Anacortes Plans
GOAL: Move train from Seattle to Anacortes

PLAN: Clear “train house” and store train in its original structure while developing plans

With the Thomas G. Thompson, Jr. Train back in its “train house” north of the Depot Plaza, the Anacortes Museum (Directed by Steve Oakley) and the Anacortes Museum Foundation (Tom N. Thompson, President) were the lead organizations in efforts to fulfill the donation agreement goal of raising funds for a static display building.
ANACORTES MUSEUM FOUNDATION BOARD August 13, 2012 Minutes

**New Business:**
The lengthy discussion centered on a structure to house the Tommy Thompson Train. Many ideas were floated and a plan will be developed by President Thompson to clarify the proposed AMF ideas and present them to City officials. It is understood that the city as well as the AMF and Museum would prefer that the train be stored safely in a facility that displayed the train for the public. If possible the train should be set on tracks that could be extended in the future to allow the train to run again...
No time frame has been established.

City Council Minutes 1 October 2012

“Staff members helped facilitate the return of the Tommy Thompson Train and calliope to Anacortes and are working with community members to arrange for the train’s permanent display.”

ANACORTES CITY COUNCIL MINUTES 10 DECEMBER 2012

Museum Director Steve Oakley updated Council on the return of the train to Anacortes as a gift from Mr. Thompson’s widow, Anne. Mr. Oakley thanked Lakeside Industries, the Port of Anacortes, Transpac, Dakota Creek, the Museum Foundation and numerous individual volunteers for helping to transport and safely store the train pending a long-range plan for displaying it.
2013 - 2014

GOAL: Build structure for static display of train

PLAN: Vintage Garage Building north of depot plaza

The Anacortes Museum and Anacortes Museum Foundation (AMF) continued to lead the train effort.
2013

Various train fundraising concepts were discussed at AMF meetings, and signatures of support were gathered at community events, including Waterfront Festival, Farmers Market and Antique Machinery Show. Museum volunteers and staff opened the doors of the train shed to the public. The idea of a vintage vehicle building and museum was developing as a way to house the City’s American LaFrance firetruck as well as the train.
2014

- The Train was pulled out of the shed on a few Farmers Market days and for the machinery show.
- A construction estimate of $450,000 to build a vintage garage “museum” was rejected by the Anacortes Museum Foundation.
The Vintage Garage concept for the space north of the Depot Plaza was put on hold when surveys found “the identification of property boundaries between the City and Port properties where the planned buildings would have been sited. There is a significant chunk on the north boundary that does not belong to the City.”
2015 - 2016

GOAL: Build train building and/or operate the train

PLANS: A few different routes and buildings were drawn up and presented

The Anacortes Museum and Anacortes Museum Foundation (AMF) continued to lead the train building effort, while the Anacortes Railway took over the Antique Machinery Show nonprofit and transformed its mission to train operation.
One of the proposed routes for the Tommy Thompson Train (in blue) goes from the Depot to Rotary Park at the base of Cap Sante.

Tommy Thompson built and operated his steam engine from the Depot to the corner of Ninth Street and Commercial Avenue from 1979 through to the 1990s. To see a video of Tommy Thompson and his train, go to www.youtube.com/watch?v=2wAKH5zAZRo.

Plan to bring back Tommy Thompson Train chugs along

BY JOAN PRINGLE

Sitting in the shade of a tree in Rotary Park, Tommy Thompson reminisces about his days driving his steam engine through Anacortes.

“People would line up to see the train,” he said. “I would have my picture taken with tourists.”

Thompson, who passed away in 2014, was known for his love of trains and his contribution to the community. The train he operated was a hit with both children and adults.

The proposal to bring back the Tommy Thompson Train is gaining momentum. Local residents have been petitioning for the return of the train, and there is a growing interest in preserving Anacortes' railway history.

“We want to honor Tommy Thompson’s legacy and bring back this beloved part of our history,” said a resident who has been involved in the campaign.

The next steps in the process include obtaining funding and obtaining the necessary permits. If successful, the Tommy Thompson Train could return to the streets of Anacortes in the near future.
Brooks Middleton, the architect who was working with the AMF on the Vintage Garage, took an interest in the idea of operating the train again. Many meetings occurred, and an L&I boiler inspection passed the train for a “steam up” event that evolved to become front page news when train volunteers provided train rides to those gathered on November 30, 2015.
Councilperson Walters expressed: “It seems to me that much thought needs to go into this and I would hope that we would not move forward any further until that thought has occurred.”

Museum Director Oakley presented to Council two weeks later. Mayor Gere had stated, “we need a plan.”

Oakley’s report included the fact that the Museum will act as the STEWARD of the train, but has no intention of running it. The Museum and the AMF will support a group that is at work to bring the train back “to life” in Anacortes.

Subject: 2015 train council presentation
https://anacortes.granicus.com/player/clip/29
Tommy Thompson Train not quite ready for tracks

BY BRIANA ALZOLA
American staff writer

The Tommy Thompson train took a turn on the rails Nov. 30, but there's still plenty of work to make those rides a regular occurrence, according to Anacortes Museum Director Steve Oakley.

Oakley addressed the City Council at a meeting last month and gave them a background of the train, as well as what may be coming.

Tommy Thompson purchased a compressed air locomotive from a mining company in South Dakota in 1965. He worked five years to complete a 5.5 ton engine to go in the machine. In 1979, tracks were laid down in town during the Anacortes Arts Festival.

In 1985, an ordinance allowed tracks to be put in more permanently in town. The train was run during the summer and special events and was operated by family members and volunteers.

Thompson died in 1999, and the train was moved to Seattle. In 2012, the family offered the train ownership to the City of Anacortes, but it had only 30 days to retrieve it from Seattle.

The train was brought back on trucks and eventually put into the train shed.

Then, on Nov. 30, the train ran again for the first time in 16 years, Oakley said.

"It was a lot of fun," he said.

The same Labor and Industries inspector that came to check out the train in November worked with Thompson to get the train running in the first place, Oakley said.

The Anacortes Museum has been funding the care for the train, but Brooks Middleton has been working to get the train going again.

Per Kefgen (pictured above) has been working with Kyle Irving (also in the train) and Brooks Middleton (not pictured) to get the Tommy Thompson Train back on the rails.

“He has single-handedly and tirelessly been trying to raise public awareness of the train and looking at different routes the train could run to get it started,” Oakley said.

There are many steps that need to be taken before the train could be running again at events, Oakley said.

Decisions need to be made on where the tracks would be, how they would be funded and who would keep the train operating, he said.

Oakley said there has been interest in the train, but until a group or organization steps forward to take on that responsibility, not much can be done.

Councilman Ryan Walters urged the council and Oakley to make sure all options were considered before any decisions were made.

Mayor Laurie Gere said she looks forward to hearing further discussion.
Members of the Machinery group had hoped to hand over the event to a younger generation, but were unable to find young machinery buffs with the time and passion to carry on. Instead, the group members discontinued the show, turning their 501c3 over to the Anacortes Railway.
Council Meeting June 6, 2016

Councilmembers would like staff to “begin investigating a memorandum of agreement with the Anacortes Railway”

**Anacortes Railway Presentation**

Brooks Middleton, 4419 H Avenue, and his colleague Per Kejgen reported on the project to reactivate the Tommy Thompson train and narrow gauge railway. Mr. Middleton displayed a map of the proposed Phase I route which followed the historic route of standard gauge trains from 4th to 11th Streets largely along Market Street. He said that part of the route was on Port of Anacortes property and part was on City of Anacortes property. He reported that Port Commissioners unanimously approved the train’s use of their property the prior Thursday. Mr. Middleton shared a presentation summarizing his group’s proposal and discussed the potential tourism draw of the train and the feasibility investigation already completed. He said the Anacortes Railway is a registered non-profit with a certified steam train operator and community support to maintain the train. He anticipated that the railway would be self-supporting including maintaining insurance. Mr. Middleton addressed concerns about the permanence of the infrastructure, saying that both the train and the tracks could relatively easily be moved if required. He cited widespread community support for the railway and the wealth of experience available locally. He requested permission to run the train on city property and also to construct a secure shelter for the train adjacent to the tracks, possibly east of the W.T. Preston.

Mayor Gere asked Planning Director Don Measamer what the next steps might be. Mr. Measamer discussed insurance requirements, a letter of understanding with the city addressing use of right of way

Anacortes City Council Minutes June 6, 2016

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**Subject: 2016 train council presentation**

[https://anacortes.granicus.com/player/clip/84](https://anacortes.granicus.com/player/clip/84)

Click Anacortes Railway agenda link to skip to that
Anacortes Railway reps met with the City’s Development Review Group in July 2016

The Anacortes Railway is a non-profit group whose function is to revive and operate Tommy Thompson’s narrow gauge steam train. The Phase I route will be to reuse the existing standard gauge railway that currently exists between 4th and 11th Streets. This property is currently owned by the City of Anacortes and the Port of Anacortes. Part of the property is leased by Dakota Creek Industries, who supports the project.

The project will require maintenance clearing of the existing railway that traverses the wetland between the City’s sewer plant and DCI’s fabrication building between 4th Street and the Madrone Grove. Additionally, a small amount of fill will be required just west of the existing railway at the northern terminus near 4th Street to facilitate the installation of the engine turntable and engine bypass track, an example of which exists currently at Q and 4th. A similar turntable and bypass track will be installed at the 11th Street terminus on Port property. A new road crossing will be installed across 9th Street in the location of the existing standard gauge crossing.

The project will require the removal of the existing standard gauge rail and existing 6” x 8” x 8’-0” railroad ties and the installation of 4” x 6” x 4’-0” railroad ties and small gauge rail, and railroad ballast as required to set the ties. The project team has found a source that will repurpose the standard gauge rail in exchange for removal of the existing rail and ties, and regrading of the railway. The Anacortes Rail Group requests that the City approves this exchange.

The final portion of the Phase I project is the construction of an approximately 40’ x 60’ pole building located between the Preston snag boat and Market Street for protective storage and maintenance of the engine and cars. This facility will need electrical power and an exterior yard hydrant for water.

The Anacortes Railway would like to note that the narrow gauge rail line is light duty and can easily be moved as necessary. The pole building could be repurposed or moved if necessary, and could be designed to house additional historic items. The Phase I route is proposed in order to get the project up and running. Both the City and Port have expressed interest in extending or revising the rail line in the future, which can easily be accommodated.
August 1, 2016

Brooks Middleton
2415 T Avenue
Anacortes, WA 98221

RE: Proposed Anacortes Railway Revival, Parcel # P56797, P130892, P32882, P32877; PRE-2016-0021

A pre-application conference/DRG Meeting was held July 19, 2016, regarding the reuse of the existing rail line, resulting in the following comments and questions to consider:

Department of Planning, Community, & Economic Development

1. A memorandum of understanding between the City, the Port, and the party responsible for the train will need to be executed.

2. Street crossings shall be managed in a manner acceptable to the City Attorney and the City’s insurance provider.

3. The motel project around 9th and R may be able to relate to this project.

4. Please provide a description of off-street parking that is proposed.

5. A shoreline substantial development permit will be required, as the project is within 200 feet of the shoreline. The Shoreline Designation is Urban. This will trigger a public hearing in front of planning commission, who will make a decision on the application. A submittal checklist is attached and SEPA review will be required. Processing could occur concurrently with the memorandum of understanding.

6. A form for Land Use fees and a form for miscellaneous fees has been attached for your reference.

7. Track responsibility needs to be determined. Track owner responsible, versus property owner responsible.

8. The value of the track/rail needs to be determined.

9. The City does not want the ties, but they need to be disposed of properly. The party responsible for tie disposal could relate to number 7.

10. A proposed building appears to be in the site plan. The project area is located within the (CM) Commercial Marine District. Please refer to AMC 17.21 for lot restrictions. Setback from the right-of-way is 20 feet.

Public Works Department

Please find Public Works Department comments attached. If you have any questions, please contact Steve Lange at 360-293-1920.

Water Department

1. The applicant would need to provide compensation for the requested water meter.

2. Please contact Terry Nemeth at 360-293-1921 for requirements from the Water Department.

Fire Department

1. There are no problems associated with this project from the Fire Department at this time. Please contact Jack Kennedy at 360-293-1932 for questions for the fire department.

Sanitation Department

Please contact Matt Koegel at 360-293-1921 for Sanitation Department requirements.

These comments are preliminary in nature and subject to change based on more detailed information. If you have any questions, please feel free to contact me at 360-299-1969 or by email at kaitlynn@cityofanacortes.org.

Best regards,
Kait Nelson
Associate Planner
2016 - 2018

GOAL: Build train building and/or operate the train

PLANS: A few different routes and buildings were drawn up and presented

CITY POSITION: Memorandum of Agreement and insurance identified by City as necessary steps.
RE: Moving of existing train shed and train to new location; PRE-2018-0013; Parcel #: P56857

From: Kevin Cricchio, Associate Planner; City of Anacortes; 904 6th Street, P.O. Box 547, Anacortes, WA 98221; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org

PRE-2018-0013: The applicant proposes moving an existing train shed to the new location shown on the map attached hereto located on Port of Anacortes’ property. Additional works includes installing 1,200 ± linear feet of narrow gauge rail line & pressure treated railroad ties. A steam-powered train with 2-3 passenger cars would operate seasonally from this rail line. The pre-application conference has been scheduled for 1:30 PM on Tuesday, May 1, 2018, in the Park’s Department conference room. Please provide any requirements to me by 5:00 PM on Friday, April 27, 2018. The subject parcel is P56857.

Description of Subject Proposal:

Applicant: Brooks Middleton
2415 “T” Avenue, #202
Anacortes, WA 98221

Landowner: Port of Anacortes
100 Commercial Avenue
Anacortes, WA 98221
DEPARTMENT OF PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT:

1. The subject proposal involves the proposed location and operation of the Anacortes Railway. The railway would consist of an engine/locomotive and three (3) cars that follow it. The total length of the train would be approximately eighty (80) feet. Currently the train and cars are located in the "Depot." The train would travel along railroad ties from approximately the terminus of Market Street near 6th Street to an area southeast of the intersection of "T" Avenue and 6th Street. Two (2) turntables are proposed that would be used to turn the train around from the terminus of each track. The existing train shed would be relocated to an area near the proposed railway. The train locomotive/engines would be powered by wood (not coal).

2. Another pre-application conference was conducted on July 19, 2016, regarding a similar proposed location and operation of the Anacortes Railway (File #: PRE-2016-0021).

3. The subject parcel is located in the Commercial Marine (CM) Zoning District. Please refer to Chapter 17.21 of the Anacortes Municipal Code (AMC) regarding the CM Zoning District's permitted uses, conditional uses, setback requirements, density, maximum land coverage, maximum building height, & off-street parking requirements. Setbacks from the right-of-way is 20 feet.

4. The proposed private railway has been typified as a "private recreational facility." This type of land use per AMC 17.21.020 is permitted outright.

5. A portion of the proposed railway is located within two-hundred (200) feet of Fidalgo Bay and thus is subject to the City of Anacortes 2010 Shoreline Master Program. The Urban Shoreline Environment Designation is the associated shoreline environment designation.

After reviewing Table 3.1 of the Shoreline Master Program, it appears that the proposed use should be typified as a "non-water oriented recreational facility." This type of use requires both a Shoreline Substantial Development Permit (SSDP) and a Shoreline Conditional Use Permit (SCUP).

6. The proposed use would operate on both Port of Anacortes and City of Anacortes owned properties and right-of-way (ROWs). A survey of the subject property area performed by a Washington State licensed surveyor is needed identifying utilities, easements, and/or property boundaries.

7. Please note, that changes to both residential and commercial standards in the zoning code are in the works and expected to go into effect approximately late 2018. This may or may not affect you. The draft changes are on PCED’s website.

8. A right-of-way permit is required for the proposed use within City ROWs.

9. If any existing landscape trees are removed, they will need to be replanted/replaced at a 1:1 ratio within close proximity to where they are planted today.

10. The subject proposal does not appear to be exempt SEPA review per WAC 197.11.800. Therefore, please fill out a SEPA environmental checklist when making application.

11. How will off-street parking be handled? Please provide a description of this and a parking plan at time of application submit.

WATER DEPARTMENT:

13. No concerns have been expressed. If you have any questions, please contact Terry Nemeth in the Water Department at (360) 299-1952.

FIRE DEPARTMENT:

14. The proposed railway includes the crossing one or more City ROWs. Therefore, there needs to be safeguards/traffic control in place regarding this. You will need to work with the Fire Department to locate one or more safeguard(s) acceptable to the City of Anacortes' Fire Department.

15. If you have any questions, please contact Jack Kennedy in the Fire Department at (360) 293-1932.

CITY ATTORNEY:

16. A draft Memorandum of Understanding (MOU)/Agreement (MOA) between the City and Anacortes Railway Group was recently provided to you. The railway group will need to review the MOU/MOA, agree to the terms, and execute this with the city before they can make application to PCED for the required permit(s).

PUBLIC WORKS DEPARTMENT:

17. Initiate a franchise agreement similar to the agreement used by the Tommy Thompson railway.

18. There is not enough information provided to complete my review.
April 2018: City offers agreement document to railway group creating process for co-planning on train

City staff were clear that the Anacortes Railway group had to put a number of pieces in place:

- a business model
- operating expenses
- insurance
- some guarantee that their operation of the train would fit with the original intent of the gift

Anacortes Railway dissolved in 2018 before entering into an agreement with the City about the train
Subject: Anacortes Railway stepping down

Dear Friends,

We, the Anacortes Railway Non-Profit group, have concluded that, due to many factors, we will no longer be pursuing, as a group, the operation or maintenance of the Tommy Thompson Train / Anacortes Railway.

We thank you for all your efforts and energy spent working with us to make the railway operational, and hope that another group will step forward to care for and hopefully operate the train, whether that be in Anacortes or another location.

Sincerely,

The Anacortes Railway Board of Directors.

“hope that another group will step forward to care for and hopefully operate the train, whether that be in Anacortes or another location”
2018 - 2019

CITY GOAL: Improve the “train house” as a train museum

CITY PLAN: Bring electricity to the building to provide for lighting for static display of train.

The Anacortes Museum (Directed by Bret Lunsford) met with Anne and Headen Thompson to discuss these goal and planning ideas.
2018 – 2019: other train proposals heard

• Museum staff met with Anne Thompson and her son Headen to visit the train as stored and discuss static exhibit plans in train shed

• Former Anacortes Railway member contacts City to discuss possibility of moving the train out of Anacortes – no formal proposal made

• Another Anacortes Railroad enthusiast presented a concept paper: considers locations on north Whidbey Island or eastern Skagit County

• On June 30, 2019 the City of Anacortes received an email inquiry from Bret Iwan: “I am currently developing a venue, which centers around an operational railroad. If the City, would ever consider putting the locomotive, rolling stock, or leftover rails up for sale, please know I would be a motivated and interested buyer.”
2019 – 2020: Iwan Family Purchase Proposal

- July: Mr. Iwan sends proposal to purchase train and equipment - Mr. Iwan created a purchase proposal sent to the City, including a letter to the Thompson family.

- August: Thompson family voices support for proposal – After viewing the Iwan proposal, the Thompson family voiced collective support for the concept to make the train operational and open to the public, albeit in another state.

- October: Iwan brothers visit the Thompsons, City staff and railway folks – Plans presented and qualifications discussed. Iwans stated willingness to present plans to City Council.
CITY STAFF GOAL: Consult with Thompsons to clarify donor intent

CITY STAFF PLAN: Bring questions and proposals on future of the train to City Council for clarification and possible action.
2019 – Return of railway nonprofit

- **October**: Concerns raised by former “Anacortes Railway” members about possible relocation.
- **November**: City informed that the Anacortes Railway has not dissolved / was reforming.
- **December Letter**: “The Anacortes Railway Group would ask the City of Anacortes and the City Council to NOT enter into a purchase/sale agreement with any parties at this time.”
  - Dave Sem, Anacortes Railway
The MOA was approved by Council

**PROPOSED MOA**

- The MOA would provide more flexibility in future plans for the Train.
- The Proposed MOA has been discussed with and approved by the Thompson Family.
- The MOA provides the City may consider proposals to sell the Train if conditions are met:
  - Purchaser can demonstrate skills and knowledge to operate the Train
  - Purchaser can demonstrate plans for a location for the Train as a public attraction
  - Purchaser will commit not to significantly alter the Train
  - Purchaser will maintain and care for the Train
  - Proceeds from any sale will be used to interpret and memorialize the legacy of Thomas G. Thompson Jr. and his Train

The 2019 memorandum of agreement between the City and Anne Thompson, was presented as “a clarification with the Thompson family of what the City’s options are with this gift in a way that will maximize the City’s honoring Tommy Thompson’s legacy,” as stated before the MOA was passed.
AGREEMENT

1. Sale of the Train: The City may consider proposals to sell the Train and all necessary equipment and appurtenances for its operation; and such sale would be consistent with the Thompson family's intent in donating the Train to the City provided the following conditions are met:
   a. The potential purchaser can demonstrate the requisite skills and knowledge to operate the Train.
   b. The potential purchaser can demonstrate plans for a location for the Train as an attraction open to the public.
   c. The potential purchaser makes a commitment to the City not to significantly alter the Train other than as needed for its maintenance and care.
   d. The potential purchaser makes a commitment to care for the Train and provide for its regular maintenance and upkeep.
   e. Any proceeds received by the City from the sale of the Train would be used to both interpret and memorialize the legacy of Thomas G. Thompson, Jr. and his Train and support the work of the Anacortes Museum.

2. Affirmation of Original Donation: If the City does not accept a proposal to sell the Train, it will adhere to all terms in the June 21, 2012 letter by which the original donation was made.

The Parties, by their authorized representatives, affix their authorized signatures hereto:

CITY OF ANACORTES

By: _______________________________ Date: 12-10-19
Laurie Gere, Mayor

ANNE THOMPSON

By: _______________________________ Date: 11-15-19
Anacortes Railway Purchase Proposal

JULY 16, 2019 - REVISED JANUARY 20, 2020

OVERVIEW

Proposed purchase of Anacortes Railway Assets. To include:

1. 0-4-4T, 18" Gauge, 4 ½ Ton, Forney Steam Locomotive, Anacortes Railway #1
2. 3 Excursion Coaches (Amenable to excluding one coach, to remain in possession of Anacortes Museum)
3. Rail & Equipment (Track Bolts, Turn-Outs, Turn-Tables, Switch Stands) *Excluding Public Grade Crossing*

GOALS

1. Celebrate the craftsmanship, heritage, and legacy of the Anacortes Railway, by relocating to an operational venue. With the added potential to tour rail enthusiast festivals and meet-ups.
2. Provide location and privately funded maintenance for continued longevity. *See Appendix B for itemized maintenance and operating estimates*
3. Work closely with The Anacortes Museum, to provide assistance, design direction, or replica elements, in order to celebrate the story of Thomas G. Thompson’s creation and contributions to the City of Anacortes, per the Thompson families request.

SPECIFICATIONS

Purchase of Anacortes Railway to be conducted between Brett Iwan, henceforth known as Buyer, and the City of Anacortes, henceforth known as Seller.

March 9, 2020 presentation to Council by Mr. Iwan

https://anacortes.granicus.com/player/clip/515

Click Thompson Train agenda link to skip to that
March 16, 2020

City of Anacortes
Anacortes Museum
1305 8th Street
Anacortes, Washington 98221

Dear City of Anacortes:

I am writing in response to the discussion regarding the Thomas G. Thompson, Jr. train, which took place at the City Council meeting on Monday, March 9, 2020.

It is my intent to clarify, as the original donor, the request that the City of Anacortes transfer ownership of the Anacortes Railway equipment to Bret Iwan. It was my understanding that by signing the Memorandum of Understanding dated December 10, 2019, I was giving permission for this transaction, specifically as it pertained to the proposal submitted by Bret Iwan in July 2019. I wish to see complete transfer of ownership, without stipulation, and a portion of the proceeds of the sale used to memorialize my late husband, Thomas G. Thompson, Jr., in a city museum display. I do not wish any other group to operate the train and no longer support a static display of the train in Anacortes.

I do not believe the train has been cared for, or fundraising progress has been made, as I was originally assured would happen when first agreeing to the donation on June 21, 2012. I ask the City to respect my decision and execute a contract for the transfer of ownership in a timely manner.

Sincerely,

[Signature]

Anne Thompson
September 8, 2020 presentations to Council about the Thompson Train

Dave Sem of the Anacortes Railway Group

Headen Thompson statements

Bret Iwan on his proposal

https://anacortes.granicus.com/player/clip/641

Click the various agenda links to skip to watch each
The Anacortes Railway Group presented plans for an operational train on September 8, 2020.
NEW GOAL AND PLAN:

In correspondence with Mayor Gere and City Council on September 13, 2020 the Anacortes Railway Group wrote of a new goal for a privately run train museum located alongside the W.T. Preston

The preliminary scope of this project is to provide a climate controlled secure car barn that will allow visitors to actually see the locomotive and rail cars at any time. This design may incorporate parts of the existing car barn at the Depot or perhaps in a new facility in the unused property north of the Preston. A small section of track should be laid in front of the car barn so the train can be pulled out of the display for community events and to perform scheduled maintenance. We would also build a covered kiosk area with interpretive panels to tell the history of railroading in Anacortes and the Tommy Thompson story. We also envision a protected electronic display in the kiosk that can play videos of Tommy and his train for public viewing.
Staff recommended process for deciding the future of the Thomas G. Thompson, Jr. Train as outlined by the City Attorney at the September 8, 2020 City Council Meeting:

1) Council start by determining whether it wishes to move forward with the sale of the Train.

2) If not, the City will be required to develop a static display of the Train per the original donation in 2012.

3) If Council is interested in selling the Train, staff recommend that Council adopt a resolution declaring the Train to be surplus.

4) Staff then recommend that Council act directly on the sale of the Train rather than placing it on a public auction site for two reasons.

   a) First, the 2019 MOA includes a number of pre-requisites of potential buyers, which must be established prior to sale. While public auction sites do have the ability to pre-qualify bidders, Council will be better able to evaluate whether any potential purchaser has met both the letter and spirit of the MOA requirements.

   b) Second, public auction site sales generally happen without much visibility or any Council involvement. Because of the value of the Train and its interest in the community, a Council process would provide increased transparency and public involvement for any potential sale. To sell the Train, there is no requirement state or local law or policy that the City hold a public hearing or formal public bidding process. However, Council could decide to use a more formal process than the law requires.

5) Council could then direct staff to prepare a purchase and sale agreement for the Train with a potential purchaser, which will then be brought to Council for approval. Any purchase and sale agreement would have to address payment of consideration equal to fair market value of the asset to avoid gifting public funds.
Thompson Train Proposals: October 26, 2020 City Council Meeting (agenda packet)

Summary Statement:

Continuing discussion from September 8, 2020 Council meeting – at which the City Attorney outlined a recommended process – staff seeks Council direction on how to move forward with the Thompson Train. The City received a purchase offer from Bret Iwan, originally submitted in July of 2019; that offer has been extended without expiration. In September, the Anacortes Railway Group presented a proposal to operate the Train in Anacortes. Recently the group decided to focus instead on a project to display the Train near the W.T. Preston.

Background:

The 2019 Thompson/City Memorandum of Agreement (MOA) revised the 2012 agreement that the City entered into with Anne Thompson to accept donation of the Thomas G. Thompson, Jr. Train as a retired artifact for static exhibit only. COA #19-203-MUS-001, under conditions agreed to by Anne Thompson, allows the City to consider proposals to make the train operational. Included are conditions that would allow for sale or transfer of ownership of the train to a qualified person or organization to operate the train as a public attraction. Anne Thompson sent a statement to Council in March of 2020 that clarifies her preferences.

Passed by the Anacortes City Council on October 26, 2020: Mr. Miller moved, seconded by Mr. Carter, that Council reject any current proposals to purchase the Thompson train, stop any current efforts to sell the Thompson train, and that the mayor report to Council in six months on a plan for a static display of the train.

https://anacortes.granicus.com/player/clip/664  To watch click link and go to Thompson Train Proposal on agenda