	FD	283.39
		WARRANT TOTAL		1,295.49
55569	DILLS CONSTRUCTION	ENGINEERING-SKAGIT LIGHT	AST	8,955.70
		WARRANT TOTAL		8,955.70
55570	DIGITAL SYSTEMS & SOLUTNS	PROFESSIONAL SERVICES	FIN	48.02
		PROFESSIONAL SERVICES	PD	96.03
		REPAIRS/MAINT-EQUIP	FD	48.01
		WARRANT TOTAL		192.06
55571	THE UNITY GROUP	PROFESSIONAL SERVICES	JUD	45.00
		INSURANCE & BONDS	FIN	141.00
		INSURANCE	LGL	60.00
		INSURANCE	CS	845.00
		INSURANCE	PLN	78.00
		PROFESSIONAL SERVICES	ENG	149.00
		INSURANCE	PD	2,011.00
		INSURANCE	FD	984.00
		INSURANCE	INSP	73.00
		INSURANCE	PK	820.00

CITY OF SEDRO-WOOLLEY
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WARRANT	VENDOR NAME	DESCRIPTION	AMOUNT
		INSURANCE	CEM 178.00
		INSURANCE	ST 650.00
		INSURANCE	LIB 781.00
		INSURANCE	SWR 2,100.00
		INSURANCE	SAN 504.00
		WARRANT TOTAL	9,427.00
55572	E & E LUMBER	SUPPLIES	ENG 10.78
		OPERATING SUPPLIES	PK 3.86
		OPERATING SUPPLIES	CEM 27.91
		OPERATING SUPPLIES	ST 29.65
		OPERATING SUPPLIES	ST 37.74
		SMALL TOOLS/MINOR EQUIP	ST 10.78
		SMALL TOOLS/MINOR EQUIP	ST 17.04
		OPERATING SUPPLIES	SWR 34.83
		OPERATING SUPPLIES	SWR 32.13
		OPERATING SUPPLIES	SWR 19.41
		WARRANT TOTAL	224.13
55573	FAB-TECH	REPAIR/MAINTENANCE-EQUIP	ST 118.69
		WARRANT TOTAL	118.69
55574	FEDERAL CERTIFIED HEARING	RETIRED MEDICAL	PD 57.00
		WARRANT TOTAL	57.00
55575	FIDALGO NETWORKING	TELEPHONE	SAN 55.00
		WARRANT TOTAL	55.00
55576	GAYLORD BROS.	OPERATING SUPPLIES	LIB 232.59
		WARRANT TOTAL	232.59
55577	GOOD HOUSEKEEPING	BOOKS, PERIOD, RECORDS	LIB 21.97
		WARRANT TOTAL	21.97
55578	GREAT AMERICA LEASING COR	EQUIPMENT LEASES	269.64
		EQUIPMENT LEASES	308.70
		WARRANT TOTAL	578.34
55579	GUARDIAN SECURITY	FIRE/THEFT PROTECTION	FD 25.00
		WARRANT TOTAL	25.00
55580	INGRAM LIBRARY SERVICES	BOOKS, PERIOD, RECORDS	LIB 77.27
		BOOKS, PERIOD, RECORDS	LIB 12.62
		BOOKS, PERIOD, RECORDS	LIB 11.76
		BOOKS, PERIOD, RECORDS	LIB 18.09
		BOOKS, PERIOD, RECORDS	LIB 7.84
		BOOKS, PERIOD, RECORDS	LIB 122.17
		BOOKS, PERIOD, RECORDS	LIB 11.09
		BOOKS, PERIOD, RECORDS	LIB 25.77
		BOOKS, PERIOD, RECORDS	LIB 14.93
		BOOKS, PERIOD, RECORDS	LIB 12.40
		BOOKS, PERIOD, RECORDS	LIB 100.14

CITY OF SEDRO-WOOLLEY
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WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		BOOKS, PERIOD, RECORDS	LIB	21.24
		BOOKS, PERIOD, RECORDS	LIB	8.82
		BOOKS, PERIOD, RECORDS	LIB	12.48
		BOOKS, PERIOD, RECORDS	LIB	33.69
		BOOKS, PERIOD, RECORDS	LIB	9.20
		BOOKS, PERIOD, RECORDS	LIB	14.59
		WARRANT TOTAL		514.10
55581	INGRAM LIBRARY SERVICES	VOIDED WARRANT		.00
		WARRANT TOTAL		.00
55582	ITT SHARED SERVICES	MACHINERY/EQUIPMENT	SWR	7,229.30
		WARRANT TOTAL		7,229.30
55583	JACOBS, LEO	MEALS/TRAVEL	SAN	14.83
		WARRANT TOTAL		14.83
55584	LAB SAFETY SUPPLY	OPERATING SUPPLIES	PK	173.59
		WARRANT TOTAL		173.59
55585	LARRYS AUTO & TRUCK PARTS	SOLID WASTE DISPOSAL	SAN	202.00
		WARRANT TOTAL		202.00
55586	LEE JOHNSON & SONS	OTHER IMPROVEMENTS	SWR	84,873.91
		WARRANT TOTAL		84,873.91
55587	LIBRARY SPARKS	BOOKS, PERIOD, RECORDS	LIB	59.95
		WARRANT TOTAL		59.95
55588	LOUIS AUTO GLASS	REPAIRS/MAINT-EQUIP	SAN	246.34
		WARRANT TOTAL		246.34
55589	MARTIN MARIETTA MATERIALS	REPAIR/MAINT-STREETS	ST	1,386.25
		CONTRACTED OVERLAY	ST	1,457.22
		MAINTENANCE OF LINES	SWR	972.19
		MAINTENANCE OF LINES	SWR	247.00
		MAINTENANCE OF LINES	SWR	410.64
		WARRANT TOTAL		4,473.30
55590	N C MACHINERY CO.	REPAIR/MAINTENANCE-EQUIP	ST	470.85
		WARRANT TOTAL		470.85
55591	N W SECTION PNCWA	MISC-TUITION/REGISTRATION	SWR	100.00
		MISC-TUITION/REGISTRATION	SWR	100.00
		MISC-TUITION/REGISTRATION	SWR	100.00
		WARRANT TOTAL		300.00
55592	NEWMAN SIGNS INC	OPERATING SUPPLIES	ST	772.70
		WARRANT TOTAL		772.70
55593	NORTH CASCADE FORD	REPAIRS/MAINT-EQUIP	FD	1,550.82
		WARRANT TOTAL		1,550.82

CITY OF SEDRO-WOOLLEY
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WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
55594	NORTHWEST CASCADE INC.	SUPPLIES & BOOKS	FD	32.50
		WARRANT TOTAL		32.50
55595	OASYS	REPAIRS & MAINTENANCE	PD	238.27
		REPAIRS/MAINT-EQUIP	FD	238.27
		WARRANT TOTAL		476.54
55596	OFFICE DEPOT	OPERATING SUPPLIES	SWR	168.35
		WARRANT TOTAL		168.35
55597	OFFICE SYSTEMS	MAINTENANCE CONTRACTS	SWR	264.66
		WARRANT TOTAL		264.66
55598	OFFICE OF CODE REVISER	PUBLICATIONS	JUD	43.36
		BOOKS, PERIOD, RECORDS	LIB	43.36
		WARRANT TOTAL		86.72
55599	OLIVER-HAMMER CLOTHES	CLOTHING	CEM	196.63
		CLOTHING	ST	200.00
		CLOTHING	SWR	77.64
		CLOTHING	SAN	94.37
		CLOTHING	SAN	56.57
		WARRANT TOTAL		625.21
55600	OVERALL LAUNDRY SERV INC	LAUNDRY	CS	25.02
		MISC-LAUNDRY	PK	29.89
		MISC-LAUNDRY	PK	29.89
		MISC-LAUNDRY	CEM	15.18
		MISC-LAUNDRY	ST	17.44
		MISC-LAUNDRY	ST	17.44
		MISC-LAUNDRY	ST	17.44
		LAUNDRY	SWR	19.50
		LAUNDRY	SWR	19.50
		WARRANT TOTAL		191.30
55601	OUTWEST UNLIMITED	MISCELLANEOUS	CEM	60.00
		WARRANT TOTAL		60.00
55602	PAT RIMMER TIRE CTR, INC	REPAIR & MAINTENANCE	CS	86.27
		WARRANT TOTAL		86.27
55603	PETTY CASH-DEBRA PETERSON	SUPPLIES	LIB	16.93
		REPAIRS/MAINTENANCE BLDG.	LIB	17.77
		MISC-SUMMER READ PROGRAM	LIB	13.69
		WARRANT TOTAL		48.39
55604	PRO-SEAL SERVICE GRP INC	MAINT OF GENERAL EQUIP	SWR	4,950.00
		WARRANT TOTAL		4,950.00
55605	PRINTWISE, INC.	SUPPLIES	JUD	123.01
		WARRANT TOTAL		123.01

CITY OF SEDRO-WOOLLEY
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WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
55606	PUGET SOUND ENERGY	PUBLIC UTILITIES	CS	715.48
		PUB UTILITIES-MALL	CS	19.98
		PUB UTILITIES-MALL	CS	19.98
		PUB UTILITIES-MALL	CS	5.54
		PUBLIC UTILITIES	RV	580.99
		PUBLIC UTILITIES-COMM CTR	PK	108.18
		PUBLIC UTILITIES-SR CTR	PK	293.40
		PUBLIC UTILITIES-TRAIN	PK	75.98
		PUBLIC UTILITIES	PK	275.64
		PUBLIC UTILITIES	CEM	43.21
		PUBLIC UTILITIES	ST	75.20
		PUBLIC UTILITIES	ST	75.20
		PUBLIC UTILITIES	ST	38.78
		PUBLIC UTILITIES	ST	38.78
		PUBLIC UTILITIES	ST	143.14
		PUBLIC UTILITIES	ST	143.14
		PUBLIC UTILITIES	ST	60.72
		PUBLIC UTILITIES	LIB	223.62
		ADVERTISING	HOT	39.82
		PUBLIC UTILITIES	SWR	101.35
		PUBLIC UTILITIES	SWR	6,250.44
PUBLIC UTILITIES	SAN	85.87		
	WARRANT TOTAL			9,414.44
55607	QUILTERS NEWSLETTER	BOOKS, PERIOD, RECORDS	LIB	54.92
		WARRANT TOTAL		54.92
55608	RAPIDFORMS, INC.	OFFICE/OPERATING SUPPLIES	PD	52.26
		OFFICE SUPPLIES	FD	52.27
		WARRANT TOTAL		104.53
55609	REICHARDT & EBE ENG, INC	ENGINEERING-SKAGIT LIGHT	AST	62.48
		ENGINEERING-POLTE/TOWNSHIP	AST	280.52
		ENGINEERING - METCALF LINE	PWT	175.00
		ENGINEERING - METCALF LINE	PWT	24,135.78
		ENGINEERING-TOWNSHIP LINE	PWT	175.81
		ENGINEERING GARDEN OF EDEN	SWR	236.00
		ENGINEERING TOWNSHIP LINE	SWR	140.26
		WARRANT TOTAL		25,206.65
55610	RINKER MATERIALS	REPAIR/MAINT-STREETS	ST	1,311.94
		REPAIR/MAINT-STREETS	ST	301.35
		REPAIR/MAINT-STREETS	ST	629.53
		REPAIR/MAINT-STREETS	ST	1,078.96
		REPAIR/MAINT-STREETS	ST	2,487.84
		REPAIR/MAINT-STREETS	ST	584.08
		REPAIR/MAINT-STREETS	ST	1,334.69
		CONTRACTED OVERLAY	ST	1,958.03
		WARRANT TOTAL		9,686.42
55611	RODDA PAINT CO.	REPAIR/MAINT COMM CTR	PK	42.21
		REPAIR/MAINT COMM CTR	PK	4.57-

CITY OF SEDRO-WOOLLEY
 SORTED TRANSACTION WARRANT REGISTER
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WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		REPAIR/MAINT COMM CTR	PK	48.68
		REPAIR/MAINT COMM CTR	PK	55.90
		REPAIR/MAINT COMM CTR	PK	21.46
		REPAIR/MAINT-OFFICE EQUIP	CEM	28.95
		WARRANT TOTAL		192.63
55612	SANDERSON SAFETY SUPPLY	SMALL TOOLS & MINOR EQUIP	FD	486.99
		OPERATING SUPPLIES	SWR	177.90
		WARRANT TOTAL		664.89
55613	SCIENTIFIC SUPPLY	OPERATING SUPPLIES	SWR	93.34
		WARRANT TOTAL		93.34
55614	SCREEN GRAPHICS OF FLA	OPERATING SUPPLIES	SAN	589.82
		WARRANT TOTAL		589.82
55615	SEATTLE PUMP AND EQUIP CO	MAINTENANCE OF LINES	SWR	75.57
		WARRANT TOTAL		75.57
55616	SEDRO-WOOLLEY AUTO PARTS	REPAIRS/MAINT-EQUIP	FD	25.43
		OPERATING SUPPLIES	CEM	11.30
		OPERATING SUPPLIES	ST	127.24
		MAINTENANCE OF VEHICLES	SWR	51.50
		MAINTENANCE OF VEHICLES	SWR	7.68
		OPERATING SUPPLIES	SWR	38.52
		OPERATING SUPPLIES	SAN	36.92
		WARRANT TOTAL		283.23
55617	SEDRO-WOOLLEY FARMERS MKT	FARMERS MARKET	HOT	1,000.00
		WARRANT TOTAL		1,000.00
55618	SEDRO-WOOLLEY VOLUNTEER	SALARIES-VOLUNTEERS	FD	10,068.00
		WARRANT TOTAL		10,068.00
55619	SEVEN SISTERS, INC.	MAINT OF GENERAL EQUIP	SWR	182.66
		WARRANT TOTAL		182.66
55620	SK CO DEPT OF EMERG MGMT	DEPT OF EMERG MANAGEMENT	EMG	4,474.85
		WARRANT TOTAL		4,474.85
55621	SKAGIT COUNTY SHERIFF	PRISONERS	PD	16.07
		WARRANT TOTAL		16.07
55622	SKAGIT COUNTY TREASURER	CRIME VCTM & WITNSS PROG	LGL	66.98
		WARRANT TOTAL		66.98
55623	SKAGIT FARMERS SUPPLY	OPERATING SUPPLIES	ST	133.77
		OPERATING SUPPLIES-PROPANE	ST	23.25
		OPERATING SUPPLIES	SWR	107.89
		WARRANT TOTAL		264.91
55624	SKAGIT HYDRAULICS, INC.	REPAIRS/MAINT-EQUIP	SAN	118.70

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WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		WARRANT TOTAL		118.70
55625	SKAGIT READY MIX, INC.	MAINTENANCE OF LINES	SWR	755.30
		WARRANT TOTAL		755.30
55626	SKAGIT SURVEYORS &	PROFESSIONAL SERVICES	PLN	1,487.50
		ENGINEERING - SR20 LINE	PWT	356.25
		WARRANT TOTAL		1,843.75
55627	SKAGIT RIVER STEEL	REPAIRS/MAINT-EQUIP	SAN	26.17
		WARRANT TOTAL		26.17
55628	SKAGIT VALLEY PUBLISHING	LEGAL PUBLICATIONS	LGS	23.40
		LEGAL PUBLICATIONS	LGS	26.00
		WARRANT TOTAL		49.40
55629	SOUND OCEAN METAL FAB	MACHINERY/EQUIPMENT	SWR	162.50
		WARRANT TOTAL		162.50
55630	SOTO & SONS CONSTRUCTION	ENGINEERING - METCALF LINE	PWT	291,382.97
		WARRANT TOTAL		291,382.97
55631	STATE AUDITOR'S OFFICE	STATE AUDITING	FIN	1,992.20
		WARRANT TOTAL		1,992.20
55632	TASTE OF HOME	BOOKS, PERIOD, RECORDS	LIB	19.98
		WARRANT TOTAL		19.98
55633	THUNDERBIRD LUBRICATIONS	AUTO FUEL/DIESEL	ST	381.07
		WARRANT TOTAL		381.07
55634	TRAFFIC SAFETY SUPPLY CO.	OPERATING SUPPLIES	ST	494.90
		WARRANT TOTAL		494.90
55635	TRUE VALUE	REPAIR & MAINTENANCE	CS	81.89
		OPERATING SUPPLIES	FD	60.89
		REPAIR/MAINT-GARAGE	FD	79.80
		OPERATING SUPPLIES	PK	11.09
		REPAIR/MAINT COMM CTR	PK	7.09
		REPAIR/MAINT - HHS	PK	11.86
		OPERATING SUPPLIES	PK	32.95
		REPAIRS/MAINTENANCE	PK	8.07
		OPERATING SUPPLIES	CEM	14.42
		OPERATING SUPPLIES	CEM	6.78
		REPAIR/MAINT-EQUIP & BLDG	CEM	6.36
		OPERATING SUPPLIES	ST	30.17
		REPAIRS/MAINTENANCE BLDG.	LIB	38.14
		OPERATING SUPPLIES	SWR	3.24
		OPERATING SUPPLIES	SWR	4.32
		OPERATING SUPPLIES	SWR	6.46
		OPERATING SUPPLIES	SWR	5.85
		OPERATING SUPPLIES	SWR	23.72

CITY OF SEDRO-WOOLLEY
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WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		OPERATING SUPPLIES	SWR	4.84
		OPERATING SUPPLIES	SWR	7.33
		REPAIRS/MAINT-EQUIP	SAN	21.57
		WARRANT TOTAL		466.84
55636	TRUE VALUE	VOIDED WARRANT		.00
		WARRANT TOTAL		.00
55637	VALLEY AUTO SUPPLY	REPAIR & MAINTENANCE	CS	6.46
		REPAIRS/MAINT-EQUIP	FD	.69
		REPAIRS/MAINT-EQUIP	FD	15.62
		REPAIRS/MAINTENANCE	PK	20.32
		REPAIRS/MAINTENANCE	PK	171.04
		REPAIRS/MAINTENANCE	PK	29.97
		REPAIRS/MAINTENANCE	PK	13.42
		MAINT OF GENERAL EQUIP	SWR	15.95
		MAINT OF GENERAL EQUIP	SWR	7.65
		OPERATING SUPPLIES	SWR	7.43
		SMALL TOOLS & MINOR EQUIP	SWR	85.59
		OPERATING SUPPLIES	SAN	33.11
		OPERATING SUPPLIES	SAN	6.80
		SMALL TOOLS & MINOR EQUIP	SAN	33.18
		SMALL TOOLS & MINOR EQUIP	SAN	23.47
		WARRANT TOTAL		470.70
55638	VERIZON NORTHWEST	TELEPHONE	JUD	61.83
		TELEPHONE	FIN	60.40
		TELEPHONE	PD	80.93
		PUBLIC UTILITIES-COMM CTR	PK	90.35
		TELEPHONE	PK	109.83
		TELEPHONE	CEM	55.30
		TELEPHONE	ST	59.44
		TELEPHONE	LIB	147.40
		TELEPHONE	SWR	485.58
		TELEPHONE	SWR	47.81
		TELEPHONE	SAN	185.82
		WARRANT TOTAL		1,384.69
55639	VOLUNTEERS OF AMERICA	VOLUNTEERS OF AMERICA	VOL	1,200.00
		WARRANT TOTAL		1,200.00
55640	WA STATE PATROL	RENTAL TELETYPE	PD	930.00
		WARRANT TOTAL		930.00
55641	WA ST OFF OF TREASURER	STATE REMITTANCES-COURT		3,967.41
		WARRANT TOTAL		3,967.41
55642	WOOD'S LOGGING SUPPLY INC	POSTAGE	PD	5.89
		POSTAGE	PD	26.75
		OPERATING SUPPLIES	SWR	21.46
		WARRANT TOTAL		54.10

CITY OF SEDRO-WOOLLEY
SORTED TRANSACTION WARRANT REGISTER
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WARRANT	VENDOR NAME	DESCRIPTION	AMOUNT
55643	GRANDVIEW NORTH LLC	BUILDING INSPECTIONS	22.00
		PLUMBING INSPECTIONS	20.00
		GAS PIPING INSPECTIONS	22.00
		WARRANT TOTAL	64.00
		RUN TOTAL	651,439.68

CITY OF SEDRO-WOOLLEY
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FUND	TITLE	AMOUNT
001	CURRENT EXPENSE FUND	98,674.53
101	PARK FUND	14,376.66
102	CEMETERY FUND	4,436.09
103	STREET FUND	26,333.86
104	ARTERIAL STREET FUND	9,298.70
105	LIBRARY FUND	13,161.75
108	STADIUM FUND	1,039.82
332	PWTF SEWER CONSTRUCTION FUND	330,385.16
401	SEWER FUND	142,393.41
412	SOLID WASTE FUND	11,339.70
TOTAL		651,439.68

CITY OF SEDRO-WOOLLEY
 SORTED TRANSACTION WARRANT REGISTER
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DEPARTMENT	AMOUNT
001 000 000	4,031.41
001 000 011	49.40
001 000 012	880.20
001 000 013	48.53
001 000 014	4,426.07
001 000 015	974.49
001 000 016	122.22
001 000 018	13,730.17
001 000 019	3,774.82
001 000 020	2,149.78
001 000 021	32,770.84
001 000 022	28,995.14
001 000 024	1,046.61
001 000 025	4,474.85
001 000 062	1,200.00
FUND CURRENT EXPENSE FUND	98,674.53
101 000 076	14,376.66
FUND PARK FUND	14,376.66
102 000 036	4,436.09
FUND CEMETERY FUND	4,436.09
103 000 042	26,333.86
FUND STREET FUND	26,333.86
104 000 042	9,298.70
FUND ARTERIAL STREET FUND	9,298.70
105 000 072	13,161.75
FUND LIBRARY FUND	13,161.75
108 000 019	1,039.82
FUND STADIUM FUND	1,039.82
332 000 082	330,385.16
FUND PWTF SEWER CONSTRUCTION FUND	330,385.16
401 000 035	142,393.41
FUND SEWER FUND	142,393.41
412 000 037	11,339.70
FUND SOLID WASTE FUND	11,339.70
 TOTAL	 651,439.68

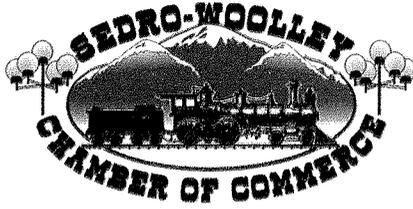
CITY OF SEDRO-WOOLLEY
SORTED TRANSACTION WARRANT REGISTER
10/12/2005 (Printed 10/07/2005 09:41)

I HEREBY CERTIFY THAT THE GOODS/SERVICES CHARGED ON THE VOUCHERS LISTED ABOVE HAVE, TO THE BEST OF MY KNOWLEDGE, BEEN FURNISHED. I FURTHER CERTIFY THE CLAIMS ABOVE TO BE VALID AND CORRECT.

CLERK-TREASURER

DATE

WE, THE UNDERSIGNED FINANCE COMMITTEE MEMBERS OF SEDRO-WOOLLEY, WASHINGTON, DO HEREBY CERTIFY THAT THE GOODS/SERVICES SPECIFIED ABOVE HAVE, TO THE BEST OF OUR KNOWLEDGE, BEEN RECEIVED. THE WARRANT NUMBERS _____ THRU _____ ARE APPROVED FOR PAYMENT IN THE TOTAL AMOUNT OF \$ _____.
VOIDED WARRANT NUMBERS _____ THRU _____.
DATED THIS _____ DAY OF _____, 2005.



CITY COUNCIL AGENDA
REGULAR MEETING

OCT 12 2005

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 3C

September 23, 2005

Mayor Sharon Dillon
Sedro-Woolley City Hall
720 Murdock St
Sedro-Woolley, Wa 98284

Dear Sharon:

I am writing on behalf of the Sedro-Woolley Chamber of Commerce to once again request the street closure for our annual Halloween Costume Parade on Monday, October 31st. Starting time would be about 4:30 pm. We will need Metcalf closed from the corner of State St & Metcalf (the kid's gather at the Wells Fargo Bank parking lot) to the corner of Ferry St & Metcalf St. The parade only lasts about 10 minutes. Thank you for your help.

Sincerely,

A handwritten signature in cursive script that reads "Lorene Hamilton".

Lorene Hamilton
Office Director
Sedro-Woolley Chamber of Commerce

CITY COUNCIL AGENDA
REGULAR MEETING

OCT 12 2005

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 3d

WILDCAT STEELHEAD CLUB
P. O. BOX 435
SEDRO WOOLLEY, WA 98284

September 23, 2005

Sedro-Woolley City Council
Administration – City Hall
720 Murdock
Sedro-Woolley, WA 98284

Ladies and Gentlemen:

The Wildcat Steelhead Club has been paying a damage deposit of \$100 for the use of the Community Center for our annual dinners. In addition we pay \$50 for kitchen use. We do not serve alcoholic beverages at our dinners. The other fees have been dropped in the past because we are a local club and are supportive of the community.

We feel at present that we should verify this for future dinners so that there is no question about our payment. By a vote of your city council in this respect, it would be on record and no question.

If you have any questions, please call Don Collen at 855-2291 or 855-0648.

Sincerely,



Scott J. Fowler
Director

CITY COUNCIL AGENDA
REGULAR MEETING

OCT 12 2005

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 35

10-7-05

Mayor Sharon Dillon and Council Members
720 Murdock St
Sedro-Woolley, WA 98284

Ref: Waiver of Fees for the Sedro-Woolley Community Center

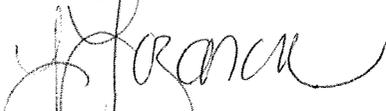
Dear Mayor and Council:

This year due to the great success of the 2005 Loggerodeo festival. The Loggerodeo Executive Board would like to show their gratitude by hosting a "Volunteer and Sponsor Appreciation Night".

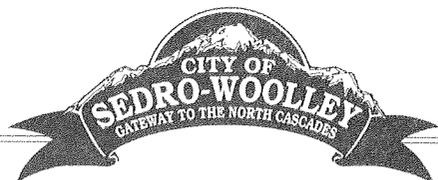
We are formally asking you to waive the fees for the Sedro-Woolley Community Center for October 20th, 2005.

If you have any questions concerning this, please give me a call at 855-0771.

Thank you,



Jo Ann Lazon, President
2005 Loggerodeo



SUBJECT: PUBLIC COMMENT

Name:
Address:
Narrative:

CITY COUNCIL AGENDA
REGULAR MEETING

OCT 12 2005

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 4

Name:
Address:
Narrative:

Name:
Address:
Narrative:

Name:
Address:
Narrative:

Name:
Address:
Narrative:

CITY OF SEDRO-WOOLLEY

720 Murdock Street, Sedro-Woolley, WA 98284 (360) 855-1661

Memorandum

CITY COUNCIL AGENDA
REGULAR MEETING

OCT 12 2005

To: Mayor and City Council

From: Patrick Hayden

Date: 10/5/2005

Re: Transpo Group Presentation for Transportation Capital Facilities Plan and Impact Fee

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 5

Attached please find a map and documents prepared by Transpo Group for the 2005 Transportation Capital Facilities Plan and proposed transportation impact fee ordinance scheduled for adoption in November. These documents show at least three things relevant to transportation infrastructure costs and funding:

1. A list of projects which are assumed to be necessary transportation infrastructure for the City of Sedro-Woolley, and which is proposed for inclusion in the transportation capital facilities plan.
2. A spreadsheet showing the projected funding and funding gap for the proposed projects on the transportation capital facilities plan.
3. A map showing a proposed transportation impact fee (or SEPA mitigation fee) for 15 transportation analysis zones within the City, with individualized fees for each zone per PM Peak Trip.

Please note that the fee ranges from a low of \$2,991 per PM Peak Trip in the Central Business District (Zone 9) to a high of \$10,287 on Fruitdale Road (Zone 2). *The cost for a single family residence is roughly equivalent to one PM Peak Trip in any zone.*

Under current law, calculating a flat-rate fee for the entire city, without regard to the individualized assessment of the impact of new development on specific infrastructure needs, presents an unacceptable risk. The fee should be assessed based upon the impact of each project on specific infrastructure needs. This is accomplished by using "zones." The fee varies from zone to zone, based on the probable routes people will take in vehicles.

In short, SR 20 West of city and Cook Road have relatively few infrastructure needs, while SR 9 North, McGarigle, Fruitdale, and SR 20 East of the city have many infrastructure needs. Therefore, the fee is greater where the need is greater, based on use of infrastructure. A computer model is used to calculate the fee

The fee is further individualized for specific projects, in that it is assessed on a “per trip” basis. Projects that generate more trips (traffic) will pay more than projects that generate fewer trips; projects that send trips through areas that have infrastructure needs will pay more than projects that send traffic to areas with infrastructure is already in place.

There is no doubt that the Council will find this fee to be high for some districts. The fee is currently \$2,820 per single family residence, and \$500 per equivalent residential unit for commercial and industrial development. (In other words, residential development is subsidizing commercial and industrial development in our current fee structure. This is subject to challenge in court.) Note that these are 1994 dollars – the cost of the infrastructure they fund has doubled.

The City Council needs to do three things:

1. Adopt an updated capital facilities plan with a list of projects that accurately reflects the City’s transportation needs, so staff can use as a basis for imposing accurate SEPA and concurrency mitigation requirements and impact fees that reflect the actual impacts of the development.
2. Adopt a fee amount that will fund the transportation improvements included in the capital facility plan, after first taking into account all other sources of funding, including taxes, grants, and other funds.
3. Adopt a fee that accurately apportions the impact fee and mitigation burden between zones and projects so that developers and builders pay their fair share based on the quantified impacts they are imposing on existing residents and the community as a whole.

Paying for infrastructure is a “zero sum game”. The proposed impact fee reflects the *unfunded* balance of transportation infrastructure costs. These are real costs, and no other money is known to be available to pay this cost if the City Council does not collect the impact fee. If money is found, *someone* has to pay it – the taxpayers as a whole pay it, if no one else does. And the taxpayers’ share has already been calculated into this fee structure, so in effect, they would be subsidizing developers share of the cost.

If development produced a tax windfall (such as a retail mall development which collects sales taxes from non-residents,) a subsidy might be fair, as the taxpayers get a greater long-term benefit in the new sales tax. However, middle income houses do not produce enough tax revenue to justify a shift in the infrastructure costs to taxpayers, under any realistic accounting basis.

The City Council can reduce the fee by removing projects from the plan, but that if projects are taken off the plan, staff cannot make developers build the projects as mitigation for their impact, and cannot obtain grant money for the projects. Projects are, for the most part, *on* the list for all purposes or *off* the list for all purposes. In addition, removing a project from the plan will affect some zones more than others. The reduction in the fee from this strategy will not be equally distributed among all zones. Therefore,

the list of projects on the transportation capital facilities plan should accurately reflect those projects which the City Council deems essential for our planning window, both to ensure that essential projects are funded, and to ensure that non-essential projects do not impose unnecessary burdens on citizens. The accuracy of the list of projects is just as important as determining the fee itself, and should not get lost in any debate about the amount of the fee.

The City Council may decide to collect only a portion of the fee, by either (a) *reducing it across the board by a percentage*, or by (b) *placing a cap* on the “PM Peak Trip” cost. Each method has its problems. An across the board reduction will give a greater break to those developments which have the biggest impact. A cap on the fee (such as a cap of \$6,000 per PM Peak Trip) will reduce the revenue from the area with the most needs, and shift costs from the developments which impose the greatest burden to the taxpayers at large, but give no benefit to those areas that already have sufficient infrastructure. There is no simple way to give a break to developers without shifting the cost of infrastructure from one group to another.

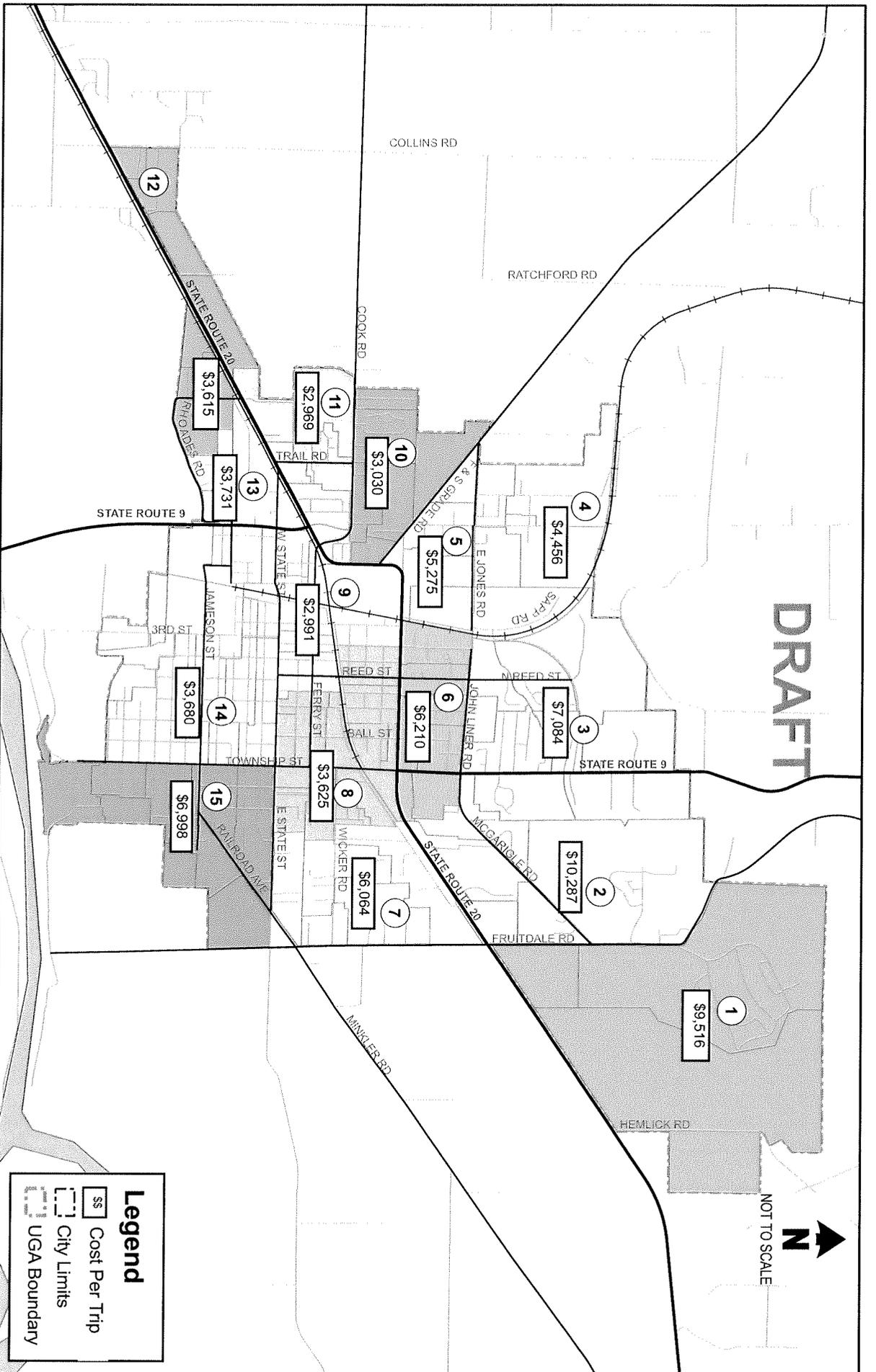
It is responsible to ask the threshold question: why should new developments *not* pay their pro-rate share of the cost of infrastructure based on their impacts? That is, if the model developed by Transpo Group accurately reflects the burden on the transportation infrastructure imposed by a new development, why not require the developer to pay it, and impose the fee as proposed in the model?

One benefit of charging the full fee for each zone is that it might slow down development until it can pay for the cost of growth. These fees seem high now, but they are really just accurate. We will get over sticker shock, and other cities will raise their fees in time.

It appears upon reflection that the City’s transportation infrastructure is in the same state of need as was the sanitary sewer infrastructure ten years ago. The City Council has two very tough issues to decide – *how much* to assess for the needed infrastructure improvements, and *who to charge* for the cost. There are no good, easy answers to these questions. Not funding the needed infrastructure only defers the costs to another generation of taxpayers and home buyers, and will impose an even greater burden upon new development sometime in the future. Once you decide what projects you want, the only issue left is: who has to pay.

I have to write a transportation impact fee ordinance and prepare a transportation capital facilities plan based upon your decisions about these issues, scheduled for adoption on November 9. These are intended to be interim ordinances, so you will have an opportunity to revisit them in six months.

DRAFT



Legend

- Cost Per Trip
- City Limits
- UGA Boundary

Figure X

Impact Fee Cost Per PM Peak Hour Trip by District

Sedro Woolley Transportation Plan

SEDRU-WOOLLEY
DRAFT Transportation Improvement Projects and Programs

Project Type	Map ID#	Project Name	Project Location	Project Description	In Existing TTPM	Total Cost (\$1,000's)	Sedro-Woolley Cost (\$1,000's)	Other Agency (\$1,000's)	Grants	Developer Mitigation	Impact Fee City Funds	TIF Eligible (Yes/No)	Reason for Ineligibility (if any)	TIF Eligible (% of total)	Relative Priority	Comments
STATE HIGHWAY IMPROVEMENTS	S1	SR 20 / FAS Grade Rd Improvements (Signal Street Access)	FAS Grade Rd to Signal Street (MP 65.15 to 65.47)	Install red-painted ramp for FAS street and improve access into Signal Street at FAS Grade Rd (FAS Street to FH Bridge) Redesign 90-degree corner (Signal Corner)	Yes	\$1,650	\$1,650	\$0	\$0	\$0	\$0	Partial	Existing Urban Growth & Future Growth	60%	Short	Just project with WSDOT and Skagit County. In design phase.
	S2	SR 20 / FAS St Improvements	Intersection (MP 65.10 to 65.22)	Construct intersection improvements including traffic signal.	Yes	\$430	\$215	\$215	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	60%	Short	
	S3	SR 20 / N Ball St Intersection	Intersection (MP 65.90 to 66.02)	Improve intersection with SR 20 on north side of SR 20. Widened N Ball St. Improve east and south gutter and sidewalks. May require right-of-way.	Yes	\$350	\$175	\$175	\$0	\$0	\$0	Partial	Existing Urban Growth & Future Growth	60%	Short	WSDOT and Skagit County funded.
	S4	SR 20 / Frigate Rd Intersection	Intersection (MP 66.20 to 66.48)	Construct intersection improvements including traffic signal.	Yes	\$740	\$370	\$370	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Short	
	S5A	SR 20 / Widening - Phase 1	SR 9 to Sapp Rd (MP 64.75 to 65.46)	Widened roadway to 5 lanes. Constructed principal arterial standards including curb & gutter, sidewalks, and bike lanes.	No	\$3,790	\$1,895	\$1,895	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid	
	S5B	SR 20 / Widening - Phase 2	Widened FH Bridge / Fenwick St Intersection (MP 65.45 to 65.49)	Propose BUSF FH overlays with structure wide enough to 90 feet. Widened roadway including curb & gutter, sidewalks, and bike lanes. Constructed principal arterial standards including curb & gutter, sidewalks, and bike lanes.	Yes	\$2,500	\$1,250	\$1,250	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid	Cost requires construction of temporary structure to maintain FH operations during project.
	S5C	SR 20 / Widening - Phase 3	Sapp Rd to Townsville Rd (MP 65.25 to 65.30)	Improve intersection, and intersection sight triangles. Provide right-turn deceleration lanes.	No	\$370	\$185	\$185	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Long	
	S5A	SR 20 / Safety Improvements	Frigate Rd (MP 66.30 to 67.00)	Improve roadway to principal arterial standards with 3 lanes curb & gutter, planter strip, and sidewalks.	No	\$1,900	\$950	\$950	\$0	\$190	\$0	Yes	Existing Urban Growth & Future Growth	100%	Long	
	S6B	SR 20 / Improvements	Frigate Rd (MP 66.30 to 67.00)	Widened roadway to include dedicated northbound and southbound lanes and upgrade traffic signal to include permissive/dedicated right-turn phasing.	No	\$430	\$215	\$215	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid	
	S7	SR 20 / Towable Rd (SR 9)	Intersection (MP 57.17 to 57.25)	Widened north approach of Cook Road to include dual SB left-turn lanes. Coordinate improvements with SR 20.	No	\$430	\$215	\$215	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Short	
	S8	SR 20 / Cook Rd Intersection Improvements	Intersection	Widened north approach of Cook Road to include dual SB left-turn lanes. Coordinate improvements with SR 20.	No	\$430	\$215	\$215	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Short	
	S9	SR 9 / North Township St (SR 9)	SR 20 to city limits	Improve intersection with SR 20. Signalized intersection.	Yes	\$2,480	\$1,240	\$1,240	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Short	
	S10	SR 9 / Albany St Intersection Improvements	Intersection	Construct intersection improvements to include traffic signal or roundabout.	No	\$520	\$260	\$260	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid	
	S11	SR 9 / W. State St Intersection Improvements	Intersection	Construct intersection improvements to include traffic signal or roundabout.	No	\$620	\$310	\$310	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid	
	S12	SR 9 / Jones Rd Intersection Improvements	Intersection	Construct intersection improvements to include traffic signal or roundabout.	No	\$430	\$215	\$215	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Long	
	S18	Jones Rd / John Law Rd	Jones Rd to John Law Rd	Coordinate new BUSF Right-of-Way along Jones Rd & John Law Rd (approximately 90 feet). Construct through existing right-of-way.	Yes	\$2,680	\$1,340	\$1,340	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid	
S19	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S20	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S21	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S22	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S23	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S24	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S25	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S26	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S27	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S28	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S29	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S30	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S31	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S32	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S33	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S34	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S35	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S36	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S37	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S38	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S39	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S40	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S41	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S42	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S43	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S44	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S45	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S46	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S47	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S48	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S49	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S50	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S51	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S52	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S53	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S54	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S55	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S56	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S57	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S58	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S59	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S60	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S61	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S62	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S63	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S64	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S65	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S66	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S67	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S68	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S69	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S70	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S71	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S72	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S73	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S74	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S75	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S76	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S77	John Law Rd	John Law Rd	Coordinate new BUSF Right-of-Way along John Law Rd.	Yes	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	Yes	Existing Urban Growth & Future Growth	100%	Mid		
S78	John Law Rd	John Law Rd														

Sedro-Woolley transportation Plan Traffic Impact Fee Calculation Overview

Task	Description	Comments
1	Develop project list based on deficiencies analyses	Safety, capacity, operations, circulation improvements and programs needed to resolve existing and forecast deficiencies.
2	Identify traffic impact fee (TIF) eligible projects	Projects that only resolve existing deficiencies should not be included
3	Identify traffic components at each TIF eligible project - existing versus growth; city generated versus through traffic	Calibrated PM peak hour travel forecasting model is applied to each TIF eligible project for each district
4	Sum total growth share of each TIF improvement project for each impact fee district	All costs in 2005 dollars
5	Divide total growth share for each district by the number of growth trips in the respective district to obtain a cost per new PM peak hour trip	Results in a impact fee per new PM peak hour trip for each district
6	Calculate impact fee per unit of development based on trip rates in <i>Trip Generation</i> , 7 th Edition, Institute of Transportation Engineers	Use average rates and adjust for "pass-by" based on <i>Trip Generation</i> data
7	Allow for individual trip generation and independent TIF calculation calculations for development projects	Not all land uses are covered by <i>Trip Generation</i> and the average rate used in developing the "look-up" table do not always accurately reflect a developments trip generation (the formula may be more appropriate)

City of Sedro-Woolley Schedule of Transportation Impact Fees

Land Use Category - ITE 7th Edition	Unit*	Impact Fee Per Unit By District														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RESIDENTIAL																
Single-Family Detached Housing	Dwelling Unit	\$9,611	\$10,390	\$7,155	\$4,501	\$5,328	\$6,272	\$6,125	\$3,661	\$3,021	\$3,060	\$2,999	\$3,651	\$3,768	\$3,717	\$7,068
Apartment	Dwelling Unit	\$5,900	\$6,378	\$4,392	\$2,763	\$3,271	\$3,850	\$3,760	\$2,248	\$1,854	\$1,879	\$1,841	\$2,241	\$2,313	\$2,282	\$4,339
Low-Rise Apartment (1-2 Floors)	Occupied Dwelling Unit	\$5,919	\$5,966	\$4,109	\$2,584	\$3,060	\$3,602	\$3,517	\$2,103	\$1,735	\$1,757	\$1,722	\$2,097	\$2,164	\$2,134	\$4,059
Residential Condominium/Townhouse	Dwelling Unit	\$4,948	\$3,684	\$3,684	\$2,317	\$3,629	\$3,229	\$3,153	\$1,885	\$1,576	\$1,544	\$1,880	\$1,940	\$1,914	\$1,914	\$3,639
Mobile Home Park	Occupied Dwelling Unit	\$2,614	\$6,069	\$4,180	\$2,629	\$3,112	\$3,664	\$3,578	\$2,139	\$1,765	\$1,768	\$1,752	\$2,133	\$2,201	\$2,171	\$4,129
Elderly Housing-Detached	Dwelling Unit	\$2,474	\$2,675	\$1,842	\$1,159	\$943	\$788	\$943	\$778	\$778	\$778	\$772	\$940	\$970	\$967	\$1,819
Congregate Care Facility	Occupied Dwelling Unit	\$1,047	\$1,132	\$779	\$490	\$580	\$683	\$667	\$399	\$329	\$333	\$327	\$398	\$410	\$405	\$770
Elderly Housing-Attached	Occupied Dwelling Unit	\$1,618	\$1,749	\$1,204	\$758	\$897	\$1,056	\$1,031	\$616	\$508	\$515	\$505	\$616	\$634	\$626	\$1,190
Recreational Home	Dwelling Unit	\$2,474	\$2,675	\$1,842	\$1,159	\$1,372	\$1,615	\$1,577	\$943	\$778	\$788	\$772	\$940	\$967	\$957	\$1,819
Residential P.U.D.	Dwelling Unit	\$5,900	\$6,378	\$4,392	\$2,763	\$3,271	\$3,850	\$3,760	\$2,248	\$1,854	\$1,879	\$1,841	\$2,241	\$2,313	\$2,282	\$4,339
INSTITUTIONAL																
County Park	Acre	\$571	\$617	\$425	\$267	\$317	\$373	\$364	\$218	\$179	\$179	\$178	\$217	\$224	\$221	\$420
Beach Park	Acre	\$12,371	\$13,373	\$9,209	\$5,793	\$6,858	\$8,073	\$7,883	\$4,713	\$3,894	\$3,939	\$3,860	\$4,700	\$4,850	\$4,784	\$9,097
Regional Park	Acre	\$1,903	\$2,057	\$1,417	\$891	\$1,055	\$1,242	\$1,213	\$725	\$588	\$606	\$594	\$723	\$746	\$736	\$1,400
Golf Course	Acre	\$2,855	\$3,086	\$2,125	\$1,337	\$1,583	\$1,863	\$1,819	\$1,085	\$897	\$909	\$891	\$1,085	\$1,119	\$1,104	\$2,099
Multi-Purpose Recreational Facility	Acre	\$54,907	\$59,356	\$40,875	\$25,711	\$30,437	\$35,832	\$34,989	\$21,916	\$17,258	\$17,483	\$17,131	\$20,859	\$21,528	\$21,234	\$40,378
Movie Theater w/ Matinee	Seat	\$1,332	\$1,440	\$992	\$624	\$739	\$869	\$843	\$508	\$419	\$424	\$416	\$506	\$522	\$515	\$980
Casino/Video Lottery Establishment	1,000 sf GFA	\$127,800	\$138,154	\$95,138	\$59,844	\$70,843	\$83,400	\$81,440	\$48,614	\$41,168	\$40,693	\$39,874	\$48,549	\$50,107	\$49,422	\$93,983
Tennis Courts	Court	\$36,922	\$39,914	\$27,486	\$17,289	\$20,467	\$24,085	\$23,328	\$14,065	\$11,605	\$11,756	\$11,520	\$14,026	\$14,476	\$14,278	\$27,152
Racquet Club	1,000 sf GFA	\$17,414	\$18,825	\$12,964	\$8,154	\$9,663	\$11,384	\$11,097	\$6,634	\$5,474	\$5,545	\$5,433	\$6,615	\$6,828	\$6,734	\$12,806
Elementary School	1,000 sf GFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Middle/Junior High School	1,000 sf GFA	\$11,705	\$12,653	\$8,713	\$5,481	\$6,418	\$7,638	\$7,459	\$4,459	\$3,679	\$3,727	\$3,652	\$4,446	\$4,589	\$4,526	\$8,608
High School	1,000 sf GFA	\$9,706	\$10,493	\$7,226	\$4,541	\$5,334	\$6,334	\$6,185	\$3,698	\$3,061	\$3,091	\$3,028	\$3,687	\$3,806	\$3,764	\$7,138
Church	1,000 sf GFA	\$6,281	\$6,789	\$4,675	\$2,941	\$3,493	\$4,099	\$4,002	\$2,393	\$1,974	\$2,000	\$1,960	\$2,386	\$2,462	\$2,429	\$4,619
Day Care Center	1,000 sf GFA	\$125,611	\$135,788	\$93,509	\$58,919	\$69,631	\$81,972	\$80,045	\$47,850	\$39,481	\$39,996	\$39,191	\$47,718	\$49,249	\$48,576	\$92,374
Library	1,000 sf GFA	\$67,468	\$72,333	\$50,326	\$31,493	\$37,400	\$44,079	\$42,964	\$25,701	\$21,206	\$21,483	\$21,050	\$25,630	\$26,091	\$25,636	\$46,416
Hospital	1,000 sf GFA	\$8,755	\$9,464	\$6,517	\$4,100	\$4,853	\$5,773	\$5,579	\$3,335	\$2,782	\$2,768	\$2,731	\$3,326	\$3,433	\$3,366	\$6,438
Nursing Home	1,000 sf GFA	\$3,426	\$3,703	\$2,650	\$1,704	\$1,899	\$2,236	\$2,183	\$1,305	\$1,077	\$1,091	\$1,069	\$1,301	\$1,343	\$1,325	\$2,519
BUSINESS & COMMERCIAL																
Hotel	Room	\$5,614	\$6,069	\$4,160	\$2,629	\$3,112	\$3,664	\$3,578	\$2,139	\$1,765	\$1,788	\$1,752	\$2,133	\$2,201	\$2,171	\$4,129
All Suites Hotel	Room	\$3,806	\$4,148	\$2,834	\$1,782	\$2,110	\$2,484	\$2,426	\$1,450	\$1,196	\$1,212	\$1,188	\$1,446	\$1,492	\$1,472	\$2,799
Motel	Room	\$4,473	\$4,835	\$3,329	\$2,094	\$2,479	\$2,919	\$2,850	\$1,704	\$1,406	\$1,424	\$1,395	\$1,699	\$1,754	\$1,730	\$3,289
Resort Hotel	Room	\$4,663	\$5,041	\$3,471	\$2,183	\$2,585	\$3,043	\$2,971	\$1,776	\$1,466	\$1,485	\$1,455	\$1,771	\$1,828	\$1,803	\$3,429
Building Materials/Lumber	1,000 sf GFA	\$32,045	\$34,641	\$23,855	\$15,006	\$17,764	\$20,912	\$20,421	\$12,207	\$10,072	\$10,204	\$9,998	\$12,174	\$12,564	\$12,392	\$23,566
Free-Standing Discount Superstore	1,000 sf GFA	\$26,415	\$28,064	\$19,439	\$12,416	\$14,630	\$17,304	\$16,897	\$10,101	\$8,334	\$8,443	\$8,273	\$10,073	\$10,396	\$10,254	\$19,499
Specialty Retail Center	1,000 sf GFA	\$17,020	\$18,339	\$12,670	\$7,970	\$9,435	\$11,107	\$10,846	\$6,484	\$5,350	\$5,419	\$5,310	\$6,466	\$6,673	\$6,582	\$12,517
Free-Standing Discount Store	1,000 sf GFA	\$39,965	\$43,203	\$29,751	\$18,714	\$22,154	\$26,081	\$25,468	\$15,224	\$12,562	\$12,725	\$12,469	\$15,182	\$15,669	\$15,455	\$29,390
Hardware/Paint Store	1,000 sf GFA	\$34,083	\$36,844	\$25,374	\$15,960	\$18,893	\$22,242	\$21,719	\$12,983	\$10,713	\$10,852	\$10,634	\$12,947	\$13,363	\$13,180	\$25,064
Nursery-Retail (Garden Center)	1,000 sf GFA	\$26,036	\$28,145	\$19,392	\$12,192	\$14,432	\$16,991	\$16,591	\$9,918	\$8,183	\$8,290	\$8,123	\$9,891	\$10,208	\$10,068	\$19,147
Nursery-Wholesale	1,000 sf GFA	\$35,422	\$38,292	\$26,369	\$16,587	\$19,636	\$23,116	\$22,573	\$13,494	\$11,134	\$11,279	\$11,052	\$13,456	\$13,988	\$13,818	\$26,049
Shopping Center	1,000 sf GFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Factory Outlet Center	1,000 sf GFA	\$14,382	\$15,548	\$10,707	\$6,735	\$7,933	\$9,386	\$9,165	\$5,479	\$4,521	\$4,588	\$4,487	\$5,464	\$5,639	\$5,562	\$10,577
Quality Restaurant	1,000 sf GFA	\$39,914	\$43,148	\$29,713	\$18,690	\$22,125	\$26,047	\$25,435	\$15,205	\$12,549	\$12,709	\$12,453	\$15,163	\$15,649	\$15,435	\$29,352
High Turnover Sit-Down Restaurant	1,000 sf GFA	\$58,906	\$63,679	\$43,851	\$27,584	\$32,653	\$38,441	\$37,637	\$22,439	\$18,515	\$18,756	\$18,379	\$22,378	\$23,096	\$22,780	\$43,319
Fast Food Restaurant w/out Drive-Through	1,000 sf GFA	\$124,422	\$134,503	\$92,623	\$58,262	\$68,971	\$81,196	\$79,287	\$49,397	\$39,107	\$39,617	\$38,620	\$47,266	\$48,783	\$48,116	\$91,499
Fast Food Restaurant w/ Drive-Through	1,000 sf GFA	\$159,298	\$172,204	\$118,586	\$74,593	\$88,304	\$103,955	\$101,511	\$60,983	\$50,069	\$50,672	\$49,701	\$60,515	\$62,457	\$61,603	\$117,147
Quick Lubrication Vehicle Shop	1,000 sf GFA	\$28,151	\$30,432	\$20,957	\$13,182	\$15,605	\$18,371	\$17,939	\$10,724	\$8,848	\$8,964	\$8,783	\$10,694	\$11,037	\$10,887	\$20,782
Auto Care Center	1,000 sf GFA	\$18,334	\$19,819	\$13,648	\$8,585	\$10,163	\$11,683	\$11,384	\$6,984	\$5,762	\$5,838	\$5,720	\$6,965	\$7,188	\$7,090	\$13,482
New Car Sales	1,000 sf GFA	\$18,842	\$20,368	\$14,026	\$8,823	\$10,445	\$12,296	\$12,007	\$7,178	\$5,922	\$5,999	\$5,879	\$7,158	\$7,387	\$7,286	\$13,856
Auto Parts Sales	1,000 sf GFA	\$32,436	\$35,064	\$24,147	\$15,189	\$17,980	\$21,167	\$20,670	\$12,356	\$10,195	\$10,328	\$10,120	\$12,322	\$12,717	\$12,544	\$23,853
Gasoline/Service Station	Vehicle Fueling Position	\$76,497	\$82,695	\$56,947	\$35,821	\$42,405	\$49,921	\$48,747	\$29,141	\$24,044	\$24,358	\$23,867	\$29,060	\$29,993	\$29,583	\$56,256
Gasoline/Service Station w/ Convenience Market	Vehicle Fueling Position	\$55,023	\$60,335	\$41,705	\$26,233	\$31,055	\$36,560	\$35,700	\$21,341	\$17,609	\$17,831	\$17,479	\$21,282	\$21,665	\$21,484	\$41,199
Gasoline/Service Station w/ Convenience Market & Car Wash	Vehicle Fueling Position	\$62,813	\$68,335	\$44,549	\$28,233	\$33,939	\$39,632	\$38,567	\$21,261	\$17,543	\$17,772	\$17,414	\$21,203	\$21,683	\$21,584	\$41,045
Self-Service Car Wash	Wash Stall	\$27,941	\$30,205	\$20,800	\$13,084	\$15,488	\$18,234	\$17,805	\$10,644	\$8,782	\$8,897	\$8,718	\$10,614	\$10,955	\$10,805	\$20,548
Tire Store	1,000 sf GFA	\$28,434	\$30,738	\$21,167	\$13,315	\$15,762	\$18,555	\$18,119	\$10,832	\$8,937	\$9,054	\$8,871	\$10,802	\$11,148	\$10,996	\$20,910

Land Use Category - ITE 7th Edition	Unit*	Impact Fee Per Unit By District														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Tire Superstore	1,000 sf GFA	\$14,457	\$15,628	\$10,762	\$6,770	\$8,014	\$9,434	\$9,212	\$5,507	\$4,544	\$4,603	\$4,511	\$5,492	\$5,668	\$5,591	\$10,631
Supermarket	1,000 sf GFA	\$63,643	\$68,799	\$47,378	\$29,802	\$35,279	\$41,532	\$40,556	\$24,244	\$20,004	\$20,265	\$19,857	\$24,177	\$24,953	\$24,612	\$46,803
Convenience Market (24 Hr)	1,000 sf GFA	\$194,506	\$210,265	\$144,796	\$91,080	\$107,820	\$126,932	\$123,948	\$74,095	\$61,136	\$61,933	\$60,686	\$73,890	\$76,261	\$75,219	\$143,038
Convenience Market (16 Hr)	1,000 sf GFA	\$128,298	\$138,692	\$95,509	\$60,077	\$71,119	\$83,725	\$81,757	\$48,873	\$40,326	\$40,851	\$40,029	\$48,739	\$50,302	\$49,615	\$94,343
Convenience Market w/ Gas Pump	Vehicle Fueling Position	\$62,185	\$67,223	\$46,293	\$34,471	\$40,581	\$39,627	\$23,689	\$19,546	\$18,800	\$19,402	\$19,042	\$23,623	\$24,381	\$24,048	\$45,731
Discount Supermarket	1,000 sf GFA	\$65,213	\$70,497	\$48,547	\$30,537	\$36,150	\$42,587	\$41,557	\$24,842	\$20,497	\$20,765	\$20,347	\$24,774	\$25,569	\$25,219	\$47,957
Discount Club	1,000 sf GFA	\$31,068	\$33,585	\$23,128	\$14,548	\$17,222	\$20,274	\$19,738	\$11,935	\$9,865	\$9,892	\$9,693	\$11,802	\$12,181	\$12,014	\$22,847
Home Improvement Superstore	1,000 sf GFA	\$12,123	\$13,106	\$9,025	\$5,677	\$6,720	\$7,912	\$7,726	\$4,618	\$3,811	\$3,862	\$3,783	\$4,606	\$4,753	\$4,688	\$8,915
Electronics Superstore	1,000 sf GFA	\$25,693	\$27,775	\$19,127	\$12,031	\$14,243	\$16,767	\$16,373	\$9,788	\$8,076	\$8,161	\$8,016	\$9,761	\$10,074	\$9,936	\$18,895
Toy/Children's Superstore	1,000 sf GFA	\$31,340	\$33,879	\$23,330	\$14,675	\$17,373	\$20,452	\$19,971	\$11,939	\$9,851	\$9,979	\$9,778	\$11,906	\$12,288	\$12,120	\$23,047
Apparel Store	1,000 sf GFA	\$24,055	\$26,003	\$17,907	\$11,264	\$13,334	\$15,329	\$15,163	\$7,561	\$7,659	\$7,505	\$7,505	\$9,138	\$9,431	\$9,302	\$17,680
Pharmacy/Drug Store w/out Drive-Through	1,000 sf GFA	\$37,659	\$40,710	\$28,034	\$17,634	\$20,875	\$24,575	\$23,998	\$14,346	\$11,837	\$11,991	\$11,750	\$14,306	\$14,765	\$14,563	\$27,684
Pharmacy/Drug Store w/ Drive-Through	1,000 sf GFA	\$41,834	\$45,224	\$31,143	\$19,589	\$23,190	\$27,300	\$26,659	\$15,936	\$13,149	\$13,320	\$13,052	\$15,892	\$16,402	\$16,178	\$30,765
Furniture Store	1,000 sf GFA	\$2,057	\$2,224	\$1,532	\$963	\$1,140	\$1,343	\$1,311	\$784	\$647	\$655	\$642	\$782	\$807	\$796	\$1,513
Video Rental	1,000 sf GFA	\$68,591	\$74,149	\$51,061	\$32,119	\$38,022	\$44,762	\$43,709	\$26,129	\$21,559	\$21,840	\$21,401	\$26,057	\$26,893	\$26,525	\$50,442
Bank/Savings: Walk-in	1,000 sf GFA	\$167,191	\$180,737	\$124,462	\$78,290	\$92,679	\$109,107	\$106,541	\$63,689	\$52,550	\$53,236	\$52,164	\$63,514	\$65,552	\$64,656	\$122,951
Bank/Savings: Drive-in	1,000 sf GFA	\$230,689	\$249,380	\$171,732	\$108,023	\$127,878	\$150,544	\$147,005	\$87,878	\$72,508	\$73,454	\$71,975	\$87,636	\$90,448	\$89,211	\$169,647
OFFICE																
Clinic	1,000 sf GFA	\$49,293	\$53,287	\$36,695	\$23,082	\$27,325	\$32,168	\$31,412	\$18,778	\$15,493	\$15,695	\$15,379	\$18,726	\$19,327	\$19,062	\$36,250
General Office	1,000 sf GFA	\$14,179	\$15,328	\$10,555	\$6,639	\$7,860	\$9,253	\$9,035	\$5,401	\$4,457	\$4,515	\$4,424	\$5,386	\$5,559	\$5,483	\$10,427
Corporate Headquarters	1,000 sf GFA	\$13,322	\$14,402	\$9,918	\$6,238	\$7,385	\$8,694	\$8,490	\$5,075	\$4,187	\$4,242	\$4,157	\$5,061	\$5,223	\$5,152	\$9,797
Single Tenant Office	1,000 sf GFA	\$16,463	\$17,797	\$12,255	\$7,709	\$9,126	\$10,743	\$10,491	\$6,271	\$5,174	\$5,242	\$5,136	\$6,254	\$6,455	\$6,366	\$12,107
Medical-Dental Office Building	1,000 sf GFA	\$35,400	\$38,268	\$26,352	\$16,576	\$19,623	\$23,101	\$22,558	\$13,485	\$11,127	\$11,272	\$11,045	\$13,448	\$13,879	\$13,690	\$26,033
U.S. Post Office	1,000 sf GFA	\$103,629	\$112,025	\$77,145	\$48,526	\$57,445	\$67,627	\$66,037	\$39,476	\$32,572	\$32,987	\$32,332	\$39,367	\$40,631	\$40,075	\$76,208
Office Park	1,000 sf GFA	\$14,274	\$15,431	\$10,626	\$6,684	\$7,913	\$9,315	\$9,096	\$5,438	\$4,487	\$4,545	\$4,454	\$5,423	\$5,597	\$5,520	\$10,497
Research and Development Center	1,000 sf GFA	\$10,277	\$11,110	\$7,651	\$4,812	\$5,697	\$6,707	\$6,549	\$3,915	\$3,230	\$3,272	\$3,207	\$3,904	\$4,029	\$3,974	\$7,558
Business Park	1,000 sf GFA	\$12,276	\$13,270	\$9,138	\$5,748	\$6,805	\$8,011	\$7,823	\$4,676	\$3,858	\$3,909	\$3,830	\$4,663	\$4,813	\$4,747	\$9,027
INDUSTRIAL																
General Light Industrial	1,000 sf GFA	\$9,326	\$10,081	\$6,942	\$4,367	\$5,170	\$6,086	\$5,943	\$3,553	\$2,931	\$2,969	\$2,910	\$3,543	\$3,656	\$3,606	\$6,858
General Heavy Industrial	1,000 sf GFA	\$1,808	\$1,955	\$1,346	\$847	\$1,002	\$1,180	\$1,152	\$689	\$568	\$576	\$564	\$687	\$709	\$699	\$1,330
Industrial Park	1,000 sf GFA	\$8,184	\$8,847	\$6,092	\$3,832	\$4,537	\$5,341	\$5,215	\$3,118	\$2,572	\$2,606	\$2,553	\$3,109	\$3,209	\$3,165	\$6,018
Manufacturing	1,000 sf GFA	\$7,042	\$7,612	\$5,242	\$3,297	\$3,904	\$4,595	\$4,487	\$2,683	\$2,213	\$2,242	\$2,197	\$2,675	\$2,761	\$2,723	\$5,179
Warehouse	1,000 sf GFA	\$4,473	\$4,835	\$3,329	\$2,094	\$2,479	\$2,919	\$2,850	\$1,704	\$1,406	\$1,424	\$1,395	\$1,699	\$1,754	\$1,730	\$3,289
Mini-Warehouse	1,000 sf GFA	\$2,474	\$2,675	\$1,842	\$1,159	\$1,372	\$1,615	\$1,577	\$943	\$778	\$788	\$772	\$940	\$970	\$957	\$1,819
Utilities	1,000 sf GFA	\$7,232	\$7,818	\$5,384	\$3,387	\$4,009	\$4,720	\$4,609	\$2,755	\$2,273	\$2,303	\$2,256	\$2,747	\$2,836	\$2,797	\$5,318
PORT and TERMINAL																
Truck Terminal	1,000 sf GFA	\$7,803	\$8,435	\$5,809	\$3,654	\$4,326	\$5,092	\$4,972	\$2,973	\$2,453	\$2,485	\$2,435	\$2,964	\$3,059	\$3,018	\$5,738
Park and Ride Lot with Bus Service	Parking Space	\$5,900	\$6,378	\$4,392	\$2,763	\$3,271	\$3,850	\$3,760	\$2,248	\$1,854	\$1,879	\$1,841	\$2,241	\$2,313	\$2,282	\$4,339

* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.

SOURCE: The Transpo Group (2005). Intended for the sole use by the City of Sedro-Woolley.

Project Cost Estimates

City of Sedro-Woolley
2005 Transportation Plan Update

AVERAGE UNIT COSTS	3 Lanes			1 Lane			
	Principal	Minor	Collector	Principal	Minor	Collector	Access
Widen	\$792	\$716	\$716	\$689	\$466	\$466	\$448
Reconstruct	\$680	\$605	\$605	\$584			
New	\$711	\$635	\$635	\$608			

WIDENING OR RECONSTRUCTION PROJECTS

Map ID	Location	Improvement	Street Classification	Length (ft)	Cost/LF ^(a)	Unadjusted Cost	ROW Estimated SF ^(b)	ROW Purchase Cost	Additional Cost	Total Cost ^(c)	Additional Cost Comments
S1	SR 20 / F&S Grade Rd	Intersection approaches	Principal	1,950	\$680	\$1,325,025	0	\$0	\$325,000	\$1,650,000	Install traffic signal
S2	SR 20 / Reed St	Intersection approaches	Principal	200	\$515	\$102,960	0	\$0	\$325,000	\$430,000	Install traffic signal
S4	SR 20 / Fruitdale Rd	Intersection approaches	Principal	800	\$515	\$411,840	0	\$0	\$325,000	\$740,000	Install traffic signal
S5A	SR 20 Widening - Phase 1	Widen to 5 lanes	Principal	4,000	\$792	\$3,168,000	49,500	\$594,000	\$325,000	\$3,760,000	Install traffic signal
S5C	SR 20 Widening - Phase 3	Widen to 5 lanes	Principal	4,600	\$792	\$3,643,200	28,500	\$342,000	\$0	\$3,990,000	
S6A	SR 20 Safety Improvements	Safety	Principal	3,700	\$100	\$370,000	0	\$0	\$0	\$370,000	
S6B	SR 20 Improvements	Widen to 3 lanes	Principal	3,700	\$515	\$1,904,760	0	\$0	\$150,000	\$1,900,000	Upgrade traffic signal
S7	SR 20 / Township Rd (SR 9)	Intersection approaches	Principal	400	\$515	\$205,920	7,500	\$90,000	\$150,000	\$450,000	Upgrade traffic signal
S8	SR 20 / Cook Rd	Intersection approaches	Minor	400	\$466	\$186,264	7,500	\$90,000	\$150,000	\$430,000	Upgrade traffic signal
S9	North Township St (SR 9)	Widen to 3 lanes	Principal	5,900	\$515	\$3,037,320	73,500	\$441,000	0	\$3,480,000	
S10	SR 9 / Nelson St	Intersection approaches	Principal	400	\$515	\$205,920	5,000	\$60,000	\$350,000	\$620,000	Roundabout
S11	SR 9 / W State St	Intersection approaches	Principal	400	\$515	\$205,920	5,000	\$60,000	\$350,000	\$620,000	Roundabout
S12	SR 9 / John Liner Rd	Intersection approaches	Principal	200	\$515	\$102,960	0	\$0	\$325,000	\$430,000	Install traffic signal
C1A	Jones Rd	Reconstruction	Minor	3,900	\$605	\$2,361,060	17,250	\$207,000	\$0	\$2,570,000	
C1C	John Liner Rd	Reconstruction	Minor	3,000	\$605	\$1,816,200	67,500	\$405,000	\$0	\$2,220,000	
C2	F&S Grade	Reconstruction	Minor	3,200	\$605	\$1,937,280	0	\$0	\$0	\$1,940,000	
C3	Cook Rd / Trail Rd	Intersection	Minor	0	\$605	\$0	2,000	\$12,000	\$275,000	\$290,000	Install traffic signal
C4	Reed Ave	Reconstruction	Collector	1,800	\$605	\$1,089,720	0	\$0	\$500,000	\$1,590,000	Streetscape improv.
C6A	South Township St	Widen to 3 lanes	Minor	4,000	\$466	\$1,862,640	55,500	\$387,000	\$0	\$2,250,000	
C6B	South Township St	Widen to 3 lanes	Access	2,500	\$448	\$1,120,275	28,125	\$168,750	\$0	\$1,290,000	
C7A	Jameson St	Widen to 3 lanes	Minor	6,600	\$466	\$3,073,356	21,000	\$252,000	\$50,000	\$3,330,000	Channelization and Signage
C7B	Jameson St / 11th St	Intersection	Minor	0	\$605	\$0	0	\$0	\$350,000	\$350,000	Roundabout/Traffic Circle
C7C	Railroad St / Jameson St	Intersection	Minor	0	\$605	\$0	8,000	\$48,000	\$0	\$50,000	Channelization and Signage
C7D	Railroad St	Widen to 3 lanes	Minor	3,500	\$466	\$1,629,810	42,750	\$256,500	\$0	\$1,890,000	
C10	Township St / Ferry St	Intersection	Minor	0	\$605	\$0	0	\$0	\$50,000	\$50,000	Channelization and Signage
C11	Fruitdale Rd	Widen to 3 lanes	Minor	4,000	\$466	\$1,862,640	120,000	\$720,000	\$0	\$2,580,000	
C13	Rhodes Rd	Widen to 3 lanes	Minor	4,500	\$466	\$2,095,470	129,000	\$774,000	\$0	\$2,870,000	
C16	McGangie Rd/Fruitdale Rd	Widen to 3 lanes	Minor	8,500	\$466	\$3,958,110	210,375	\$1,262,250	\$0	\$5,220,000	

(a) See attached cost assumptions summary

(b) Additional Right of Way required to meet City Design Standards for desired roadway classification, square foot (SF)

(c) Costs exclude Washington State sales tax

NEW ROADWAY PROJECTS

Map ID	Location	Improvement	Street Classification	Length (ft)	Cost/LF ^(a)	Unadjusted Cost	ROW Estimated SF ^(b)	ROW Purchase Cost	Additional Cost	Total Cost ^(c)	Additional Cost Comments
C9A	Trail Rd Extension	New Roadway	Collector	2,100	\$635	\$1,334,340	168,000	\$1,008,000	\$0	\$2,340,000	
C9B	Garden of Eden Rd	New Roadway	Collector	900	\$635	\$571,860	72,000	\$432,000	\$0	\$1,000,000	
C14	Jameson St	New Roadway	Minor	800	\$635	\$508,320	16,000	\$192,000	\$0	\$700,000	
C15	Rhodes Rd Extension	New Roadway	Access	2,000	\$608	\$1,216,800	0	\$0	\$0	\$1,220,000	

(a) See attached cost assumptions summary

(b) Additional Right of Way required to meet City Design Standards for desired roadway classification, square foot (SF)

(c) Costs exclude Washington State sales tax

Job No.	04143	Prepared By:	Bill Goodwin
		Date:	9/26/2005
Client	Sedro Woolley	Checked By:	
Project	C1B Johns Rd / John Liner Rd	Date:	
	RR Under crossing	Plan Set Date:	None
	Length: 710		
	Width: 110 (average)	Est. Level:	TIP Update

ESTIMATE OF PROBABLE CONSTRUCTION COST

Note: This estimate is approximate. Actual construction bids may vary significantly from this statement of probable costs due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of the estimators.

Project Description:

Jones Rd to John Liner Road
 Construct new BNSF RR under crossing wide enough for minor arterial improvements along Jones Rd and John Liner Road (approximately 90 feet). Construct through existing embankment tying Jones Rd to John Liner
 Current TIP total cost estimate = \$2,000,000

Missing link from Jones Rd to John Liner Road is about 530 l.f...
 N. Murdock to N. Reed St = 650 lf.
 RR to John Liner Rd = 90 lf.
 E. Jones Rd to RR = 440 lf.

Existing rail line is single track set

Construction Assumptions

Build a temporary parallel rail bypass on temporary easements (as needed).
 Construct new over crossing of roadway extension segment.
 Open new over crossing to rail traffic. Remove temporary rail bypass.
 Construct roadway extension

RR over crossing span length

5lanes x 12 ft / lane + 2 bike lanes @ 5' W.+ 2 sidewalks @ 6' W.+ 2 curb and gutter @ 1.5' W.=
85.00 ft long

Roadway Under crossing Segment

Under crossing Length

Assumed clearance beneath bottom of RR over crossing 16.50 ft high
 New road profile grade percentage (+) & (-) : 5% slope
 Assume level existing grade
 Therefore, ramp length = clearance / slope 330.00 ft long
 Tangent level roadway segment beneath RR, say 50.00 ft long
Overall length of roadway under crossing = 2 x ramp length = 710.00 ft long

Under crossing Template

Roadway section base = RR crossing span length =	B	85.00 ft wide
Assume 3:1 cut slopes - no retaining walls		33% slope
Maximum depth	D	16.60 ft deep
Cut layback horizontal run	L	49.80 ft lateral
Maximum total width of cut at 16.6 ft depth = B x Dx2		118.20 ft wide
Maximum cut section end area = BxD + DxL =		2,237.68 s.f.,

Average cut section template top chord width 104.10
say 110.00 ft wide

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1 Clearing & Grubbing	1.8	Acre	\$5,000	\$8,965
2 Remove Structures and Obstructions	1	LS	\$3,550	\$3,550
3 Utility Adjustments	1	LS	\$500,000	\$500,000
Allowance for major power distribution and local service lines that parallel the north side of the alignment.				
4 Roadway Excavation, Incl. Haul				
Approach prisms	17,142	CY		
Side Slope prisms	20,086	CY		
Under crossing box	2,597	CY		
	39825	CY	\$10	\$398,249
5 Unsuitable Foundation Excavation, Incl. Haul	3982	CY	\$15	\$59,737
Allowance...				
6 Gravel Borrow, Incl. Haul (Temporary RR Ballas 12' wide * 2' deep * 2000' long	1778	CY	\$20	\$35,556
7 Gravel Borrow, Incl. Haul ((5 lanes * 12'/lane) * 2' D + (2* 6'/SW)*0.5' D)*Rd L)/27	3313	CY	\$20	\$66,267
8 Gravel Base (0.50') ((5 lanes * 12'/lane + 2* 6'/SW)* 0.5' D)* Rd L)/27*1.85 ton/cy	1751	Ton	\$16	\$28,021
9 Asphalt Treated Base (0.50') ((5 lanes * 12'/lane * 0.5' D * Rd L)/27*2.05 ton / cy	1617	Ton	\$70	\$113,206
10 Asphalt Concrete Pavement CI B (0.25') ((5 lanes * 12'/lane) * 0.25' D * Rd length)/27*2.05 ton / cy	809	Ton	\$100	\$80,861

11 Cement Conc. Curb and Gutter Overall length of road x 2	710 LF	\$15	\$10,650
12 Cement Conc. Sidewalk Overall length of road x sidewalk width x 9sf/sy	947 SY	\$20	\$18,933
13 12-Inch Concrete Pipe Length of roadway segment + laterals at 150 spacing	994 LF	\$30	\$29,820
14 Catch Basin Type I Length of roadway / 150 spacing + 1 + lateral end structures (5 each)	11 Each	\$1,200	\$12,880
15 Channelization	1 LS	\$1,420	\$1,420
16 Temporary Traffic Control Should be minimal given that this is a roadway extension	1 LS	\$5,000	\$5,000
17 Utility Conflict Resolution Minimal allowance	1 LS	\$2,000	\$2,000
18 Street Lighting Assume 150' luminaire spacing @ \$3500 luminaire/pole	1 LS	\$16,600	\$16,600
19 Seeding Fertilizing and Mulch Assume 5' behind the sidewalk	0.16 AC	\$5,000	\$815
20 Railroad Bond	1 Each	\$10,000	\$10,000
21 Railroad Liability Insurance	1 Each	\$50,000	\$50,000
22 Pump Station For drainage that collects in low point of profile	1 LS	\$30,000	\$30,000
23 RR Bridge Say 50% of cost of 180th bridge (double tracks)	1 LS	\$450,000	\$450,000
24 Temporary RR bypass Say 75% of cost of 180th bypass (double tracks)	1 LS	\$350,000	\$350,000
CONSTRUCTION SUBTOTAL			<u>\$2,282,529</u>
DESIGN LEVEL CONTINGENCY (20%)	0.20		\$456,506
SUBTOTAL			<u>\$2,739,035</u>

MOBILIZATION (10%OF SUBTOTAL)	0.10	\$273,904
SUBTOTAL		<u><u>\$3,012,939</u></u>
SURVEY, DESIGN & CONSTRUCTION (22%)	0.22	\$662,847
ESTIMATED CONSTRUCTION COST		<u><u>\$3,676,000</u></u>
	Say	\$3,700,000

Items not included:

- Right of Way
- Utility extensions, relocations or adjustments (gas, water, sewer, power, phone)

Job No.	04143	Prepared By:	Bill Goodwin
Client	Sedro Woolley	Date:	9/27/2005
Project	S9B, SR 20 Widening at Sapp Rd	Checked By:	
	RR Under crossing	Date:	
		Plan Set Date:	None
		Est. Level:	TIP Update

ESTIMATE OF PROBABLE CONSTRUCTION COST

Note: This estimate is approximate. Actual construction bids may vary significantly from this statement of probable costs due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of the estimators.

Project Description:

MP 65.45 to 65.48

Replace BNSF RR overpass with structure long enough to accommodate roadway widening (90 feet) along SR 20.

Current TIP total construction cost = \$4,500,000

SR 20 @ W. Moore Street to RR = 1465 lf.

SR 20 @ Sapp Rd to RR = 430 lf.

SR 20 @ Metcalf St to RR = 120 lf.

RR to N. Murdock = 295 lf.

RR to Puget Ave = 640 lf.

RR to N. Reed St. = 940 lf.

RR to SR 9 = 1640 lf.

Existing rail line is single track set

Construction Assumptions

- Assume that an operational rail line must be maintained 24/7.
- Build a new RR bridge adjacent to and parallel with existing bridge.
- Demolish existing RR trestle upon completion of new RR trestle
- Construct new wider roadway section beneath new RR trestle
- Acquire right of way for shifted RR alignment

Roadway Under crossing Segment

Under crossing Length

Assumed clearance beneath bottom of RR over crossing	H	16.50 ft high
Overall length of roadway under crossing = (65.48 - 65.46) x 5280		105.60
	Say	106.00 ft long

Railroad Bed

Top width	W	10.00 ft
2:1 side slopes	S	50% slope
Base maximum width at maximum 16 foot depth = W + (H/S) *2		76.00 ft

RR over crossing span length

5lanes x 12 ft / lane + 2 bike lanes @ 5' W.+ 2 sidewalks @ 6' W.+ 2 curb and gutter @ 1.5' W.=

85.00 ft long

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1 Clearing & Grubbing New RR alignment taper length of 100:1 x 10 railbed width =	2	Acre	\$5,000	\$8,494
	1000	lf		
2 Remove Structures and Obstructions For demolition and removal of existing RR trestle	1	LS	\$100,000	\$100,000
3 Utility Adjustments Overhead power lines don't conflict with RR. Cost contingency is for repositioning of pole west of RR line, if needed.	1	LS	\$200,000	\$200,000
4 Roadway Excavation, Incl. Haul For removal of existing rail line embankment Assume (2) 1000 ft long new alignment approaches Two approach prisms volume = Side slope maximum lateral = Four side-slope prisms volume =	11111	CY		
	30	ft		
	71111	CY		
	82,222	CY	\$10	\$822,222
5 Unsuitable Foundation Excavation, Incl. Haul Allowance	8,222	CY	\$15	\$123,333
6 Gravel Borrow, Incl. Haul For new rail line alignment Assume (2) 1000 ft long new alignment approaches Two approach prisms volume = Side slope maximum lateral = Four side-slope prisms volume =	11111	CY		
	30	ft		
	71111	CY		
	152,111	TON	\$12	\$1,825,333
7 Temporary Traffic Control Should be minimal given overhead work and no work in the roadway	1	LS	\$5,000	\$5,000
8 Utility Conflict Resolution Minimal allowance as a contingency	1	LS	\$2,000	\$2,000
9 Railroad Bond	1	Each	\$10,000	\$10,000
10 Railroad Liability Insurance	1	Each	\$50,000	\$50,000

11 RR Bridge	1 LS	\$450,000	\$450,000
Say 50% of cost of 180th bridge (double tracks)			
12 New rail line	1 LS	\$350,000	\$350,000
Say 50% of cost of 180th shoofly (double tracks)			
CONSTRUCTION SUBTOTAL			<u><u>\$3,946,383</u></u>
DESIGN LEVEL CONTINGENCY (20%)	0		\$789,277
SUBTOTAL			<u><u>\$4,735,660</u></u>
MOBILIZATION (10%OF SUBTOTAL)	0		\$473,566
SUBTOTAL			<u><u>\$5,209,225</u></u>
<hr/>			
SURVEY, DESIGN & CONSTRUCTION (22%)	0		\$1,146,030
RIGHT OF WAY ACQUISITION (say 2 acres)	87,120 SF	\$5.00	\$435,600
ESTIMATED CONSTRUCTION COST			<u><u>\$6,791,000</u></u>
			Say
			\$6,800,000

Items not included:

Utility extensions, relocations or adjustments (gas, water, sewer, power, phone)

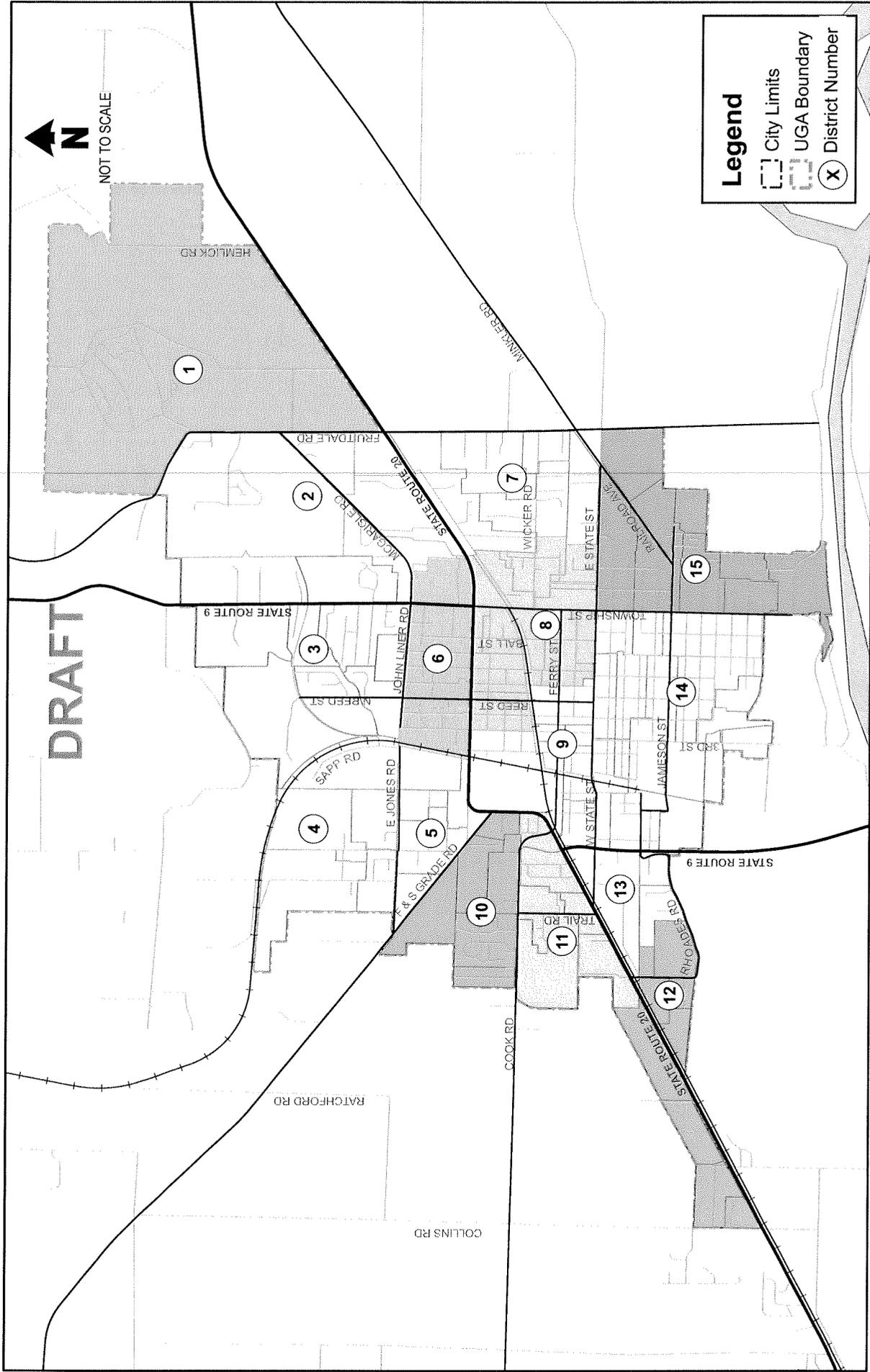
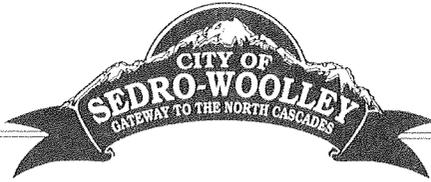


Figure X
 Impact Fee Districts
 Sedro Woolley Transportation Plan



To: Sedro-Woolley City Council
From: Mayor Sharon D. Dillon *sd*
Date: October 3, 2005
Re: Architect Contract

CITY COUNCIL AGENDA
REGULAR MEETING

OCT 12 2005

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 6

Background: Council wanted to move forward with building a New City Hall on the foot print of the existing parking lot at the Public Safety Building. This requires design work, getting cost estimates working with civil, structural, mechanical and electrical engineers to get the necessary information to move forward. Carletti Architects have work off and on with the City in various projects and started out working on the project when we built the Public Safety Building. As stated before the Building, Structures & Insurance Committee meet several months ago and recommended Carletti. We need to move forward with this project and this is the next step.

Recommendation: A motion to approve a contract with Carletti Architects. P. S. to design the City Hall building in an amount not to exceed \$57,600.00.

PROFESSIONAL SERVICES CONTRACT

A. **PARTIES:** This contract is between CARLETTI ARCHITECTS, P.S., hereinafter referred to as “Architect”, and City of Sedro Woolley hereinafter referred to as “Client”.

B. **PROJECT INFORMATION:**

Project Name: City of Sedro Woolley - City Hall Addition Job #: 04-674

Project Location: 720 Murdock Street Sedro Woolley, WA

C. **PROJECT DESCRIPTION:** New two story wood frame addition of approximately 16,000 S.F. Addition will be designed to accommodate new Courtroom Council Chambers, Building, Planning, Mayor, Finance office and Police additions to the existing City Hall facility.

Designated contact Person for the Architect shall be Peter Carletti.

Designated contact Person for the Client shall be Mayor Sharon Dillon.

D. **SCOPE OF SERVICES:** Based upon the terms set forth below this contract, including the General Terms and Conditions set forth in Exhibit A attached hereto, Client has retained Architect, and Architect has agreed to provide to the Client, the following professional services with respect to the project referenced above:

The Architect’s services consist of the services outlined in Exhibit B, and include full design services, assistance with bidding or negotiation of the construction contract, full construction administration services, and include normal civil, structural, mechanical, and electrical engineering services.

E. **EXCLUSIONS:** Permits and fees; Design Development, Construction Documents, Outside consultants including: Civil, structural, mechanical, and electrical final engineering; landscape architect; furniture and equipment selections and reimbursable.

F. **FEES:**

Compensation shall be a maximum amount not to exceed \$57,600.00 based upon Sub-Consultant agreements, and Architect’s hourly rates, a schedule of which is attached hereto in Exhibit A. Billings shall be monthly based upon time spent by the Architect, and billings received from sub-consultants at cost plus 10% markup.

Fee is based upon a GMAC of \$200/S.F. x 16,000 S.F. =\$3,200,000. \$3,200,000 @ 9% = \$288,000.00. Schematic Design is 20% of this total for an amount of \$57,600.00.

G. ADDITIONAL COSTS & REIMBURSABLES:

Computer Plots 24x36	\$25.00 each
Computer Plots 30x42	\$35.00 each
Mileage	\$0.42 per mile
Blueprints, reprographics,	Cost plus 15%
Postage and delivery services	Cost plus 15%
Outside consultants	Cost plus 10%

H. ADDITIONAL SERVICES: Additional services will be billed at hourly rates listed in Exhibit A. No additional services are to be billed without the prior written authorization of the Client.

APPROVED and ACCEPTED in accordance with General Terms & Conditions referred to as Exhibit A.

By: _____
Client or Client's Authorized Representative

By: _____
Carletti Architects, P.S.

Name: _____

Name: Peter J. Carletti

Title: _____

Title: President

Date: _____

Date: _____

EXHIBIT A
GENERAL TERMS and CONDITIONS

Architect shall perform the services described in the Professional Services Contract attached hereto (“Contract”), together with the following Terms and Conditions unless otherwise agreed to in writing signed by both parties.

COMPENSATION: When compensation is based on hourly rates, the following rates shall apply. These rates are effective until 12/31/05. Carletti Architects, P.S. reserves the right to modify such hourly rates after this date.

Principal	\$110.00/Hr.
Project Mgr I	\$85.00/Hr.
Project Mgr II	\$80.00/Hr.
Project Designer	\$70.00/Hr.
Architectural Drafter	\$68.00/Hr.
Clerical	\$45.00/Hr.

PAYMENTS: Payments for services shall be due and payable monthly according to the billings issued in accordance with paragraph F of the Contract. Payments shall include the compensation for time spent to date plus additional costs and reimbursable as described in paragraph G of the Contract. Payments are due upon receipt of billing. Payments which remain unpaid over thirty (30) days past receipt by a Client shall bear late charges of 1.5% per month. If payments for amounts due under this Contract or any portion are not timely paid in accordance with the terms of the Contract, such Client agrees to pay all costs of collection, including reasonable attorneys’ fees, if the matter is placed in the hands of an attorney for collection. If suit shall be brought, jurisdiction and venue shall be in Skagit County, State of Washington.

TERMINATION: Either party upon seven (7) days written notice may terminate this agreement. In the event of termination by the Client, which termination is not due to the fault of the Architect, then the Architect shall be compensated for all services performed up to and through the termination date.

OWNERSHIP OF DOCUMENTS: Whether this contract is terminated by either party, or completed, the Client shall make payment to the Architect for services which have been completed and upon making such payment, the Client shall receive ownership of the property rights, including copyrights, of all documents, drawings, specifications, electronic data and information (“documents”) prepared, provided or procured by the Architect or by consultants retained by the Architect for this Project. The Client shall have the right to use, to reproduce and to make derivative works from the documents to complete the Project. The Client may use, reproduce or make derivative works from the documents to modify, alter or change the Project including for purposes of subsequent renovation and remodeling of the Project, but shall not use, reproduce or make derivative works from the documents for other projects. The Clients’ use of the documents without the Architect’s involvement is at the Client’s sole risk, except for the Architect’s indemnification obligation as to the Client only arising out of the work performed under this agreement, and the Client shall defend, indemnify and hold harmless the Architect and its consultants, and the agents, officers, directors and employees of each of them, from and against any and all claims, damages, losses, costs and expenses arising out of or resulting from such use. Similarly, the Architect shall obtain from its consultants property rights and rights of use that correspond to the rights given by the Architect to the Client.

CLIENT INFORMATION: The Client shall provide full information including a program, setting forth the Client's design objectives, constraints and criteria, a legal description and certified land survey showing boundary and topography of the site and the services of soil engineers or other consultants when such services are deemed necessary by the Architect. The services, information, surveys, and reports required shall be furnished at the Client's expense and the Consultant shall be entitled to rely upon the accuracy and completeness thereof.

CONSTRUCTION: The Architect shall not have control or charge of, and shall not be responsible for, construction means and methods, safety precautions, acts or omissions or general performance of the contractor. Construction observation and administration of the contract by the Architect does not relieve the contractor of that responsibility.

STANDARD OF CARE: Services provided by the Architect under this agreement will be performed in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances in the same area. Upon notice to the Architect, by mutual agreement between the parties, the Architect will correct those services not meeting such a standard without additional compensation.

COST ESTIMATES: Cost estimates provided by the Architect are on the basis of experience, judgement, and available cost publications. Since market conditions and bidding procedures are not consistent from job to job, the Architect does not warrant that bids or as-built construction cost will not vary from the cost estimates provided by our firm.

INDEMNIFICATION: To the fullest extent permitted by law and except as limited in the "Ownership of Documents" section herein, the Architect shall defend, indemnify and hold harmless Client from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of Architect's work provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death or to injury to or destruction of property, but only to the extent caused by the negligent acts or omissions of the Architect or anyone directly or indirectly employed by them or anyone whose acts they may be liable, regardless or whether or not such claim, damage, loss or expense is caused in part by the party indemnified herein.

ALTERNATIVE DISPUTES RESOLUTION: In an effort to resolve any conflicts that arise during or following the completion of the Project, the Clients and the Architect agree that all disputes arising out of or relating to this Contract shall be submitted to non-binding mediation under auspices of the Construction Industry Mediation Rules of the American Arbitration Association unless the Parties mutually agree otherwise, as a condition precedent to arbitration or the institution of legal or equitable proceedings by either party. Request for mediation

shall be filed in writing with the other party to the Contract and with the American Arbitration Association. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration or legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for longer period by agreement of the Parties or court order. The Parties shall share the mediator's fee and any filing fees equally. The mediation shall

be held where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof. Claims, disputes, and other matters in question between the Parties that are not resolved by mediation shall be decided by

arbitration which, unless the Parties mutually agree otherwise, shall be in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect.

The demand for arbitration shall be filed in writing with the other party to this Contract and with the American Arbitration Association. A demand for arbitration shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date when the institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. The award rendered by the arbitrator or arbitrators shall be final, and judgement may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

MAINTENANCE/WEAR & TEAR: All structures are subject to wear and tear and environmental and man-made exposures. As a result, all structures require regular and frequent monitoring and maintenance to prevent damage and deterioration. Such monitoring and maintenance are the sole responsibility of the Client. The Architect shall have no responsibility for such issues or resulting damage.

INSURANCE: The Architect shall obtain and maintain the minimum limits of liability insurance set forth below:

Personal injury (bodily injury) affording limits of liability of \$1,000,000 for each occurrence, for personal injury (bodily injuries) or death suffered or alleged to have been suffered by any person or persons by reason of or in the course of performance under the agreement. Whether occurring by reason of negligent acts or omissions of the Architect, or any subcontractor, or both. Such insurance shall be maintained during the term of this agreement and shall include, if applicable completed operations and products liability coverage.

Property damage, affording limits of liability of \$1,000,000 for each occurrence, covering damages to property suffered or alleged to have been suffered by any person or persons by reason of or in the course of performance under agreement, whether occurring by reason of acts or omissions of the Architects or any sub-contractor, or both. Such insurance shall be maintained during the term of this agreement.

The Architects shall obtain and maintain professional liability insurance affording limits of liability of \$1,000,000 for each claim and \$1,000,000 annual aggregate, to protect the Architect from claims arising out of the performance under this agreement and caused by any negligent acts, errors, or omissions of any person or persons employed by the Architect or its agents, or employees.

EXHIBIT-B

10/1/05

Project Description:

New two story wood frame addition of approximately 16,000 S.F. Addition will be designed to accommodate new courtroom Council Chambers, Building, Planning, Mayor, Finance office and Police additions to the existing City Hall facility.

Scope of Work:

Schematic Design – Architectural

- Schematic code check for IBC issues
- Meetings with Client
- Review zoning of site and requirements for setbacks and parking and other issues as relates City of Sedro Woolley requirements.
- Preparation of programming document listing out desired floor spaces within the Clients improvement program including the signing of square footage preliminary sizes.
- Review of program with Client prior to proceeding with schematic design.
- Preparation of massing diagram and site plan layout for footprint of building and positioning onsite.
- Review of massing layout of site with Client prior to proceeding with design of space.
- Preparation of site plan and parking layout diagram.
- Preparation of schematic floor plan layouts for review with Client.
- Preparation of preliminary building elevations.
- Preliminary building sections
- Review and changes to floor plan, site plan and elevations based upon Client input and desired aesthetics.
- Coordination with sub-consultants

All Drawings to be prepared in ACAD R2002

Cost Estimate

- Preparation of CSI cost estimate based upon schematic design.
- Presentation of estimate to council and building committee

Rendering/Bond Issue

- Preparation of 3 dimensional colored graphic renderings 2-total
- Preparation of colored graphic site plan
- Assistance to Client in preparation of collateral materials for public presentation and bond passage if necessary.

Architect shall provide normal schematic civil, surveying, structural, mechanical and electrical engineering services including:

Civil Engineering-Schematic Design

- Preliminary water, sewer, gas, utilities, and site grading plans
- Preliminary site design of off site parking lot including surveying
- Coordination meetings w/ Architect and Client

Structural Engineering- Schematic Design

- Preparation of preliminary foundation/footing plan, second floor framing and roof framing plan
- Coordination meetings w/ Architect and Client

Mechanical Engineering-Design Development

- Preparation of preliminary HVAC drawings for code compliance and sizing
- Selection of HVAC Equipment
- Preparation of preliminary plumbing drawings for code compliance and sizing
- Size utility connections
- Coordination meetings w/ Architect and Client

Electrical Engineering – Design Development

- Refinement of preliminary plans including branch circuiting
- Preliminary load calculations
- Coordination meetings w/ Architect and Client