

City Council Minutes – March 12, 2018

At 6:00 p.m. Mayor Laurie Gere called to order the regular Anacortes City Council meeting of March 12, 2018. Councilmembers Eric Johnson, Anthony Young, Ryan Walters, Brad Adams, Bruce McDougall and Matt Miller were present. Councilmember Liz Lovelett was absent. The assembly joined in the Pledge of Allegiance.

Mr. Walters moved, seconded by Mr. Johnson, to excuse the absence of Ms. Lovelett who was ill. The motion carried unanimously by voice vote.

Announcements and Committee Reports

Oath of Office for Police Officer Robert J. Faber: Police Chief John Small introduced new police officer Robert Faber who graduated March 1, 2018 from the police academy first academically in his class, first overall in his class, and selected by his classmates for the patrol partner award. Officer Faber is a U.S. Navy veteran with a bachelor's degree in public safety. Mayor Gere administered the Oath of Office to Officer Robert Faber.

Port/City Liaison Committee: Mr. Johnson reported from the committee meeting the prior week. He said the committee discussed the Olson Building and the Port's concerns about its roof and brickwork. Mr. Johnson added that Planning Director Don Measamer had noted that before the New Wilson Hotel was renovated for affordable housing it was in worse condition than the Olson Building and that the city was still exploring a the possibility of a similar program for the Olson Building. Mr. Johnson said the committee also discussed the Anacortes Railway's desired routing and suggested that the railway integrate its plans into the Depot Master Plan and the Port's north basin plans. He updated Council on the Dakota Creek waiver, noting that the matter is caught in the middle of a larger industry struggle between large factory ships and onshore processing facilities. Mayor Gere added that Senator Maria Cantwell's staff had called earlier in the day to report that they and Alaska Senator Sullivan's staff had prepared waiver language including restrictions on what *Fishermen's Finest* could do but that the language would still have to be attached to a Senate bill, hopefully by the end of the month. Mr. Johnson reported that the committee also discussed the Guemes Channel Trail, confirming that the trail would comply with all applicable regulations; fiber pilot zones; and the Port's events center feasibility study which was scheduled for a public meeting on April 19.

Planning Committee: Mr. McDougall reported from the committee meeting earlier in the evening at which staff presented draft rules regarding bonus incentives for increased density in the R1 zone as well as height bonuses in the R4 and several downtown zones. He said the draft contemplated allowing lots as small as 5000 SF in the R1 zone in exchange for reserving a percentage of the developable land (which does not include critical areas and their buffers) as permanent open space. He said the committee suggested that 5000 SF might be too small for that zone and that public input and further discussion would follow. The draft rules also proposed increasing height from 50 feet to 65 feet in the CBD in exchange for establishing one affordable housing unit (as defined by HUD) for every three market rate units constructed. In response to a question from Mr. Johnson, Mr. McDougall reported that the committee did discuss cottage housing and having a mix of building sizes but did not discuss ADUs disconnected from the main building.

Public Comment

Bill Mitchell, 807 27th Street, spoke in support of the Olson Building. Mr. Mitchell described his lifelong interest in Anacortes history and noted that the Anacortes Mural Project began in 1984 on the then-boarded up Olson Building partly because he had felt that was one of the most important buildings in town to get up and running. Mr. Mitchell said he was not worried about the brick on the building. He called the Olson Building iconic, a very picturesque standalone brick building that reflects the early character of Anacortes. Mr. Mitchell urged the City to work with the Port to figure out something to do with the building to pass it on to the future. He offered his support to the effort. Mr. Mitchell shared copies of an illustrated report on the building's history

prepared by Museum Director Bret Lunsford. The document was added to the packet materials for the meeting. Mayor Gere added that the Port Commission would be taking public comment on the Olson Building at its meeting the following Thursday.

Consent Agenda

Mr. Johnson removed Item 5a, Minutes of March 5, 2018, from the Consent Agenda. Mr. Adams moved, seconded by Mr. Miller, to approve the following Consent Agenda item. The motion carried unanimously by voice vote.

- b. Approval of Claims in the amount of: \$599,704.06

The following vouchers/checks were approved for payment:
EFT numbers: 88348 through 88399, total \$445,901.91
Check numbers: 88400 through 88448, total \$150,846.09
Wire transfer numbers: 228738 through 229535, total \$4,254.10

- a. Minutes of March 5, 2018

Mr. Johnson commended the recording secretary for the thoroughness of the minutes. Mr. Johnson moved, seconded by Mr. Adams, to approve the minutes of March 5, 2018 as presented. The motion carried unanimously by voice vote.

OTHER BUSINESS

Washington Park Update

Washington Park Manager Bob Vaux reported on the boat launch and the upper restroom remodel project at the Park. His slide presentation was added to the packet materials for the meeting. Mr. Vaux described the layout of the boat parking area serving the boat launch, including 100 parking spaces for boat trailers with vehicles, which he said is sufficient 99% of the time. He thanked Stan Shimkus and a volunteer crew for helping to maintain vegetation for safe sight lines. Mr. Vaux illustrated the overflow trailer parking area that is used during very busy summer weekends for up to an additional 10 trailers. He then shared photographs of the launch itself and described its configuration and use. He mentioned the possibility of adding lighted bollards in the future. Mr. Vaux described the ongoing maintenance required to clear the ramps of sediment deposited by tides and storms. He said staff was investigating non-skid surfaces that may be appropriate to apply to the dock. Mr. Vaux said the daily \$9 parking fee (or annual pass) provides access for a great many boaters and that revenue was expected to top \$90K in 2018. He said the old creosote bollards west of the exit ramp would be removed in the near future. Other changes requested by launch users include straightening the access route, adding more floats further out into the water and extending the paved launch ramp for easier launching at low tide. Mr. Adams asked about other projects currently slated for the launch area. Mr. Vaux indicated that further projects were pending a master plan for the beach.

Mayor Gere reported that the Washington Park boat launch was mentioned at virtually all the Maritime Strategic Plan interviews and that maritime businesses consider the launch essential for the city. She asked Mr. Vaux about opportunities to provide additional trailer parking. Mr. Vaux recalled the opposition to that notion when it was last proposed in the late 1980s but said there was currently a forested triangle of land adjacent to the existing trailer parking that could possibly be converted.

Mr. Miller asked for data regarding how often the floats were full with circling boats waiting for space to tie up, saying that would help determine if adding floats should be a high priority. Mr. Vaux explained that extending the current floats would not expand capacity much and that to significantly improve traffic flow would require

adding two more launch lanes and another float instead. Mr. Young observed that eliminating wait times during peak demand sometimes results in excess capacity for much of the year which may not be the best investment of public funds. Mr. Vaux agreed and said that huge delays are not normally a problem. He said the community needs to determine if it wants to give up a big chunk of Sunset Beach for more boating capacity, which would be one of the topics addressed in the master planning process.

Mr. Vaux then reported on the upper (campground) restroom remodeling project. He showed photos of the refurbished building including new metal roof, new paint, new showers, new fixtures, increased handicapped access, and enhanced privacy and security features. He reported that the project had been mostly constructed in house by staff from several city departments for much less than originally budgeted. He thanked Brandon Kraus and Mack Jackson in Facilities for their exceptional skills and service dedicated to the project. Mr. Vaux noted that the restrooms are not heated or cooled but that an HVAC system remains to be installed to provide sufficient ventilation. Mr. Young asked staff to monitor the costs associated with offering the campground shower facilities. Mr. Vaux assured that staff was analyzing that question and reported on a number of different revenue models in place at different facilities around the state.

Mayor Gere invited members of the audience to comment on this agenda item. No one present wished to address the Council.

Mr. Miller thanked Mr. Vaux and all the city staff who work so hard to make Washington Park the jewel that it is. Mr. Vaux thanked his colleagues on the Parks Maintenance staff for their ongoing efforts and City Council for its support.

Municipal Broadband Update

Administrative Services Director Emily Schuh provided an update on the Anacortes municipal fiber project. Her slides were added to the packet materials for the meeting. Ms. Schuh summarized the project vision of using excess capacity in the new fiber optic utility telemetry system to build a community fiber network. She enumerated why high speed internet connectivity is desirable for both quality of life and economic development. Ms. Schuh reported that the online survey of interest had received over 1500 responses to date, an extremely high rate of response. She reported on the Request for Qualifications issued January 25 to solicit internet service providers. Ms. Schuh said five responses were received by the March 2 deadline and had subsequently been reviewed by the mayor, staff and City Council representatives. Ms. Schuh then shared a schedule of upcoming City Council agenda topics related to the fiber project, targeting a Municipal Fiber ISP Model decision by City Council as early as April 23, 2018.

Mr. Miller and Mr. Adams asked to know when the utility-funded fiber telemetry system would go live. Mr. Adams asked his colleagues on the RFQ review committee when the city would need to commit to investing in the municipal broadband network. Mr. McDougall said that was still an open question. He described different funding models that had been used in other locations and said the key was to get enough subscribers to pay any debt service as well as ongoing operational costs. Mr. McDougall cited studies showing that connecting homes to fiber optic service increases their value by 3%, so any city investment would provide an immediate return to residents. Mr. Johnson asked if a municipal broadband network should be expected to generate profit or if it should be treated like other basic infrastructure. Ms. Schuh reminded that staff had previously presented tools to determine ROI based on different variables but confirmed that staff envisioned the network operating like a utility.

Mayor Gere invited members of the audience to comment on this agenda item.

Patrick Gallagher, 1406 Portalis Court, said he had learned quite a bit about how to bring wires to houses during his career at Seattle City Light. Mr. Gallagher said that cable is underground at Portalis and that he'd like to begin conversations with his HOA about how to pull fiber into those homes. He emphasized that the last ¼

block to the house is the key. He asked how far along the city was with that last ¼ block planning, which can have tremendous hidden costs as Tacoma discovered.

Ms. Schuh acknowledged that connecting fiber to individual homes is the most difficult piece. She said the proposed pilot zones have aerial lines but that the city was investigating other methodologies for the west end where utilities are buried. Mayor Gere noted that the construction of the telemetry backbone in the west end would be considered by City Council on April 2. The mayor emphasized that a broadband network needed to be treated like a utility and would need a business model to be self-sustaining, supported by user fees not taxes.

Mr. Walters asked if the connection between homes and the fiber backbone could be something other than fiber, reminding that the goal was reliable, affordable, high speed internet not fiber per se. Mr. McDougall said that other options such as wireless were certainly possible and outlined how the selection and implementation of those options could enhance or detract from the city's ability to control its network in terms of net neutrality and privacy. Mr. Walters suggested adopting different connection means depending on topography. Ms. Schuh said that was being considered. Mr. Gallagher urged that the building code should require installing unused conduit from poles to homes which was standard practice in cities south of Anacortes. Mr. Young asked if the city could provide advantages to local businesses on its own municipal network. Mr. McDougall said a municipal network would help local businesses be more competitive in both the local and global marketplaces by offering superior service affordably. He warned that if net neutrality erodes, small businesses will face yet another challenge and that by maintaining control of its own network, the city could guarantee that. Ms. Schuh added that staff hoped that a web presence would provide an additional "door" to local business. Mr. Miller asked that the RFQ respondents specifically address the costs of the last ¼ mile and options for meeting connection requests from specific neighborhoods or HOAs. He reminded that fiber is currently available to anyone in Anacortes but that in many locations the price was prohibitive.

Contract Award: WWTP Air Emission Testing Services 18-041-SEW-001

Public Works Director Fred Buckenmeyer requested City Council consent to award a contract in the amount of \$53,092.50 to Elemental Air to provide air emission testing services including compliance testing, visible and fugitive ash emissions testing, and a RATA on the fluidized bed incinerator at the Wastewater Treatment Plant. Mr. Buckenmeyer referenced the agenda bill included in the packet materials for the meeting. He said Anacortes has been very satisfied in the past with Elemental Air who had proven to be the most reliable stack testing firm. He recommended awarding the contract to Elemental Air. Mr. Buckenmeyer responded to councilmember questions regarding the separate tasks included in the scope of work for this annual testing required by the US EPA. Mr. Walters moved, seconded by Mr. Johnson, to approve the contract as presented. Vote: Ayes - Young, Walters, Adams, McDougall, Miller and Johnson. Motion carried.

There being no further business, at approximately 7:30 p.m. the Anacortes City Council meeting of March 12, 2018 was adjourned.