

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS
Monday, September 29, 1997**

Budget Work Sessions:

8:30 a.m. – 9:00 a.m.

9:00 a.m. – 9:30 a.m.

9:30 a.m. – 9:45 a.m.

Juvenile Probation.

Emergency Management.

Public Comment Period.

CONSENT AGENDA.

MISCELLANEOUS.

*T 10:00 a.m. – 11:00 a.m.

Public Hearing – Consideration of Skagit County Conservation Futures Program Advisory Committee Recommendations for Use of the Conservation Futures Fund.

Budget Work Session:

11:00 a.m. – 11:45 a.m.

1:30 p.m. – 1:45 p.m.

*T 1:45 p.m. – 2:00 p.m.

Clerk's Office.

Bid Opening – Chinook Enterprises Remodel.

Signature – Proclamation Declaring 4H Week in Skagit County.

Budget Work Sessions:

2:00 p.m. – 3:00 p.m.

3:00 p.m. – 3:30 p.m.

3:30 p.m. – 4:30 p.m.

4:30 p.m. – 5:30 p.m.

Road Fund.

Equipment Rental.

Solid Waste.

Executive Session – Personnel, Litigation & Land Acquisition.

The Skagit County Board of Commissioners met in regular session on Monday, September 29, 1997, with Commissioners Harvey Wolden, Robert Hart and Ted W. Anderson present.

PUBLIC COMMENT PERIOD.

Kenyon Knopf, President of Shelter Bay Community Association, expressed concern about Shelter Bay's requested exemption from the addressing program and the lack of formal action granting such exemption. He reviewed the history of the petition and testimony requesting exemption from the addressing program. He indicated the community's support of the enhanced 911 program. He reiterated the need for formal written notification that Shelter Bay is excluded from the addressing program.

CONSENT AGENDA.

Commissioner Hart moved to approve the Consent Agenda for Monday, September 29, 1997, with the deletion of Item 14 due to lack of appropriate signatures. Commissioner Anderson seconded the motion, which passed unanimously.

• COMMISSIONERS' OFFICE:

1. Record of the Proceedings of Monday, September 22, 1997.
2. Record of the Proceedings of Tuesday, September 23, 1997.
3. Record of the Proceedings of Wednesday, September 24, 1997.

• HUMAN SERVICES:

4. Contract Amendment to the contract with North Sound Regional Support Network increasing the total amount of the contract by \$12,032 for a total of \$345,600. These funds are used to maintain shared office space with the Mental Health Adult and Children's Area Resource Coordinators. **(Contract No. 02063)**

• CLERK'S OFFICE:

5. Appointment and Oath of Office of Claudia Ridgway as Deputy County Clerk. **(Approved)**
6. Appointment an Oath of Office of Lauren E. Lawson as Deputy County Clerk. **(Approved)**

• PUBLIC WORKS DEPARTMENT:

7. Resolution Awarding Bid for Purchase of One or More New Latest Model Self-Propelled Sweepers to Western Power & Equipment for a total bid price of \$30,070.80. **(Resolution No. 16687)**
8. Resolution Establishing the Eligibility List for Procurement of Maintenance Materials for the period October 1, 1997 through March 31, 1998. **(Resolution NO. 16688)**
9. Supplement No. 1 to Lease Agreement with Delbert Reisner for the property where the Similk Compactor was located. This supplement extends the lease from April 30, 1997 through June 30, 1997, at which time cleanup was completed. The rent for the months of May and June are \$229.29 per month. **(Contract No. 00498)**
10. Right of Entry Agreements with property owners along the detour route for the 1997 South Burrows Bay Drainage Improvement Project (Ervine Road/Langley Road). There is no direct financial compensation to these property owners, but certain working benefiting the property owners will be included in this project. The property owners are as follows:
A. Theo K. Vandersluis **(Contract No. 03636)**
B. Ellen S. Jacobs **(Contract No. 03637)**
C. Richard H. McCann **(Contract No. 03638)**
D. Barbara Adamo (Living Trust) **(Contract No. 03639)**
11. Supplement No. 1 to Personal Services Agreement with Leonard, Boudinot & Skodje, Inc. for survey work on the Tallman property in conjunction with the 1997 South Burrows Bay Drainage Improvement Project. Additional compensation of \$1,800 will bring the total compensation for the Agreement to \$5,908.00. **(Contract No. 03511)**
12. Supplement No. 1 to Local Agency Agreement regarding the Burlington/Sedro Woolley Trail Connection (Peter Anderson Road to District Line Road). This supplement increases the total estimate of funding from \$35,000 to \$40,000. **(Contract No. 03140)**

• PARKS & RECREATION:

13. Addendum to Personal Services Agreement with Rick Neumann Co., Inc. to increase the scope of work of the installation of a septic system at Howard Miller Steelhead Park. Compensation will increase by \$970.10. **(Contract No. 03574)**
14. Three change orders with Dariotis Construction Co., Inc. for construction of College Ballfields, Phase II. Change Order No. 1 deletes the sod surfacing for the soccer field and substitutes drilled seeding and fertilization for a total deduct of \$29,028.28. Change Order No. 2 is for additional fine grading to be done on the subgrade for a total increase of \$155.24. Change Order No. 3 provides for infield preparation and installation of a four-inch depth of infield mix soil for an total increase of \$3,199.51. The total adjusted contract is decreased from an original price of \$327,107.64 to a new contract price of \$301,434.11. **(Not Approved Due to Lack of Appropriate Signatures)**

• BUDGET/FINANCE:

15. Resolution Modifying Statutory Dates for the 1998 Budget Schedule, changing the date copies of preliminary budget are made available to the public from November 7 to November 17, 1997. **(Resolution No. 16689)**

• EMERGENCY MANAGEMENT:

16. Intergovernmental Agreement with the State of Washington Emergency Management Division to reimburse Skagit County for eligible expenditures incurred in the implementation of Enhanced 9-1-1. The Agreement is based upon Skagit County's approved local plan and WAC 365-300. The total funds to be reimbursed to Skagit County under this Agreement shall not exceed \$2,414,078. **(Contract No. 03640)**

MISCELLANEOUS.

1. Vouchers audited and certified by the auditing officer as required by R.C.W. 42.24.080, and those expense reimbursement claims certified as required by R.C.W. 42.24.090, have been recorded on a listing which has been made available to the Board.

As of this date, September 29, 1997, the Board, by a majority vote, did approve for payment those vouchers included in the above-mentioned list and further described as follows:

Warrant numbers 4217 through 4874 from Clearing Fund 696 in the total dollar amount of \$1,022,780.20 (Transmittal No. C-43-97);

Payroll warrants numbered 3767 through 3791 in the total dollar amount of \$14,284.38 (Transmittal No. P-22-97);

Payroll warrants numbered 3792 through 4513 in the total dollar amount of \$622,051.03 (Transmittal No. P-23-97).

2. On behalf of the Public Works Department, Staff presented a Request for Qualifications regarding the Edison Slough Flood Control Project. This project has been identified as a top priority project of the Drainage Utility Commission, and due to staffing levels, the Surface Water Management Division is recommending that an outside engineering firm complete the final design. Commissioner Hart moved to approve the Request for Qualifications as presented by Staff. Commissioner Anderson seconded the motion, which passed unanimously. **(Resolution No. 16690)**
3. Staff presented a Vendor Services Agreement with Schwetz Construction, Inc. to provide all labor, materials and equipment to construct a new concrete sidewalk and concrete wheelchair ramp at the Courthouse, together with labor, materials and equipment to construct a new concrete sidewalk at the Concrete Senior Center. Total compensation shall not exceed \$25,000, and the contract will continue until either party terminates by giving 30 days written notice. Commissioner Anderson moved to approve the Vendor Services Agreement as presented by Staff. Commissioner Hart seconded the motion, which passed unanimously. **(Contract No. 03641).**
4. Staff presented a Call for Public Hearing Authorizing Supplemental Budget in the approximate amounts as follows: General Fund #001, \$63,000, Special Paths #102, \$30,000, Land/Facility Acquisition Fund #340, \$1,568,000, and Capital Improvements Fund #341, \$90,000. Commissioner Hart moved to approve the Call for Public Hearing scheduled for October 13, 1997 at 10:30 a.m. Commissioner Anderson seconded the motion, which passed unanimously. **(Resolution No. 16691)**

**PUBLIC HEARING – CONSIDERATION OF SKAGIT COUNTY CONSERVATION FUTURES PROGRAM
ADVISORY COMMITTEE RECOMMENDATIONS FOR USE OF THE CONSERVATION FUTURES FUND.**

Chairman Wolden opened the public hearing.

Curtis Johnson, Chairman of the Conservation Futures Program Advisory Committee, introduced the other members of the committee. He explained the scope of the recommendations of the committee, and that the committee was charged with developing a voluntary program to sell farmer's development rights to the County to keep the land farmable forever. Mr. Johnson reviewed the criteria to be used in determining the eligibility of various parcels of land.

Tom Solberg, Alger, thanked the committee for the formulation of the plan, but stated that the plan will not do what it is intended to accomplish. Mr. Solberg indicated that the recommendations should include more than farmland, such as critical areas and buffered areas. He stated that property owners like himself are required to provide excessive buffers to critical areas with no compensation. Mr. Solberg stated that future groundwater rights have been stripped from non-farm users, and no property tax reductions are being considered for the devaluation of such properties. He made several comments on the difficulties of a family farm surviving and the possibility of corporate farming operations taking over small farms in Skagit Valley. He indicated that farmland will be saved, but it will be owned by very few. He further commented on the need to subsidize local markets and cooperatives to sell farm products. Mr. Solberg further noted that the new planning policies preclude development in the flood plain, so the flood plain areas have no development rights. Price should be based on the current density allowed in agriculture. In his estimation, the one-time cash buy-out is a temporary relief welfare program, and it will be doomed to failure.

Monte Lennox, Concrete, endorsed Mr. Solberg's comments. He stated that the recommendations are encouraging in that they show fresh innovative ideas. Mr. Lennox stated that, as an upland resident, his development rights were taken away by the Comprehensive Plan, and feels that funds should be made available to compensate people in his type of situation. He stated that this program, although it has noble objectives and has been motivated by good intentions, is costly and complex.

Dave Hedlin, LaConner, spoke in favor of the plan. As a farmer, Mr. Hedlin indicated that the proposals contained in the plan make sense. He commented on the composition of the advisory committee, and the fact that such a diverse group was able to make these recommendations. He reiterated that this is a voluntary and optional plan.

Commissioner Hart questioned Mr. Hedlin, as a member of the advisory committee, on the need to include critical areas in the funding proposals. Mr. Hedlin indicated that there was a great deal of discussion among the committee members on this very subject. Mr. Hedlin stated that it was decided to focus first on farmland, and get the program up and running. Critical areas will be considered for funding at a later point in time as many times farmland and critical areas go hand-in-hand.

Curtis Johnson clarified that the committee wanted to start with farmland as it produces something of value, while critical areas do not. He indicated that if the farmer can be saved, the farmland comes along for free. He stated that the committee decided to look at economic aspects first. He indicated that if you preserve farmland and keep agriculture viable in Skagit County, then there is an economic return, and Skagit Valley will not become a Kent Valley.

Chip Wiles, Prairie Road, Alger, discussed agri-business concerns, including the point that agriculture in Skagit County has become very diversified. He further explained the need to compete in a worldwide market, not just locally.

Elsa Gruber, LaConner, congratulated the committee on their diligent work, and stated that she does not have a problem with the end product. She expressed concern about private property rights, and the need for consideration being given to critical areas for wetlands and fish and wildlife habitats. Ms. Gruber indicated her support for preserving farmland. She took issue with Mr. Johnson's comments about critical areas having little economic value, as these areas create tourism, and thereby produce economic benefit to lodging establishments, shops, and restaurants. She stated that farmland should take precedence, but there must be funds made available for critical areas.

Randy Good, a dairy farmer in Sedro Woolley, thanked the members of the public for their attendance. He urged the Board to form an Ag Support Group to develop a program to preserve the farmer.

There being no further public comment forthcoming, Commissioner Hart moved to close the public hearing. Commissioner Anderson seconded the motion. The motion passed unanimously and the public hearing was closed.

Commissioner Hart reviewed some recent statistics that show Skagit County's personal income is \$1.9 billion. Personal farm income was \$64,000,000 or approximately 3-1/2% of all income in Skagit County. He indicated the need to find additional ways to supplement this program to include critical areas.

Commissioner Anderson stated that he feels that farmland conservation futures will help the farmer, but was disappointed that hardly any parcels of land in the third district would qualify under the determined criteria. He stated that loss of revenue and critical areas on certain parcels of land must also be considered. Commissioner Anderson stated that it is important to remember that everyone in the County is paying this tax. He stated that the Comprehensive Plan is very specific and binding, and there is a parity issue with farmland and critical areas. He further indicated that it appears that this program is beneficial to farmland in Mount Vernon and LaConner, but contains no provision for the upland areas in the Third District and other critical areas.

Commissioner Hart stated that he firmly thinks that the farmland preservation proposals are a great start and that there is the community dedication to make it work. Commissioner Hart indicated the need to include some portion of the critical areas in the Conservation Futures program. Commissioner Hart stated he would like to see these recommendations go forward, but would like to set aside a revenue stream to be able to go out for bonding or other leveraging to use for programs in critical areas.

Chairman Wolden made several comments on farmland within urban growth areas. He complimented the committee on their recommendations.

Commissioner Hart queried staff on the next step in this process.

Tom Karsh, Planning Director, stated that there is no specific requirement in State law as to how or what the next step is. He advised that Board that they can by resolution adopt the recommendations of the committee, and then set up a work program to focus on a number of issues including pricing formulas, staffing of the program, leveraging funds, and criteria for critical areas. He stated that Planning agrees with recommendation that this program should be housed outside of the Planning and Permit Center. Mr. Karsh indicated that the resolution would include directions to staff to further develop implementing regulations and criteria for individual sites.

Commissioner Anderson expressed his need to feel better about the fairness in criteria for properties in the Third District. He stated the need to achieve parity for individuals paying the increased taxes, but who currently do not fit the criteria to qualify their properties.

Mr. Johnson stated that this is much like people who pay taxes to school districts, but have no children in school. He further indicated that until the first round of applications is received, it will be difficult to know what type of properties will apply for funds.

Commissioner Anderson reiterated that he is not against this program, would like his district to be in parity with the other districts.

The Board indicated that Planning Staff should come forward with a Resolution adopting the advisory committee's recommendations, and schedule further discussions on this matter.

BID OPENING – CHINOOK ENTERPRISES REMODEL.

Roger Howard, Facilities Manager, opened the following bids for the remodeling project of Chinook Enterprises:

Eldred & Essex Construction, Inc.
Bellingham, WA 98225
Bid Bond is attached.
Base bid: \$610,000
Alternate No. 1: \$9,871
Alternate No. 2: \$3,393
Alternate No. 3: \$21,111
Alternate No. 4: Fee
Submitted subcontractor listing.

Western Tri-Con, Inc.
LaPush, Washington
Bid bond is attached.
Base bid: \$797,000
Alternate No. 1: \$16,000
Alternate No. 2: \$5,000
Alternate No. 3: \$22,000
Alternate No. 4: \$2,600
Submitted subcontracting listing.

Mr. Howard advised that the engineer's estimate was \$575,000. The documents will be reviewed by Mr. Howard and a bid award will be forthcoming within the next two weeks.

SIGNATURE – PROCLAMATION DECLARING 4H WEEK IN SKAGIT COUNTY.

Commissioner Hart read the official Proclamation into the record. The Board noted the important aspects of the various 4H programs throughout the County and State. 4H Week will be October 5-11 throughout Skagit County.

Commissioner Hart moved to approve the Proclamation as read. Commissioner Anderson seconded the motion, and it passed unanimously. 4H Week was officially established for October 5-11, 1997.

Several members and leaders of various 4-H Clubs introduced themselves and outlined their activities.

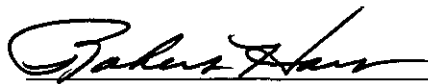
ADJOURNMENT.

Chairman Wolden made a motion to adjourn the proceedings. Commissioner Hart seconded the motion and it passed unanimously.


BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



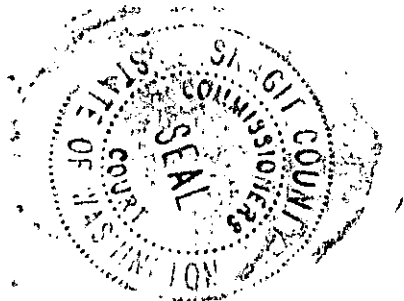
Harvey Wolden, Chairman



Robert Hart, Commissioner



Ted W. Anderson, Commissioner



ATTEST:



Patti J. Chambers, Clerk of the Board
Skagit County Board of Commissioners