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CITY OF SEDRO-WOOLLEY  
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Regular Meeting of the City Council  
January 23, 2019– 7:00 P.M. – Council Chambers

### **Call to Order**

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

### **Pledge of Allegiance**

**ROLL CALL:** Present: Mayor Julia Johnson, Councilmembers: Brenda Kinzer, Germaine Kornegay, Chuck Owen, Judith Dunn Lee, Karl de Jong, Jared Couch and Pola Kelley. Staff: Recorder Brue, Finance Director Merriman, City Supervisor/Attorney Berg, Planning Director Coleman, Asst. Fire Chief Olson and Police Chief Tucker

### **Approval of Agenda**

Councilmember Couch moved to approve the agenda. Seconded by Councilmember Kinzer. Motion carried (7-0).

### **Consent Calendar**

- Minutes from Previous Meeting
- Finance
  - Claim Checks #189932 to 190004 plus EFT's in the amount of \$818,416.70
  - Claim Checks #190005 to #190074 in the amount of \$98,444.86 (*late materials*)
  - Payroll Checks #59735 to #59743 plus EFT's in the amount of \$323,510.55
- Preliminary Approval of the Plat of Woodrow Place (file #LP-2018-227)
- Professional Services Agreement No. 2018-PS-32 – Design Phase Geotechnical Services for the SR20/Cascade Trail West Phase 2A Holtcamp Road to Hodgkin Street Project – Geo Test Services, Inc.
- Professional Services Agreement No. 2018-PS-33 – Design Phase Topographic Surveying Services for the SR20 West Lane Widening & Safety Improvements Project – GeoTest Services, Inc.
- Authorization for Out of State Travel – Finance Department

Councilmember Kornegay moved to approve the consent calendar items 1 through 6. Councilmember Couch seconded. Motion carried (7-0).

### **Introduction of Special Guests and Presentations**

Sedro-Woolley Downtown Association (SWDA) Presentation with Ian Larsen, Executive Director

Ian Larsen, Executive Director of the Downtown Association presented an overview of the Downtown Association including an organizational chart and board members. He then spoke on the organizations mission statement and work plan progress for the Main Street application. He also addressed the tax credit timeline, work plan, events, membership program and the SWHS student membership program. Larsen spoke of a joint effort program with Leadership Skagit and Spane Buildings for temporary mini store fronts.

#### Sedro-Woolley Arts Council Update with Corianne Jensen

Corianne Jensen, President of the Sedro-Woolley Arts Council presented an update on the banner project for the downtown area and plans for banners at the roundabouts. She also addressed the website for wood sculpture restoration and their joint venture with the summer concerts to have Art in the Park during the summer concerts. Jensen spoke of the annual Art in the Park event and plans for art work in roundabouts and updated murals. She announced the Arts Council upcoming meeting for those interested in attending.

#### EDASC Presentation with John Sternlicht, CEO

EDASC CEO John Sternlicht spoke on economic development and stated it is the intentional practice of improving a communities economic well-being and quality of life. He reviewed the 2019 EDASC work plan, noting the challenges being work force, business development, retail/tourism development, sustainable development, business attraction, business retention and expansion. Sternlicht spoke on capacity building, significant collaborative projects and upcoming events. He then reviewed revenue and expenses for 2018.

#### **Staff Reports**

Police Chief Tucker – reported on dealing with a difficult subject housed at North Sound. He will be meeting with the director of North Sound regarding the issues noting it is a society, mental health and drug issue. He also gave an update on the evidence room construction project and the upcoming Academy graduation for Officer Hoyson.

Asst. Fire Chief Olson – announced they have done 100 transports this month already and the transition continues to go smooth,

Planning Director Coleman – reported on the receipt of an intent for annexation for a different area than what is on the agenda tonight. He said they published for any requests for changes to the comprehensive plan and zoning code and none were received.

City Supervisor/Attorney Berg – reported on the remodeling of the upstairs at City Hall in order to house Glen Gardner the new IT Specialist, and presented an update on the library project. Berg reported on the Senate hearing for Senator Wagner's bill SB5366 Multi Family Tax Exemption bill.

## **Councilmember and Mayor's Reports**

Councilmember Couch – reported on receiving concerns from Cosmetologists in town on Senate bill 5326 regarding booth rentals in hair salons.

Councilmember Kornegay – participated in a blood drive for firefighter Tatiana.

Councilmember de Jong – expressed concerns of speeding at Railroad and Jameson and requested the radar trailer be placed at the location. He also addressed the spike in demand at the food bank due to the partial federal shutdown and more volunteers are needed.

Mayor Johnson expressed congratulations to Officer Carr who received the Clayton Award, a memorial honor of Deputy Anne Jackson through the Humane Society for her work with the TRN program.

Mayor Johnson spoke on the Mayor's Exchange Conference she attended. The focus was on behavioral health issues and the criminal justice training program.

Proclamations

## **Public Comments**

Mayor Johnson opened the public comment period at 7:54 P.M. with no comments received, she closed the public comment period at 7:55 P.M.

## **Public Hearings**

### W. Bennett, W. Nelson & Batey Sewer Extension Project – Special Sewer Connection Fee

City Supervisor/Attorney Berg referred to the detailed memo to establish a special fee in order to recover construction costs over time. He noted that this process has been utilized on four other projects. He reviewed project costs, process and possible exemptions.

Discussion ensued regarding payment and installment payments.

Mayor Johnson opened the public hearing at 8:01 P.M. No comments were received and Mayor Johnson closed the public hearing at 8:02 P.M.

## **Unfinished Business**

### Reed Street Land

City Supervisor/Attorney Berg reviewed background information regarding the Reed Street property. He noted the property was purchased for stormwater facilities. The city cleaned up the property with no other planned improvements. A conceptual design for a park was drafted by The Philbin Group. The purpose of the design was to provide a visual of a park in order to

compare options, including the sale of the property. Habitat for Humanity requested the city to sell the property and following their request nearby residents submitted petitions opposing the sale and asked Council to develop the property into a park. It was noted there are no assumptions within the 2019 budget about the property.

Teresa Pugh of Habitat for Humanity addressed the potential purchase of the Reed Street property. She noted their focus is to build permanent affordable housing for low income families. The property would be placed in their pipeline in order to have available and to be ready for homes. Pugh spoke of the partnership with Sedro-Woolley High School's CTE program and noted the growth management act requires the City to provide affordable homes.

Wes Allen of Habitat for Humanity spoke on the training programs through Habitat such as working at their store or on the job site. He also spoke on the homeowner support and various partnerships that are key to the successes. Allen addressed the Geometry in Construction (GIC) program through Sedro Woolley High School.

John Doyle also of Habitat for Humanity addressed their focus of helping the community.

Marlin Miller – 713 Brickyard Blvd. addressed the number of homes, apartments and mobile home parks within the area of the property. He encouraged Council to consider the safety aspect and noted there is no park north of Hwy20. He estimated 1000 residents in the vicinity of the property and encouraged Council to put a park on the property.

Bert Sheridan – 912 Alderwood Ln., noted he grew up in Redmond and saw tremendous growth and changes while growing up but the community planned for green space and parks. Sheridan spoke of the great program of Habitat for Humanity and the good they do but expressed that the property should be considered as a park.

Louie Requa – 310 W. Bennett, spoke of the opportunity to donate services for Habitat's W. Beaty project. He also shared background information on the Reed Street property noting there had been a preliminary plat for this piece of property at one time but the developer did not follow through. He spoke of a possible compromise of a development to include a park. Requa addressed the goals of the growth management act and the impact on the tax rolls.

Pugh, again to the podium noted they are willing to compromise and partner with the citizens.

Councilmember comments and questions ensued that included the need for more land, strategic placement of parks and open space, lack of family parks, not wanting to rush a decision, wetland mitigation in northwest section of plat, quality of life, comprehensive parks plan and the need to get people access to parks, lack of funding for parks and what are property owners willing to do to make it a park.

Bert Sheridan addressed Hammer Heritage Square stating that it was built with volunteer help. He noted volunteer help for a park would be available.

All Councilmember's were supportive of the mission and work of Habitat for Humanity but the consensus was to hold onto the property at this time.

Mayor Johnson thanked all for their input and stated that both offers are great.

North Township Annexation Request – Possible Adoption of a Resolution Accepting Annexation Boundaries & Forwarding Annexation Petition to Boundary Review Board

Planning Director Coleman reviewed the second read of the North Township Annexation request. He presented background information and answered questions from the previous meeting. He noted that the staff recommendation is to pass the resolution.

Councilmember Dunn Lee moved to pass Resolution No. 1015-19 to approve proceeding with the annexation of properties as shown on the annexation map (Exhibit B to the Resolution) and forward required materials to the Boundary Review Board. Seconded by Councilmember Owen. Motion carried (7-0).

**New Business**

Councilmember Couch moved to table remaining items to the next regularly scheduled meeting. Councilmember Kornegay seconded. Motion carried (5-2, Councilmember de Jong and Dunn Lee opposed).

The meeting adjourned at 9:00 P.M.

Amendments to Residential 15 Zone – Ch. 17.16 SWMC

Presentation of 2018 4<sup>th</sup> Quarter Financial Report with Doug Merriman, Ph.D., Finance Director

**Information Only Items**

Fire Department Monthly Incident Data  
Building Permit and Planning Permit Review Status  
Report of Contracts approved under SWMC 2.104.060  
Library Project Update

**Good of the Order**

Executive Session

**Adjournment**