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RESOLUTION NO. 1609

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANACORTES, WASHINGTON, DETERMINING THAT THE PROPERTY WITHIN THE CITY KNOWN AS THE FORMER CUSTOM PLYWOOD MILL SITE IS BLIGHTED AND IS SUITABLE FOR A COMMUNITY RENEWAL PROJECT; DETERMINING THAT A PUBLIC CORPORATION TO BE ESTABLISHED BY THE CITY IS THE APPROPRIATE ENTITY TO EXERCISE THE CITY'S COMMUNITY RENEWAL POWERS; AND AUTHORIZING AND DIRECTING THE APPROPRIATE CITY OFFICIALS TO CARRY OUT THIS RESOLUTION.

WHEREAS, the City of Anacortes, Washington (the "City"), desires to encourage and assist with the redevelopment of an approximately 36-acre parcel of property within the City known as the former Custom Plywood Mill site, together with the adjacent tidelands (the "Property"); and

WHEREAS, under Chapter 35.81 RCW (the "Community Renewal Act") the City (or a community renewal agency designated by the City) is authorized to undertake certain community renewal activities within areas of the City designated as "blighted;" and

WHEREAS, under RCW 35.81.010, the term "blighted" includes property which is contaminated by the existence of hazardous soils, substances or materials; and

WHEREAS, a Site Investigation and Remedial Options Evaluation dated February 9, 1998, and prepared by Woodward Clyde (the "Environmental Assessment") indicates that the Property contains hazardous soils, substances and materials, including petroleum hydrocarbons, PCBs and metals;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ANACORTES, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Findings. The City makes the following findings:

1. As detailed in the Environmental Assessment, the Property contains hazardous soils, substances and materials and, as such, is detrimental to the public health, safety and welfare of the residents of the City in its present condition and use.
2. The Property is a blighted area as defined in RCW 35.81.010(2) and, therefore, is appropriate for a community renewal project, as those terms are used in Chapter 35.81 RCW.
3. The rehabilitation and redevelopment of the Property is necessary in the interest of the public health, safety, morals or welfare of the residents of the City.

Section 2. Community Renewal Agency. The City Council elects to have the powers of a community renewal agency under the Community Renewal Act exercised by the board of commissioners a public corporation to be formed by the City. The appropriate City

officials are directed to proceed with the formation of a public corporation to serve as a community renewal agency with respect to the Property and other property which the City Council may hereafter designate as blighted.

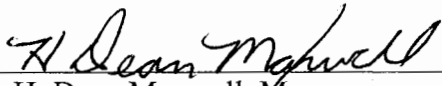
Section 3. Community Renewal Plan. The appropriate City officials are directed to develop (or to cause to be developed by the community renewal agency) a community renewal plan with respect to the Property for approval by the City Council, all in accordance with the Community Renewal Act.

Section 4. Ratification and Confirmation. Any actions of the City or its officers prior to the date thereof and consistent with the terms of this resolution are ratified and confirmed.

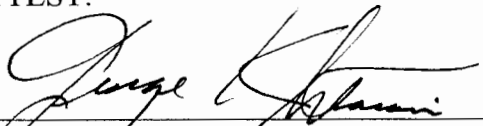
Section 5. Effective Date. This resolution shall take effect and be in full force and effect from and after its adoption.

PASSED and APPROVED this 17th day of June, 2002.

CITY OF ANACORTES

By: 
H. Dean Maxwell, Mayor

ATTEST:


George Khajian, City Clerk

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Clean-up plans for mill site advance

City prepares to form development authority to manage process

BY NANCY WALBECK
American staff writer

A Seattle environmental firm already has begun outlining what it would take to clean up the Anacortes plywood mill site, thanks to a \$68,000 grant from the state's Department of Ecology.

Anacortes Planning Director Ian Munce told city council members at the Monday, July 8, study session that URS, the environmental company from Seattle, has started its assessment of the plywood mill site at 35th Street and south Fidalgo Bay.

The city wants to have the property — where the burned-out mill now is situated — returned to the tax rolls. To that end, Munce proposed enacting the Anacortes Public Development Authority, an independent body made up of two council members, the mayor and two at-large city residents.

The authority, a separate entity from City Hall, would join with the owners of the plywood mill to tackle the issue of toxic waste on the site. The mill owners have said they can't afford to do it alone.

By combining forces and using the authority, other federal development funds can be tapped, Munce said previously.

Then, once the property is cleaned up and sold to a new buyer, the proceeds would return to the authority. That entity would repay any outstanding loans and split the difference with the mill owners. At no time, Munce emphasized, would he city have any liability.

City council members also reviewed authority development legal documents and its charter Monday night.

It is expected the council will approve forming the authority later this month or early in August. Some other provisos under the charter include staggered terms of office of two and three years. Terms for elected officials will follow their election years, roughly.

The charter also calls for a code of ethics, whereby the five-member board of directors could not profit, directly or indirectly, from any contract or sale related to authority business.

In other business, city council members heard:

- That 74 fireworks complaints over the holiday period were responded to by city police officers. Six fires occurred, three directly related to fireworks, Police Chief Mike King said. One injury also was attributed to fireworks.

Several citations were issued for illegal fireworks and several of the illegal kind confiscated. But when police responded to fireworks calls, often those involved had scattered and the fireworks had been discharged, making any follow-up difficult, King said.

Five adults were cited for illegal fireworks and one juvenile was referred to a parent.

Mayor Dean Maxwell said Robert Knowles, a city resident who has pleaded with city council the last few months to ban fireworks in the city, dropped off at City Hall "a half-sack of (spent) fireworks" gathered from

his house roof.

- That up to \$1.3 million is needed to provide additional and lateral sewer-pipe connections to areas in south March Point. Some of the property has wetlands or rock outcroppings, making some connections impossible or problematic, according to Bob Boudinot of the Leonard, Boudinot and Skodje engineering firm.

The company also recommended a local-utility-improvement district, or LUID, be formed, but Munce said city council already decided years ago not to urge that unless 100

percent of the property owners voted for it.

Instead, he said the sewer extensions will be paid for through numerous state and federal grants as well as money from developers, which occurs when a business expands or starts, then needs to complete various infrastructure requirements, such as roads, sidewalks, intersections and utility or sewer upgrades.

Munce estimated the first wave of the project would take about five years, with long-term efforts during the next 20 years or so.