

VISION STATEMENT

SEDRO-WOOLLEY IS A FRIENDLY CITY THAT IS CHARACTERIZED BY CITY GOVERNMENT AND CITIZENS WORKING TOGETHER TO ACHIEVE A PROSPEROUS, VIBRANT AND SAFE COMMUNITY

MISSION STATEMENT

TO PROVIDE SERVICES AND OPPORTUNITIES WHICH CREATE A COMMUNITY WHERE PEOPLE CHOOSE TO LIVE, WORK AND PLAY

**CITY COUNCIL AGENDA**

**September 23, 2015**

**7:00 PM**

**Sedro-Woolley Municipal Building  
Council Chambers  
325 Metcalf Street**

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Consent Calendar.....2-65

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 wishes an item to be removed. The Council on the regular agenda will consider any item so removed after the Consent Calendar.

- a. Approval of Agenda
- b. Minutes from Previous Meeting (Including September 10, 2015 Special Meeting)
- c. Finance
  - Claim Checks #182281 to #182367 plus EFT's in the amount of \$356,570.42
  - Payroll Checks #58683 to #58695 plus EFT's in the amount of \$209,696.29
- 4. Public Comment.....66

**PUBLIC HEARING**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

- 5. Fire District 8 Agreement for Fire & Emergency Services and Joint Operation of Facilities.....67-72
- 6. Memorial Park Caretaker Position Proposal.....73-77

**COMMITTEE REPORTS AND REPORTS FROM OFFICERS**

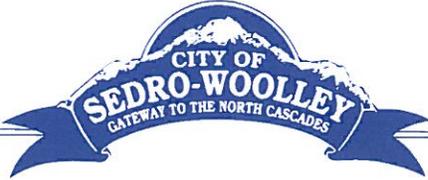
- 7. Minor contracts approved under SWMC 2.104.060.....78

**EXECUTIVE SESSION**

*There may be an Executive Session immediately preceding, during or following the meeting.*

SEP 23 2015

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



DATE: September 23, 2015  
TO: Mayor Anderson and City Council  
FROM: Patsy Nelson, Finance Director  
SUBJECT: 1) CALL TO ORDER; 2) PLEDGE OF ALLEGIANCE; 3) CONSENT CALENDAR

1. CALL TO ORDER - The Mayor will call the September 23, 2015 Regular Meeting to Order. The Finance Director will note those in attendance and those absent.

\_\_\_ Ward 1 Councilmember Kevin Loy  
\_\_\_ Ward 2 Councilmember Germaine Kornegay  
\_\_\_ Ward 3 Councilmember Brenda Kinzer  
\_\_\_ Ward 4 Councilmember Keith Wagoner  
\_\_\_ Ward 5 Councilmember Hugh Galbraith  
\_\_\_ Ward 6 Councilmember Rick Lemley  
\_\_\_ At-Large Councilmember Brett Sandström

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.

SEP 23 2015

7:00 P.M. COUNCIL CHAMBERS  
AGENDA NO. 36

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CITY OF SEDRO-WOOLLEY  
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Regular Meeting of the City Council

September 9, 2015 – 7:00 P.M. – Council Chambers

ROLL CALL: Present: Mayor Mike Anderson, Councilmembers: Kevin Loy, Germaine Kornegay, Brenda Kinzer, Keith Wagoner, Hugh Galbraith and Brett Sandstrom Staff: Recorder Brue, Finance Director Nelson, City Supervisor/Attorney Berg, Fire Chief Klinger and Police Sgt. Harris.

The meeting was called to order at 7:00 P.M. by Mayor Anderson.

Pledge of Allegiance

Consent Calendar

- Approval of Agenda
- Minutes from Previous Meeting
- Finance
  - Claim Checks #182187 to #182280 of \$190,257.66
  - Payroll Checks #58665 to #58682 plus EFT's in the amount of \$293,304.59
- Resolution 927-15 Appointing Members to the Lodging Tax Advisory Committee

Councilmember Galbraith moved to approve the consent calendar A through D. Seconded by Councilmember Kornegay. Motion carried (6-0).

Special Presentation – PSE Presentation to Community Action of a Generator for the Food Distribution Center

Lynn Murphy of Puget Sound Energy presented background and information on PSE's generator program. The goal is to place two generators in each County they serve. The Sedro-Woolley Food Distribution Center was the first site to be selected for the grant. Murphy presented the members of the Community Action Board with a \$50,000 check placard for the generator. A round of applause was given for the donation.

Public Comment

Lynn Murphy of Puget Sound Energy gave an update on the recent storm. She addressed the challenges of the storm and noted it was the hardest and largest storm Skagit County has ever experienced. The storm hit an extended area. She also addressed PSE community outreach provided in several areas.

Patsy Burke – 286 Klinger St., questioned the Mayor if there are any plans for a stop sign or traffic circle in the area of F & S Grade Road, Klinger Street and Jones Road. She also

questioned the city laws and enforcement on dog droppings and requested the reinstatement of the dog bag station at Janicki Fields.

## **PUBLIC HEARING**

### Proposed Annexation of Approximately 230 Acres, Comprised of the Northern State Hospital Campus and Five Residential Parcels Adjacent to the Campus, Located Northeast of Fruitdale Road and North of SR20

Jana Hanson presented a power point presentation on the proposed annexation for the Northern State site. She outlined the size of the annexation area, review of the process, placeholder name (The Center for Technology and Innovation in the Pacific Northwest) sub-area plan, planned action EIS process and public participation.

Questions from the Council were answered to include public zoning and the selection of the name. It was noted the name is a placeholder name until a permanent name can be decided on.

Mayor Anderson opened the public hearing at 7:32 P.M.

Patsy Burke – questioned the plans for the land and addressed the historical significance of the land as it had been used. She also questioned the status of Job Corps and the current buildings.

Tony Splane – 714 Sapp Road, expressed support of the annexation but is concerned when the area builds out who will be responsible for building and maintaining the streets. City Supervisor/Attorney Berg reviewed and answered plans depending whether they are internal or external streets. A written agreement is in the works for the Fruitdale portion of the roadway. Splane again expressed concern for the internal roads within the site.

The Mayor closed the public hearing at 7:40 P.M.

Councilmember Wagoner moved to approve Ordinance No. 1822-15 Approving the Annexation of Approximately 230 Acres of the Northern State Grounds. Seconded by Councilmember Galbraith. Motion carried (6-0).

City Supervisor/Attorney Berg thanked the partners Port of Skagit County, Skagit County and the State for their unified effort. He said it has been a pleasure working on the project and is looking forward to the planning phase.

## **UNFINISHED BUSINESS**

### **NEW BUSINESS**

#### TBD Assumption Resolution

City Supervisor/Attorney Berg reviewed the creation of the Transportation Benefit District. The Legislature adopted bill which allows the city to take over the entity and not be a shadow entity

of the council. Berg introduced a proposed resolution to set a public hearing for October 14<sup>th</sup> to assume the TBD as a City function.

Councilmember Wagoner moved to adopt Resolution No. 928-15, Expressing the City Council's Intent to Assume the Sedro-Woolley Transportation Benefit District and Setting a Public Hearing. Seconded by Councilmember Kornegay. Motion carried (6-0).

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

Minor Contracts Approved Under SWMC 2.104.060

Police Sergeant Harris – reported they are still moving forward on training the new officers and gave an update on their progress.

Fire Chief Klinger – presented an update on the BLS integration and noted the split down working well. He also noted the wind storm hit them very hard. They are up in call volume from last year at this time. He discussed a PSE App available or updates for such events as the recent storm.

City Supervisor/Attorney Berg – reported on research regarding the recent concern of safety at ATM's. He questioned if Council wanted him to proceed with a proposed draft ordinance. He also reminded Council of the special meeting tomorrow at 10 am at the County offices. He gave an update on the Repeater tower and announced the upcoming Voter Forum scheduled for October 16<sup>th</sup> with Don Wick serving as moderator. He also spoke of an upcoming meeting with the School District on STEM and the progress on the Sedro-Woolley magazine.

Councilmember Sandström – brought up the recent Parks Committee meeting with their recommendation for the creation of resident caretaker at the Lions Club shelter at Memorial Park. The committee is looking to move on the initial plan in hopes to revive the park. Sandström requested Council entertain a motion.

Councilmember Kornegay moved to move ahead on the Lions building for a caretaker. Seconded by Councilmember Sandström. Discussion ensued to include anticipated costs winter project to be completed by City staff, funding from 2015 budget, the need for more specifics on cost and design (napkin sketch), process for Bingham Park, existing winter tasks being sacrificed, issues at the park and expertise of the city staff.

Councilmember Wagoner moved to put the details of the project forward. Seconded by Councilmember Kinzer and Kornegay. Motion carried (6-0).

Councilmember Galbraith – addressed some concerns of residents along McGargile of people riding horses and not picking up after. He also addressed the wooden flower barrels being used as garbage containers.

Pola Kelly – Sedro-Woolley Chamber of Commerce addressed the merchants funding of the flower program. She noted there has been no money for the flower barrels and that some merchants have requested for the barrels be removed due to vandalism issues. The Chamber

would support to remove any flower barrels with no plantings when the flower baskets are removed.

Councilmember Galbraith also questioned safety regulations on awnings. He noted there are several that look in disrepair. He addressed broken windows boarded up and enforcement for replacing with discussion following.

Councilmember Wagoner – announced the upcoming Sedro-Woolley vs. Mount Vernon football game on Friday night.

Councilmember Kinzer – addressed visibility at the intersection of Walley and State Street. She also thanked the Police Department for ramping up noting it's nice to see officers out and about as well as thanking Fire Chief Klinger for the recent training in front of her house.

Councilmember Kornegay – announced the upcoming Chamber event “Uncorked” at Eagle Haven Winery.

Councilmember Loy – invited everyone to the Skagit Board Challenge this coming Saturday. He noted they will be giving away free hot dogs and the trophies were donated by Skagit Speedway.

Councilmember Kornegay moved to adjourn. Seconded by Councilmember Kinzer. Motion carried (6-0).

The meeting adjourned at 8:24 P.M.

SEP 23 2015

7:00 P.M. COUNCIL CHAMBERS  
AGENDA NO. 316

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CITY OF SEDRO-WOOLLEY  
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Special Meeting of the City Council  
September 10, 2015 – 10:00 A.M.  
Skagit County Commissioners Hearing Room

ROLL CALL: Present: Mayor Mike Anderson, Councilmembers: Kevin Loy, Germaine Kornegay, Keith Wagoner, Hugh Galbraith and Brett Sandstrom. Staff: City Supervisor/Attorney Berg.

Mayor Mike Anderson called the City of Sedro-Woolley Special Council meeting to order at 10:04 A.M.

Peter Janicki gave a report on the status of the Omniprocesser project, including the VZ machine and the company. He also addressed other technologies including the toilet and the free water house. The goal is to produce all of the technology in Skagit County. Approximately 25% of the manufacturing jobs will be here. Questions, answers and discussion followed.

Patsy Martin provided a summary of the proposal from the Port of Skagit County to the State (copy attached). She gave a detailed review of the anticipated next steps to move the Northern State Redevelopment project forward.

Tim Hollaran and Denna Vandersloot updated the group on the future of behavioral health at the Northern State campus ((presentation attached). A public meeting on October 30, 2015 from 1:00 – 4:00 P.M. at the Cottontree Inn has been scheduled to further discuss mental health issues. Questions and answers with discussion followed.

Patsy Martin discussed the name of the site (Northern State Hospital – North Cascade Gateway Center) and a new “Placeholder” name for the site. Several Councilmembers expressed concern about a name.

The floor was opened for public comment.

1. Mike Crawford spoke in favor of the project.
2. Ms. Wilkens from Change Addiction Now spoke in favor of the project and discussed some addictions issues.

Final comments from the participants to the joint meeting were heard.

The meeting was adjourned at 11:34 A.M.

\*\* The meeting was audio/video recorded by Skagit County and available online @skagit21.

# Transitioning Behavioral Health Services from the North Cascades Gateway Center

**Progress Report and Updates for Skagit County Board of Commissioners, Sedro-Woolley City Council, and Port of Skagit Commissioners**

**Denna Vandersloot, M.Ed**

**September 10, 2015**

## My Assignment



**To identify evidence-based, recovery focused treatment model(s) to provide high quality, integrated behavioral health services to individuals with chronic, high severity addiction and acute psychiatric treatment needs.**

# Transitioning Behavioral Services from North Cascades Gateway Center Timeline for Planning and Identification of Service Model



# What Has Been Accomplished So Far

Timeline	July 2015	August 2015	September 2015	October 2015	November 2015
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- Key Site Visits**
  - Pioneer Center North
  - Skagit Detox Center
- Key Stakeholder Interviews (17)**
  - Treatment/Recovery Providers (8)
  - State Leaders (3)
  - Community Advocates (1)
  - County Leaders (4)
- Key Informant Interviews (8)**
  - National Recovery & Addiction Experts
  - Integration Specialist
- Initial Literature Review**

- Goals:**
- Understand the strengths and needs of the current system of care for this population
  - First review of the science to see what is working and where it is being implemented

# What Next on the Horizon

Timeline	July 2015	August 2015	September 2015	October 2015	November 2015
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## Focus Groups (October 5-6)

- Focus group at PCN
- Focus group with Recovery Advocates
- Focus groups in Snohomish and Whatcom County

## Stakeholder Survey

Survey for broader reach into the community to gather concerns, ideas, and opportunities for collaboration

## Stakeholder Interviews (cont.)

## Key Informant Interviews (cont.)

## Literature Review (cont.)

## Community Forum on October 30<sup>th</sup>

# Final Phase of the Project

Timeline	July 2015	August 2015	September 2015	October 2015	November 2015
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**Synthesize Information** and report findings in a document to guide the next phase of this process (acquisition of funding and planning of services).  
**Present findings** to the community leaders, stakeholders, and consumers for comment and input.  
**Finalize Report** based on input from the community forum.

## What do we hope to accomplish?

- 1. To identify state-of-the-art, evidence-based, integrated models for serving individuals with high severity addiction and complex needs to initiate initial recovery and stabilization (with a focus on residential level of care).**
- 2. To identify models to improve integration of care across mental health and substance use treatment services.**
- 3. To identify 1-2 models of care that can be replicated and/or adapted to work in the North Sound Region (clinically and financially)**
- 4. To work with the Community to identify partners and create an initial vision for the transition of services.**



Port of Skagit

# NORTHERN STATE PROPERTY PROPOSAL

Sedro-Woolley, Washington

Prepared By: Port of Skagit | Prepared For: Department of Enterprise Services (DES)

July 21, 2015



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# Acknowledgements



## Port of Skagit

Commission:

- Dr. Kevin E. Ware
- Steven Omdal
- William Shuler

Patricia H. Botsford Martin, Executive Director

Heather Haslip, Planning and Environmental Project Administer

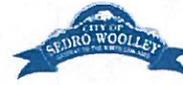


## Skagit County

Commission:

- Ron Wesen
- Ken Dahlstedt
- Lisa Janicki (Recused)

Tim Holloran, County Administrator



## City of Sedro-Woolley

Council:

- Mike Anderson, Mayor
- Kevin Loy
- Germaine J. Kornegay
- Brenda Kinzer
- Keith Wagoner
- Hugh Galbraith
- Rick Lemley
- Brett Sandström

Eron M. Berg, City Supervisor/City Attorney

*Special appreciation to Peter and Susan Janicki for their local support and global vision.*

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Appendix B: Legal Description of the Property

# Executive Summary

## Proposal from the Port of Skagit to the State of Washington Department of Enterprise Services (DES) for the Transition of the Northern State Property

This “proposal” to transition the “property,” commonly referred to as the Northern State property, is made to the Department of Enterprise Services (DES) by the Port of Skagit (Port) as approved by its Board of Commissioners. This proposal is consistent with new authorities recently granted DES through Substitute Senate Bill 5887 (Chapter 99, Laws of 2015, Regular Session).

## The Challenge

From the early 1900s the Northern State property was the site of great opportunity and innovation in health issues. Since the hospital’s closure in 1973, the Northern State property has failed to meet its potential for the local community and the State. Redevelopment of the property will be fundamentally challenging. Some of the historic buildings will need to be renovated. Aging infrastructure systems will need to be updated. Existing uses will need to adjust to allow for new uses to re-energize the campus. The Port, City of Sedro-Woolley (City), and Skagit County (County) are willing to take on this challenge, but a public-private partnership is needed.

## The Opportunity

The Port of Skagit, the City and the County have joined in the common vision of returning the historic site to its former prominence as a local and regional economic engine. Led by the Port, the community proposes to obtain control of the property, utilizing leases and eventual transfer of ownership to the Port in logical phases to accommodate the forecasted demand for facilities and real property.

*Realizing the transformation of this significant property through the collaborative planning process between the State and local agencies represents the very best in ‘good government’. That collaboration has carried the effort to date, but the future success of this remarkable opportunity will require altruistic and creative consideration followed by bold and timely action by all parties to the transaction. This effort has positioned the greater community for that success and represents a once in a lifetime opportunity.*

## Adaptive Reuse Study

In February 2014 the local governments formalized their partnership, and with funding from the State embarked on an aggressive effort to fully explore the feasibility of the property’s adaptive re-use. That effort included economic, environmental, land use, governance and market studies and actions built on a rigorous community involvement and stakeholder engagement platform.



The Port is working directly with Janicki Bioenergy on the multi-phase development of an “innovation and research center” to develop and produce the Omni-Processor and other related sanitation technologies for the developing world.

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## Meeting DES Criteria

In the fall of 2013 the State gave the local community the following set of criteria to define successful transition of the property:

**Address existing site commitments:** The proposal intends to transfer the site in planned phases to honor the current leases and provide for a smooth transition over time for the employees on site.

**Address stewardship of historic resources:** The proposal anticipates stewardship of the overall property will be enhanced as the transition occurs, and the Port will utilize Secretary of Interior standards for Treatment of Historic Properties to prioritize.

**Balance risk and reasonable compensation to the State:** Success of this proposal will increase the overall economic lift of the region and state through an increased tax base, and the phased approach spreads and balances risk to the local government, private sector, and the State.

**Unify and accommodate community interests and goals:** The Port, City and County have collaborated with the State to develop an approach that puts forward a 'good government' solution to a complex challenge.

**Approval from the authorizing environment(s):** This proposal is being supported by all local agencies, and will be considered by the State and its authorizing environments.

## Benefits of the Project

- **Economic:** Revitalization of the campus as proposed would create private sector jobs which would benefit the local community and the state as a whole and would generate new local, state and federal taxes.
- **Cultural:** The anticipated cultural benefit to pursuing the development of the property as envisioned includes the preservation of the historic campus design.

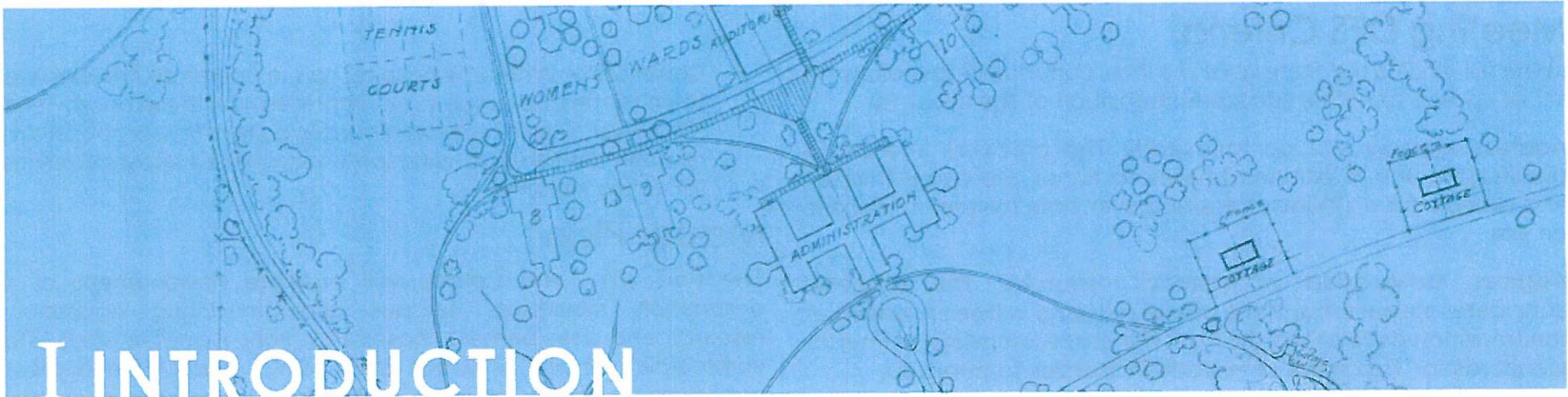
- **Community:** When the hospital was in operation, the site was open to the public and fully integrated into the economy and the social fiber of greater Sedro-Woolley. This proposal will re-open the campus, with some very limited access controls for safety reasons.

## Master Plan

The Port, City, and County will promote development of a destination mixed-use campus accommodating education, research and development, hospitality, light manufacturing and commercial venues, all within the historic character and great public spaces of the Campus. The Master Plan includes an orderly and predictable orientation of new buildings; maintenance of the expansive lawns and landscape plan, creation of trails and open space, capturing the terraced topography and views on the site and preserve the historic character even in new building construction.

## Next Steps

- State confirm authority to transfer ownership to local control.
- Agreement by State to maintain property and infrastructure during transition period.
- Commitment of private sector investment in the property.
- Prioritization of buildings and identification of funds and tax incentives to make rehabilitation economically feasible.
- Agreement by Port to assume phased control, and by the City and County to complete required off-site improvements.
- Completion of regulatory and planning processes by City and State.



# INTRODUCTION

This “proposal” to transition the “property,” commonly referred to as the Northern State property, is made to the Department of Enterprise Services (DES) by the Port of Skagit (Port) as approved by its Board of Commissioners on July 21, 2015 and as captured in the Port of Skagit Resolution 15-10, dated, July 21, 2015 and attached hereto. This proposal is supported by Skagit County (the County) and the City of Sedro-Woolley (the City) which have collaborated with the Port to help achieve a common vision of harnessing the power of the local community and private sector for revitalization of the property.

This proposal is consistent with new authorities recently granted DES through Substitute Senate Bill 5887 (Chapter 99, Laws of 2015, Regular Session) as approved by the Washington State Legislature in April 2015 and signed by the Governor on April 24, 2015. That statute authorizes the Director of DES to enter into 60 year leases for real property at the Northern State property in Skagit County.

This process began in November 2013 with DES inviting local community leaders to enter into discussions to explore community interests in future opportunities for the property. By January 2014, the Port, City and County had an agreement to jointly investigate the reuse potential of the site and ultimately create a proposal

for transitioning the property. The submission of this proposal completes the significant first step toward culmination of an ongoing effort to evaluate options for redevelopment of the former Northern State Hospital campus and its eventual transfer from the State of Washington to local governments. Since 1973 there have been many attempts to find a new future for the property – none have gotten this far.

*Realizing the transformation of this significant property through the collaborative planning process between the State and local agencies represents the very best in ‘good government’. That collaboration has carried the effort to date, but the future success of this remarkable opportunity will require altruistic and creative consideration followed by bold and timely action by all parties to the transaction. This effort has positioned the greater community for that success and represents a once in a lifetime opportunity.*

## The Challenge

From the early 1900s the Northern State property was the site of great opportunity and innovation in health issues. Since the hospital's closure in 1973, the Northern State property has failed to meet its potential for the local community and the State.

- Approximately 40% of the existing buildings are vacant, there are only 215 full time employees at a facility that historically supported over 415 staff (at a minimum), and 2,200 patients.
- The historic character of the Olmsted master planned campus has not been maintained to its intended grandeur, despite the best efforts of a dedicated maintenance staff. A number of historic buildings have been demolished because of their dilapidated condition including the former superintendent's residence. Other historic buildings are in advanced stages of decline and in need of extensive and expensive rejuvenation. New buildings that conflict with the historic character have been constructed, including one prominent building that is attached to the main building on the campus at the historic loop entrance.
- The mission of the Port is "Good Jobs for Our Community", but there is currently only one private tenant on the Campus, a utility provider that has no full time staff on campus.
- The Campus is currently closed to public access because of privacy and security concerns of the tenants.

Redevelopment of the property will be fundamentally challenging. Some of the historic buildings will need to be renovated. Aging infrastructure systems will need to be updated. Existing uses will need to adjust to allow for new uses to re-energize the campus. The Port, City, and County are willing to take on this challenge, but a public-private partnership is needed to meet the multiple public policy goals including protection and renovation of historic resources, preservation of natural resources, and providing public access, while also bringing in private sector investment and

creating good job opportunities. The Port views these challenges as opportunities to work with the State, local communities and private industry.

## The Opportunity

The Port of Skagit, the City and the County have joined in the common vision of returning the historic site to its former prominence as a local and regional economic engine.

Led by the Port, the community proposes to obtain control of the property, utilizing leases and eventual transfer of ownership, to the Port in logical phases to accommodate the forecasted demand for facilities and real property.

This proposal will advance the economies of Sedro-Woolley, Skagit County, the Upper Skagit Tribe, and the State of Washington.



A vacant and deteriorating building on the property.

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## History

The Northern State Hospital campus was developed based on a master plan designed by the Olmsted Brothers that remains largely intact and has been deemed significant enough to be included on the National Register of Historic Places.

The Northern State Hospital was designed and constructed starting in 1912 to provide services to people with mental illnesses and disabilities. The hospital campus was designed to be a self-sustaining facility that included patient and staff housing, a dedicated reservoir, a lumber mill, a quarry, steam plant, and gardens. Adjacent to the developed campus, the hospital also included more than 700 acres of farmland and livestock operations. Designed by renowned landscape architects, John Charles Olmsted and Frederick Dawson of the Olmsted Brothers firm, the campus layout complemented the scenic topography and natural landscapes of the Skagit Valley. The campus included meandering pathways through forested areas, manicured reflecting ponds, and expansive, verdant views. On site structures including their architectural ornamentation were built in Spanish Colonial Revival style. It was a center of innovation for its time.

The Northern State Hospital closed in 1973. The facility was reopened on a small scale in 1978 as a Multi-Service Center for the



An example of the Spanish Colonial Revival style architecture.

U.S. Forest Service and Department of Social and Health Services, following \$5 million remodeling of about 15 of the structures in the best condition at the time. Since the Northern State Hospital's closure the State of Washington has transferred ownership of an adjacent 861 acres of farmland to Skagit County for public open space. The State and the local community have explored many opportunities for the adaptive re-use of the remaining 225 acre developed campus.

The property is currently managed by the State of Washington's Department of Enterprise Services, which leases buildings and grounds to a number of organizations and agencies. Approximately 40 % of the existing buildings are unoccupied and in deteriorating condition. A number of historical buildings have been demolished over time and construction of newer buildings that are not compatible with the original master plan has been allowed without regard for the original Olmsted design concepts.

In December 2010, the Campus was identified as surplus to the needs of the State and was considered for sale, but no further action was taken related to disposition until this collaborative planning process began in 2013.

In 2013 DES expressed an interest in convening local stakeholders to formulate a renewed desire to surplus the property and identify a local champion to acquire and redevelop the site for a greater community and economic propose.

After several years of discussion between local community partners and the State through DES, in 2013 the Port, City and County responded to a specific invitation by DES to explore future opportunities for the property.

## Adaptive Reuse Study

In February 2014, through an interlocal agreement, the local government partners formalized their partnership, and with funding from a Washington Department of Ecology Integrated Planning Grant embarked on an aggressive effort to fully explore the feasibility of the property's adaptive re-use. That effort included economic, environmental, land use, governance and market studies and actions built on a rigorous community involvement and stakeholder engagement platform.

- April 23, 2014 Kick off meeting of Stakeholder/Agency Group for Adaptive Reuse Study
- June 5, 2014 First Community Open House
- September 16, 2014 Stakeholder/Agency Group
- September 25, 2014 Community Open House
- December 19, 2014 - Port, City and County hold joint meeting
- February 27, 2015 - Port, City and County hold joint meeting
- March 19, 2015 - DES sends Letter of Intent to petition for annexation to Sedro-Woolley
- March 27, 2015 - Meeting of Stakeholder/Agency Group
- April 8, 2015 - City of Sedro-Woolley approves annexation initiation
- April 30, 2015 - Governor Inslee signs bill allowing 60-year lease on Northern State property
- May 6, 2015 EIS Scoping Public Open House and Hearing



Participants at September 2014 Open House record their ideas.



Participants at September 2014 Open House discuss scoping ideas.

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The adaptive re-use study was undertaken in concert with the local agencies and DES working in oversight partnership to assess the potential opportunities for the remaining campus and facilities. As such, it captured the joint perspective of the parties as it explored market opportunities, need for public access, preservation of natural attributes, and maintaining the historic character of the site.

The adaptive re-use study concluded that, while it will take a significant amount of capital investment and tolerance for risk, there is potential to revitalize the property and restore it as a contemporary economic engine. The historic buildings were originally constructed of durable materials and can, with sufficient investment, be rehabilitated to serve a number of uses. The unique character of the campus and its scenic setting create potential appeal for several types of complementary uses, including education and research, hospitality, and specialty residential. Based on community outreach conducted during the study, there is strong local support for increasing the level of activity at the property as well as for increasing public access to the facility and protecting the historic campus and buildings.

The effort further found that repositioning the property will be a long-term endeavor that has the highest likelihood for success with leadership from a local public agency, such as the Port. Local government has greater financial patience in investments than most private developers and the Port has extensive experience and expertise working on economic development projects with private parties. There also appears to be a high level of confidence in the community that a local public agency would be best suited to provide stewardship of the historic resources and maintain and enhance public access to the property. The Port can moderate its risk in redeveloping the property by taking a phased approach to transition the control and engaging in partnerships with private sector users.

Following the Adaptive Reuse Study, the local governments began

work on a Subarea Plan and Planned Action Environmental Impact Statement using funding from a Washington State Department of Commerce Advanced Planning Grant. The Washington State Department of Ecology provided additional funding for a focused remedial investigation / feasibility study to further investigate the environmental contamination identified as part of the Adaptive Reuse Study.

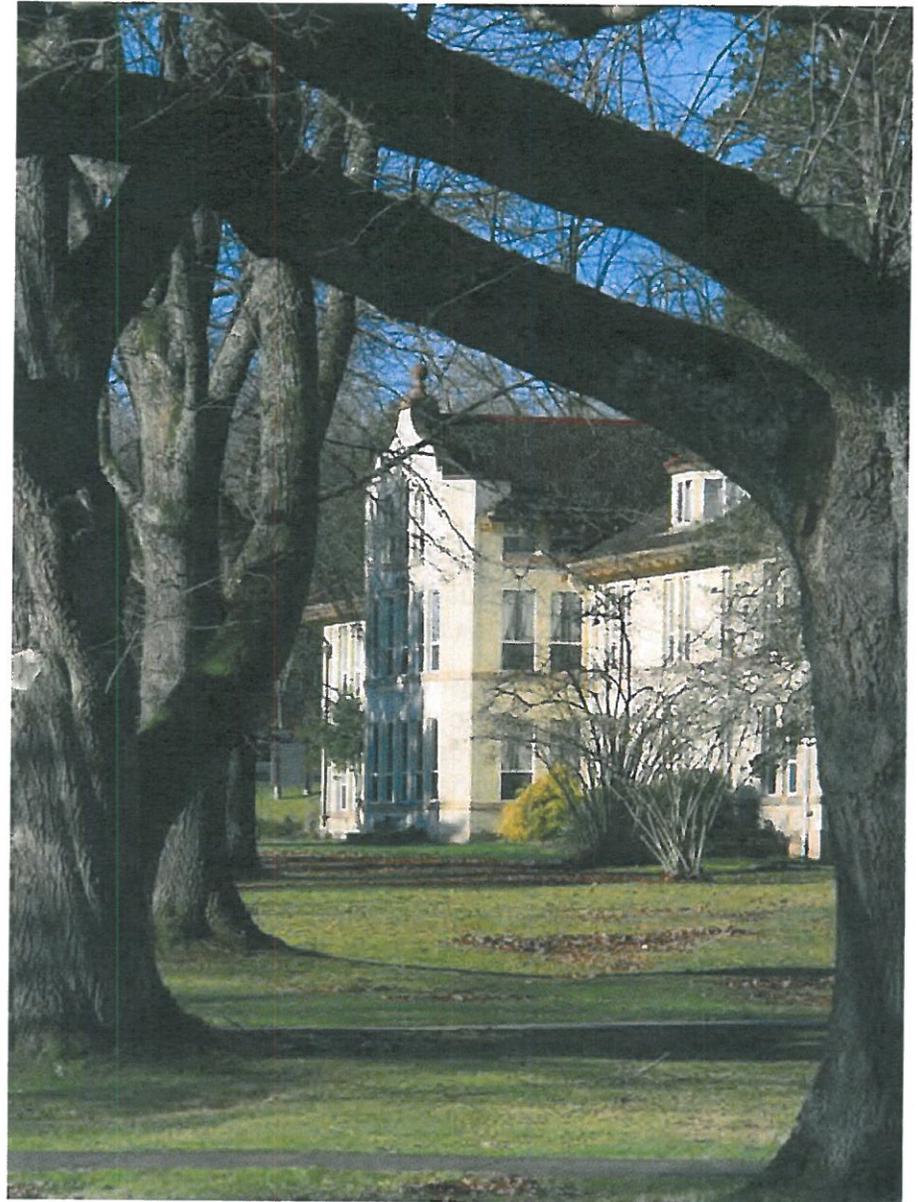


Buildings on the property are in a state of disrepair

## Achieving Local Community Goals

The 2014 Interlocal Agreement between the Port, City and County clearly articulated, through their mutual vision, the goals that, if realized, would define success for the endeavor:

- **Encourage the private sector to create and sustain jobs at Northern State jobs that benefit all of Skagit County and its citizens and that are compatible with all of the other goals**
- **Continue and promote public recreational use of Northern State**
- **Protect the environmentally sensitive areas of Northern State, in particular Hansen Creek**
- **Acknowledge and protect the historic significance of Northern State to the local community, the wider region and the State of Washington.**
- **Acknowledge and respect the neighboring Upper Skagit Indian Tribal Nation's interests in Northern State.**



This expansive facility could be reutilized in a variety of creative ways to support job creation and preserve the site history.

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## Meeting DES Criteria

Since the property's closing as a public health facility in 1973 the State through DES has managed the property with limited resources as allocated by the legislature. In the fall of 2013 the State gave the local community the following set of criteria to define successful transition of the property from the State's perspective:

### **Address existing site commitments, including existing tenants, current public employees, and current uses and conditions such as wetlands, streams, and landscaped areas**

- There are currently 7 tenants on the property. Existing leases will be honored and managed in a manner that accommodates the Port's long-term objective of revitalizing - and putting to use - the entire site. This may include the relocation of some tenants on the property, and the continuation and termination of leases pursuant to the terms of those leases and the long term vision for the property.
- The Port is proposing phased acquisition of the property. The State will continue to manage the maintenance of those facilities and grounds not taken into Port control. The State employees will have an opportunity to propose their continued maintenance of grounds on Port-controlled property.
- The Port will agree on a historically compliant landscape plan with the state and will phase in the transfer of the grounds maintenance over time.
- The Port's Master Plan (Section III) respects natural feature setbacks.

### **Address stewardship and preservation of historic resources, including protection and maintenance of the National Register of Historic Places listing.**

- As the Port gains control of the site, in partnership with the private sector, the stewardship of the overall property will be enhanced.
- The Port will use the Secretary of Interior's Standards for the Treatment of Historic Properties.

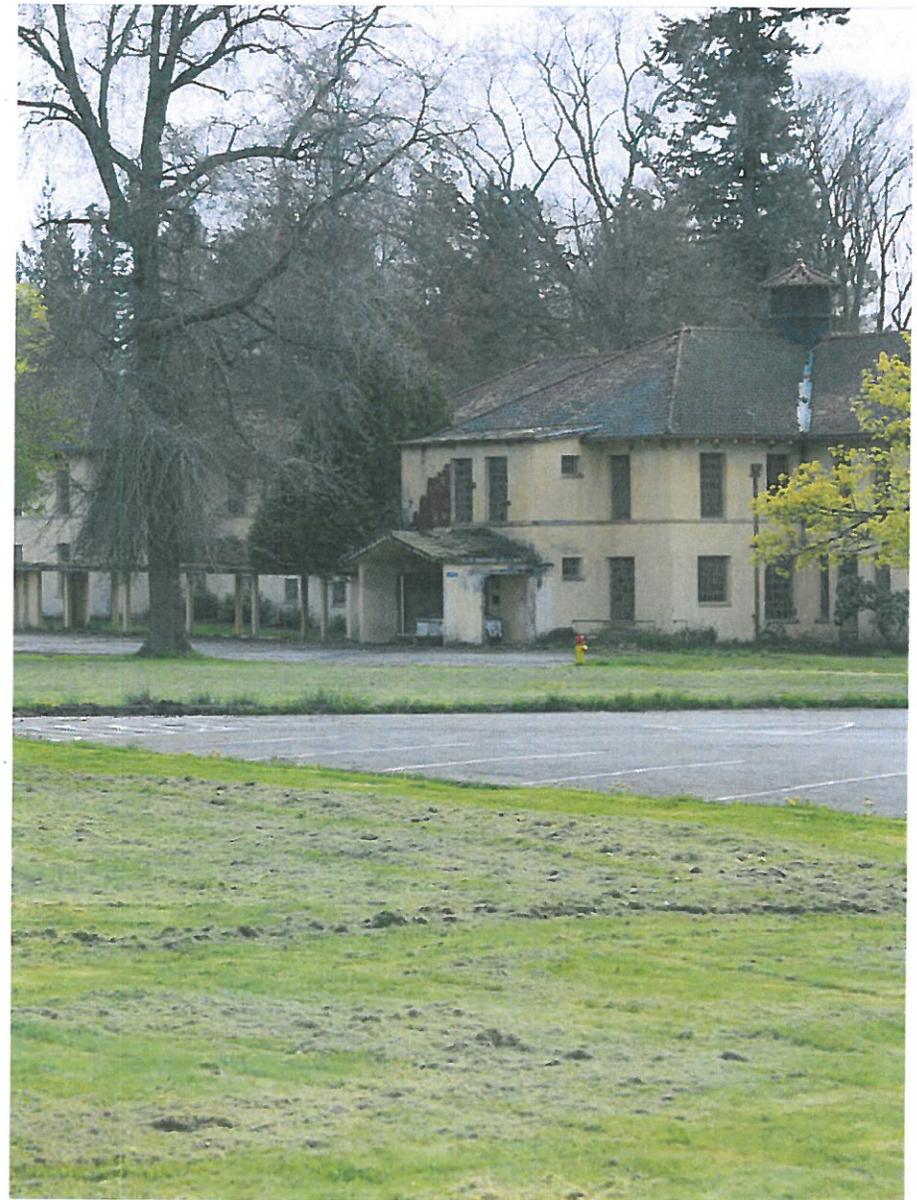
### **Balance risk and reasonable compensation to the State of Washington**

- The Port will use public-private-partnerships to harness the power of the local community and private sector to revitalize the property.
- The Port, which has the necessary expertise to manage property for economic opportunity purposes, will enhance the economic productivity of the property in a manner highly valuable to the state and the local community.
- The State has not been able to financially maintain the historic character of the buildings and the elements of the Olmsted site design. The facility will continue to deteriorate without additional capital investment.
- The Port's phased approach spreads and balances the risk to the local government and the State.
- The location and restrictive overlays on the property greatly reduce its appeal to the private sector investment market, requiring a unique user and site owner/developer (e.g. Port of Skagit).
- The economic impact to the State is captured in the overall avoidance of further significant operating and capital costs as well as new significant economic benefits.

- The Port will maximize investment in the property by building partnerships with the private sector, and leveraging local, state and federal governmental resources.
- Revitalization of the campus is likely to deter vandalism, which is currently a concern on the property.
- The development of a research and technology campus would enhance the State's position in global technology and green industries.

#### **Unify and accommodate community interests and goals**

- There have been numerous forums and opportunities for the public to comment on the future of the property including, but not limited to, the June 6, 2014 and May 6, 2015 meetings described below.
- At the June 6, 2014 community open house meeting, participants were given the opportunity to vote on specific future use concepts and to provide their own ideas. Based on the voting exercise, education and research was the most popular type of use.
- At the well-attended May 6, 2015, formal hearing on the Environmental Impact Statement scope, there was not one opposition comment, in fact the audience encouraged the local agencies to move quickly on the research and technology campus concept.
- After new tax revenues and employment the next single biggest concern of the community is re-establishing open access to the campus, as access has largely been incompatible with the current users and tenants.
- The interlocal agreement between the Port, the City, and the County established the unity and framework for moving the project forward.

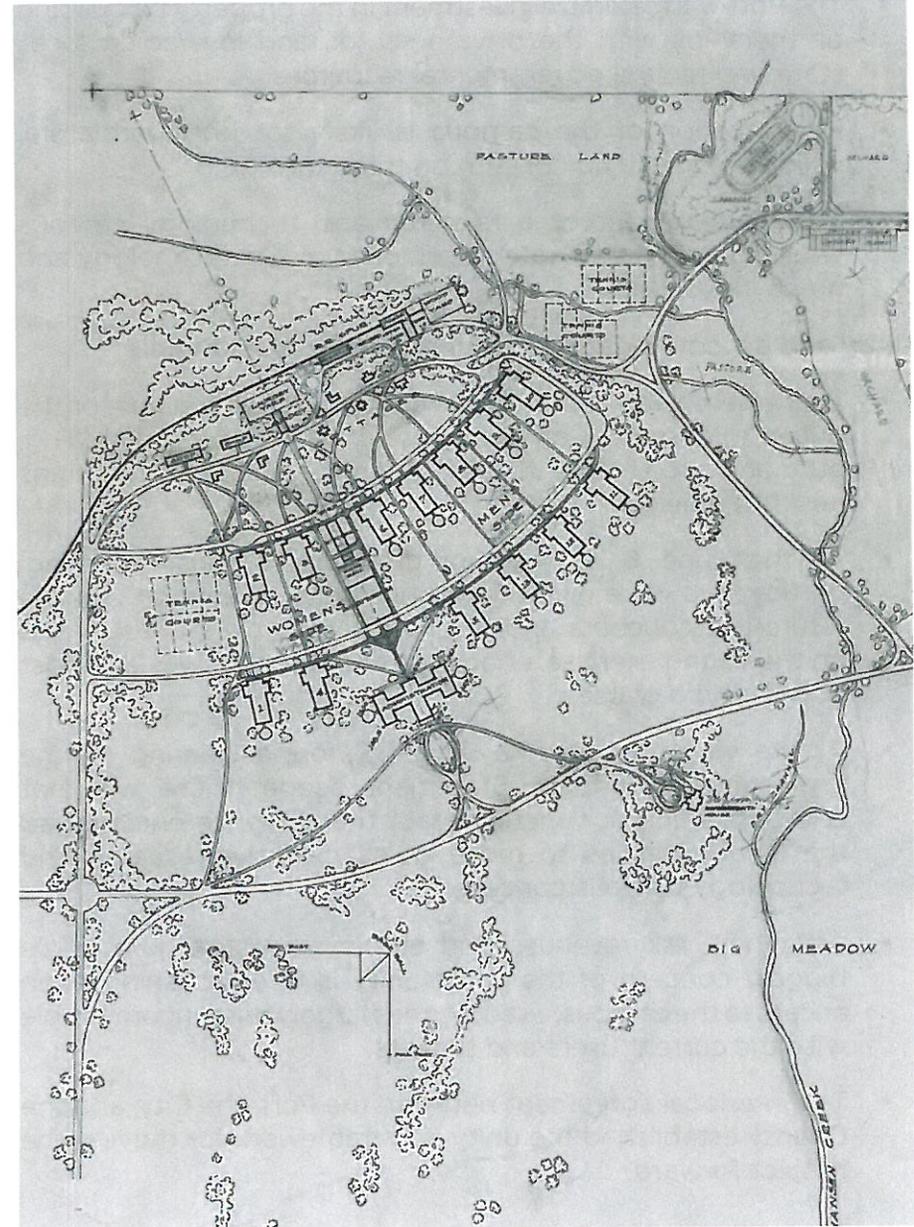


The historic Olmsted character of expansive lawns and a varied landscape can be preserved.

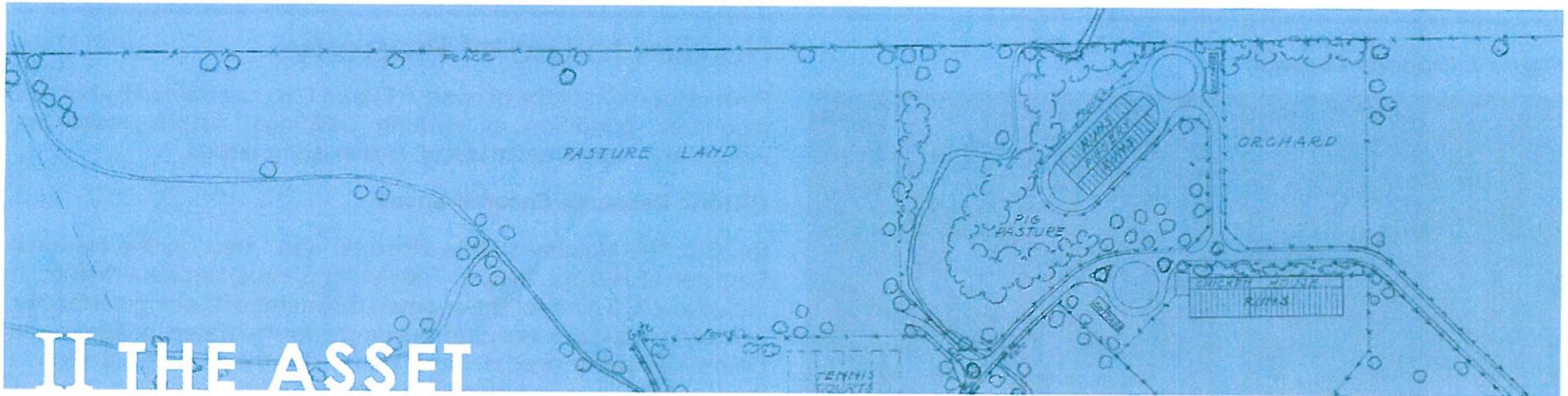
# Meeting DES Criteria

## Support or approval from the authorizing environment(s)

- The Port of Skagit, City of Sedro-Woolley and Skagit County have collaborated via an interlocal agreement originally executed on February 3, 2014 to find new opportunities for the Northern State site. In addition, the proposal is being supported by every surrounding city and town throughout the county. Their letters and resolutions of support are attached as Appendix A.
- The Washington State legislature has approved and the Governor has signed into law Substitute Senate Bill 5887 (Chapter 99, Laws of 2015, Regular Session) authorizing DES to enter into longer term transactions.
- There has been significant cooperation and collaboration from DES and other state agencies throughout the collaborative planning process.
- The Port has been in regular communication with the Upper Skagit Tribe throughout the collaborative planning process.
- Port of Skagit Commission Resolution 15-10 authorizes the submittal of this proposal.
- Local government anticipates the State will need to coordinate with its authorizing environments as the discussion of the disposition of the property moves forward.



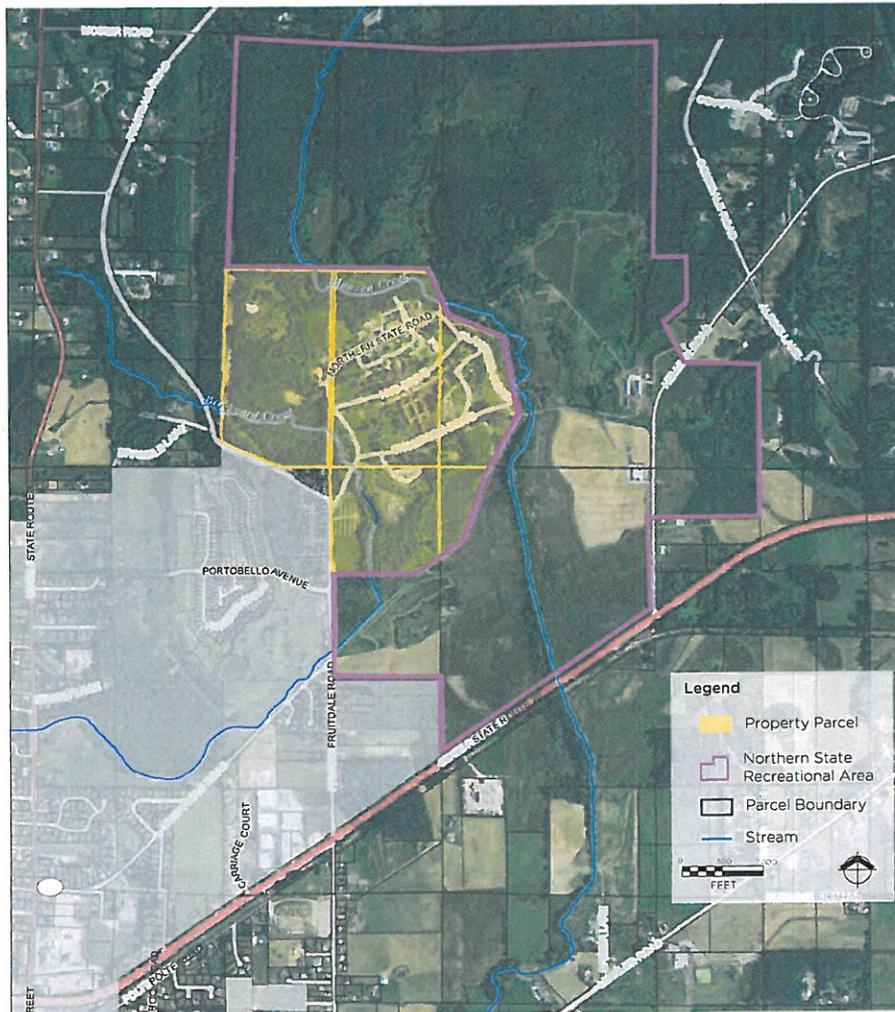
A preliminary design by the Olmsted firm for the layout of the property.



The property is comprised of four parcels totaling approximately 225 acres of land. A legal description of the property boundary is provided in Appendix B. The property is currently owned by the State of Washington and managed by the Department of Enterprise Services. The County owns and manages the surrounding undeveloped property as the Northern State Recreation Area (which was formerly a part of the historic Olmsted Campus).

<b>Ownership</b>	State of Washington, Department of Enterprise Services
<b>Parcel Number</b>	Four parcels: P38607(Segment 1 and 2), P39356, P100632, P100646
<b>Size</b>	Approximately 225 acres
<b>Address</b>	7682 Northern State Road, Sedro-Woolley, Washington
<b>Location</b>	East of the City of Sedro-Woolley, bordered by Fruitdale Road (west) and the Northern State Recreation area (north, south, and east)
<b>Jurisdiction</b>	City of Sedro-Woolley (following annexation)
<b>Zoning</b>	Public (P)

Figure 1. Property Location



## Hurdles to Use of Property

Redevelopment of the property (Figure 1) is constrained by historic resources, condition of existing buildings, natural resources, legacy environmental impacts, and existing leases.

### Historic Resource Encumbrances

In 2010, the Northern State Hospital was listed on the National Register of Historic Places. The listing is classified as a district; it includes 276.5 acres of the original 1,086 acres of the original facility, including the core hospital buildings, farm-related buildings on County property near Helmick Road, and the Olmsted-designed landscape. The listing identifies a total of 83 contributing features including 56 contributing buildings. While not a regulatory program, the National Register listing can be viewed as effectively placing constraints on the ability to demolish historic buildings or construct new buildings that would detract from the historic character. It also establishes a set of criteria and review authority for the Washington State Department of Archaeology and Historic Preservation and the National Park Service; however, the historic listing can provide a developer who meets the criteria to gain tax credits, providing an incentive for development. While designated structures could still be modified or demolished, the listing can make the process more expensive.

Prior to the National Register listing, the State allowed construction of several buildings that do not match the architecture or the historic character of the campus. These include the recreation facility, Douglas Building, the North Sound Mental Health Administration's Evaluation and Treatment Building, and the Washington State Military Department. These buildings were constructed after the original Northern State Hospital closed and before the National Register of Historic Places designation.

### Building Conditions

The existing "contributing" historic buildings at the property were constructed from 1912 through the 1940s, with most of the

buildings dating from before World War II. Designed by a series of architects, predominately Saunders & Lawton Architects and, to a lesser extent, Heath & Gove, the buildings include stylistic variations on the Spanish Colonial Revival or Mediterranean Revival styles. Typical elements include red tile roofs, traditional exterior stucco walls, with expressive wood eaves and copper gutters, cupolas and downspouts. The structural elements include a mix of reinforced concrete and timber, with plastered hollow clay block walls in many of the buildings.

The estimated cost to rehabilitate the historic buildings is double market rate for new construction. This includes the shell & core as well as the interior spaces. This difference in cost between rehabilitation and new construction, referred to as the “preservation margin”, presents a challenge to be overcome to allow redevelopment.

Ten buildings are considered historic, but non-contributing. This means that while the structures are over the required 50 year age, their design, appearance, and function are not considered to be necessary and critical to the historical significance of the facility.

At least five of the most significant buildings require limited (but immediate) roof repairs in order to halt significant damage that has started to affect portions of their roof structures. The costs for these roof repairs would not be especially high, given the relative benefit of performing these repairs sooner rather than later.

### **Natural Resource Conditions**

As part of the local government planning process a reconnaissance study of the property has been conducted using funding from a Washington Department of Ecology Integrated Planning Grant. The purpose of the study was to identify the presence and approximate locations of regulated critical areas including: wetlands, streams, floodplains, and geologic hazards. The study included review of available maps and data from Washington State Department of

### ***National Historic Register Designations***

- ***83 features are historic and contributing to the character of the National Register Historic District***
- ***10 features are historic, but non-contributing***



Many of the buildings have fallen into disrepair with broken windows, damaged flooring, and peeling walls.

## Hurdles to Use of Property

Natural Resources, Washington Department of Fish and Wildlife's Salmonscape website, National Wetland Inventory, Skagit County Critical Areas maps, and Natural Resource Conservation Service soil maps. The research was augmented by field investigation to confirm findings, approximate the boundaries of wetlands, and prepare preliminary wetland ratings. To summarize the reconnaissance study, the property includes three streams and large areas of wetland mosaic where development is restricted by local, state and federal law. These natural resources limit the buildable area of the campus to approximately 110 of the 225 acres.

Further documentation of the natural resource conditions and identification of potential impacts of future development are being conducted as part of the Planned Action Environmental Impact Statement (EIS). The EIS is being funded, in part, by a Washington Department of Commerce Advanced Planning Grant.

### Legacy Environmental Impacts

Northern State is not a property that would typically be considered a contaminated, or brownfield, site; however, the facility historically operated as a self-sustained community with working facilities such as a vehicle and equipment maintenance shop, a laundry building, a power plant, and waste disposal that could have caused releases of hazardous substances in specific locations. A preliminary investigation of potential environmental impacts has been conducted as part of the local government planning process. The assessment included researching historical operations of the facility and conducting a limited field investigation. Historical research led to identification of a number of areas of potential concern which were investigated through a Focused Site Assessment funded by a Washington State Department of Ecology Integrated Planning Grant. Following completion of the Focused Site Assessment, additional focused remedial investigation / feasibility study work was accomplished using funds from a separate grant awarded by the Washington



Hansen Creek, a critical natural area, flows through the site.



Remnants of former uses on the site still exist.

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State Department of Ecology.

### Existing Leases

A large portion of the property is under lease to 7 existing tenants. Approximately 37.4 acres of land including buildings on the northern half of the property are under long-term lease to the US Department of Labor for the Cascade Job Corps Program until 2028. The Washington State Military Department holds a lease for approximately 6.8 acres of land in the southwest corner of the property until 2044. Other shorter duration agreements include Pioneer Center North, North Sound Mental Health Administration, Frontier Communications, Department of Natural Resources and Pacific Northwest Trail Association.

Redevelopment of the property will need to include close involvement and negotiations with existing tenants to respect and manage their contractual rights and avoid potential use conflicts.

### Infrastructure Status

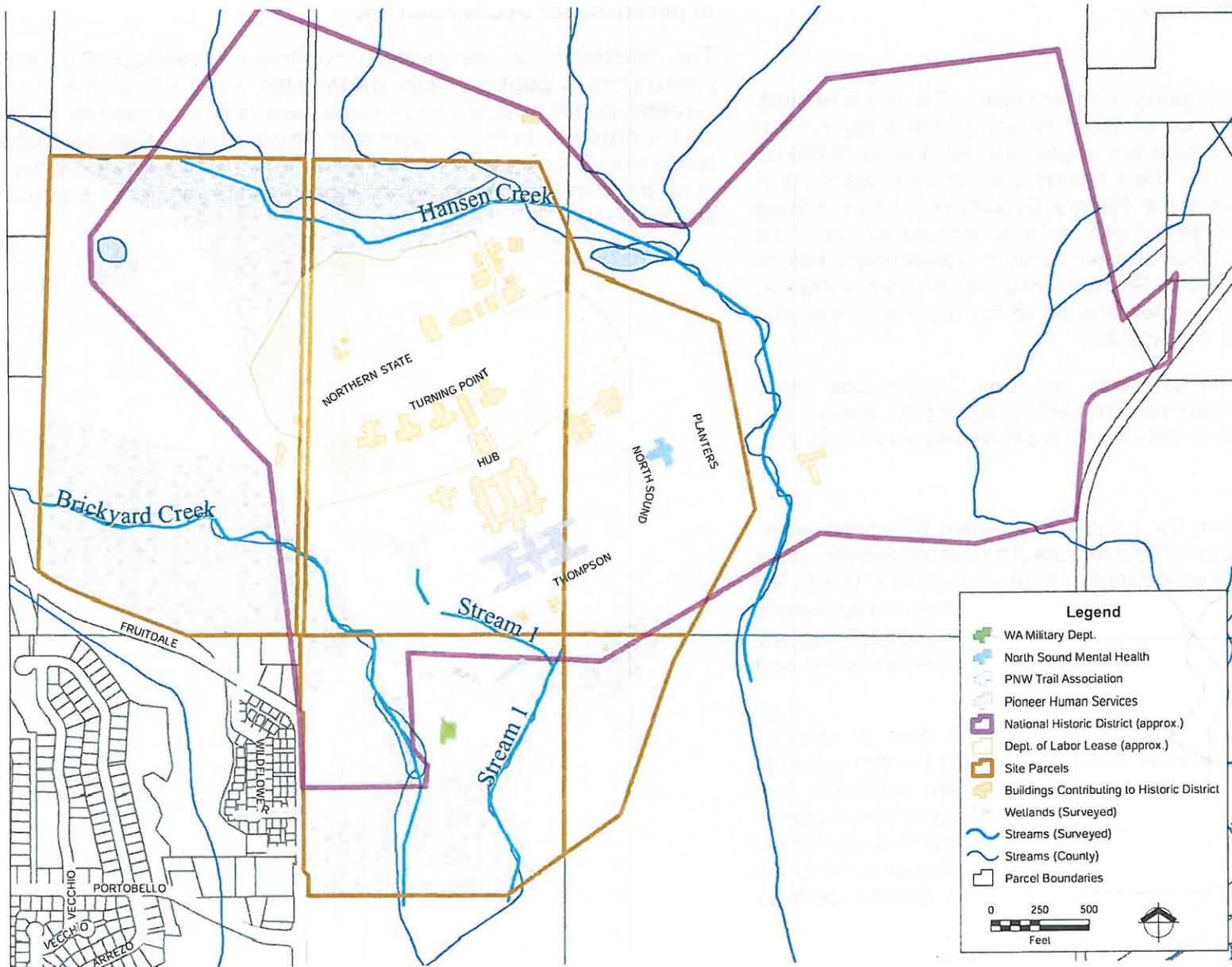
As a developed campus, the property is served by water, sewer, power, and transportation infrastructure. The centralized structure of utilities, including steam heating from the power plant, will present significant challenges to the site ownership and operation. Centralized infrastructure tends to indicate the need for a single campus operator. A more detailed analysis of the condition and capacity of these systems will be needed.

Northern State was designed to serve only a modest amount of vehicle traffic. The internal roads have limited width possibly hampering emergency vehicles and there are relatively few parking stalls on the property. More intensive uses of the property will create a need to consider transportation needs and will require on- and off-site road improvements and additional parking, all carefully designed to be compatible with the historic campus landscape.

### Implications for Redevelopment

The constraints on the property will make redevelopment very challenging. A **public-private-partnership** with local government leadership and private sector investment is one of the few ways that a property with so much complexity could be successfully revitalized. Success will be contingent on a strong partnership and support from the State of Washington as steward of this public legacy (Figure 2).

Figure 2. Property Encumbrances



# Phased Transfer of Control of the Property

The Port, as discussed in Section IV, will implement a phased approach to acquiring control of the property. The Governance and Management Map (Figure 3) illustrates the proposed organization of the property and can be used for reference in conjunction with the narrative in Section IV.

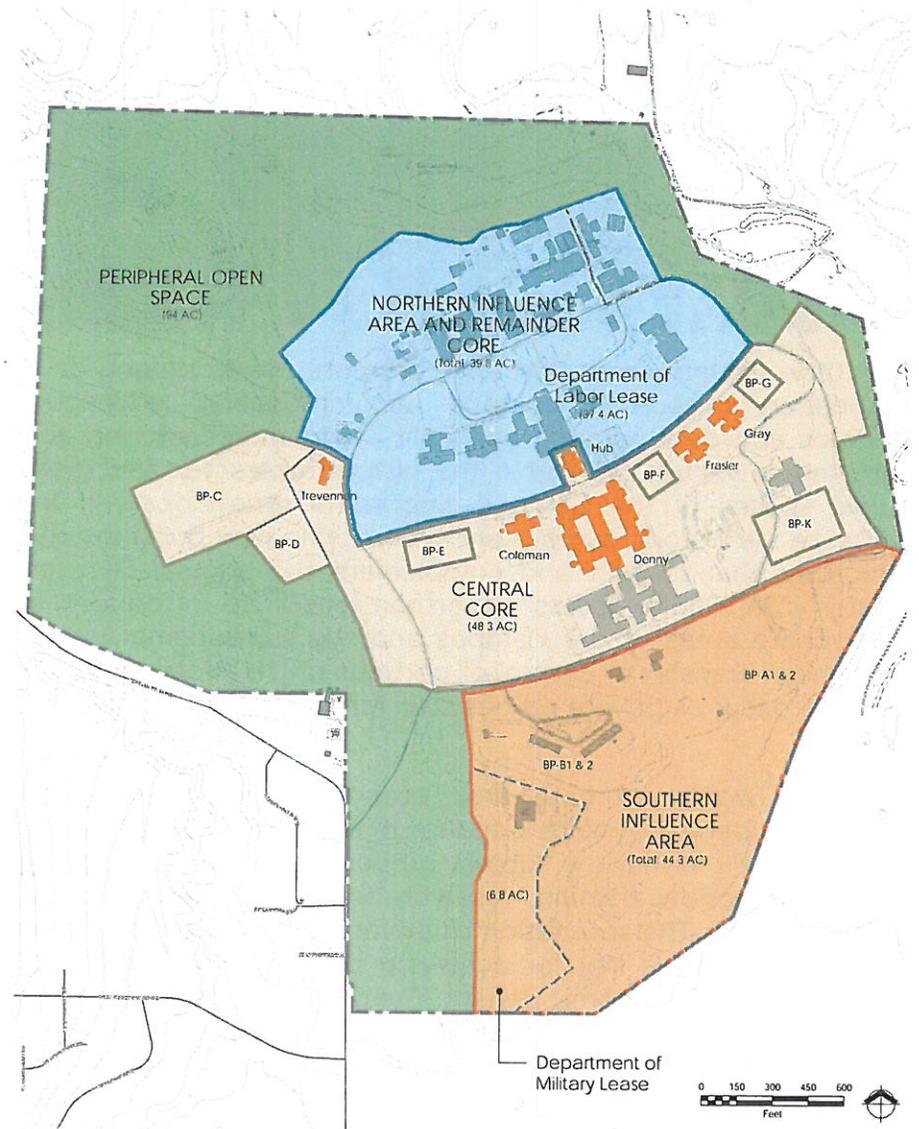
**Southern Influence Area:** This area is principally undeveloped and includes formerly developed but demolished structures. It consists of approximately 44.3 acres. It includes the Department of the Military Lease which accounts for 6.8 acres.

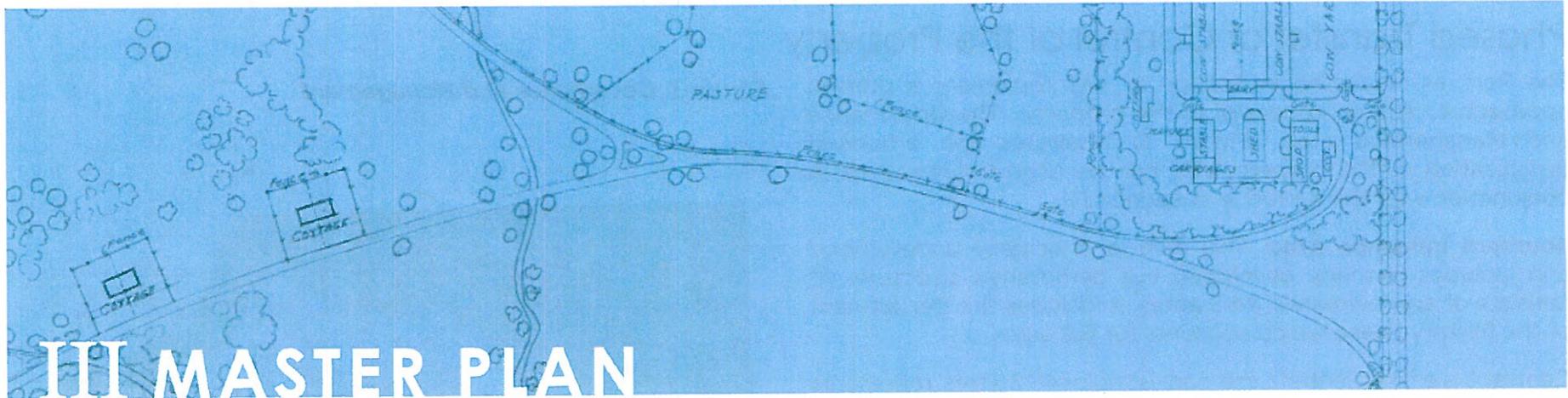
**Central Core:** The Central Core, consisting of 48.3 acres, represents the main cluster of the contributing and vacant historic structures as well as the non-conforming, newer buildings.

**Northern Influence Area:** This 39.8 acre area includes the current Department of Labor lease as well as the support facilities such as the power plant and central maintenance buildings. (The current Department of Labor leasehold accounts for 37.4 acres)

**Peripheral Open Space:** This surrounding area is largely undeveloped and represents a 94 acre buffer area to be kept in open space and used for natural resource protection and public access.

Figure 3. Governance and Management





## III MASTER PLAN

The City, County, and Port will promote development of a destination mixed-use campus accommodating education, research and development, hospitality, light manufacturing and commercial venues, all within the historic character and great public spaces of the Campus. Successful redevelopment will revitalize the historic campus and incorporate new buildings and structures that respect and complement the original Olmsted master plan. Public access opportunities will be introduced in appropriate areas of the Campus and the surrounding county parklands. Transfer of control of portions of the Property to the Port will occur as private parties step forward to carry out these projects.

The Port would promote area economic development and community benefit by transformation of the existing buildings and uses currently within the subject property to a new synergistic mix of education, training, research and light manufacturing/assembly uses. The solicitation of private sector uses and funds for the property is key for achieving project success and the maximization of economic benefit. The public will be invited onto the property with the incorporation of uses open to the public (such as hospitality, small retail shops, cafes, and museums) as well as with development of trails and other on-site recreational activities.

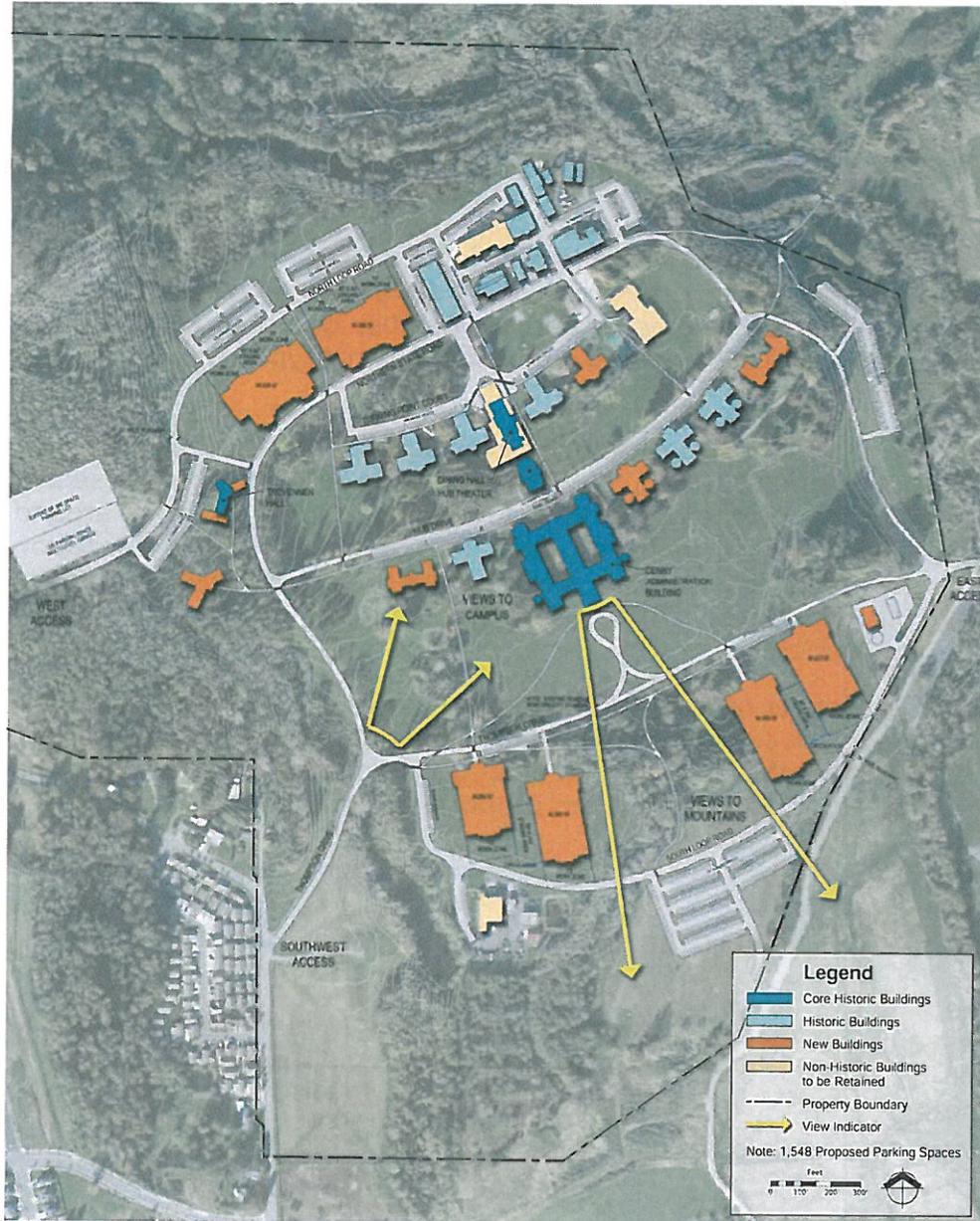
The Master Plan is driven by the restoration of key design features of the original Olmsted master plan:

- An orderly and predictable orientation of buildings and streets
- Building orientation to central campus and outward views
- Buildings set amongst expansive lawns
- Utilization of the terraced topography of the site
- Consistent architectural character especially amongst the primary buildings within the core area

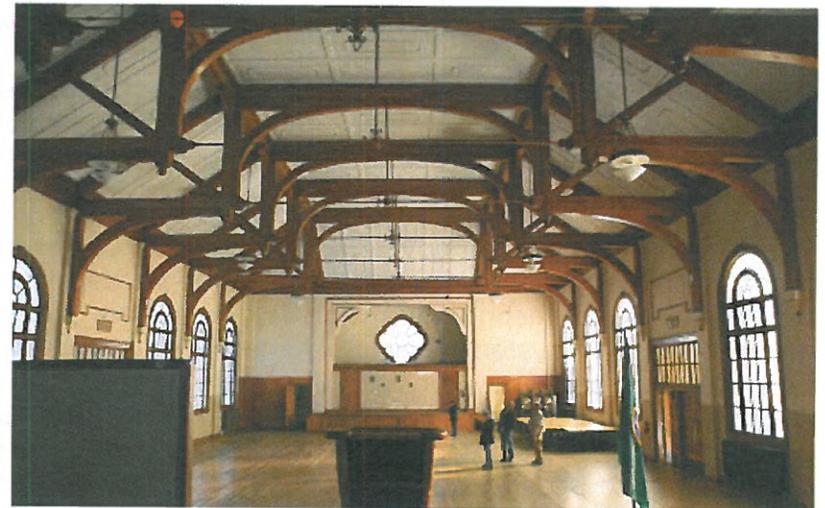
In the development process thoughtful adaptive reuse of the architecturally significant buildings and construction of new buildings are incorporated in the plan and constructed in response to market conditions.

The following concept plan (Figure 4) illustrates development at full build-out.

Figure 4. Master Plan



The Master Plan will provide for core historic buildings and preserve foundational elements of Olmsted's original plan.



A view inside the Hub building, which is preserved in the Master Plan. Such buildings can avoid falling into future disrepair if reinvestment opportunities are seized.

## Significant Interested Local Partner: Janicki Bioenergy

A truly remarkable opportunity to achieve both economic development and historic preservation has come forward. The Port is working directly with Janicki Bioenergy on the multi-phase development of the property. Janicki proposes to first lease property in the South Influence Area for fabrication of the Omni-Processor (OP) and proposes to subsequently take over and refurbish historically significant buildings in the Historic Core in the development of the site into a technology research development campus. The Port is committed to facilitating Janicki's vision.

Janicki Bioenergy, is a locally owned and controlled private corporation headquartered in Sedro-Woolley, Washington. Its founders Peter and Susan Janicki also founded Janicki Industries which has over 700 employees specializing in advance composite materials and exotic metals, producing parts and tools for a myriad of industries including aerospace, marine, energy, military, transportation and architectural applications.

Janicki Bioenergy is in a partnership with the Gates Foundation to develop new technologies that will transform clean water/sanitation technology for the developing world. They have recently developed the Omni Processor (OP) which takes sewage sludge, burns it, cleans it, and turns it into clean water, electricity and ash. The first OP is operating in Dakar, Senegal.

In addition to manufacturing and assembly of OP's, Janicki Bioenergy envisions an innovation and research center on the property. The purpose of the center will be to develop other sanitation related technologies including waterless toilets and household water systems. Janicki foresees the addition of a significant number of new jobs and the ultimate restoration of the Olmsted campus. Janicki's goal is to keep the project in Sedro-Woolley, the family's home. If successful, the Janicki project will bring change to Sedro-Woolley and Skagit County, as well as the developing world.

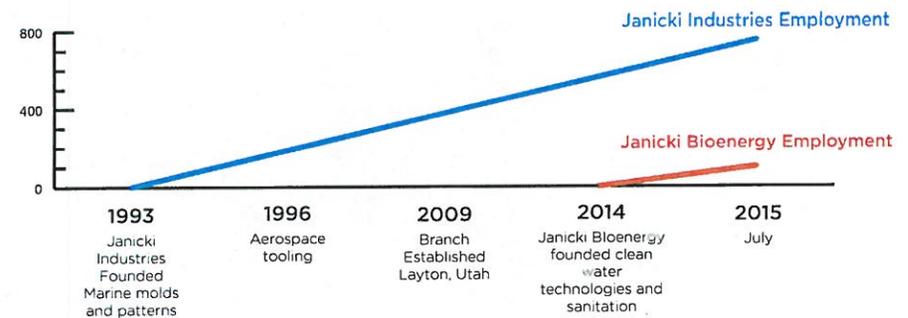
The market study undertaken by the local governments found

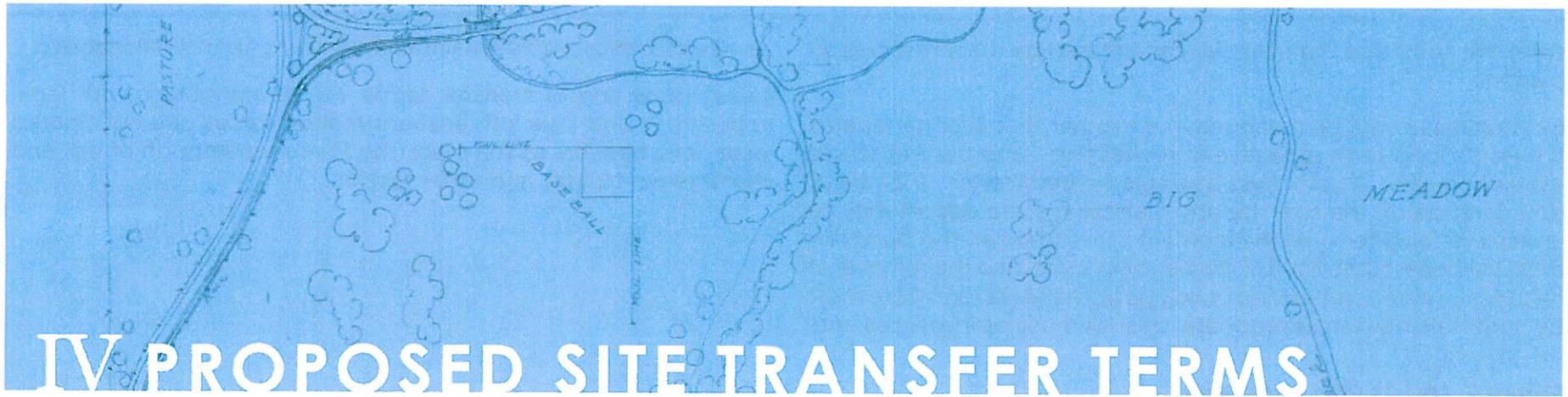
that the industrial sector is a major producer of jobs in Skagit County, but that there is currently sufficient supply of industrial land in the region to meet general industrial demand. Any new industrial development that may occur on the property will likely be driven by an owner/user such as Janicki Bioenergy, rather than built on speculation.

The Janicki Bioenergy proposal is for a research and development center focusing on a variety of sanitation technologies. The facility is expected to employ a larger number of higher compensated engineers, designers, and managers than a typical manufacturing facility.

The Janicki Bioenergy vision includes education and training components that fit into the "education/research" market sector. Janicki Bioenergy envisions bringing people in from around the world to train and learn to operate innovative sanitation technologies. There are also potential opportunities for synergistic academic research to be conducted alongside the commercial operation.

In summary, the Janicki Bioenergy vision is a hybrid of an education/research campus, office park, light industrial, and hospitality uses. The combined efforts of local government, in concert with the state, as suggested in this proposal can bring this vision to reality.





The local governments' vision of a thriving, economic center requires long-term control of the site. The Port has extensive experience in developing property and in managing property in the context of economic development. The Port is committed to helping the private sector grow "Good Jobs" in eastern Skagit County. It is consistent with the Port's mission and experience for it to undertake control, development, and management of the site.

The Port proposes a period during which it would be the exclusive entity with which DES bargains for control of the site. During the bargaining period the Port and DES and other state stakeholders as necessary will negotiate the terms of options for lease and/or transfer of portions of the site to achieve local control. The Port expects that the exercise of those options will herald a progressive process by which the Port undertakes control of the site. The exercise of those options will likely occur as the necessary steps set forth below are met and private entities (such as Janicki Bioenergy) become willing to invest in the redevelopment of existing facilities on the site.

The Port is beginning this approach with Janicki's significant and exciting Omni Processor project. It is anticipated that the initial leasing would entail an initial ground lease between DES and the Port for the South Influence Area and sublease to Janicki Enterprises to undertake the development and full scale operation

of the Omni-Processor production. This lease will exclude the Washington State Military Department premises (Figure 5).

Any redevelopment of the site is dependent on financing. Critical to the Port's willingness to exercise options to lease or accept transfer of the Historic Core and/or the North Influence Area and the willingness of private parties (such as Janicki Bioenergy) to invest in the redevelopment of the site, is the identification of financing to allow repurposing of existing historic structures for use by the private sector at a cost to them that is competitive with other real estate opportunities. The need to identify this funding is directly related to the condition of the buildings and the desire to retain them to the extent possible within historic guidelines.

Because of the estimated cost for rehabilitation the capital cost to allow operations on the site significantly exceed the capital costs on otherwise comparable sites. Without funding to supplement the market capital costs to utilize the historic buildings, the cost to rehabilitate these structures is far too great to allow any business to locate to the site. This 'preservation margin' is the public investment required to make the property competitive on the open market.

The availability of limited federal historic tax credits will make this particular investment more attractive but in and of itself is not

sufficient to bridge the financial gap created by the 'preservation margin'.

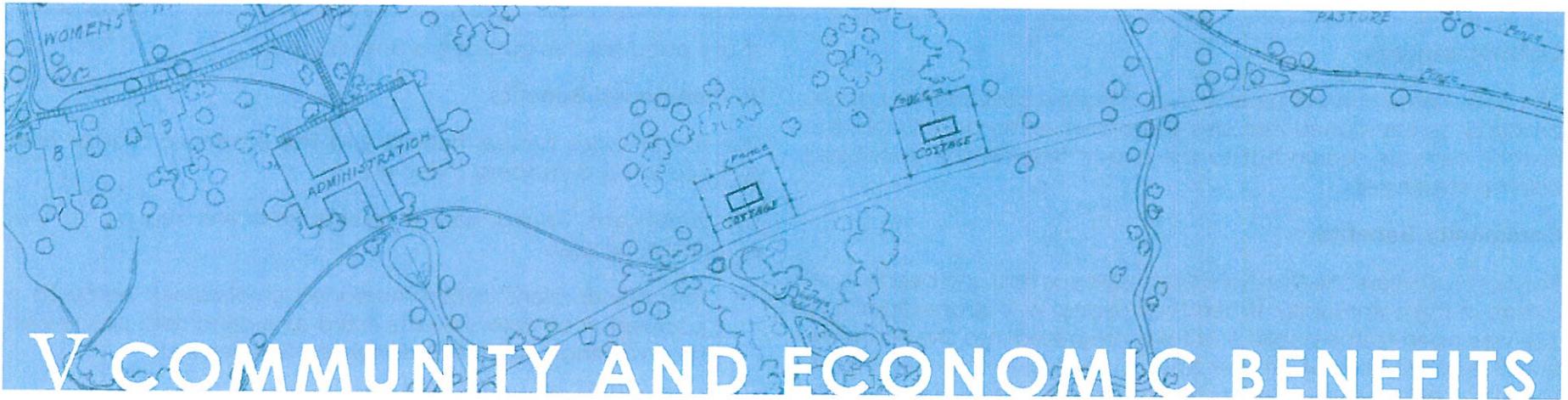
Existing leases will be managed in a manner that accommodates the Port's long-term objective of revitalizing - and putting to use - the entire site. A plan must be implemented to stem the tide of deterioration on the site, thereby maintaining the opportunity to undertake long-term redevelopment. In particular, the buildings must be at least stabilized in their current state, and the removal of historically non-contributing buildings from the Historic Core must be undertaken when appropriate. Utilities must be inspected and,

as needed, improved or maintained for long term sustainability.

Lease rates and/or transfer terms will be consistent with legal regulations and take into account market forces, the anticipated economic benefits to the state, the Port's assumption of risk and management costs, and other factors.

**Figure 5. Master Plan Rendering**





As envisioned, the redevelopment of the property will offer considerable economic, cultural, community and environmental benefits to the immediate area, local region, and the State as a whole. Some of those benefits are measurable and quantifiable while others rely on a more subjective assessment.

At one time the Northern State Hospital and its ancillary services provided significant employment for the Sedro-Woolley area and fueled the local economy. Since its closure in 1973 the facility has provided reasonable public benefit, but has not contributed its true economic potential.

**Economic Benefits**

Revitalization of the campus as proposed would create private sector jobs which would benefit the local community and the state as a whole. Revitalization of the property would generate local jobs, commerce, and economic activity. It would also generate local, state and federal taxes. Currently the economic activity is limited and the property contributes little to the local and State tax base.



The campus has tremendous potential to provide uplift to the community, region, and state.

## Cultural Benefits

The anticipated cultural benefit to pursuing the development of the property as envisioned includes the preservation of not only the historic campus design but to the extent feasible the prioritized historic structures.

## Community Benefits

For over 100 years the Northern State campus has long been a local fixture in the community. When the hospital was in operation, the site was open to the public and fully integrated into the economy and the social fiber of greater Sedro-Woolley. In the recent past, tenants' concerns regarding privacy and security, have largely isolated the facility from the general public and access has been considerably more controlled and limited.

This proposal will help to open the campus, even though there may be very limited access controls for safety reasons.

For example, community interest in use of the on-site pond for fishing is recognized and the public's desire for the continued use



The extensive grounds can accommodate community access.

of the pond for this purpose is understood.

## Environmental Benefits

The site includes natural habitat and the proposed master plan seeks to avoid disturbing those areas.

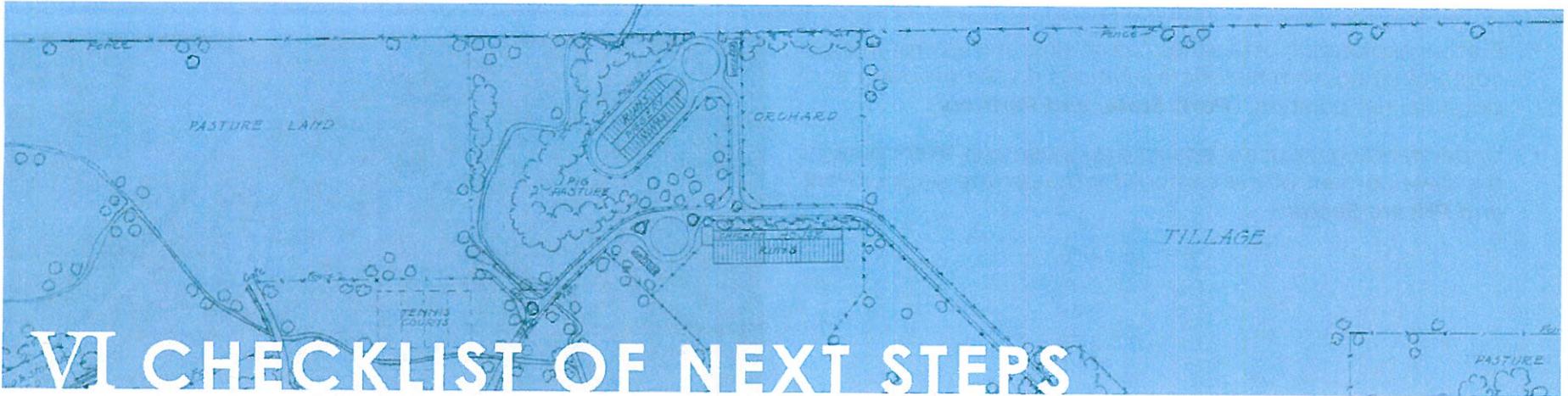
The significant valued natural assets that will require further evaluation include:

- The power plant decommissioned smokestack home to a population of Vaux's Swifts listed as a candidate species on the Washington State Endangered Species Act.
- Hansen and Brickyard Creeks
- Significant wetland mosaic areas

An environmental assessment report discovered the presence of contaminants in the soil and the groundwater from historic operations on the property. Those sources of contaminants will require further evaluation.



A wetland area adjacent to the property.



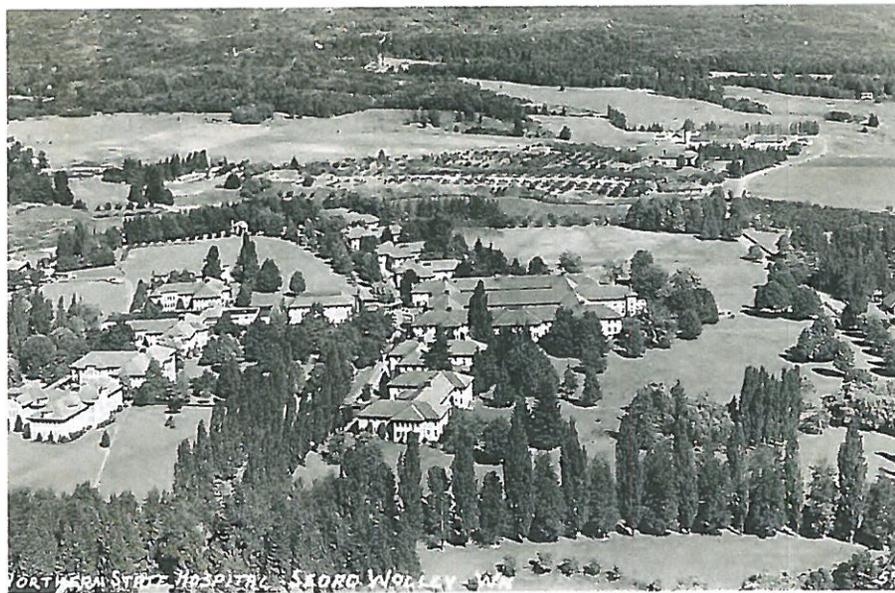
The following are steps necessary for realizing the vision for redevelopment of the Northern State property:

- The State, led by Department of Enterprise Services will evaluate the Port's proposal. **(State)**
- The State will confirm its authority to enter into long-term leases and ultimately transfer ownership to local control (e.g. Port of Skagit). **(State)**
- An initial and significant commitment of private sector investment in the development of the campus (e.g. Janicki Bioenergy). **(Private Sector)**
- Prioritization of historic buildings to be preserved in terms of condition, historic importance, and economic viability, as well as buildings that must be demolished. **(Port, State, and Partners)**
- Identification of adequate funds to offset the 'preservation margin' to make the rehabilitation of the campus and prioritized buildings economically feasible and market competitive. **(Port, State, and Partners)**
- Agreement by the Port of Skagit to assume phased control,

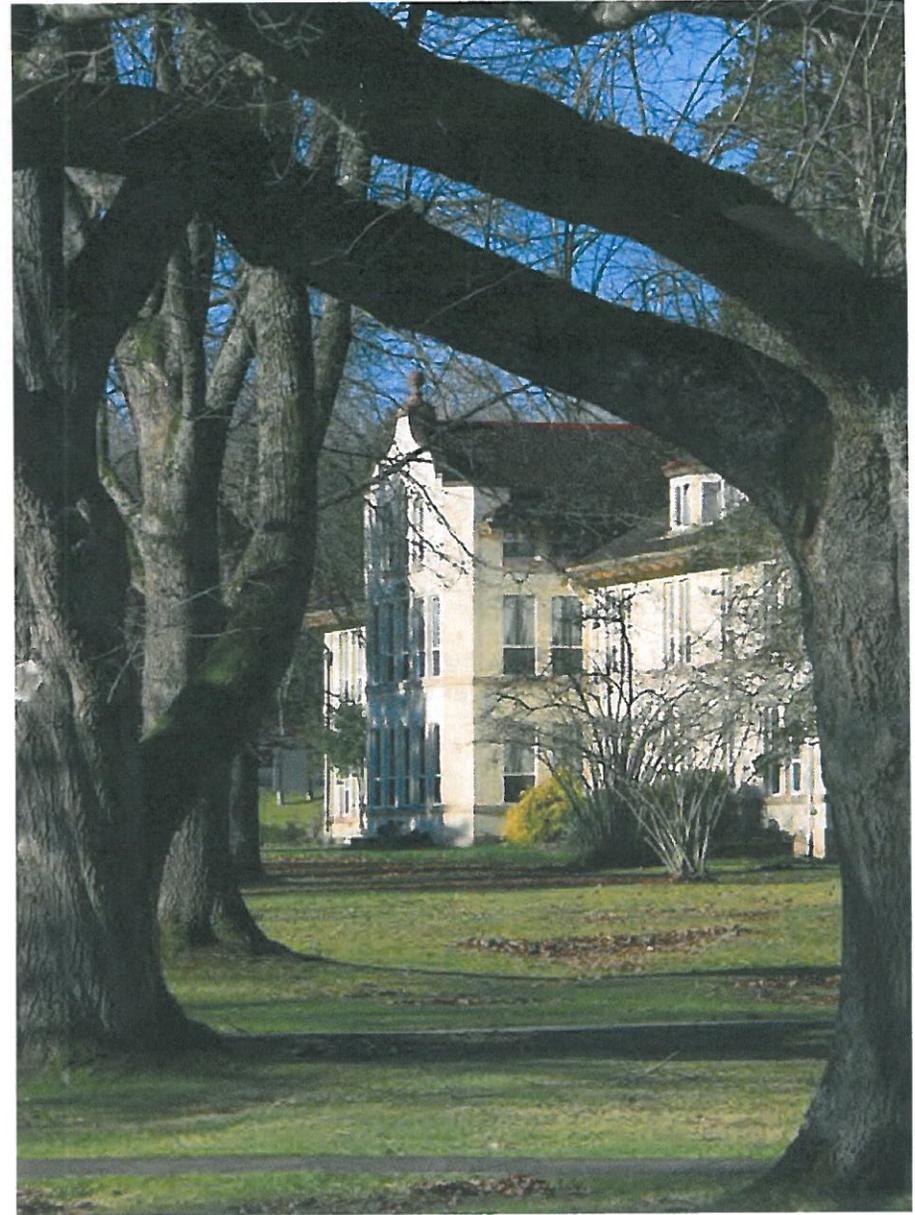
management and maintenance of the property. **(Port)**

- The Port of Skagit's commitment of funding for the capital investment in infrastructure required on-site to accommodate new tenants and development. **(Port)**
- Agreement by the State to maintain the prioritized historic structures. **(State)**
- Agreement by the State to analyze the property's infrastructure, and to consider bringing it in and/or maintaining it at a working standard. **(State)**
- An agreement by the State to continue to manage and maintain the campus during the transition period which is expected to continue until 2028. **(State)**
- Commitment of the City of Sedro-Woolley and Skagit County to undertake any required offsite improvements. **(City and County)**
- Completion of the regulatory actions required for annexation of the property to the City of Sedro-Woolley and accompanying planned action ordinance as well as a path forward to appropriate parcel configuration. **(City and State)**

- Further exploration of facilities/ structures and environmental contamination from historic operations on the property and potential remediation. (*Port, State, and Partners*)
- Understanding the use of possible tax incentives to encourage the development of the campus by the private sector. (*Port and Private Sector*)



A historic photo of the property.



A view of the campus through the trees.

**APPENDIX A**  
**Letters of Support**

RESOLUTION NO. 1915

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANACORTES IN SUPPORT OF DEVELOPMENT OF THE JANICKI BIOENERGY OMNI-PROCESSOR MANUFACTURING AND BIOTECHNICAL RESEARCH FACILITY ON THE NORTHERN STATE HOSPITAL CAMPUS IN SEDRO-WOOLLEY

WHEREAS, the City of Sedro-Woolley, Port of Skagit County, and Skagit County have been diligently working with the State of Washington to identify economic development opportunities for the redevelopment of the Northern State Hospital site located in eastern Skagit County; and

WHEREAS, Janicki BioEnergy proposes to locate a biotechnology center on the Northern State Hospital site to support development, manufacturing and marketing of the Omni Processor sewage treatment system; and

WHEREAS, the Janicki BioEnergy proposal has the potential to create 1,000 living wage jobs in Skagit County in a manner that would complement the Northern State Hospital campus character, history and environment, and would preserve open space and enhance public access opportunities; and

WHEREAS, the proposed biotechnology center constitutes the most significant economic development project in recent Skagit County history; and

WHEREAS, siting the proposed Janicki Manufacturing and Biotechnical Research Facility at the Northern State Hospital site has the potential to establish Skagit County as a world leader in public health technological research and development.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Anacortes, Washington, that Resolution No. 1915 of the City of Anacortes be adopted in support of development of the Janicki Bioenergy Omni-Processor manufacturing and biotechnical research facility to be located on the Northern State Hospital Campus.

INTRODUCED, PASSED AND APPROVED on this 2nd day of March 2015.

CITY OF ANACORTES:

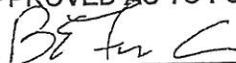
By

  
\_\_\_\_\_  
Laurie M. Gere, Mayor

ATTEST:

  
\_\_\_\_\_  
Steven D. Hoglund, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Bradford E. Furlong, WSB# 12924, City Attorney

## RESOLUTION NO. 04-2015

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLINGTON IN SUPPORT OF DEVELOPMENT OF THE JANICKI BIOENERGY OMNI-PRESSOR MANUFACTURING AND BIOTECHNICAL RESEARCH FACILITY ON THE NORTHERN STATE HOSPITAL CAMPUS IN SEDRO-WOOLLEY**

**WHEREAS**, the City of Sedro-Woolley, Port of Skagit County, and Skagit County have been diligently working with the State of Washington to identify economic development opportunities for the redevelopment of the Northern State Hospital site located in eastern Skagit County; and

**WHEREAS**, Janicki BioEnergy proposes to locate a biotechnology center on the Northern State Hospital site to support development, manufacturing and marketing of the Omni Processor sewage treatment system; and

**WHEREAS**, the Janicki BioEnergy proposal has the potential to create 1,000 living wage jobs in Skagit County in a manner that would complement the Northern State Hospital campus character, history and environment, and would preserve open space and enhance public access opportunities; and

**WHEREAS**, the proposed biotechnology center constitutes the most significant economic development project in recent Skagit County history; and

**WHEREAS**, siting the proposed Janicki Manufacturing and Biotechnical Research Facility at the Northern State Hospital site has the potential to establish Skagit County as a world leader in public health technological research and development.

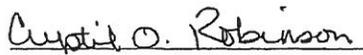
**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Burlington, Washington, that Resolution No. 04-2015 of the City of Burlington be adopted in support of development of the Janicki Bioenergy Omni-Processor manufacturing and biotechnical research facility to be located on the Northern State Hospital Campus.

**INTRODUCED, PASSED AND APPROVED** by the City Council this 26<sup>th</sup> day of February, 2015.

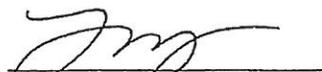
THE CITY OF BURLINGTON

  
Steve Sexton, Mayor

ATTEST:

  
Crystil O. Robinson, Finance Director

APPROVED AS TO FORM:

  
Lief Johnson, City Attorney

Resolution No. 2015-06

A RESOLUTION OF THE TOWN OF CONCRETE TOWN COUNCIL IN SUPPORT OF  
DEVELOPMENT OF THE JANICKI BIOENERGY OMNI-PROCESSOR  
MANUFACTURING AND BIOTECHNICAL RESEARCH FACILITY ON THE  
NORTHERN STATE HOSPITAL CAMPUS IN SEDRO-WOOLLEY, WASHINGTON.

WHEREAS, The City of Sedro-Woolley, Port of Skagit County and Skagit County have been diligently working with the State of Washington to identify economic development opportunities for the redevelopment of the Northern State Hospital site located in eastern Skagit County; and

WHEREAS, Janicki Bio-Energy proposes to locate a biotechnology center on the Northern State Hospital site to support development, manufacturing and marketing of the Omni Processor sewage treatment system; and

WHEREAS, the Janicki Bio-Energy proposal has the potential to create 1,000 living wage jobs in Skagit County in a manner that would complement the Northern State Hospital campus character, history and environment, and would preserve open space and enhance public access opportunities; and

WHEREAS, the proposed biotechnology center constitutes the most significant economic development project in recent Skagit County history; and

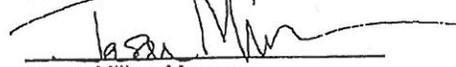
WHEREAS, siting the proposed Janicki Manufacturing and Biotechnical Research Facility at the Northern State Hospital site has the potential to establish Skagit County as a world leader in public health technological research and development; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF CONCRETE AS FOLLOWS:

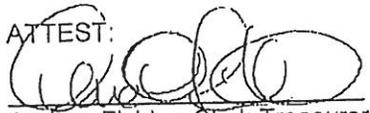
The Town Council does hereby adopt Resolution 2015-06 in support of development of the Janicki Bio-Energy Omni-Processor Manufacturing and Biotechnical Research Facility to be located on the Northern State Hospital Campus.

ADOPTED by the Town Council of the Town of Concrete, Washington, at its regular meeting on 23 of March, 2015.

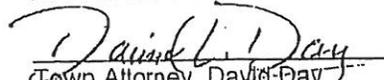
TOWN OF CONCRETE

  
Jason Miller, Mayor

ATTEST:

  
Andrea Fichter, Clerk Treasurer

APPROVED AS TO FORM:

  
Town Attorney, David Day

Resolution 2015-06  
Support for Janicki Bio-Energy Facility

RESOLUTION NO. 02-2015

**A RESOLUTION OF THE TOWN COUNCIL OF HAMILTON, WASHINGTON IN  
SUPPORT OF DEVELOPMENT OF THE JANICKI BIOENERGY OMNI-PROCESSOR  
MANUFACTURING AND BIOTECHNICAL RESEARCH FACILITY ON THE NORTHERN  
STATE HOSPITAL CAMPUS IN SEDRO-WOOLLEY**

WHEREAS, the City of Sedro-Woolley, Port of Skagit County, and Skagit County have been diligently working with the State of Washington to identify economic development opportunities for the redevelopment of the Northern State Hospital site located in eastern Skagit County; and

WHEREAS, Janicki BioEnergy proposes to locate a biotechnology center on the Northern State Hospital site to support development, manufacturing and marketing of the Omni Processor sewage treatment system; and

WHEREAS, the Janicki BioEnergy proposal has the potential to create 1,000 living wage jobs in Skagit County in a manner that would complement the Northern State Hospital campus character, history and environment, and would preserve open space and enhance public access opportunities; and

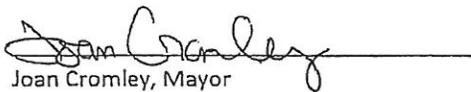
WHEREAS, the proposed biotechnology center constitutes the most significant economic development project in recent Skagit County history; and

WHEREAS, siting the proposed Janicki Manufacturing and Biotechnical Research Facility at the Northern State Hospital site has the potential to establish Skagit County as a world leader in public health technological research and development and

WHEREAS, the Town Council of Hamilton finds that it is sound government policy to promote forward thinking and sound investment from reputable private industry leaders in the State whenever possible and that Senate Bill 5887 and House Bill 2035 directly and significantly supports such policy.

NOW THEREFORE, BE IT RESOLVED, by the Town Council of the Hamilton, Washington, that Resolution No. 02-2015 of the Town of Hamilton be adopted in support of development of the Janicki Bioenergy Omni-Processor manufacturing and biotechnical research facility to be located on the Northern State Hospital Campus.

ADOPTED AT A REGULAR MEETING OF THE TOWN COUNCIL OF HAMILTON on this 10<sup>th</sup> day of March 2015.

  
Joan Cromley, Mayor

Town of La Conner



RESOLUTION NO. 510

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF LA CONNER IN SUPPORT OF DEVELOPMENT OF THE JANICKI BIOENERGY OMNI-PRESSOR MANUFACTURING AND BIOTECHNICAL RESEARCH FACILITY ON THE NORTHERN STATE HOSPITAL CAMPUS IN SEDRO-WOOLLEY

*WHEREAS*, the City of Sedro-Woolley, Port of Skagit County, and Skagit County have been dilligently working with the State of Washington to identify economic development opportunities for the redevelopment of the Northern State Hospital site located in eastern Skagit County; and

*WHEREAS*, Janicki BioEnergy proposes to locate a biotechnology center on the Northern State Hospital site to support development, manufacturing and marketing of the Omnl Processor sewage treatment system; and

*WHEREAS*, the Janicki BioEnergy proposal has the potential to create 1,000 living wage jobs In Skagit County in a manner that would complement the Northern State Hospital campus character, history and environment, and would preserve open space and enhance public access opportunities; and

*WHEREAS*, the proposed biotechnology center constitutes the most significant economic development project in recent Skagit County history; and

*WHEREAS*, siting the proposed Janickl Manufacturing and Biotechnical Research Facility at the Northern State Hospital site has the potential to establish Skagit County as a world leader in public health technological research and development.

NOW THEREFORE, BE IT RESOLVED, by the Town Council of the Town of La Conner, Washington, that Resolution No. 510 of the Town of La Conner be adopted in support of development of the Janicki Bioenergy Omni-Processor manufacturing and biotechnical research facility to be located on the Northern State Hospital Campus.

INTRODUCED, PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF LA CONNER on this 24<sup>th</sup> day of February 2015

Ramon Hayes, Mayor

ATTEST:

Maria DeGoede, Finance Director

Resolution 2015-2

A RESOLUTION OF THE TOWN OF LYMAN IN SUPPORT OF DEVELOPMENT OF THE JANICKI BIOENERGY OMNI-PROCESSOR MANUFACTURING AND BIOTECHNICAL RESEARCH FACILITY ON THE NORTHERN STATE HOSPITAL CAMPUS IN SEDRO-WOOLLEY, WASHINGTON.

WHEREAS, The City of Sedro-Woolley, Port of Skagit County and Skagit County have been diligently working with the State of Washington to identify economic development opportunities for the redevelopment of the Northern State Hospital site located in eastern Skagit County; and

WHEREAS, Janicki Bio-Energy proposes to locate a biotechnology center on the Northern State Hospital site to support development, manufacturing and marketing of the Omni Processor sewage treatment system; and

WHEREAS, the Janicki Bio-Energy proposal has the potential to create 1,000 living wage jobs in Skagit County in a manner that would complement the Northern State Hospital campus character, history and environment, and would preserve open space and enhance public access opportunities; and

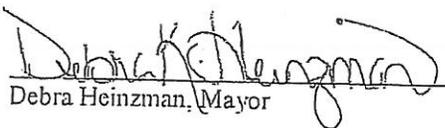
WHEREAS, the proposed biotechnology center constitutes the most significant economic development project in recent Skagit County history; and

WHEREAS, siting the proposed Janicki Manufacturing and Biotechnical Research Facility at the Northern State Hospital site has the potential to establish Skagit County as a world leader in public health technological research and development, and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF LYMAN AS FOLLOWS:

The Town Council does hereby adopt Resolution 2015-2 in support of development of the Janicki Bio-Energy Omni-Processor Manufacturing and Biotechnical Research Facility to be located on the Northern State Hospital Campus

ADOPTED by the Town Council of the Town of Lyman, Washington, at its regular meeting on this 12th day of May, 2015.

  
Debra Heinzman, Mayor

Attest:  
  
Debora Boyd, Clerk/Treasurer

**RESOLUTION NO. 883**

**A RESOLUTION OF THE CITY OF MOUNT VERNON, WASHINGTON,  
SUPPORTING PASSAGE OF SENATE BILL 5887 AND HOUSE BILL 2035 BEING  
CONSIDERED DURING THE 2015 SESSION OF THE WASHINGTON STATE  
LEGISLATURE ALLOWING FOR LONG TERM LEASES PROMOTING  
ECONOMIC DEVELOPMENT AT NORTHERN STATE CAMPUS.**

**WHEREAS**, the City of Mount Vernon City Council supports regional economic development within Skagit County; and

**WHEREAS**, the City of Mount Vernon economic development policies support quality development necessary to sustain a high standard of living; and

**WHEREAS**, the City of Mount Vernon Comprehensive Plan contains a specific objective to sustain and expand the current industrial and manufacturing employment base; and

**WHEREAS**, the City of Mount Vernon Comprehensive Plan encourages diversity in the local manufacturing and light industrial job base throughout the County; and

**WHEREAS**, one method to achieve Mount Vernon's policies, objectives, and goals stated above is to increase commercial and industrial high tech growth in the community on a regional level; and

**WHEREAS**, passage of Senate Bill 5887 and House Bill 2035 allows local government to take advantage of a concrete, viable opportunity for long term, public-private partnership on currently under-utilized portions of the Northern State Campus creating a fully integrated green technology development and manufacturing campus; and

**WHEREAS**, the City of Mount Vernon City Council finds that passage of Senate Bill 5887 and House Bill 2035 clears the way for new cutting edge industry to invest and locate within Skagit County generating up to 1,000 local high wage jobs, preserving and restoring local architecture and designs by the renowned Olmsted Brothers landscape architecture firm of considerable cultural value listed on the National Registry of Historic Places and increasing public recreational use and access of the Northern State Campus site currently underutilized by the general public; and

**WHEREAS**, the City of Mount Vernon City Council finds that it is sound government policy to promote forward thinking and sound investment from reputable private industry leaders in the State whenever possible and that Senate Bill 5887 and House Bill 2035 directly and significantly supports such a policy.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON:**

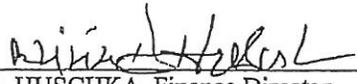
Section 1. That the City Council of Mount Vernon urges the Washington Legislature and Governor to adopt Senate Bill 5887 and House Bill 2035.

Section 2. The Finance Director which serves as Clerk to the City Council shall provide a copy of the Resolution to the Governor, members of the State House of Representatives and Senate from districts encompassing a portion of Skagit County, and members of each committee where the respective bills are located.

Adopted at a regular meeting of the City Council of the City of Mount Vernon, Washington, held on February 25, 2015.

DATED this 26th day of February, 2015.

By   
\_\_\_\_\_  
JILL BOUDREAU, Mayor

Attest:   
\_\_\_\_\_  
ALICIA D. HUSCHKA, Finance Director

Approved as to form:   
\_\_\_\_\_  
KEVIN ROGERSON, City Attorney

**APPENDIX B**  
**Legal Description of the Property**

The North Cascades Gateway Center property is comprised of four parcels. The individual parcels, County identification number, and legal description for each individual parcel are described below. Please note that Parcel A (P38607) is divided by an unutilized right of way and therefore is in two portions.

**Parcel A**

County I.D. No. P38607

**Legal Description:** The Southeast quarter of Section 7, Township 35 North, Range 5 East W.M., except Fruitdale Road right-of-way; and except those portions conveyed to Skagit County by deeds recorded in Auditor's File Number 57468 and 76047; and except the following described tract:

Beginning at the Northwest corner of the Southeast quarter of said Section 7; thence South 00° 04' 25" East along the West line thereof, a distance of 185.73 feet; thence North 89 ° 15' 09" East parallel with the North line of said Southeast quarter, a distance of 2495.10 feet; thence South 25° 05' 55" East, a distance of 369.74 feet to the East line of said Southeast quarter; thence North 01° 08' 29" East along said East line, a distance of 522.58 feet to the Northeast corner of said Southeast quarter; thence South 89° 15' 09" West along the North line of said Southeast quarter, a distance of 2641.77 feet to the point of beginning.

**Parcel B**

County I.D. No. P39356

**Legal Description:** The Northeast quarter of the Northeast quarter of Section 18 Township 35 North, Range 5 East, W.M., except Fruitdale Road right-of-way; and except that portion conveyed to Skagit County by indenture from Wolverine Co. dated December 5, 1905 recorded in Auditor's File Number 57468; and except the following described tract:

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter of said Section; thence North 02° 08' 34" West along the East line thereof, a distance of 210.91 feet; thence South 52° 41' 23" West, a distance of 362.08 feet to the South line of said subdivision; thence North 88° 18' 58" East along said South line a distance of 296.00 feet to the point of beginning.

**Parcel C**

County I.D. No. P100646

**Legal Description:** That portion of the Northwest quarter of the Northwest quarter of Section 17, Township 35 North, Range 5 East, W.M. described as follows:

Beginning at the Northwest corner of said section thence North 88° 48' 38" East along the North line thereof, a distance of 631.25 feet; thence South 26° 40' 32" West a distance of 144.00 feet; thence South 17° 34' 00" West a distance of 820.90 feet; thence South 52° 41' 23" West a distance of 348.52 feet to the West line of said Northwest quarter; thence North 02° 08' 03" West along the West line thereof a distance of 1110.21 feet to the point of beginning.

**Parcel D**

County I.D. No. P100632

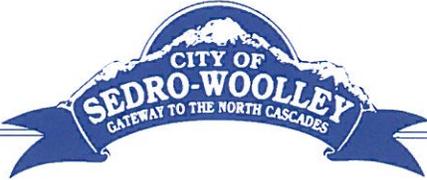
Legal Description: That portion of the Southwest quarter of Section 8, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southwest quarter of said section; thence North 01° 08' 29" West along the West line thereof, a distance of 2050.26 feet; thence South 25° 05' 55" East, a distance of 214.12 feet; thence South 70° 21' 59" East a distance of 736.86 feet; thence South 12° 40' 09" East, distance of 970.53 feet; thence South 26° 40' 32" West a distance of 725.59 feet to the South line of said section 8; thence South 88° 48' 37" West along said South line a distance of 631.15 feet to the Point of Beginning.

MFA will have an exterior boundary description of all properties (including the privately owned parcels) prepared by a licensed surveyor prior to City submittal to the BRB.

SEP 23 2015

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



DATE: September 23, 2015  
TO: Mayor Anderson and City Council  
FROM: Patsy Nelson, Finance Director  
SUBJECT: FINANCE - CLAIMS

Attached you will find the Claim Checks register proposed for payment for the period ending September 23, 2015.

Motion to approve Claim Checks #182281 to #182367 plus EFT's in the amount of \$356,570.42.

Motion to approve Payroll Checks #58683 to #58695 plus EFT's in the amount of \$209,696.29.

If you have any comments, questions or concerns, please contact me for information during the working day at 855-1661. This will allow me to look up the invoices that are stored in our office.

# CHECK REGISTER

City Of Sedro-Woolley  
MCAG #: 0647

09/10/2015 To: 09/23/2015

Time: 14:21:04 Date: 09/18/2015  
Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6694	09/23/2015	Claims	2	EFT	US Bank -- Purchase Cards	4,153.69	
					001 - 513 10 43 000 - Meals/Travel	15.00	
					001 - 518 80 35 000 - Small Tools/Minor Equip	95.19	
					001 - 521 40 43 000 - Travel	36.45	
					001 - 522 45 43 000 - Travel & Meals	101.28	
					001 - 524 20 49 030 - Misc-Tuition/Registration	50.00	
					401 - 535 80 49 030 - Misc-Tuition/Registration	415.00	
					401 - 535 80 49 030 - Misc-Tuition/Registration	660.00	
					412 - 537 80 31 000 - Operating Supplies	49.25	
					412 - 537 80 31 000 - Operating Supplies	18.95	
					412 - 537 80 43 000 - Meals/Travel	45.60	
					001 - 558 60 49 030 - Tuition/Registration	300.00	
					001 - 558 60 49 030 - Tuition/Registration	50.00	
					105 - 572 20 31 010 - Supplies	91.11	
					105 - 572 20 31 010 - Supplies	130.09	
					105 - 572 20 34 000 - Summer Reading Program	64.96	
					001 - 594 18 64 001 - Network Hardware	438.94	
					001 - 594 18 64 001 - Network Hardware	123.45	
					001 - 594 21 64 000 - Machinery & Equipment	58.47	
					001 - 594 21 64 000 - Machinery & Equipment	77.94	
					001 - 594 21 64 000 - Machinery & Equipment	30.36	
					001 - 594 21 64 000 - Machinery & Equipment	37.96	
					001 - 594 21 64 000 - Machinery & Equipment	691.64	
					001 - 594 21 64 000 - Machinery & Equipment	205.76	
					001 - 594 21 64 001 - SWPD Repeater Tower	100.00	
					501 - 594 21 64 501 - Vehicles - Police	49.75	
					105 - 594 72 64 000 - Books & Materials	102.52	
					001 - 595 10 49 010 - Tuition/Registration	50.00	
					001 - 595 10 49 011 - Safety Meetings	32.55	
					001 - 595 10 49 011 - Safety Meetings	15.19	
					001 - 595 10 49 011 - Safety Meetings	16.28	
6695	09/23/2015	Claims	2	EFT	WA State Dept Of Revenue	11,430.91	
					001 - 521 20 26 000 - Uniforms/Accessories	7.31	
					001 - 521 20 31 002 - Office/Operating Supplies	36.18	
					001 - 522 20 31 000 - Operating Supplies	74.84	
					401 - 535 80 44 010 - Taxes & Assessments	5,105.79	
					102 - 536 20 44 010 - Taxes And Assessments	156.91	
					412 - 537 80 31 000 - Operating Supplies	12.74	
					412 - 537 80 44 001 - Taxes & Assessments	5,711.85	
					105 - 572 20 44 010 - Taxes & Assessments	15.61	
					101 - 576 80 44 010 - Taxes And Assessments	152.25	
					101 - 576 80 48 000 - Repairs/Maintenance	6.30	
					001 - 594 21 64 000 - Machinery & Equipment	122.39	
					105 - 594 72 64 000 - Books & Materials	27.77	
					001 - 595 10 31 000 - Supplies	0.97	
6696	09/23/2015	Claims	2	182281	AT & T	126.78	
					001 - 512 50 42 020 - Telephone	0.63	
					001 - 513 10 42 020 - Telephone	0.63	
					001 - 514 23 42 020 - Telephone	17.75	
					001 - 515 30 42 001 - Telephone	2.53	
					001 - 518 80 42 020 - Telephone	2.53	
					001 - 521 20 42 020 - Telephone	54.51	
					001 - 522 20 42 020 - Telephone	10.15	
					001 - 524 20 42 020 - Telephone	8.88	
					401 - 535 80 42 020 - Telephone	3.81	
					412 - 537 80 42 020 - Telephone	1.27	
					001 - 558 60 42 020 - Telephone	6.34	
					105 - 572 20 42 020 - Telephone	2.53	
					001 - 595 10 42 020 - Telephone	15.22	

# CHECK REGISTER

City Of Sedro-Woolley  
MCAG #: 0647

09/10/2015 To: 09/23/2015

Time: 14:21:04 Date: 09/18/2015  
Page: 2

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6697	09/23/2015	Claims	2	182282	ATV Signs	86.80	
					001 - 595 10 31 001 - Address & Street Signs-Reiml	86.80	
6698	09/23/2015	Claims	2	182283	Acco Brands Direct	59.67	
					001 - 595 10 31 000 - Supplies	59.67	
6699	09/23/2015	Claims	2	182284	American Fleet Main LLC	765.56	
					001 - 522 20 48 000 - Repairs/Maint-Equip	597.84	
					001 - 522 20 48 000 - Repairs/Maint-Equip	167.72	
6700	09/23/2015	Claims	2	182285	Aramark Uniform Services	29.88	
					401 - 535 80 49 000 - Laundry	8.22	
					401 - 535 80 49 000 - Laundry	8.22	
					103 - 542 30 49 000 - Misc-Laundry	6.72	
					103 - 542 30 49 000 - Misc-Laundry	6.72	
6701	09/23/2015	Claims	2	182286	Assoc Petroleum Products	8,930.34	
					001 - 518 20 32 000 - Auto Fuel	179.40	
					001 - 521 20 32 000 - Auto Fuel	1,434.90	
					001 - 522 20 32 000 - Auto Fuel/Diesel	414.32	
					001 - 522 20 32 000 - Auto Fuel/Diesel	706.75	
					001 - 523 20 32 000 - Auto Fuel	44.47	
					401 - 535 80 32 000 - Auto Fuel/Diesel	200.86	
					401 - 535 80 32 000 - Auto Fuel/Diesel	44.81	
					401 - 535 80 32 000 - Auto Fuel/Diesel	69.41	
					401 - 535 80 32 000 - Auto Fuel/Diesel	140.99	
					401 - 535 80 32 000 - Auto Fuel/Diesel	208.95	
					102 - 536 20 32 000 - Auto Fuel/Diesel	57.92	
					412 - 537 80 32 000 - Auto Fuel/Diesel	1,337.02	
					412 - 537 80 32 000 - Auto Fuel/Diesel	1,147.58	
					412 - 537 80 32 000 - Auto Fuel/Diesel	1,263.27	
					103 - 542 30 32 000 - Auto Fuel/Diesel	130.41	
					103 - 542 30 32 000 - Auto Fuel/Diesel	77.82	
					103 - 542 30 32 000 - Auto Fuel/Diesel	284.33	
					103 - 542 30 32 000 - Auto Fuel/Diesel	96.15	
					103 - 542 30 32 000 - Auto Fuel/Diesel	48.80	
					103 - 542 30 32 000 - Auto Fuel/Diesel	309.80	
					101 - 576 80 32 000 - Auto Fuel/Diesel	73.37	
					101 - 576 80 32 000 - Auto Fuel/Diesel	9.40	
					101 - 576 80 32 000 - Auto Fuel/Diesel	649.61	
6702	09/23/2015	Claims	2	182287	Association Of WA Cities	3,091.98	
					001 - 521 20 27 000 - Retired Medical	3,091.98	
6703	09/23/2015	Claims	2	182288	Bay City Supply	180.87	
					101 - 576 80 31 006 - Operating Sup - City Hall	180.87	
6704	09/23/2015	Claims	2	182289	Bioscience Inc	1,150.00	
					401 - 535 50 48 010 - Maintenance Of Lines	1,150.00	
6705	09/23/2015	Claims	2	182290	Blumenthal Uniform & Equip	136.88	
					001 - 522 20 26 000 - Uniforms	111.03	
					001 - 522 20 26 000 - Uniforms	25.85	
6706	09/23/2015	Claims	2	182291	Boulder Park Inc	4,913.76	
					401 - 535 80 35 020 - Solids Handling	4,913.76	
6707	09/23/2015	Claims	2	182292	CPI Plumbing & Heating	784.05	
					101 - 576 80 48 001 - Riverfront	784.05	
6708	09/23/2015	Claims	2	182293	Cascade Natural Gas Corp	406.80	
					001 - 521 20 47 000 - Public Utilities	10.60	
					001 - 522 50 47 000 - Public Utilities	58.81	
					401 - 535 80 47 000 - Public Utilities	69.06	

# CHECK REGISTER

City Of Sedro-Woolley  
MCAG #: 0647

09/10/2015 To: 09/23/2015

Time: 14:21:04 Date: 09/18/2015

Page: 3

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
			412 - 537 80 47 000		Public Utilities	15.66	
			103 - 542 63 47 000		Public Utilities	10.60	
			103 - 542 63 47 000		Public Utilities	3.18	
			105 - 572 20 47 000		Public Utilities	11.61	
			101 - 576 80 47 010		Community Center	16.67	
			101 - 576 80 47 020		Senior Center	34.87	
			101 - 576 80 47 050		Hammer Square	14.65	
			101 - 576 80 47 052		Bingham Caretaker	7.42	
			101 - 576 80 47 052		Bingham Caretaker	22.74	
			101 - 576 80 47 070		City Hall	130.93	
6709	09/23/2015	Claims	2	182294	Code Publishing Inc	418.89	
			001 - 511 30 34 000		Code Book	418.89	
6710	09/23/2015	Claims	2	182295	John Coleman	828.12	
			001 - 558 60 43 000		Travel	828.12	
6711	09/23/2015	Claims	2	182296	Comcast	148.95	
			001 - 518 80 42 021		Internet Services	148.95	
6712	09/23/2015	Claims	2	182297	Credo Graphics	235.00	
			001 - 513 10 42 000		Communication	235.00	
6713	09/23/2015	Claims	2	182298	Crystal Springs	11.90	
			401 - 535 80 31 010		Operating Supplies	11.90	
6714	09/23/2015	Claims	2	182299	Cues	868.25	
			401 - 535 50 48 010		Maintenance Of Lines	868.25	
6715	09/23/2015	Claims	2	182300	Custom Embroidery	50.56	
			401 - 535 80 31 010		Operating Supplies	50.56	
6716	09/23/2015	Claims	2	182301	DLT Solutions	2,073.50	
			001 - 595 10 49 020		Software Licenses/Support	2,073.50	
6717	09/23/2015	Claims	2	182302	Databar	2,437.57	
			425 - 531 50 42 010		Postage	97.50	
			401 - 535 80 42 015		Postage	1,584.42	
			412 - 537 80 42 010		Postage	755.65	
6718	09/23/2015	Claims	2	182303	Dwayne Lane's North Cascade Ford	438.43	
			001 - 521 20 48 010		Repair & Maint - Auto	45.09	
			001 - 522 20 48 000		Repairs/Maint-Equip	341.23	
			001 - 522 20 48 000		Repairs/Maint-Equip	52.11	
6719	09/23/2015	Claims	2	182304	E & E Lumber	368.91	
			103 - 542 30 31 000		Operating Supplies	3.35	
			103 - 542 30 31 000		Operating Supplies	40.57	
			103 - 542 30 31 000		Operating Supplies	50.97	
			103 - 542 30 48 000		Repair/Maint-Streets	49.19	
			101 - 576 80 31 000		Operating Sup - Metcalf Park	64.80	
			101 - 576 80 31 000		Operating Sup - Metcalf Park	33.30	
			101 - 576 80 48 001		Riverfront	10.76	
			101 - 576 80 48 001		Riverfront	21.07	
			101 - 576 80 48 017		Museum	12.23	
			101 - 576 80 48 017		Museum	71.51	
			401 - 594 35 63 010		Other Improvements	11.16	
6720	09/23/2015	Claims	2	182305	Edge Analytical Inc	287.00	
			401 - 535 80 41 000		Professional Services	47.00	
			401 - 535 80 41 000		Professional Services	47.00	
			401 - 535 80 41 000		Professional Services	146.00	
			401 - 535 80 41 000		Professional Services	47.00	

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6721	09/23/2015	Claims	2	182306	Enterprise Office Systems	477.32	
					001 - 521 20 31 002 - Office/Operating Supplies	7.67	
					001 - 521 20 31 002 - Office/Operating Supplies	4.25	
					001 - 521 20 31 002 - Office/Operating Supplies	19.42	
					412 - 537 80 31 010 - Office Supplies	445.98	
6722	09/23/2015	Claims	2	182307	Fastenal Company	81.83	
					103 - 542 30 48 000 - Repair/Maint-Streets	81.83	
6723	09/23/2015	Claims	2	182308	Federal Certified Hearing	40.00	
					001 - 521 20 41 001 - Professional Services	20.00	
					001 - 522 20 41 010 - Prof Service-Medical Exams	20.00	
6724	09/23/2015	Claims	2	182309	Fisher Contstruction	325.50	
					425 - 531 50 31 000 - Operating Supplies	325.50	
6725	09/23/2015	Claims	2	182310	Frontier	1,725.89	
					001 - 512 50 42 020 - Telephone	39.72	
					001 - 513 10 42 020 - Telephone	59.58	
					001 - 514 23 42 020 - Telephone	59.58	
					001 - 515 30 42 001 - Telephone	26.48	
					001 - 518 80 42 020 - Telephone	19.86	
					001 - 521 20 42 020 - Telephone	198.11	
					001 - 521 20 42 020 - Telephone	144.70	
					001 - 521 20 42 020 - Telephone	64.54	
					001 - 522 20 42 020 - Telephone	72.82	
					001 - 524 20 42 020 - Telephone	19.86	
					401 - 535 80 42 020 - Telephone	52.96	
					401 - 535 80 42 020 - Telephone	282.78	
					102 - 536 20 42 020 - Telephone	135.37	
					412 - 537 80 42 020 - Telephone	26.48	
					412 - 537 80 42 020 - Telephone	103.13	
					103 - 542 30 42 020 - Telephone	6.62	
					001 - 558 60 42 020 - Telephone	19.86	
					105 - 572 20 42 020 - Telephone	33.10	
					105 - 572 20 42 020 - Telephone	151.32	
					101 - 576 80 42 020 - Telephone	13.24	
					101 - 576 80 47 070 - City Hall	77.09	
					101 - 576 80 47 070 - City Hall	72.35	
					001 - 595 10 42 020 - Telephone	46.34	
6726	09/23/2015	Claims	2	182311	Gall's LLC	44.45	
					001 - 521 20 31 002 - Office/Operating Supplies	44.45	
6727	09/23/2015	Claims	2	182312	Get A Flu Shotcom	250.00	
					001 - 522 20 41 000 - Professional Services	100.00	
					401 - 535 80 41 000 - Professional Services	25.00	
					001 - 558 60 41 000 - Professional Services	25.00	
					105 - 572 20 41 000 - Professional Services	100.00	
6728	09/23/2015	Claims	2	182313	Great America Financial Svcs	125.69	
					105 - 572 20 48 020 - Repair/Maintenance-Equip	125.69	
6729	09/23/2015	Claims	2	182314	Guardian Security	165.00	
					101 - 576 80 48 015 - Library	165.00	
6730	09/23/2015	Claims	2	182315	Patrick Hayden	2,500.00	
					001 - 515 30 41 001 - Prosecuting Attorney	2,500.00	
6731	09/23/2015	Claims	2	182316	Hidden Wave Boardshop	500.00	
					108 - 557 30 41 017 - S-W Skateboard Challenge	500.00	
6732	09/23/2015	Claims	2	182317	Honey Bucket	75.00	
					101 - 576 80 47 090 - Portable Toilets	75.00	

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6733	09/23/2015	Claims	2	182318	Humane Society Of Skagit	664.00	
					001 - 521 20 41 021 - Humane Society	664.00	
6734	09/23/2015	Claims	2	182319	Ingram Library Services	329.31	
					105 - 594 72 64 000 - Books & Materials	221.39	
					105 - 594 72 64 000 - Books & Materials	3.40	
					105 - 594 72 64 000 - Books & Materials	104.52	
6735	09/23/2015	Claims	2	182320	Ronald John	356.00	
					001 - 521 20 27 000 - Retired Medical	356.00	
6736	09/23/2015	Claims	2	182321	KCDA Purchasing Cooperative	1,971.45	
					425 - 531 50 31 000 - Operating Supplies	123.00	
					401 - 535 80 35 000 - Small Tools & Minor Equip	236.00	
					412 - 537 80 35 000 - Small Tools & Minor Equip	154.00	
					001 - 594 14 64 000 - Machinery & Equipment	1,458.45	
6737	09/23/2015	Claims	2	182322	Lauts Inc	639.24	
					412 - 537 60 47 010 - Curbside Recycling Disposal	639.24	
6738	09/23/2015	Claims	2	182323	Lithtex NW	147.95	
					001 - 521 20 31 002 - Office/Operating Supplies	147.95	
6739	09/23/2015	Claims	2	182324	Loggers And Contractors	81.29	
					412 - 537 50 48 000 - Repairs/maint-equip	81.29	
6740	09/23/2015	Claims	2	182325	Lou's Gloves Inc.	356.00	
					401 - 535 80 31 010 - Operating Supplies	356.00	
6741	09/23/2015	Claims	2	182326	MAILFINANCE	800.99	
					001 - 514 23 45 000 - Operating Rentals/Leases	133.50	
					001 - 521 20 42 010 - Postage	133.50	
					001 - 522 20 42 010 - Postage	133.50	
					001 - 524 20 42 000 - Postage	133.49	
					001 - 558 60 42 010 - Postage	133.50	
					001 - 595 10 42 000 - Postage	133.50	
6742	09/23/2015	Claims	2	182327	William R McCann	3,500.00	
					001 - 515 93 41 000 - Indigent Defender	3,500.00	
6743	09/23/2015	Claims	2	182328	McLoughlin & Eardley Corp	659.20	
					501 - 594 21 64 501 - Vehicles - Police	659.20	
6744	09/23/2015	Claims	2	182329	Office Depot	344.08	
					001 - 524 20 31 000 - Off/Oper Supps & Books	24.12	
					001 - 524 20 31 000 - Off/Oper Supps & Books	88.13	
					001 - 558 60 31 000 - Supplies/Books	26.91	
					001 - 558 60 31 000 - Supplies/Books	88.13	
					001 - 595 10 31 000 - Supplies	28.65	
					001 - 595 10 31 000 - Supplies	88.14	
6745	09/23/2015	Claims	2	182330	Oliver-Hammer Clothes	157.30	
					412 - 537 80 31 000 - Operating Supplies	157.30	
6746	09/23/2015	Claims	2	182331	Robert Osborne	1,050.00	
					001 - 524 20 41 000 - Professional Services	1,050.00	
6747	09/23/2015	Claims	2	182332	Pat Rimmer Tire Ctr Inc	31.47	
					001 - 522 20 48 000 - Repairs/Maint-Equip	31.47	
6748	09/23/2015	Claims	2	182333	Petty Cash-Debra Peterson	74.93	
					105 - 572 20 31 010 - Supplies	35.72	
					105 - 572 20 41 000 - Professional Services	15.00	
					105 - 572 20 42 010 - Postage	1.42	
					105 - 572 20 43 000 - Travel	12.00	

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
			105 - 594 72 64 000		Books & Materials	10.79	
6749	09/23/2015	Claims	2	182334	Public Utility Dis No1	2,783.97	
			001 - 521 20 47 000		Public Utilities	23.35	
			001 - 522 50 47 000		Public Utilities	236.56	
			401 - 535 80 47 000		Public Utilities	252.75	
			102 - 536 20 47 000		Public Utilities	50.18	
			412 - 537 80 47 000		Public Utilities	49.62	
			103 - 542 63 47 000		Public Utilities	153.12	
			105 - 572 20 47 000		Public Utilities	84.69	
			101 - 576 80 47 000		Riverfront	418.03	
			101 - 576 80 47 010		Community Center	77.37	
			101 - 576 80 47 020		Senior Center	321.96	
			101 - 576 80 47 040		Train	31.02	
			101 - 576 80 47 050		Hammer Square	137.79	
			101 - 576 80 47 051		Bingham / Memorial	210.62	
			101 - 576 80 47 053		Other Utilities	53.45	
			101 - 576 80 47 070		City Hall	683.46	
6750	09/23/2015	Claims	2	182335	Puget Sound Energy	1,286.09	
			103 - 542 63 47 000		Public Utilities	1,286.09	
6751	09/23/2015	Claims	2	182336	Rene's World	31.47	
			001 - 521 20 26 010		Uniform Cleaning	6.51	
			001 - 521 20 31 002		Office/Operating Supplies	24.96	
6752	09/23/2015	Claims	2	182337	Kevin Rogerson	200.00	
			001 - 512 50 41 000		Professional Services	200.00	
6753	09/23/2015	Claims	2	182338	Sanderson Safety Supply	199.94	
			401 - 535 50 48 050		Maint Of General Equip	199.94	
6754	09/23/2015	Claims	2	182339	Sedro-Woolley Auto Parts	309.20	
			401 - 535 50 48 040		Maintenance Of Vehicles	67.79	
			401 - 535 50 48 050		Maint Of General Equip	28.85	
			401 - 535 50 48 050		Maint Of General Equip	68.36	
			412 - 537 50 48 000		Repairs/maint-equip	-24.96	
			412 - 537 50 48 000		Repairs/maint-equip	56.88	
			412 - 537 50 48 000		Repairs/maint-equip	31.69	
			412 - 537 50 48 000		Repairs/maint-equip	-31.69	
			412 - 537 50 48 000		Repairs/maint-equip	31.92	
			103 - 542 30 48 010		Repair/Maintenance-Equip	80.36	
6755	09/23/2015	Claims	2	182340	Sedro-Woolley Rotary Club	711.46	
			001 - 513 10 41 001		Professional Services	711.46	
6756	09/23/2015	Claims	2	182341	Seven Sisters Inc	745.02	
			103 - 542 30 48 000		Repair/Maint-Streets	745.02	
6757	09/23/2015	Claims	2	182342	Shred It	109.08	
			001 - 511 30 34 000		Code Book	44.78	5242031000
			001 - 512 50 31 000		Supplies	22.39	
			001 - 514 23 31 000		Supplies	22.39	
			001 - 524 20 31 000		Off/Oper Supps & Books	6.51	
			001 - 558 60 31 000		Supplies/Books	6.51	
			001 - 595 10 31 000		Supplies	6.50	
6758	09/23/2015	Claims	2	182343	Skagit CD	529.92	
			425 - 531 50 41 002		Contracted Services	529.92	
6759	09/23/2015	Claims	2	182344	Skagit Co Public Works	45,400.08	
			412 - 537 60 47 000		Solid Waste Disposal	45,400.08	
6760	09/23/2015	Claims	2	182345	Skagit Co Public Works	22,335.29	

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
			103 - 595 30 63 020		Contracted Overlay	22,335.29	
6761	09/23/2015	Claims	2	182346	Skagit County EMS	250.00	
			001 - 522 45 49 010		Tuition/Registration	250.00	
6762	09/23/2015	Claims	2	182347	Skagit County GIS	4,698.05	
			001 - 521 20 41 001		Professional Services	783.00	
			001 - 522 20 41 000		Professional Services	783.00	
			425 - 531 50 41 000		Professional Services	783.00	
			401 - 535 80 41 000		Professional Services	783.00	
			103 - 542 30 41 000		Professional Services	783.00	
			001 - 595 10 41 000		Professional Services	783.05	
6763	09/23/2015	Claims	2	182348	Skagit County Treasurer	80.59	
			001 - 586 00 00 001		Crime Victim & Witnss Prog	80.59	
6764	09/23/2015	Claims	2	182349	Skagit Farmers Supply	212.57	
			001 - 521 20 31 002		Office/Operating Supplies	28.20	
			103 - 542 30 48 000		Repair/Maint-Streets	120.41	
			101 - 576 80 47 040		Train	18.43	
			101 - 576 80 48 019		Skatepark	45.53	
6765	09/23/2015	Claims	2	182350	Skagit Hydraulics Inc	2,462.57	
			412 - 537 50 48 000		Repairs/maint-equip	2,462.57	
6766	09/23/2015	Claims	2	182351	Skagit Law Group, PLLC	1,863.00	
			425 - 531 50 31 000		Operating Supplies	17.60	
			425 - 531 50 31 000		Operating Supplies	8.36	
			425 - 531 50 31 000		Operating Supplies	13.00	
			425 - 531 50 31 000		Operating Supplies	35.56	
			401 - 535 80 49 040		Misc-Filing Fees/Lien Exp	286.00	
			401 - 535 80 49 040		Misc-Filing Fees/Lien Exp	135.85	
			401 - 535 80 49 040		Misc-Filing Fees/Lien Exp	211.25	
			401 - 535 80 49 040		Misc-Filing Fees/Lien Exp	577.85	
			412 - 537 80 49 020		Misc-Filing Fees/Lien Exp	136.40	
			412 - 537 80 49 020		Misc-Filing Fees/Lien Exp	64.79	
			412 - 537 80 49 020		Misc-Filing Fees/Lien Exp	100.75	
			412 - 537 80 49 020		Misc-Filing Fees/Lien Exp	275.59	
6767	09/23/2015	Claims	2	182352	Skagit Publishing	242.66	
			001 - 511 60 31 001		Legal Publications	63.30	
			001 - 511 60 31 001		Legal Publications	68.58	
			001 - 558 60 41 010		Advertising	110.78	
6768	09/23/2015	Claims	2	182353	Skagit Regional Clinics	145.00	
			001 - 522 20 41 010		Prof Service-Medical Exams	145.00	
6769	09/23/2015	Claims	2	182354	Sparkle Shop Laundries	106.32	
			001 - 521 20 26 010		Uniform Cleaning	106.32	
6770	09/23/2015	Claims	2	182355	Staples Business Advantage	157.28	
			001 - 521 20 31 002		Office/Operating Supplies	32.83	
			001 - 521 20 31 002		Office/Operating Supplies	115.28	
			001 - 594 21 64 000		Machinery & Equipment	9.17	
6771	09/23/2015	Claims	2	182356	Stiles Law Inc., PS	2,950.00	
			001 - 512 50 41 010		Municipal Court Judge	2,950.00	
6772	09/23/2015	Claims	2	182357	Swissphone LLC	582.95	
			001 - 522 20 35 000		Small Tools & Minor Equip	582.95	
6773	09/23/2015	Claims	2	182358	Traffic Safety Supply Co	9,269.29	
			103 - 542 64 31 001		Painting & Striping Supplies	8,764.77	
			103 - 542 64 31 003		Temporary Devises TCCD	504.52	

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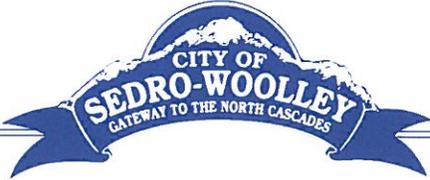
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6774	09/23/2015	Claims	2	182359	True Value	599.46	
					001 - 521 20 31 002 - Office/Operating Supplies	32.54	
					001 - 522 20 31 000 - Operating Supplies	-0.82	
					001 - 522 20 31 000 - Operating Supplies	0.82	
					001 - 522 20 31 000 - Operating Supplies	10.30	
					001 - 522 20 48 000 - Repairs/Maint-Equip	13.87	
					001 - 522 20 48 000 - Repairs/Maint-Equip	10.38	
					001 - 523 20 31 000 - Office/Operating Supplies	21.67	
					001 - 523 20 31 000 - Office/Operating Supplies	18.21	
					401 - 535 80 31 010 - Operating Supplies	16.26	
					101 - 576 80 31 000 - Operating Sup - Metcalf Park	64.48	
					101 - 576 80 31 001 - Operating Sup - Riverfront	12.99	
					101 - 576 80 31 001 - Operating Sup - Riverfront	34.63	
					101 - 576 80 31 001 - Operating Sup - Riverfront	5.43	
					101 - 576 80 31 009 - Operating Sup - Bingham Par	2.51	
					101 - 576 80 31 012 - Operating Sup - Hammer	22.77	
					101 - 576 80 48 009 - Hammer Square	26.02	
					101 - 576 80 48 016 - City Hall	39.03	
					101 - 576 80 48 016 - City Hall	206.00	
					101 - 576 80 48 016 - City Hall	62.37	
6775	09/23/2015	Claims	2	182360	UPS	18.22	
					001 - 522 20 42 010 - Postage	18.22	
6776	09/23/2015	Claims	2	182361	USA Blue Book	472.73	
					401 - 535 50 48 010 - Maintenance Of Lines	472.73	
6777	09/23/2015	Claims	2	182362	Util Underground Loc Ctr	77.00	
					401 - 535 80 31 010 - Operating Supplies	77.00	
6778	09/23/2015	Claims	2	182363	WA St Off Of Treasurer	5,315.95	
					001 - 386 90 00 000 - State Remittances-Court	-5,315.95	
6779	09/23/2015	Claims	2	182364	Washington State Patrol	118.00	
					001 - 521 20 51 000 - Intergov Svc-Gun Permits	118.00	
6780	09/23/2015	Claims	2	182365	Western Peterbuilt	189,780.76	
					501 - 594 37 64 501 - Equip & Vehicles - Solid Was	189,780.76	
6781	09/23/2015	Claims	2	182366	Wood's Logging Supply Inc	381.56	
					001 - 522 20 48 000 - Repairs/Maint-Equip	73.79	
					001 - 522 20 48 000 - Repairs/Maint-Equip	13.00	
					001 - 522 20 48 000 - Repairs/Maint-Equip	25.48	
					001 - 522 20 48 000 - Repairs/Maint-Equip	49.90	
					401 - 535 50 48 010 - Maintenance Of Lines	41.70	
					103 - 542 30 48 010 - Repair/Maintenance-Equip	118.10	
					101 - 576 80 35 010 - Safety Equipment	22.71	
					101 - 576 80 35 010 - Safety Equipment	36.88	
6783	09/23/2015	Claims	2	182367	Skagit County Auditor	256.00	
					401 - 535 80 49 040 - Misc-Filing Fees/Lien Exp	128.00	
					412 - 537 80 49 020 - Misc-Filing Fees/Lien Exp	128.00	

001 Current Expense Fund	39,810.81
101 Parks & Facilities Fund	5,232.96
102 Cemetery Fund	400.38
103 Street Fund	36,097.74
105 Library Fund	1,345.24
108 Stadium Fund	500.00
401 Sewer Fund	20,112.24
412 Solid Waste Fund	60,647.90
425 Stormwater	1,933.44
501 Equipment Replacement Fund	190,489.71



SEP 23 2015

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



SUBJECT: PUBLIC COMMENT

Name:  
Address:  
Narrative:

CITY COUNCIL AGENDA  
REGULAR MEETING

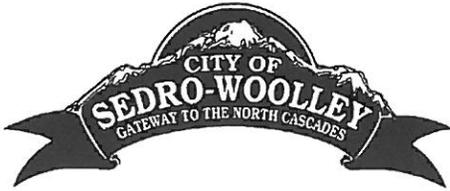
SEP 23 2015

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

CITY OF SEDRO-WOOLLEY

Sedro-Woolley Municipal Building  
325 Metcalf Street  
Sedro-Woolley, WA 98284  
Phone (360) 855-9922  
Fax (360) 855-9923

Eron M. Berg  
City Supervisor & Attorney



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MEMO TO: City Council  
FROM: Eron Berg  
RE: Fire District 8 Agreement  
DATE: September 23, 2015

ISSUE: Should the Council approve the proposed agreement with Fire District 8?

BACKGROUND: The city and Fire 8 have worked together by contract for many, many years. Attached is a new agreement to take effect following the end of the term of our current agreement which is December 31, 2015. The key changes in the agreement are: 1. Five year term with a reopener to discuss fees and costs in mid-2018 (agreement may be terminated at any time with 90 days' notice); 2. Personnel from either the city or Fire 8 can backfill each other's stations to provide additional staffing (see 10.3); 3. Per call compensation increases to \$260.00; 4. Calls are defined by time to allow for additional fees for longer calls up to a maximum per call cost of \$1,000.00; and 5. The part-time program is increasing the per hour payments to firefighters to \$15.00/hour (this cost is shared between the city and Fire 8 on an equal basis).

Both the fire chief and I recommend approval of this agreement. The relationship between Fire 8 and the city's fire department has been strong and serves all of our citizens better for working together.

RECOMMENDATION: MOTION to approve the attached agreement with Skagit County Fire Protection District No. 8 for fire and emergency medical services and joint operation of facilities.

## **AGREEMENT FOR FIRE AND EMERGENCY MEDICAL SERVICES AND JOINT OPERATION OF FACILITIES**

This Agreement is entered into between **SKAGIT COUNTY FIRE PROTECTION DISTRICT NO. 8**, a special purpose district, hereafter referred to as "District", and the **CITY OF SEDRO-WOOLLEY**, a municipal corporation, hereafter referred to as "City".

This Agreement is entered into by the City under the authority of RCW 35A.111.040 and the District under the authority of RCW 52.12.031 and in conformity with Chapter 39.34 RCW, the Interlocal Cooperation Act.

The District and the City require a contract for the City to provide fire prevention, suppression and medical aid services to an area within the boundaries of the District and for mutual assistance between the parties.

To carry out the purposes of this Agreement and in consideration of the benefits to be received by each party, it is agreed as follows:

- 1. Effective Date and Termination of Agreement.** This Agreement shall be effective on January 1, 2016 and shall remain in effect for a period of five years or until either party shall give to the other party ninety days written notice of termination. This Agreement replaces the prior Second Amended Agreement between the parties.

1.1 The parties agree to meet and discuss fees and costs no later than July 31, 2018 to ensure that the fees and costs remain fair and equitable to both parties.
- 2. Emergency Response Services.** The fire and basic life support services to be rendered by each party under the terms of the Agreement shall be rendered on the same basis as such protection is rendered to other areas within such party's jurisdiction, but neither party assumes liability for failure to do so by reason of any circumstances beyond its control. In the event of simultaneous fires or medical aid calls within or outside of a party's jurisdiction whereby facilities of the responding party is taxed beyond its ability to render equal protection, the officers and agents of the responding party shall have discretion as to which calls shall be answered first. The responding party shall be the sole judge as to the most expeditious manner of handling and responding to emergency calls.
- 3. Command Responsibility at Emergency Scene.** The Chief Officer or Senior Officer of the party to which the response is made shall be in command of the operations under which the equipment and personnel sent by the responding party shall serve; provided that the responding equipment and personnel shall be under the immediate supervision of the Officer in Charge of the responding apparatus. The Operational Command, however, may be relinquished to the Senior Officer of any fire department rendering assistance under the terms of this Agreement.

4. **Equipment to be Supplied by District.** The purpose of this Section is to provide the City with apparatus specifically suited to calls within the District. The District agrees that during the term of this Agreement, it will furnish for the use by the City, a Tender, to be stationed at the City fire station and to be used by the City fire department personnel without restrictions under the following conditions:
  - 4.1 The City agrees that it will not take the District's vehicles outside of Skagit County without prior District notification.
  - 4.2 The District shall have the authority to utilize the vehicles for emergency incidents only, without prior notification being given to the City.
  - 4.3 The District shall have the authority to utilize the vehicles for non-emergency purposes only after prior notification has been given to the City.
5. **Use of City Equipment.** The City firefighting and aid vehicles stationed at the City fire stations shall be used by the City as reserve response units for emergency calls located within the District regardless of where used.
6. **Mutual Assistance.** In the event either party shall request the other party to provide station coverage when the requesting party's personnel and equipment are out of the station at the scene of an emergency, the party shall immediately take the following action:
  - 6.1 Determine if the responding party has equipment and personnel available to respond to the requesting party and determine the nature of the equipment and number of personnel available.
  - 6.2 Determine what available equipment and what available personnel should be dispatched in accordance with the operating plans and procedures established by the parties.
  - 6.3 In the event the needed equipment and personnel are available, to dispatch such equipment and personnel to the station with proper operating instructions.
  - 6.4 In the event the needed equipment and personnel are not available, to immediately advise the requesting party of such fact.
  - 6.5 Mutual aid response service by the City to the District between 1800 hours and 0600 hours, Monday through Friday and between 1800 hours on Friday and 0600 hours on Monday in the areas North of Mosier Road and East of Minkler Lake.

The mutual assistance provided for in this paragraph shall be furnished without compensation.

7. **Equipment Maintenance.** The District agrees that it will maintain and repair its equipment located at the City station during the term of this Agreement at its expense and that on termination of this Agreement, it will remove such equipment; provided, however, in the event any District vehicle or equipment located at the City station is destroyed or damaged as a result of the negligent action of City personnel, the City shall be responsible for the repair or replacement of such equipment or vehicles.
8. **Insurance.** Each party shall provide insurance coverage for all facilities and equipment owned or purchased by such party and used under the terms of this Agreement. Each of the parties also agrees to provide commercial general liability and auto liability insurance coverage covering the actions of personnel of such party with policy limits of at least \$1,000,000.00 and to name the other party as an additional insured on such policies.
9. **Liability.** Each of the parties shall, at all times, be solely responsible for the acts or the failure to act of its personnel that occur or arise in any way out of the performance of this contract by its personnel only and to save and hold the other party and its personnel and officials harmless from all costs, expenses, losses and damages, including cost of defense, incurred as a result of any acts or omissions of the party's personnel relating to the performance of this contract.
10. **Personnel.**
  - 10.1 The City shall provide training to its firefighter personnel as prescribed by the District relative to the County addressing system, road name familiarity and incident locator information.
  - 10.2 The City shall staff its department with four (4) paid part-time firefighters (working in twelve hour shifts) with the funding shared equally by the City and the District as detailed in Paragraph 11.2 below. These additional firefighters are intended to allow the City to staff its station from 0600 to 1800 Monday to Friday, thereby improving call responses to District calls. The District's Chief may, in consultation with the City's Chief, occasionally utilize the two additional employees for District work detail. This work detail would not interfere with a timely response to either the City or District calls.
  - 10.3 The City and the District agree that personnel from their respective departments may, at their own election, access the other party's stations and equipment for the purposes of responding to a call or backfilling a station. No compensation shall be paid from either the City or the District to one another when a fire fighter volunteers to respond or backfill a station without being directed by command staff. Each party will be responsible for its own firefighters' insurance and compensation. Firefighters who elect to respond will adhere to the incident command system and will notify the officer in charge that they are on scene or standing by.

**11. Compensation to City by District.** The District agrees to compensate the City for services provided by the City by reimbursing the City for response to emergencies within the District subject to the following limitations:

11.1 All responses provided by the City shall be reimbursed at the rate of two hundred sixty dollars (\$260.00) per call.

11.1.1 For purposes of establishing costs under 11.1, a call is defined as up to 120 minutes, measured from the time of dispatch to the time when the responding units are complete and available. For calls that exceed one hundred twenty minutes, an additional fee of two hundred dollars (\$200.00) will be charged for each additional sixty minutes with a maximum per call charge of one thousand dollars (\$1,000.00).

11.1.2 For clarification, the following are examples of calls:

- a. Call is dispatched at 1200 for an MVAU, units respond and are complete and available at 1245. The per call fee is \$260.00.
- b. Call is dispatched at 1200 for an MVAU, units respond and are complete and available at 1400. The per call fee is \$260.00.
- c. Call is dispatched at 1200 for an MVAU, units respond and are complete and available at 1415. The per call fee is \$460.00.
- d. Call is dispatched at 1200 for an MVAU, units respond and are complete and available at 2015. The per call fee is \$1,000.00.

11.2 The District shall pay the City an additional sum equal to one-half of the cost of four paid part-time firefighters which is currently \$119,652.00 (beginning January 1, 2016, part-time firefighters will be paid \$15.00 per hour). This amount will be updated annually to reflect the actual costs. This payment will be made quarterly as discussed in Paragraph 11.3 below.

11.3 The District shall pay the City for the services on a quarterly based calendar year within forty-five days following receipt of the billing statement.

11.4 Emergency responses by the City to the District between the hours of 1800 and 0600, Monday through Friday and between the hours of 1800 on Friday through 0600 on Monday, shall be provided without compensation under the provisions of paragraph six of this Agreement.

11.5 Prior to billing the District, the City's chief will meet with the District's chief to go over the billing statement and review it for accuracy.

**12. Notices.** All notices, requests, demands and other communications required by this Agreement shall be in writing and, except as expressly provided elsewhere in this Agreement, shall be deemed to have been given at the time of delivery if personally

delivered or at the time of mailing if mailed by first class, postage pre-paid and addressed to the party at its address as stated in this Agreement or at such address as any party may designate at any time in writing.

- 13. **Severability.** If any provision of this Agreement or its application is held invalid, the remainder of the Agreement or the application of the remainder of the Agreement shall not be affected.
- 14. **Modification.** This Agreement represents the entire agreement between the parties. No change or attempted waiver of any of the provisions of this Agreement shall be binding on either of the parties unless executed in writing by authorized representatives of each of the parties. The Agreement shall not be modified, supplemented or otherwise affected by the course of dealing between the parties.
- 15. **Benefits.** This Agreement is entered into for the benefit of the parties to this Agreement only and shall confer no benefits, direct or implied, on any third persons.
- 16. **Annual Report.** The District Chief and the City Fire Chief shall jointly provide an annual report to both parties. This report shall include but is not limited to the following:

16.1 Number of responses for each party broken down by zone, vehicle usage, costs involved in responses and forecasts for the upcoming year.

Dated: \_\_\_\_\_, 2015

**SKAGIT COUNTY FIRE DISTRICT #8**

**CITY OF SEDRO WOOLLEY**

By: \_\_\_\_\_  
Commissioner

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
Commissioner

Attest: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Commissioner

Approved as to form:

By: \_\_\_\_\_  
District Secretary

\_\_\_\_\_  
City Attorney

SEP 23 2015

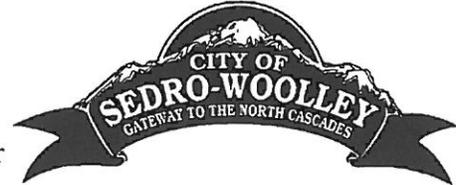
7:00 P.M. COUNCIL CHAMBERS  
AGENDA NO. 12

CITY OF SEDRO-WOOLLEY

325 Metcalf Street, Sedro-Woolley, WA 98284 (360) 855-1661

Memorandum

To: Mayor Mike Anderson, City Council  
From: Nathan Salseina, Public Works Operations Supervisor  
Date: 9/18/2015  
Re: Memorial Park Caretaker Position Proposal



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## Background

As the Council is aware, over the previous few years we have experienced a significant increase in vandalism, destruction and poor behavior at Memorial Park. Staff has been forced to keep the restrooms locked and has had to remove all of the picnic tables and benches. The feedback I hear from the citizens, is that they no longer feel safe at the park. These issues have led to a steep decline in the park's usage by the public.

City staff, including the Parks and Police Department, has spent significant time and resources attempting to find ways to solve this issue and bring the park back to life with little success. In previous years, we have had similar issues at Bingham Park. We have found that the addition of a resident caretaker position at the park has virtually eliminated these problems at Bingham Park. The Bingham and Riverfront Caretaker positions have proven to be very valuable to the Parks Department. These positions supervise the day to day use of the park, including cleaning restrooms, picnic buildings, bbq pits, and overseeing weekend rentals. They also provide restroom lockup services year round for the parks. Caretaker positions are provided with a \$100.00 per month stipend as well as free rent and utilities in exchange for their duties.

Staff proposes to add a caretaker position for Memorial Park. We believe this position would restore a sense of safety to Memorial Park and would be a very valuable addition to the Parks Department team. To accomplish this, we propose to convert the current enclosed picnic building at Memorial Park into a 2 bedroom residence for a caretaker. Estimated costs for this project are \$29,300.00, and would be constructed over the fall and winter using a combination of in house Parks Department staff and contractors. A detailed cost estimate is attached. The building in question was originally constructed by the Lions Club in 1953, and was rebuilt by the city in 2007 after a large tree went through the building in a wind storm. The building is only used on average 10 to 12 times per year. Its current usage is very low and generates minimal revenue for the city. The Sedro-Woolley Lions Club is very enthusiastic about this project and has given their blessing to proceed.

The 2015 budget includes funds earmarked for maintenance of the Riverfront Park Caretakers mobile home. Staff has elected not to proceed with any projects this year for the Riverfront Caretaker. The

budget also includes funds to support a rotary project that would have remodeled the restrooms at the community center. This project also, has been put off for this year. We have a total of approximately \$29,000.00 between the two projects that would be available to complete the Memorial Park Caretaker project should the council wish to proceed with this recommendation from staff.

Should the council wish to proceed, I would like to begin design and permitting work immediately and construct the project over the fall and winter. Our goal would be to have the job completed by spring and have a caretaker position filled shortly thereafter. I firmly believe this caretaker position would change the park in a good way, and would be a good start to revitalizing the park.

Please let me know if I can answer any questions or if you need any more details.

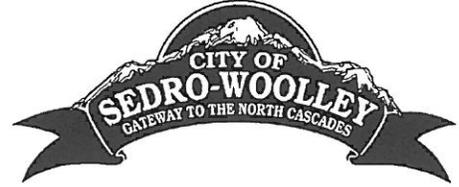
**Thank you,**



Nathan Salseina  
Public Works Operations Supervisor

**PUBLIC WORKS OPERATIONS DIVISION**

325 Metcalf Street, Sedro-Woolley, WA 98284 (360) 856-5167



**Memorial Caretaker Structure Construction Cost Estimate**

Materials Only, City to provide all labor except Electrical

Relocate Existing Utilities		\$300.00
Framing, Insulation, Drywall, Paint, Windows		\$6,000.00
Finish Carpentry (doors, hardware, trim, etc)		\$2,500.00
Plumbing and Mechanical Installation		\$3,000.00
Cabinets and Appliances		\$5,000.00
Floor Coverings		\$2,500.00
Electrical		\$10,000.00

**Total All Construction Costs \$29,300.00**

E & E LUMBER, INC. SEDRO WOOLLEY  
 201 W STATE  
 SEDRO WOOLLEY, WA 98284



PHONE: (360) 856-0825

CUST NO: 11730 JOB NO: 000 PURCHASE ORDER: PARKS REFERENCE: TERMS: NET 10TH CLERK: RB DATE / TIME: 9/17/15 9:28

SOLD TO:  
 SEDRO-WOOLLEY, CITY  
 325 METCALF STREET  
  
 SEDRO-WOOLLEY WA 98284  
 360-855-1661

SHIP TO: EXP. DATE: 7/4/15

TERMINAL: 572

SALESPERSON: RB RANDY BROOKS  
 TAX: 200 SEDRO WOOLLEY 2908

**ESTIMATE: 883427**

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/ PER	EXTENSION
1		140	EA	26082B	2X6 8' DOUGLAS FIR		140	4.43 /EA	621.04
2		7	EA	2620UN	2X6 20' .40 ACQ TREATED		7	23.50 /EA	164.50
3		2	EA	2610UN	2X6X10' .40 ACQ TREATED		2	11.28 /EA	22.56
4		7	EA	26202B	2X6 20' DOUGLAS FIR		7	11.09 /EA	77.64
5		2	EA	26102B	2X6 10' DOUGLAS FIR		2	5.54 /EA	11.09
6		4	EA	2420UN	2X4X 20' .40 ACQ TREATED		4	15.04 /EA	60.16
7		4	EA	24202B	2X4 20' DOUGLAS FIR		4	9.21 /EA	36.85
8		100	EA	24082B	2X4X8 DOUGLAS FIR		100	2.77 /EA	277.70
9		25	EA	5848SR	5/8" 4X8 SHEETROCK		25	12.95 /EA	323.75
10		78	EA	1248SR	1/2" 4X8 SHEETROCK		78	10.88 /EA	848.64
11		14	RL	21341	R21 KR 23"X93" BATT 89.13SF		14	79.85 /RL	1,117.90
12		1	EA	HZB30131	3"X.131 HDG SMOOTH 21DEG 2M		1	65.75 /EA	65.75

PRICES ARE GOOD FOR 10 DAYS  
 NO RETURNS ON SPECIAL ORDERS

*Windows 150 \$*  
*Door 200 \$*

TAXABLE 3627.58  
 NON-TAXABLE 0.00  
 SUBTOTAL 3627.58

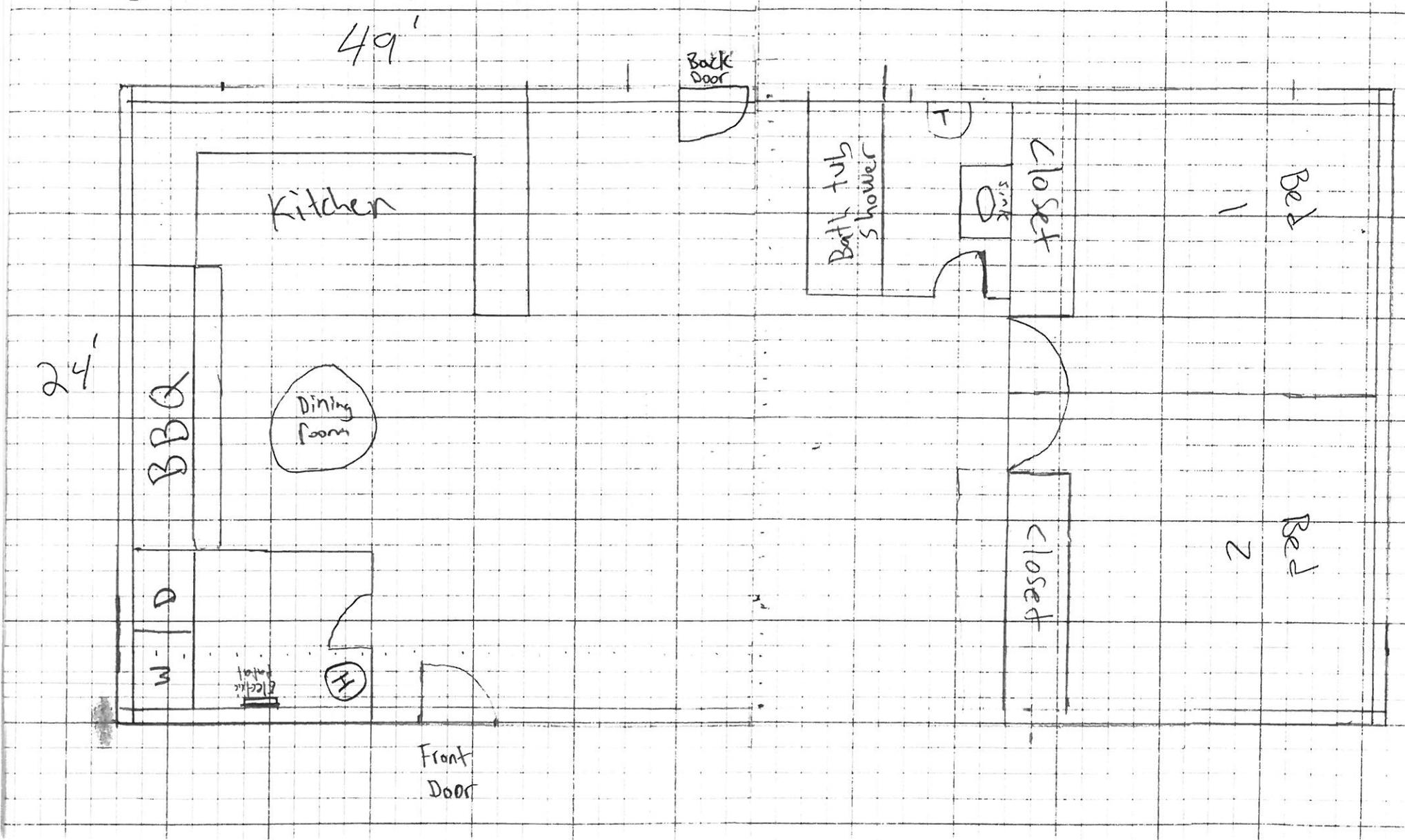
TAX AMOUNT 308.34

**TOTAL 3935.92**



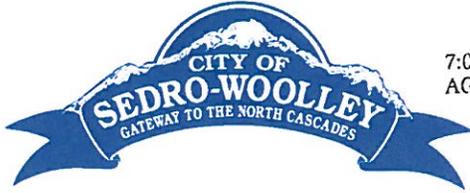
TOT WT: 0.00

X  
 Received By \_\_\_\_\_



CITY COUNCIL AGENDA  
REGULAR MEETING

SEP 23 2015



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

**CITY OF SEDRO-WOOLLEY**  
Sedro-Woolley Municipal Building  
325 Metcalf Street  
Sedro-Woolley, WA 98284  
Phone (360) 855-1661  
Fax (360) 855-0707

Christine Salseina  
Deputy Clerk

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MEMO TO: City Council  
FROM: Christine Salseina, Deputy Clerk  
RE: **Report of Contracts approved under SWMC 2.104.060**  
DATE: September 23, 2015

The following agreement(s) were approved and are provided for your information:

<u>Contract</u>	<u>Purpose</u>	<u>Date</u>	<u>Dollar Amount</u>
1. Public Works Agreement 2015-PW-28 I.M.A.C., Inc.	2015 Sedro-Woolley Community Center Abatement Project	9/4/2015	\$3856.77

*Contract(s) available in their entirety at the Finance Department*