

City Council Minutes – May 7, 2018

At 6:00 p.m. Mayor Laurie Gere called to order the regular Anacortes City Council meeting of May 7, 2018. Councilmembers Eric Johnson, Anthony Young, Brad Adams, Liz Lovelett, Bruce McDougall and Matt Miller were present. Councilmember Ryan Walters was absent. The assembly joined in the Pledge of Allegiance.

Announcements and Committee Reports

Housing Affordability & Community Services Committee: Ms. Lovelett reported on the topics discussed at the committee meeting the prior Thursday including the new development regulations and how those would dovetail with the Affordable Housing Strategic Plan; research on short term rental surcharges that could help fund affordable housing projects; possibly directing the 20% of the city's CDBG grant allowable for administrative expense to partnering with other agencies to create a community services center staff position; supporting efforts by the Port of Anacortes and Anacortes Housing Authority to dedicate upper units in the Olson Building for affordable housing; and leveraging city owned property for affordable housing. Mr. Johnson added that CDBG funds might also be leveraged into the Community Services committee, and said the group had also discussed energy assistance for low income housing. Ms. Lovelett expanded on how affordable housing might be built and/or retrofitted with solar generation capability to offset ongoing utility costs.

Skagit County Population Health Trust: Ms. Lovelett reported from the Trust meeting the prior week. She shared a cited statistic that for every \$100 increase in a low income tenant's rent, that tenant is 15-39% more likely to end up homeless the following year. Ms. Lovelett also reported that the Trust was finalizing its report on the most pressing needs for infant and maternal care for the first 1000 days of life and working on strategies to deliver services to client families when and where they need them. She said the Trust also reviewed the preliminary report from Community Action on trends in Skagit County, noting that dental services were identified as the highest unmet need, along with living wage jobs and housing.

Public Works Committee: Mr. Adams reported from the committee meeting earlier in the evening. He provided status updates on projects discussed including the M Avenue ADA ramp and paving project from 28th to 8th Streets, waterline replacements in Skyline that would be followed by new pavement, the feasibility report for the combined sewer overflow project, design work soon to begin for the redundant raw water intake line at the water treatment plant, and the Blue Heron water reservoir project.

WSDOT Presentation/Update on Sharpes Corner:

Andrea Petrich and Gabe Ng from the Washington State Department of Transportation provided an update on the Sharpes Corner and SR20 Spur improvement projects including site photos of Sharpes Corner Phase 3 which began earlier in the day. Their slide presentation was added to the packet materials for the meeting. Mr. Ng, Project Engineer, also displayed photos of the recently completed Miller/Gibraltar Road roundabout and shared the schedule and anticipated traffic routing for the duration of the Sharpes Corner project. He emphasized that the greatest traffic impact was anticipated to occur between May 30 and June 15. Ms. Petrich encouraged trip reduction strategies during that period and shared links providing current information to travelers during the project. Ms. Petrich then reported on the progress of the 12th Street/Oakes Avenue paving project, advising that the westbound lanes had been paved and that the contractor hoped to complete the eastbound lanes by week's end, followed by striping. She said paving of the SR20 spur between the Commercial Avenue and Sharpes Corner roundabouts would begin mid-July. Mr. Johnson inquired about the bicycle lanes on the SR20 spur and the current grade change between the shoulder/cycling lane and the vehicle lane. Ms. Petrich said the contractor was aware of that condition and would address it.

Mr. Johnson reported that the Anacortes Senior College courses on Anacortes Governance were well received and that the college hoped that a city councilmember would volunteer to organize another session in the fall.

Public Comment

Kathleen Lorence-Flanagan, 2005 10th Street, asked for consideration of three items related to protection of wildlife at Ship Harbor Interpretive Preserve (SHIP). She distributed written remarks and photos which were added to the packet materials for the meeting. Referring to her written remarks, Ms. Lorence-Flanagan encouraged repositioning and adding additional signage requiring dogs to be on leash at SHIP, requested appropriate action by the city or the Port or both to address the “mess” of user made trails on the hillside between the Washington State Ferry Terminal and SHIP, and suggested interpretive signs that would encourage protection of wildlife. Mayor Gere said she would bring up the topic of trails at the Port/City Liaison Committee meeting the following day.

Walt Guterbock, 2005 29th Place, spoke about the municipal broadband network most recently discussed at the April 23, 2018 regular City Council meeting, expressing concern about having that run as a city utility. Mr. Guterbock said the city should lease the network to a commercial operator rather than running it internally. He also expressed concern that 5G may make wire connections obsolete and urged caution about overinvesting in fiber. Mayor Gere assured that the city was exercising due diligence and investigating a range of operating models. She said public discussion would continue.

Wim Houppermans echoed Ms. Lorence-Flanagan’s comments. He said SHIP is a natural preserve, according to state designation, but that the Parks Department considered it a lineal park rather than a natural preserve and was not exercising preservation responsibility. Mr. Houppermans said he was no longer a concerned citizen but now a disappointed citizen and requested action by the city to protect the wetland. Mr. Young assured Mr. Houppermans that his comments had been heard and that councilmembers recognized SHIP as a treasure.

Consent Agenda

Ms. Lovelett moved, seconded by Mr. Adams, to approve the following Consent Agenda items. The motion carried unanimously by voice vote.

- a. Minutes of April 23, 2018
- b. Approval of Claims in the amount of: \$325,411.45

The following vouchers/checks were approved for payment:
 EFT numbers: 88984 through 89049, total \$140,764.57
 Check numbers: 89050 through 89123, total \$230,911.91
 Wire transfer numbers: 231062 through 232181, total \$7,198.70

OTHER BUSINESS

Resolution 2014: Approving the Charter for the Anacortes Accessible Community Advisory Committee

Sylvia Cooper, Anacortes Accessible Community Advisory Committee Co-Leader, shared a slide presentation describing the Governor’s Accessibility Community Advisory Committee (ACAC) initiative and the work performed to date in Skagit County and in Anacortes to participate in the program, hence becoming eligible for state resources to promote better disability awareness and access for people who have disabilities. Ms. Cooper’s slides were added to the packet materials for the meeting. She explained that Anacortes would be the pilot city in Skagit County. Ms. Cooper listed the Anacortes sub-committee roles and the individuals currently filling those roles. She provided examples of proposed ACAC projects and displayed the projected timeline for future activities, pending Council resolution approving the committee’s charter. Ms. Cooper shared examples of ACAC projects in other jurisdictions such as Spokane.

Mr. Johnson thanked Ms. Cooper and her co-leader Kirk Kennedy for their efforts to date. He explained the need for the proposed resolution to affirm to the state that Skagit County has a participating city. Mr. Johnson recommended adopting the resolution. Mr. Young commended those involved, shared his experience with his

own visual disability, and expressed support of the ACAC. Ms. Lovelett emphasized that ACAC resources from the state did not require local matching funds.

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

Mr. Miller moved, seconded by Mr. Johnson, to approve Resolution 2014 approving the charter for the Anacortes sub-committee of the Skagit County Accessible Community Advisory Committee. Vote: Ayes – Young, Adams, Lovelett, McDougall, Miller and Johnson. Motion carried.

Presentation: History of Anacortes' North Shore

Museum Director Bret Lunsford presented a history of the north shore of Fidalgo Island, previewing his scheduled May 9 presentation at the Anacortes Public Library. Mr. Lunsford's slides were added to the packet materials for the meeting. Mr. Lunsford preceded his remarks by a report on several recent and upcoming museum events including the visit to the Olson Building with representatives of the state, Port, Anacortes Housing Authority, Anacortes Planning Department, and the Trust for Historic Preservation; the Anacortes Historic Preservation Board annual report to City Council scheduled for May 21; and the pulp mill exhibit opening in June at the Maritime Heritage Center. Mr. Lunsford then shared highlights from his lively illustrated account of the many human uses of the northern shore of Fidalgo Island beginning with established Samish settlements in the 1700s through the present. Fish packing and canneries featured prominently among those uses for many years. Mr. Lunsford invited the audience to attend the full version of the presentation on May 9 at the library.

Public Works Quarterly Update

Public Works Director Fred Buckenmeyer invited Water Treatment Plant Manager Jeff Marrs and Instrumentation Technician Kent Bolton to describe a cutting edge technology currently being piloted at the plant. Mr. Marrs introduced Mr. Bolton who is overseeing the pilot project. His slides were added to the packet materials for the meeting. Mr. Bolton described the Malvern Zetasizer which analyzes particle charge in water samples to provide extremely accurate real time information to operators about exactly how much coagulant is required to optimize treatment of raw water. He listed the many benefits of the Zetasizer and indicated that Anacortes is one of the early adopters of the new technology in the United States. Mr. Marrs reported that the plant is currently renting the Zetasizer with a purchase option. He said that during the pilot period the plant has cut its use of coagulant (alum) by 30% and that the instrument would pay for itself in under a year at that rate of chemical cost savings.

Mr. Marrs took the opportunity to report to Council that the plant had recently received a clean bill of health following a Department of Health Sanitary Survey. Mr. Marrs and Mr. Buckenmeyer complimented the plant staff on their work to achieve that exceptional rating. Mr. Marrs also reported that the Blue Heron Reservoir Project had received a clean report following an inspection required by the project's loan funding. Councilmembers thanked Mr. Marrs and his staff for their resourcefulness.

Mr. Buckenmeyer then solicited councilmember feedback on the format and type of information provided on the Quarterly Report on Public Works Projects included in the packet materials for the meeting. Mr. Adams asked that the Budget/Funding column include the budgeted amount for each project. Ms. Lovelett asked that completed projects indicate how close the final cost was to the original estimate. She also urged spelling out the Fund name for clarity. Mr. McDougall wondered if utility projects would be better listed under the appropriate system rather than under Engineering. Mr. Miller suggested that the estimated completion date be added for incomplete projects. Mr. Johnson requested an estimated start date for projects not yet begun. Mr. Young concurred with the requested changes and had no others to add. All councilmembers were satisfied with the format of the report.

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

Ordinance 3022: Impact Fees

City Attorney Darcy Swetnam presented draft Ordinance 3022 which would consolidate impact fees and deferrals and exemptions from same into a single new Chapter 3.93 in the Anacortes Municipal Code and create Chapter 13.44 addressing waivers and reductions in general facilities charges (GFCs) for low income housing. Ms. Swetnam's slide presentation was added to the packet materials for the meeting. She clarified that the ordinance did not change any fee amounts, which would require separate Council action. Ms. Swetnam solicited councilmember feedback and questions on this first reading of the ordinance.

Mr. Miller asked if the ordinance would need to be revised if fire impact fees were changed. Ms. Swetnam advised that changing the rate would require Council action but that the code proposed by Ordinance 3022 would not change. Mr. McDougall asked if Section 3.93.060.B which bases income measurement against the county median was appropriate for Anacortes, which is not representative of the rest of the county. Ms. Swetnam advised that was the HUD standard. Ms. Lovelett asked that the third whereas clause use a word other than "imposition"; Ms. Swetnam suggested "assessment". Ms. Lovelett observed that the "30% of 80%" language used in several sections is cumbersome and suggested referring to a definition or a table instead for clarity. Ms. Lovelett asked staff to determine the effect on impact fee revenue if the ordinance resulted in a significant (though unlikely) increase in the number of low income projects undertaken. Ms. Swetnam agreed to bring that information back to Council but noted that the ordinance as drafted did not in and of itself provide significant incentives for additional low income housing. Regarding Section 3.93.080.B, Mr. Miller asked staff to report back on the effect on impact fee revenue if the new high school had received this credit. Regarding Section 3.93.060.C, Mr. Johnson asked how the covenant would be enforced. Ms. Lovelett spoke in favor of Section 13.44.020, hoping that would make the currently available discount more visible to those in need of it. She urged some sort of congruence of paperwork so that those in need of services did not have to fill out and file separate applications with so many different agencies. Mr. Adams asked if impact fee waivers or reductions would have to be made up by other taxpayers. Ms. Swetnam explained the rationale behind impact fees, to provide revenue to address increased infrastructure needs due to development, and acknowledged that the full cost of additional infrastructure would need to be borne one way or another. Ms. Lovelett called it a fundamental moral question to determine if the city was willing to invest to ensure that the most vulnerable community members are carried up with the tide. She observed that external costs may offset impact fee reductions, such as reduced crime or incarceration costs if citizens can maintain stable residential situations. Mr. Young agreed that the city needs to run efficiently but also compassionately. Mr. Miller urged balance to ensure that important infrastructure and equipment can be provided in the community.

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

Dustin Johnson, Anacortes Family Center Executive Director, spoke to Ms. Lovelett's concern about increases in affordable housing projects, noting that has not been the result of similar legislation in other communities. He added that private developers also typically don't undertake projects burdened with 50-year commitments.

Wim Houppermans thanked Ms. Lovelett for her comments. He urged not delaying the ordinance. Mr. Houppermans reiterated his past comments suggesting creation of a city ombudsman. He recalled that such a position might be funded by impact fees and wondered if that might be addressed in Ordinance 3022.

No one else present wished to address the Council on this topic. Ms. Swetnam indicated that she would bring the ordinance back to Council for action with the additional information that had been requested.

There being no further business, at approximately 7:50 p.m. the Anacortes City Council meeting of May 7, 2018 was adjourned.