

**TOWN COUNCIL AGENDA**  
**May 26, 2026 6:00 PM**

A link to the full packet for this  
agenda can be found at  
<https://www.townofconcrete.com/notices/>  
or  
<https://www.townofconcrete.com/town-council-and-mayor/>

- I. Opening Ceremonies**
  - A. Call Meeting to Order
  - B. Pledge of Allegiance
  - C. Roll Call
  - D. Council Applications/Interviews (pages 1-2)
  - E. Executive Session
  - F. Council Member Appointment
  
- II. Agenda Approval**
  
- III. Public Comment/s: TBD**
  
- IV. Events Application: Concrete Resource Coalition – Concrete Youth Activity Day (pages 3-6)**
  
- V. Public Presentation/s: King – Utility Account Delinquent Payment Arrangement Request (page 7)**
  
- VI. Consent Agenda:**
  - A. Town Council Meeting Minutes – May 11, 2026 (pages 8-11)
  - B. Approval of Claims Checks
  
- VII. Public Hearings: None.**
  
- VIII. Old Business: Summary (page 12)**
  - A. Bike Park
  - B. Dog Park
  - C. Secondary Access Road
  - D. Sewer Main Relocation – Concrete Sauk Valley Rd
  - E. Water Comp Plan Update
  - F. PUD Fiber Vaults
  - G. PSE Car Charges
  - H. Owens Temporary RV Permit Update (Water off as of 5/6/2026)
  
- IX. New Business:**
  - A. Swap Meet – Change Request (pages 13-19)
  - B. Resolution #2026-06 – Surplus and Donation Authorization (pages 20-22)
  
- X. Reports**
  - A. Council Reports
    - i. Parks-Council Member, Billi Bellinger
    - ii. Airport-Council Member, Michael Werner
    - iii. Airport Commission-Council Member, Karla Massingale
    - iv. HPLC –
    - v. Economic Development Commission  
- DRAFT Minutes, May 13, 2026 (pages 23-25)
  - B. Staff Reports
    - vi. Public Safety – Sergeant Wolfe
    - vii. Water & Wastewater Services – WWTP and Water Report, April 2026 (pages 26-27)
    - viii. Engineering – Gray & Osborne
    - ix. Planning/Historical Preservation – Kevin Cricchio  
- DRAFT Minutes, May 19, 2026 (pages 28-30)
    - x. Admin/Finance-Andrea Fichter, Clerk-Treasurer  
- Check Register, May 11, 2026 (page 31)

- xi. Public Works -
- xii. Fire Department – Jaesen Meacham, Fire Chief

- C. Mayor Report
  - Superior Building

**XI. Announcements**

**XII. Executive Session** *(if necessary)*

**XIII. Adjournment**

Town of Concrete Town is utilizing Zoom for access to Town Council meetings. The information below is for the next meeting:

Join Zoom Meeting  
<https://zoom.us/j/3723563720>

Meeting ID: 372 356 3720  
One tap mobile  
+12532158782,,3723563720# US (Tacoma)  
+13462487799,,3723563720# US (Houston)

Dial by your location  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 900 6833 US (San Jose)  
+1 312 626 6799 US (Chicago)  
+1 929 205 6099 US (New York)  
+1 301 715 8592 US (Washington DC)

Meeting ID: 372 356 3720  
Find your local number: <https://zoom.us/u/addgwovb80>

# Town of Concrete

45672 Main Street  
P.O. Box 39  
Concrete, WA 98237  
Phone: 360-853-8401

Website: [www.townofconcrete.com](http://www.townofconcrete.com)  
Email: [andrea@concretewa.gov](mailto:andrea@concretewa.gov)  
Fax: 360-853-8002



## APPLICATION FOR COUNCILMEMBER

Name Matt Robinson Date: 5/8/2006

Mailing Address: \_\_\_\_\_

Physical Address: 7290 N. Dillard

How long at this address? 7 years Are you a registered voter within the town limits? Yes

Explain briefly why you wish to serve on the council: I'd like to get more  
involved with things going on in the town and help  
make decisions on things that affect the town and  
the town people

Describe briefly past history, experiences or knowledge that may assist you in being a productive and contributing member to the Council: I've lived here my whole  
life I know most all the people here, I also  
was a volunteer for the Concrete police  
servicing this community

[Signature]  
Signature of Applicant

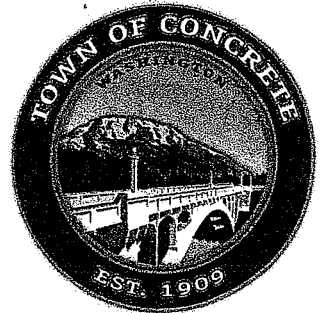
\_\_\_\_\_  
Email Address

*This institution is an equal opportunity provider, and employer.*

# Town of Concrete

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Fax: 360-853-8002



## APPLICATION FOR COUNCILMEMBER

Name Felix Ross Date: 5/15/2020

Mailing Address: \_\_\_\_\_

Physical Address: 45205 Main St.

How long at this address? 10 years Are you a registered voter within the town limits? yes

Explain briefly why you wish to serve on the council: I want to help the community. I want to be more involved. My knowledge and input will benefit our ever growing community.

Describe briefly past history, experiences or knowledge that may assist you in being a productive and contributing member to the Council: \_\_\_\_\_

I am a former business owner. I also served as a town council member. I am President of Chambers of Commerce.

Felix Ross  
Signature of Applicant

\_\_\_\_\_  
Email Address

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**TOWN OF CONCRETE  
EVENTS APPLICATION**  
(proof of insurance required)  
**APPLICATION FEES (PLEASE CHECK ONE)**

		#		
SPECIAL EVENT	\$43.50 AN EVENT		**TOWN STAFF PRESENCE REQUESTED	\$50.00 PER EMPL, PER DAY
SPECIAL EVENT WITH WATER	\$49.50 AN EVENT		**SANI-CAN REQUEST	\$90.00 PER SANI-CAN, PER EVENT
SPECIAL EVENT WITH ELECTRICITY	\$55.50 AN EVENT		** PICNIC TABLES	\$12.50.00 PER TABLE, PER EVENT
SPECIAL EVENT WITH WATER & ELECTRICITY	\$62.00 AN EVENT		** Mardi Gras, 4th of July, Fly-In and Cascade Days, Picnic Table Rental Fees Waived - Replacement Cost Remain for Any Damages	
SPECIAL EVENT NON-PROFIT ORGANIZATION	\$31.00 AN EVENT	/	STREET CARNIVAL AND/OR CIRCUS	\$37.00 PER DAY
SPECIAL EVENT NON-PROFIT WITH WATER	\$37.00 AN EVENT		STREET CARNIVAL/CIRCUS WITH WATER	\$49.50 PER DAY
SPECIAL EVENT NON-PROFIT WITH ELECTRICITY	\$43.50 AN EVENT		STREET CARNIVAL/CIRCUS WITH ELECTRICITY	\$55.50 PER DAY
SPECIAL EVENT NON-PROFIT WITH WATER & ELECTRICITY	\$49.50 AN EVENT	X	STREET CARNIVAL/CIRCUS WITH WATER & ELECTRICITY	\$62.00 PER DAY

ENTER TOTAL FEES HERE \$ 292.00

\*\* THESE FEES ARE IN ADDITION TO THE SPECIAL EVENT OR STREET CARNIVAL/CIRCUS FEE - DAMAGE BEYOND NORMAL REPAIR TO ITEMS WILL REQUIRE EVENT HOLDER TO PAY FULL REPLACEMENT COSTS AS STATED IN THE MOST RECENT FEE SCHEDULE

NAME: Stephanie Morgaridge  
 ADDRESS: 2031 Hospital Drive, SW 98284  
 PHONE: 360-854-7159

**OFFICIAL NAME OF ORGANIZATION:**

NAME OF ORGANIZATION: Concrete Resource Coalition / United General District 304  
 ADDRESS: 2031 Hospital Drive, SW 98284  
 PHONE: 360-854-7159

**PERSON DIRECTLY IN CHARGE OF AND RESPONSIBLE FOR EVENT:**

NAME: Stephanie Morgaridge  
 ADDRESS: 2031 Hospital Drive, SW 98284  
 PHONE: 360-854-7159 or cell 360-770-2836

**EVENT DETAILS:**

EVENT NAME: Concrete Youth Activity Day  
 PURPOSE OF EVENT: Connect families to resources  
 DATE OF EVENT: 7/16 TIME OF EVENT: 10-2pm  
 LOCATION OF EVENT: Silo Park  
 ROUTE OF EVENT (if applicable): \_\_\_\_\_

APPROXIMATE NUMBER OF SPECTATORS & PERSONS PARTICIPATING: 575  
 SETUP/TAKEDOWN TIMES: 7-9:30 am 2-3pm

Will this Event include a fireworks display? Yes or No

This institution is an equal opportunity provider, and employer and does not discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations.

Event sponsors or organizations will be required to provide a certificate of insurance to the town before the permit is issued. Commercial General Liability insurance of at least \$1,000,000 per occurrence, \$2,000,000 annual aggregate written on an occurrence form by an insurance carrier

## SPECIAL NEEDS

Number Needed	Item Needed
2	Sani-Cans
4	Extra Garbage Cans
X	Road Closure Cones/Candlesticks
X	Access to Power
X	Access to Water
Department	ADDITIONAL ASSISTANCE OR EQUIPMENT NEEDED
Public Works	
Police	
Fire	

### PROCEDURES FOR EVENT ACTIVITIES

- Anyone desiring to hold a special event in the Town of Concrete should fill out an Events Application and submit with the required fee/s, to the Clerk-Treasurer. Applications for Event Permits must be filed no less than thirty (30) days in advance of the proposed special events activity. Special events include parades, public meetings or assemblies or other organized gathering of a group of persons, or any ceremony, show, exhibition, dance or pageant which may reasonably be expected to result in the gathering of a group of persons, upon any public street, park or other public grounds. They do NOT include funeral processions, a governmental agency acting within the scope of its functions, students going to and from school or participating in educational activities, organized youth and other sports activities.
- The person or organization sponsoring the special events activity shall, on a form prescribed by the town attorney, as a condition to the issuance of a permit, execute an agreement to indemnify and hold the Town harmless from and on any claim that may be made or brought against the Town for loss, injury or damage to any persons or property arising out of or in connection with the special events activity.
- All entry forms to special events activity shall require each individual participant to release the Town from any liability that might be occasioned on account of any injury to the participant or damage to participant's property. If the special events activity will involve minors, said entry form shall provide for a release of such liability on behalf of the minor, by the minor and the minor's parents or guardian.
- Event sponsors or organizations will be required to provide a certificate of insurance before the permit is issued. Commercial General Liability insurance of at least \$1,000,000 per occurrence, \$2,000,000 annual aggregate written on an occurrence form by an insurance carrier with an "A" rating and licensed to conduct business in the State of Washington must be in received by the Town of Concrete prior to the event. Auto Liability Insurance with at least \$1,000,000 Combined Single Limit written by an "A" rated carrier licensed to conduct business in the State of Washington, is required if motor vehicles (including parade floats, farm type equipment, or other motorized vehicles regardless if licensed or not) are used in the event. The Town of Concrete will be named as an additional insured by endorsement on the event sponsor's or organization's insurance policy. All participants shall also be required to meet the insurance requirements including naming the Town of Concrete as an additional insured. Proof of insurance shall be provided to the Town prior to the permit being issued.
- Any person or organization sponsoring a special event activity shall be responsible for the prompt and orderly removal of any signs, booths, barricades and any other articles or items erected or used in connection with the special event activity and any trash or debris occasioned by the special event activity. Should the Town for any reason be forced to expend its own funds or staff or use its equipment to ensure the safe and orderly conduct of the special events activity or disassemble or remove any articles erected or used in connection with the special events activity or collect any trash or debris occasioned by the special events activity then the person or organization sponsoring the special events activity shall promptly reimburse the Town for the reasonable cost of same upon presentment of the Town's statement.
- The written permit shall be carried by the person heading or leading the special event activity for which the permit was issued.

I, Carol Hawk, representing United General District 304 - Concrete Resource Coalition agree to the above Procedures.

Carol W. Hawk

(Signature)

5/6/2026

(Date)

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Event sponsors or organizations will be required to provide a certificate of insurance to the town before the permit is issued. Commercial General Liability insurance of at least \$1,000,000 per occurrence, \$2,000,000 annual aggregate written on an occurrence form by an insurance carrier

**SPECIAL ACKNOWLEDGEMENT, RELEASE AND AGREEMENT OF INDEMNITY**

It is fully understood and acknowledged by the undersigned that the (name of event or organization/ individual) \_\_\_\_\_ sponsored by \_\_\_\_\_ may be conducted along Town streets, across Town intersections and/or on Town property.

With full knowledge of these matters, the undersigned, as sponsor, hereby releases and absolves and agrees to indemnify the Town of Concrete, Washington, its officers, employees and agents, from and against any and all claims of whatever nature arising by reason of participation in the aforementioned event, including injury or death to such participant.

Date: \_\_\_\_\_  
Name of Sponsor: \_\_\_\_\_  
Address of Sponsor: \_\_\_\_\_  
Signature of Authorized Agent: \_\_\_\_\_

Note: Sponsors are required to obtain waivers that include holding the Town harmless from all participants in running, walking, etc., events. Anyone under 18 years of age must obtain a parent's or guardian's signature.

**Sign/Banner Placement Request**

The Town of Concrete has a structure available for placing event banners or signs. Maximum length of such sign is 10 feet and maximum height is 2.5 feet. Event organizers are responsible for the creation and cost of such banner or sign. The Town will be responsible for the approval and installation of any banner or sign. Signs are only allowed to be placed on the town provided structure.

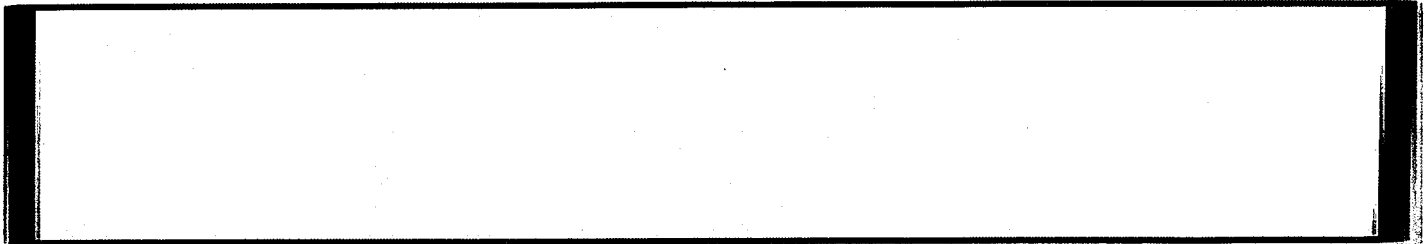
Signs or banners displayed must be for civic events or non-profit activities and cannot contain commercial advertising or sponsorships.

Signs or banners are limited to a maximum size of ten (10) feet in length and two and one half (2.5) feet in height and be legibility at the distance and pace (speed) at which it is to be seen and is limited to the following:

- Name of Event
- Date/s of Event
- Time of Event
- Event logo or other event related image/s

Do you have a sign/banner to be placed for this event? Yes  
Does it meet the above requirements? Yes, would like to set up June 14th

Please provide a detailed sketch below or attach sample.



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**FOR TOWN USE ONLY  
Review and Recommendations**

Department	Initials	Date	Comments
Public Works			
Police			
Fire			

**Application Fees:**

**Date Paid:** \_\_\_\_\_ **Receipt No.** \_\_\_\_\_

Approved Event permits, will only be issued upon receipt of Certificate of Insurance and any other information required by the Town Council.

**Insurance received:** \_\_\_\_\_  
Date

Presented to Town Council on: \_\_\_\_\_

**APPROVED**       **DISAPPROVED**

**SIGNATOR:** \_\_\_\_\_  
Mayor

**ATTEST:** \_\_\_\_\_  
Clerk-Treasurer

**OTHER FEES REQUIRED:**  **YES**     **NO**

**Amount:** \_\_\_\_\_ **Description:** \_\_\_\_\_

**Date Paid:** \_\_\_\_\_ **Receipt No.** \_\_\_\_\_

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# UTILITY ACCOUNT HISTORY

01/01/2026 To: 05/21/2026

Time: 04:51:15 Date: 05/21/2026

Page: 1

AMANDA: 151; Service Location: 300502.0

COURT	Current	Previous	Water Usage	Sewer Usage	Electric Usage	Chg/Pymt	Balance
Late Fee				*	*	3.98	163.16
Billing	219049	218392	657	*	*	159.87	323.03
Late Fee				*	*	8.08	331.11
Billing	219683	219049	634			159.87	490.98
ment	120372					-150.00	340.98
ment	235610					-25.00	315.98
Late Fee				*	*	7.90	323.88
Billing	248492	219683				159.87	483.75
Late Fee				*	*	-200.00	283.75
Billing						7.09	290.84
Late Fee				*	*	159.87	450.71
Late Fee				*	*	25.00	475.71
Billed Amt:	639.48	Avg	159.87				

Defaulted on payment arrangement in may 2023 -  
 policy states no further payments if default occurs.  
 King is requesting a payment arrangement, which  
 would need Council approval.

**Town of Concrete  
Town Council Meeting  
May 11, 2026**

**6:00 pm.** Mayor Akers called the meeting to order. Mayor Akers led the gallery in the Pledge of Allegiance.

**Roll Call: Council Members:** Karla Massingale, Billi Bellinger, Stephanie Semro, and Michael Werner.

**Staff Present:** Clerk Treasurer Andrea Fichter, Public Works Laborer Floyd Smith, and Public Works Maintenance Worker Gibson Fichter.

**Staff Present Online:** Town Planner Kevin Cricchio and Town Attorney Emily Romanenko.

**Audience Members Signed In:** PJ Parsons, Dave Brewer, Eren Oliver, Allen Jackson, and Gabe Asarian.

**Audience Members Signed in Online:** Theresa White, Cameron Martinez, Valerie Stafford, TL Guest, Michael (guest), Gregg and Jim, and Curt (guest).

**Agenda Approval:** Councilmember Werner made a motion to approve the agenda. Councilmember Semro seconded the motion. The motion carried unanimously.

**Public Comment/s:** All public comments for this evening were included in the packet.

Councilmember Werner stated that he believes James Marvin's comment will need to be discussed further. He stated there are other taxiway issues as well besides the grass not growing. He stated a long-term plan needs to be determined.

Discussion ensued on possible options for fixing certain areas. Councilmember Werner stated that if areas are paved, then the utility infrastructure should be determined prior to that as well.

**Events Application:** None.

**Public Presentation/s:** SCSO Deputy Josh Murdock – Traffic Safety: Deputy Murdock reviewed a presentation on a new program called Street Vision. He stated it is a fairly new program that looks at various data such as hard breaking, fast acceleration, phone motion, and speeding data. He stated that data is then used in creating information and education that will hopefully assist in decreasing the number of crashes in the future. He reviewed the various data and how that data will be used to make changes in the education. He stated they will hold more community meetings like this to do presentations and get this information out to the various communities. He stated they also do presentations for high schoolers and teen drivers.

Carr Lanham who is the Target Zero Manager with the Washington Traffic Safety Commission reported on the program to reduce traffic related deaths. He stated they are working with communities and Law Enforcement to bring awareness of traffic safety. He stated they also work with school districts and teen programs that focus more on speeding, seat belt usage, and driving under the influence.

It was stated that Sergeant Wolfe is a great advocate for the Town and surrounding community and has been instrumental in coordinating these types of presentation and traffic safety patrols in the area.

**Consent Agenda:**

Town Council Meeting Minutes – April 27, 2026  
Approval of Claims Checks: #11382 to #11411 for \$61,455.21  
Payroll: \$36,235.93

Councilmember Bellinger made a motion to approve the Consent Agenda. Councilmember Massingale seconded the motion. The motion carried unanimously.

**Public Hearings:** None.

**Old Business:** Summary is included in the packets.

Bike Park: See summary.

Dog Park: See summary.

Secondary Access Road: See summary.

Sewer Main Relocation: See summary.

Veterans Memorial Athletic Court: See summary.

Water Comp Plan Update: See summary.

PUD Fiber Vaults: See summary.

PSE Car Chargers – See summary.

Owens Temporary RV Permit – It was stated that the water has been shut off to the property and the RV they were living in has been removed. Andrea stated the town may have to work with the mortgage company to make sure the remaining trailers and debris is removed.

Ordinance #916 – Amending CMC 2.60.060: Andrea stated after the last meeting where there were some questions on the Mayor being able to vote to break a tie, she and Emily reviewed the town code and determined there was a contradiction between what is stated in the RCW and the town code and this will update the town code to reflect that actual RCW.

Councilmember Werner made a motion to approve. Councilmember Semro seconded the motion. The motion carried unanimously.

**New Business:** Notice of Town Council Vacancy: Andrea stated the notice is included in the packets and that one application has been received so far. She stated that applications are due by this Friday. She stated if more than two applications are received a committee will review those and the top two chosen by the committee will then come to Council for a possible appointment at the next meeting.

She also reminded everyone that the next meeting will be held on a Tuesday, due to Memorial Day.

Resolution #2026-05A – Mears Field Lot # 9 Lease Termination: Andrea stated that payment reminders were sent and a certified was sent which was also received and the town did not receive payment or any response.

Councilmember Werner discussed building requirements at the airport. He stated he believes there should be different rules for what is built so the town can increase the property tax revenue it receives.

Councilmember Werner made a motion to approve the resolution. Councilmember Semro seconded the motion. The motion carried unanimously.

**Council Reports: Parks: Billi Bellinger:** Councilmember Bellinger asked about the waiver and agreement that Stacey referred to in her email and if that not being in place would affect the pump track construction. Andrea stated the waiver and agreement are for bike rentals and not anything to do with the pump track construction.

Councilmember Bellinger stated that she has met with Public Works and Stacey regarding a precise location for the dog park and they believe there is plenty of room and the dog park will not interfere with the bike park or disc golf.

She also reported that one of the fixtures in the bike park needs to be repaired. Floyd stated they will take a look at it.

She also reported the corn maze is about 80% complete.

**Airport: Mike Werner:** Councilmember Werner stated he did not have anything further to report this evening.

**Airport Commission: Karla Masingale:** Councilmember Massingale stated the next meeting is May 21.

**Historic Preservation and Landmarks Commission:** No report.

**Economic Development Commission:** No report.

**Department Reports: Public Safety:** Sergeant Wolfe stated that with this presentation this evening, he did not want the town to think they were going to be just out issuing constant citations but that this program is more about education and improving traffic safety overall. He stated that Deputy Murdock is one of the most educated and knowledgeable deputies on this issue and the department is lucky to have him and the traffic unit involved.

Sergeant Wolfe also reported on the calls and hours in town and in the response area for May so far.

He stated they participated in the Mountain Film Festival Event which was a great fundraiser for Search and Rescue. He stated Search and Rescue will be participating in training later this week.

**Water & Wastewater Services:** No report.

**Engineering – Gray & Osborne: Recommendation to Award – Washington Street Waterline, TRICO Companies:** Councilmember Werner asked if TRICO has worked for the town before. Andrea stated she believes so, but it has been a few years. She stated they are a well-known and reputable company.

Councilmember Bellinger made a motion to approve the recommendation to award. Councilmember Massingale seconded the motion. The motion carried unanimously.

**Planning Commission/Historical Preservation: Kevin Cricchio:** Kevin reported Planning Commission will meet next week and discuss the PSE permits. He stated a notice of hearing will publish for that project this week and the hearing will take place at Council on June 8.

**Administration/Finance Report: Andrea Fichter:** Andrea stated besides the items in the packet she is also working with Emily on an extensive public records request.

**Public Works:** Gibson stated they are continuing to work on the items discussed at the last meeting. It was also stated the new hire, Will May has started and is working out well so far.

**Fire Department: Jaesen Meacham:** Mayor Akers stated the call report for April is in their packets.

**Mayor's Report:** Mayor Akers reported the area near the rivers is looking good.

**Superior Building:** Mayor Akers reported they got the bike container moved and took down the fence. He stated they are working to get the building painted soon.

**Announcements:** Councilmember Werner stated that he would like the town to hold off on issuing notifications to the waiting list of the availability of lot #9. Andrea asked for clarification and if he is requesting an update to lease language. Councilmember Werner stated he believes it could be written into town code. Andrea stated that is a long process and requires noticing.

Councilmember Werner made a motion to hold off leasing lot #9 for 30-days until what should be built at the airport can be discussed further.

Councilmember Werner stated he believes there should be a requirement on what should be built that would get the town a higher return.

Councilmember Semro seconded the motion. The motion carried unanimously.

**Executive Session:** None.

**Adjournment:** Councilmember Werner made a motion for adjournment at 6:42 p.m. Councilmember Massingale seconded the motion. The motion carried unanimously.

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Jeremy Akers, Mayor

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Attest: Andrea Fichter, Clerk Treasurer

As of May 21, 2026

- A. Bike Park- Pre-construction meeting was held the proposed start date is June 1.
- B. Dog Park –EDC presented proposal on 4/13. Bring back exact location options at Silo Park.
- C. Secondary Access Road – Still waiting to finalize ROW on two properties.
- D. Sewer Main Relocation – Concrete Sauk Valley Rd – Funding was awarded, moving through the design, and permitting process.
- E. Water Comp Plan Update – Has been submitted to DOH. Received comments back and G&O and staff are going through those.
- F. PUD Fiber Vaults – Attorney is researching.
- G. PSE Car Charger Program – Design in progress.
- H. Owens Property and RV's

Swap Meet

original  
2016

Resolution # 2016-07  
**A RESOLUTION OF THE TOWN OF CONCRETE, WASHINGTON  
PERTAINING TO AND APPROVING A TEMPORARY USE PERMIT  
FOR THE CEMENT CITY SWAP MEET  
LOCATED AT 45218 FIR STREET**

**WHEREAS**, in 2012 the Cement City Swap Meet (Swap Meet) was granted a business license to operate; and

**WHEREAS**, Concrete Municipal Code (CMC) 19.33.060 (1) requires all uses within the Commercial Light Industrial (CL) zone to be conducted entirely within a building with limited exceptions. One of those exceptions is for temporary uses permitted by Council; and

**WHEREAS**, in order to comply with CMC 19.33, the Swap Meet is considered a temporary use; and

**WHEREAS**, as a temporary use the Swap Meet operates on a seasonal basis; and

**WHEREAS**, the Town has relied on the sign posted at the site to determine the dates of operation for the Swap Meet; and

**WHEREAS**, overnight camping is not an allowed use in the CL zone; and

**WHEREAS**, to ensure the safety of items offered for sale some Swap Meet vendors have historically camped overnight at the site; and

**WHEREAS**, CMC 19.45.090 (2) (a) includes provisions that allow overnight camping in an RV with an approved Town of Concrete Temporary Visitor permit; and

**WHEREAS**, Council has previously issued the RV Temporary Visitor permits to the property owner where the RV will be staying; and

**WHEREAS**, there have been questions and concerns regarding the duration of operation for the Swap Meet and with the overnight camping associated with it; and

**WHEREAS**, after several discussions at regular Town Council meetings staff was directed to prepare conditions that would clarify and define the parameters necessary for the Swap Meet to continue to operate in compliance with CMC 19.33 as a temporary use and to quantify overnight camping for purposes of issuing an RV Temporary Visitor permit for the Swap Meet season; and

**WHEREAS**, the temporary use approval process is exempt from SEPA; and

**WHEREAS**, the Town Staff has worked with the applicant to develop a set of conditions for operation of the Swap Meet and quantified overnight camping in a manner to allow issuing of an RV Temporary Visitor permit. These conditions and the RV Temporary Visitor permit allow the Swap Meet to comply with the requirements of the Concrete Municipal Code.

13

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF CONCRETE AS FOLLOWS:**

The Town of Concrete Town Council does hereby **APPROVE** the Cement City Swap Meet subject to the Conditions attached as **Exhibit A**. In addition, the Town Council does hereby issue an RV Temporary Visitor permit to the property owner subject to the provisions included in the attached conditions in **Exhibit A**.

**PASSED**, by the Concrete Town Council and approved by the Mayor this 28 day of March, 2016.

TOWN OF CONCRETE

---

Jason Miller, Mayor

ATTEST:

APPROVED AS TO FORM:

---

Andrea Fichter, Clerk Treasurer

---

Town Attorney, David Day

## Exhibit A

### Conditions of Operation for the Cement City Swap Meet

The Cement City Swap Meet is considered a temporary use under Concrete Municipal Code 19.33 Commercial Light Industry District. This exempts the Swap Meet from the requirement that all uses shall be conducted entirely within a building or structure. In exchange for the exemption, the Swap Meet shall meet the following Conditions of Operation.

These conditions are subject to annual review prior to issuance of a business license for each year of operation. The applicant may request changes to conditions to reflect changes of circumstances at the end of each season.

1. The Swap Meet shall operate from April 1 through October 31.
2. The Days of operation shall be Friday, Saturday, and Sunday. Where Monday is a holiday, the Swap Meet shall be allowed to operate on the Monday. Set up shall be allowed Thursday afternoons. No Monday night camping is allowed.
3. A total of four (4) RV spaces will be available for overnight camping each day of operation during the Swap Meet season. Camping will be limited to Thursday, Friday, Saturday and Sunday from April 1 through October 31. Tent camping is prohibited. Unless it is a holiday, all RVs shall vacate by noon Monday. No Monday overnight camping is allowed. On weekends where the following Monday is not a holiday, all items for sale shall be packed up at the end of the business day on Sunday.
4. The Swap Meet management shall provide each vendor with a vendor agreement and set of rules and regulations. The Vendor Agreement shall be substantially similar to the agreement attached as **Exhibit B**. Management shall review proposed changes to the agreement with Town Staff to make sure that those items of Concern to the Town for purposes of complying with the Municipal Code are not altered.
5. The Swap Meet management shall keep signed copies of the Vendor Agreements and make them available to the Town or law enforcement upon request.

Amendment  
# 1  
2017

Resolution # 2017-02  
**A RESOLUTION OF THE TOWN OF CONCRETE, WASHINGTON  
PERTAINING TO AMENDMENT OF  
THE CEMENT CITY SWAP MEET TEMPORARY USE PERMIT**

**WHEREAS**, in 2016 the Cement City Swap Meet (Swap Meet) was granted a temporary use permit to operate on a seasonal basis subject to conditions approved by Council; and

**WHEREAS**, the approved conditions specify that the can be reviewed and amended annually; and

**WHEREAS**, the Applicant wishes to amend the conditions of approval and rules of operation as indicated in the attached Exhibit A and Exhibit B; and

**WHEREAS**, the temporary use approval process is exempt from SEPA; and

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF CONCRETE AS FOLLOWS:**

The Town of Concrete Town Council does hereby APPROVE the amendment to the Cement City Swap Meet Temporary Use Permit Conditions of Approval attached as **Exhibit A**. In addition, the Town Council does hereby issue an RV Temporary Visitor permit to the property owner subject to the provisions included in the attached conditions in **Exhibit A**.

PASSED, by the Concrete Town Council and approved by the Mayor this 9<sup>th</sup> day of January 2017, ~~2016~~.

TOWN OF CONCRETE

\_\_\_\_\_  
Jason Miller, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Andrea Fichter, Clerk Treasurer

\_\_\_\_\_  
Town Attorney, David Day

16

## Exhibit A

### Conditions of Operation for the Cement City Swap Meet

The Cement City Swap Meet is considered a temporary use under Concrete Municipal Code 19.33 Commercial Light Industry District. This exempts the Swap Meet from the requirement that all uses shall be conducted entirely within a building or structure. In exchange for the exemption, the Swap Meet shall meet the following Conditions of Operation.

These conditions are subject to annual review prior to issuance of a business license for each year of operation. The applicant may request changes to conditions to reflect changes of circumstances at the end of each season.

1. The Swap Meet shall operate from April 1 through October 31.
2. The Days of operation shall be Friday, Saturday, and Sunday. Where Monday is a holiday, the Swap Meet shall be allowed to operate on the Monday. Set up and sales shall be allowed Thursday afternoons. No Monday, Tuesday, or Wednesday night camping is allowed.
3. A total of six (6) RV spaces will be available for overnight camping each day of operation during the Swap Meet season. Camping will be limited to Thursday, Friday, Saturday and Sunday nights from April 1 through October 31. Tent camping is prohibited. Unless it is a holiday, all RVs shall vacate by noon Monday. No Monday, Tuesday, or Wednesday overnight camping is allowed. On weekends where the following Monday is not a holiday, all items for sale shall be packed up and all vendors shall vacate by 9:30 pm Sunday. On holiday Mondays. All items for sale shall be packed up and all vendors shall vacate by 9:30 pm.
4. The Swap Meet management shall provide each vendor with a vendor agreement and set of rules and regulations. The Vendor Agreement shall be substantially similar to the agreement attached as **Exhibit B**. Management shall review proposed changes to the agreement with Town Staff to make sure that those items of Concern to the Town for purposes of complying with the Municipal Code are not altered.
5. The Swap Meet management shall keep signed copies of the Vendor Agreements and make them available to the Town or law enforcement upon request.

Amendment #2  
2023

Resolution #2023-15

**A RESOLUTION OF THE TOWN OF CONCRETE, WASHINGTON PERTAINING TO AMENDMENT OF THE CEMENT CITY SWAP MEET TEMPORARY USE PERMIT PREVIOUSLY APPROVED RESOLUTIONS 2016-07, 2016-08, 2017-02**

**WHEREAS**, in 2016 the Cement City Swap Meet (Swap Meet) was granted a temporary use permit to operate on a seasonal basis subject to conditions approved by the Council; and

**WHEREAS**, in 2017 the conditions for the temporary use permit were amended; and

**WHEREAS**, a recent review of the conditions was completed; and

**WHEREAS**, the Cement City Swap Meet is now known as the Concrete Swap Meet; and

**WHEREAS**, the conditions of approval and rules of operation are now indicated in the attached Exhibits A and B; and

**NOW THEREFORE BE IT RESOLVED**, by the Town Council of the Town of Concrete as follows:

The Town of Concrete of Town Council does hereby APPROVE the amendment to the Cement City Swap Meet Temporary Use Permit Conditions of Approval attached as Exhibit A.

**BE IT FURTHER RESOLVED** that a copy of this resolution and attached exhibit/s shall be forwarded to the property owner and/or manager.

**RESOLVED**, by the Concrete Town Council and approved by the Mayor this 14th day of August 2023.

\_\_\_\_\_  
Marla Reed, Mayor

Attest:

\_\_\_\_\_  
Andrea Fichter, Clerk- Treasurer

Approved as to form:

\_\_\_\_\_  
David Day, Town Attorney

## Exhibit A

### Conditions of Operation for the Concrete Swap Meet

The Concrete Swap Meet is considered a temporary use under Concrete Municipal Code 19.33 Commercial Light Industry District. This exempts the Swap Meet from the requirement that all uses shall be conducted entirely within a building or structure. In exchange for the exemption, the Swap Meet shall meet the following Conditions of Operations.

Conditions are subject to annual review prior to issuance of a business license for each year of operation. The applicant may request changes to conditions to reflect changes of circumstances at the end of each season. The town may review at the end of each season and shall notify the property owner and/or manager of said date and time such review will take place. The 4<sup>th</sup> of July holiday shall be discussed during the end of season review for the following year.

1. The Swap Meet may operate from April 1 through October 31.
2. The Days of operation shall be Friday, Saturday, and Sunday. Where Monday is a holiday, the Swap Meet shall be allowed to operate on that Monday. Set up and sales shall be allowed on Thursday between 3pm and 8:00pm. No Monday, Tuesday, or Wednesday, night camping is allowed.
3. A total of six (6) RV spaces will be available for overnight camping each day of operation during the Swap Meet season. Camping will be limited Thursday, Friday, and Saturday (Sundays only if the following Monday is a holiday) nights from April 1 through October 31. Tent camping is prohibited. No Monday, Tuesday, or Wednesday overnight camping is allowed. On weekends where the following Monday is not a holiday, all items for sale shall be packed up and all vendors shall vacate by 9:30pm on Sunday, including RV's.
4. The Swap Meet management shall provide each vendor with a vendor agreement and set of rules and regulations. The Vendor Agreement shall be substantially similar to the agreement attached as Exhibit B. Management shall review proposed changes to the agreement with Town Staff to make sure that those items of Concern to the Town for purposes of complying with the Municipal Code are not altered.
5. The Swap Meet management shall keep signed copies of the Vendor Agreements and make them available to the Town or law enforcement upon request.
6. Any deviations or changes to the above, on a temporary or permanent basis must either be preapproved on a case-by-case basis by the Town Council or discussed during the annual review with changes being made and approved at that time.

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CONCRETE  
DECLARING CERTAIN FIRE APPARATUS SURPLUS AND AUTHORIZING  
DONATION FOR FIRE FIGHTING USE IN MEXICO**

**WHEREAS**, the Town was donated the use of a 1990 Spartan Fire Engine by the City of Sedro-Woolley in 2010 through an Interlocal Agreement; and

**WHEREAS**, the Town has requested cancelation of the Interlocal Agreement pursuant to the terms contained therein; and

**WHEREAS**, the 1990 Spartan Fire Engine has experienced significant transmission issues and is no longer suitable for active frontline fire service within the Town; and

**WHEREAS**, repair estimates for the apparatus are approximately Twenty Thousand Dollars (\$20,000) to Thirty Thousand Dollars (\$30,000); and

**WHEREAS**, the apparatus no longer meets current National Fire Protection Association (NFPA) recommendations for frontline fire apparatus due to its age; and

**WHEREAS**, Baja Bridges, has reached out to the Town seeking the donation of used firefighting apparatus and emergency equipment to provide to communities in Mexico where such apparatus remains valuable and serviceable; and

**WHEREAS**, Skagit County Regional Fire Authority has indicated its willingness to perform necessary repairs to restore the apparatus to operational condition for continued firefighting use in Mexico; and

**WHEREAS**, following completion of repairs, Baja Bridges will coordinate donation of the apparatus with Skagit County Regional Fire Authority to a deserving firefighting community in Mexico; and

**WHEREAS**, the Town Council finds that donation of the apparatus serves a public purpose by supporting firefighting and emergency response capabilities in underserved communities.

**NOW THEREFORE**, be it resolved by the Town Council of the Town of Concrete as follows:

**Section 1. Surplus Declaration.** The fire apparatus identified in Exhibit "A" attached hereto is hereby declared surplus to the needs of the Town of Concrete.

**Section 2. Authorization for Donation.** The Mayor and/or designee is authorized to transfer and donate the surplus apparatus to Skagit County Regional Fire Authority for repair and subsequent donation through Baja Bridges for continued firefighting use in Mexico.

**Section 3. Authority to Execute Documents.** The Mayor or Clerk-Treasurer are authorized to execute such documents and take such actions as necessary to carry out the intent of this Resolution.

PASSED BY THE TOWN COUNCIL OF THE TOWN OF CONCRETE this 26<sup>th</sup> day of May 2026.

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Mayor, Jeremy Akers

Attest:

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Clerk Treasurer, Andrea Fichter

Resolution #2026-06

**Exhibit A**  
**SURPLUS LIST**  
**May 2026**

<b>DEPT</b>	<b>ITEM</b>	<b>ITEM #</b>	<b>METHOD</b>
Fire Department	1990 Spartan Engine	VIN# 4S7PT9S04LC002987	Donation

**Town of Concrete  
Economic Development Commission  
May 13, 2026**

DRAFT

**Call Meeting to Order:** The meeting was called to order at 6:00 p.m.

**Roll Call: Economic Commission Members:** PJ Parsons, Anne Bussiere, Dinah Kinney, and Guy Borgford.

**Liaison:** Stephanie Semro.

**Audience Members Present:** Councilmember Bellingier and Gabe Asarian.

**Audience Members Online:** None.

**Staff Present:** Deputy Clerk Heather Parker.

**Minutes: April 8, 2026:** Dinah Kinney made a motion to approve the minutes. Anne Bussiere seconded the motion. The motion carried unanimously.

**Old Business: Dog Park:** PJ reported the presentation was made at Council and the 5 choices were reviewed. She stated the Council chose Silo Park as the best option. She stated they walked it today to determine the best spot that would not interfere with disc golf or the bike trails. She stated she will start working on putting together cost estimates. Guy asked about the person who had offered to fund this. PJ stated they should have facts and figures all put together before they present it to Council or any possible funders.

**Upper Garden Club Park Options:** PJ stated she would like to discuss different options and ideas for this park. She stated that Billi is working with Public Works on creating a walking path from Main Street to the park.

Ideas that were brought up consisted of mini golf, a covered pavilion, covered stage for music or stage productions, horseshoe pits, badminton net, and cornhole. Stephanie stated that Gibson had started putting together options for mini golf and suggested that someone talk to him because he had some great ideas.

Discussion ensued on the mini golf being portable so it can be put away in the winter months. Guy stated he can work on getting cost estimates for the mini golf and horseshoe pits.

Discussion also ensued about the potential park area in East Concrete and that mini golf could go there but there is not really anywhere to park, no restrooms, and is not close to the Town Center.

**Main Street Businesses:** PJ stated she would like to discuss how to draw more businesses into the Town Center and what types of businesses those should be. She also stated that more incubator spaces would also be good. Stephanie stated that she believes the space next to Dress it Forward is being fixed up as a possible incubator space. It was stated to talk to the current building owners and see if they would be willing to work with different businesses on lower rent and incubators spaces.

Discussion ensued on Michael Dahl's properties and possibly inviting him to attend an EDC meeting to discuss the plans for his properties.

Discussion also ensued on current town codes, vacant buildings, and possibly amending the town code to allow for increased property taxes or fees for those property owners who have vacant buildings and no business activity occurring.

Discussion ensued on different business ideas such as a candy shop, small co-op or organic produce shop, and other novelty shops.

PJ discussed a Happy Cities show or book that talks about the small things like benches, that help to improve a city or town overall.

Discussion ensued on how different businesses could work together and assist in promoting each other's businesses.

Anne stated it may be good to do a workshop or roundtable type event where current building owners and those wanting to start or move a business into town, could get together and discuss options.

Audience member Billi Bellinger stated there is a company for mini golf that does portable courses that could assist with dimensions and cost estimates. Stephanie stated that Gibson had great ideas that focused on town fixtures like the silos, Henry Thompson Bridge, and the school over the road.

Billi also discussed the area being considered for the campground and different ideas that area could be used for. PJ stated that she and Billi can talk with the Mayor on his vision for that area and the possibility of having a rental type of office or building for kayaks, paddle boards and a shuttle that can pick people up or drop them off.

Billi stated she would also like to plan a planting party for the Upper Garden Club Park. She stated she has the plants but will need assistance with the actual planting.

Guy stated that he believes that the focus for new business and options should be outdoor related as that is this area's biggest asset.

Discussion ensued on the condition of some businesses and even though they are open and operating, are they inviting to residents and tourists, specifically Market Fresh and the condition of the floors in the store and how uninviting that is.

**New Business:** None.

**Other Business:** PJ discussed the public comment section at Council meetings and how there needs to be guidelines or a form for commenters to fill out. She stated they need to put their name, where they live and what they are asking for or why their comment is important for the town.

Guy asked about an update on the Superior Building. PJ stated the Mayor did a walk through with Michelle from DAHP and a window was recently added.

**Announcements:** Anne stated there is graffiti on the Thompson Bridge.

Audience member Gabe Asarian stated the high school now has a construction program and that may be an option for any smaller buildings that may be needed in town.

Anne stated Bear Square Music Festival will be June 12<sup>th</sup> through June 14<sup>th</sup> and there will be multiple bands, food trucks, and vendors.

*SCLAIMER: This is not a verbatim transcript of the meeting and is based upon the written notes, audio recording and memory of a participant, attendee, or video observer.*

Discussion ensued on the possibility of having rotating food trucks in town year-round.

**Adjournment:** Dinah made a motion for adjournment at 7:30 p.m. Anne Bussiere seconded the motion. The motion carried unanimously.

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PJ Parsons, Chair

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Attest: Anne Bussiere, Chair pro-tem



**Town of Concrete Wastewater Plant**  
**Monthly Report of Operations & Maintenance**  
**Month: April 2026**

**WWTP**

The wastewater treatment plant remained in full compliance with all N.P.D.E.S. permit requirements during this reporting period.

**Wastewater Plant Monitoring Report Summary:**

	<b>Current Effluent</b>	<b>Last Month Influent</b>	<b>% Diff</b>
<b>Avg. Daily Flow</b>	<b>81,000</b>		
<b>Total Flow</b>	<b>2,426,000</b>	<b>3,565,000</b>	<b>-32%</b>
<b>Max Daily Flow</b>	<b>104,000</b>		

**System Maintenance**

04/10 - Completed installation of new Membrane Bioreactor (MBT) membranes

**Call outs/Emergencies**

There were no emergency call-outs during this reporting period.

**Communications**

- Contacted Whitney Equipment to request a quote for a new flow control valve.
- Obtained a second quote from Ryan Herco Flow Solutions for the same valve.

**Significant Expenditures**

There were no major purchases or unexpected costs during this reporting period.

**Ongoing Problems**

The flow control valve is only functioning manually.



*Board of Directors*

**Concrete Utilities**

**Monthly Report of Operation & Maintenance**

**Month: April 2026**

**System Performance**

For the month of April, the Concrete Utilities water system operated normally. A routine bacteriological (BacT) sample was collected as part of standard monitoring. Monthly coliform water quality testing complied with Washington State Department of Health requirements. Daily and weekly checks showed all equipment running properly.

**Production**

<b><u>Based on Logs sheets from:</u></b> <i>3/27/2026</i> <i>to</i> <i>4/29/2026</i>	<b>Current Month</b>	<b>Last Month</b>	<b>Difference</b>	<b>Last Year</b>	<b>Difference</b>
	33 Days	28 Days	(%)	30 Days	(%)
<b>Production</b>	10,285,942	8,613,815		8,830,103	
<b>Daily Avg.</b>	311,695	307,636	1%	294,337	6%
<b>GPD/Home - 484</b>	644	636		608	

**System Maintenance**

- 04/01: Water was pumped out of the Seidel Reservoir vault.
- 04/08: Replaced chlorine pump tube assembly; next scheduled service date is July 8.
- 04/15: Chlorine tank was flushed.
- 04/17: The walls and floor of the Baker Reservoir vault were washed.
- 04/22: Repaired a leak at the chlorine injection point.

**Locates**

No utility locates were requested during this reporting period, and no conflicts occurred.

**Call Outs & Emergencies**

There were no call-outs or emergencies during this reporting period.

**Recommendations**

None during this reporting period.

**Town of Concrete  
Planning Commission Meeting  
May 19, 2026**

DRAFT

**6:00 p.m.** Chair Dinah Kinney called the meeting to order.

**Roll Call: Planning Commission Members:** John Boggs, Dinah Kinney, and PJ Parsons.

**Staff Present:** Clerk Treasurer Andrea Fichter, and Town Planner Kevin Cricchio.

**Staff Present Online:** None.

**Audience Members Signed In:** Gabe Asarian.

**Audience Member Signed in Online:** Emily Hagin and Amy Summe.

**Minutes:** April 21, 2026: John made a motion to approve. PJ seconded the motion. The motion carried unanimously.

**Announcements:** PJ reported that the cannabis regulations and buffer reduction had been approved at the last Council meeting.

**Public Hearing:** None.

**Old Business:** None.

**New Business:** PSE Shoreline Permit Application Review: Kevin reviewed the staff report included in the packet. He reported on the different permits associated with the overall project. He stated this is for the Lower Baker Dam Crest Improvements. He stated SEPA has been completed. He reviewed the conditions issued under the MDNS and the conditions associated with the overall permitting. He stated staff is recommending approval.

Kevin stated that no comments were received during the comment period, but that Joanne Lenox had made comments at a Council meeting after that comment period had closed, but it was unclear if these were specifically related to this project. He stated she was added as a party of record and received copies of the notices and the notice of this meeting as well as the Public Hearing scheduled to occur at Council on June 8. He stated no appeals were received after the MDNS was published.

Emily from Puget Sound Energy stated there are 3 main components to the project. She stated those are the spillways, scour protection, and slope modifications. She stated the project is proposed to begin late summer and will occur in phases over the next 4 years. She stated areas that have been and will be used for staging during construction will be restored.

Councilmember Semro asked if the dam is capable of holding back additional water with the added height and pressure. Amy explained how dam management is completed and the studies that have been done in correlation with the added height. John stated with the completion of the recent project that plugged holes and better stabilized the dam, he does not believe there is a concern regarding pressure.

Emily stated the design has been reviewed at the local level but has also been reviewed at the federal level which includes structural engineering reports, hydraulic engineering reports and numerous environmental studies that have been completed for this project.

Audience member Gabe Asarian asked if the height of the dam is raised and more water is held back which could increase the amount of water that could be let out during an dam failure, have the inundation zones changed. Emily explained how water is let out prior to a rain or predicted flood event so they can

hold water back during the actual event. She stated when major flooding occurs, the Army Core of Engineers will take over dam operations.

She stated that all of the appropriate studies have been completed as well boring, geoenvironment reports and all of those have been reviewed. She stated this project required a lot of geotechnical studies, reports, and evaluations. She stated they cannot start the project until FERC has reviewed all of the associated which includes permits through the town, Department of Ecology, Department of Fish and Wildlife as well as other state and federal entities.

John made a motion to recommend approval of the permit to Council. PJ seconded the motion. The motion carried unanimously.

John thanked PSE for the thorough and complete permit submittals.

Code Enforcement: Dinah stated that the mayor was invited to attend and had said he would attend.

PJ stated the way that code enforcement has changed they wanted to talk with the Mayor about that. Andrea stated the process has not changed just the people doing the code enforcement has. PJ stated that in Hamilton when a code issue is called in, it is brought to Council. Councilmember Semro stated that sometimes a letter has already been sent but it is brought to Council, so they are aware. Andrea stated they keep a running list of code enforcement items and she could include that in the Council packets, but she does not believe bringing every single code enforcement issue to Council is necessary.

PJ stated in Hamilton it goes to Council and then a letter is sent and if it is not resolved then fines are issued. Andrea stated this is how is done here without it going to Council. Councilmember Semro stated that she believes it goes to Council in Hamilton because they do not have a code enforcement person.

Discussion ensued on code enforcement and the different processes in different jurisdictions.

Kevin stated that any zoning or land use code enforcement items, that he, Andrea, and Heather work on those.

John stated that he concerns are that some of the codes most people do not even know they exist, and nobody follows them. He stated there are a lot of codes that cover everything. He stated a few years ago, a mayor in his second term and who had been on Council several time, did not even know there was a parking code that forbid him from putting shed village in Bear Square. He stated that should not have been him looking that to tell him. He stated if we look at all the codes we have, there should be a list of that ones the town is going to bother to enforce, and the planning commission does not need to revise the other ones if they are not going to be enforced. He stated there are a lot of them that people just ignore.

Kevin stated that he has found, especially in smaller jurisdictions, it more of retroactive responses due to limited staff. He stated it is based on complaints. John stated it also has to do with employees having time to even know what is in the codes to enforce. Kevin stated that priority is most likely around those code issues that life safety related. John stated, then there needs to be list of what those are. John stated he does not believe they should waste their time and energy revising codes that no one is going to enforce or even know exists. John stated that he does not believe the current employees have time, with their primary jobs and they are already busting their busts to do the best that they can.

Discussion ensued on animal issues and dog complaints. Andrea stated if they are aggressive and deemed aggressive by the Sheriff's Department there is a different process.

PJ also discussed a new code that was passed regarding vacant buildings. Andrea stated that code is being followed and they have issued notices to a few properties.

Councilmember Semro stated if the tracking list is included in the packets so the Council and public are aware of the code enforcement items that are currently in progress.

Discussion ensued on maybe adding something to the Concrete Herlad on a monthly basis that discusses different rules and regulations.

Kevin and Andrea also updated on the code revisions for code enforcement. Andrea stated that instead of each code section having its own enforcement section, it would be all under one chapter.

Dinah asked when the sign code would come back to them for review. Kevin stated it will be several months. Dinah discussed her concerns regarding sandwich board signs and the issues they can cause.

John stated the cannabis signage rules also need to be reviewed to determine if the town needs to add anything if the state is already strict enough. It was stated to add this information to the next meeting for further discussion and review.

**Next Meeting Date and Time:** June 16, 2026.

**Adjournment:** PJ Parsons made a motion to adjourn at 6:52 p.m. John Boggs seconded the motion. The motion carried unanimously.

\_\_\_\_\_  
Dinah Kinney, Chair

\_\_\_\_\_  
PJ Parsons, Chair Pro-tem

Attest:

\_\_\_\_\_  
Andrea Fichter, Clerk Treasurer

# CHECK REGISTER

Town Of Concrete

Time: 15:20:16 Date: 05/11/2026

05/11/2026 To: 05/11/2026

Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
1061	05/11/2026	Claims	9	11382	VERIZON WIRELESS - BELLEVUE	741.41	Town Cell Phones and Cameras
1062	05/11/2026	Claims	9	11383	UTILITIES UNDERGROUND LOCATION CENTER	1.38	April 2026 - 1 Locate
1063	05/11/2026	Claims	9	11384	WATER & WASTEWATER SERVICES	14,481.84	Water and Wastewater Services Contracts
1064	05/11/2026	Claims	9	11385	UMPQUA COLUMBIA BANK	2,312.26	Brooms, Cleaner, Dog Waste Bags, Sani-Can liquid, Address SAign Mailings, Street Garbage Can, Tablet Case and charger, Batteries, Trash Bags, Adobe, Ink, Copy Paper, TP, Paper Towels
1065	05/11/2026	Claims	9	11386	CAMERON BAILEY	1,000.00	Legislative Affairs Services, Fire Truck/Burpee Hill - March 2026
1066	05/11/2026	Claims	9	11387	PYE-BARKER FIRE & SAFETY, LLC	1,129.42	Fire Extinguisher Annual Maint.
1067	05/11/2026	Claims	9	11388	ZIPLY FIBER	449.63	PW Shop Internet; Town Hall Internet; WWTP Internet
1068	05/11/2026	Claims	9	11389	KEVIN CRICCHIO	3,825.00	April 2026- Planning Services
1069	05/11/2026	Claims	9	11390	GIBSON FICHTER	65.00	Clothing Allowance- May26
1070	05/11/2026	Claims	9	11391	FLOYD SMITH	65.00	Clothing Allowance- May26
1071	05/11/2026	Claims	9	11392	FRONTIER BUILDING SUPPLY BUILDERS ALLIANCE	565.95	Metal Panels- Public Works Building
1072	05/11/2026	Claims	9	11393	JEREMIAH LENZ LENZ EXCAVATION AND LOGGING LLC	4,126.80	Grading and Leveling river property
1073	05/11/2026	Claims	9	11394	EUROFINS ENVIRONMENTAL TESTING NW LLC	26.00	Water Sample -Above Spring
1074	05/11/2026	Claims	9	11395	CONCRETE FIREFIGHTERS	228.00	April 2026- 19 for Calls
1075	05/11/2026	Claims	9	11396	PNW ALL TRADES LLC	1,739.20	Gutters at Shop
1076	05/11/2026	Claims	9	11397	WILL MAY	65.00	Clothing Allowance- May26
1077	05/11/2026	Claims	9	11398	CONCRETE HERALD	85.00	Ad: Council Vacancy
1078	05/11/2026	Claims	9	11399	TOWN OF CONCRETE	1,324.64	Town Utility Bills
1079	05/11/2026	Claims	9	11400	WA STATE DEPT OF HEALTH	962.88	2026 Operating Permit
1080	05/11/2026	Claims	9	11401	WA STATE DEPT OF COMMERCE	1,098.67	PE25-96103-003 Contract- Airport Way Emergency Repairs; PE25-96103-003 Contract- Airport Way Emergency Repairs
1081	05/11/2026	Claims	9	11402	WA STATE DEPT OF ECOLOGY	12,447.31	Loan Principal Payment- L0700008/#34
1082	05/11/2026	Claims	9	11403	HONEY BUCKET	248.00	One unit Serviced Weekly, One Unit Serviced Every 2 Weeks
1083	05/11/2026	Claims	9	11404	NORTHWEST PROPANE	1,660.10	Town Hall, WWTP, PW Shop
1084	05/11/2026	Claims	9	11405	OFFICE DEPOT	79.99	Pens, Post Its and Tabs, Packing Tape
1085	05/11/2026	Claims	9	11406	PUGET SOUND ENERGY	3,994.41	Town Hall, Restrooms, Flag Pole, Shop and Storage; Street Lights
1086	05/11/2026	Claims	9	11407	SKAGIT CO SHERIFF	3,497.16	Jail Tax Payment for April 2026
1087	05/11/2026	Claims	9	11408	WORLD KINECT ENERGY SERVICES	1,077.98	Vehicles and Equipment Fuel
1088	05/11/2026	Claims	9	11409	NAPA AUTO PARTS	265.72	Hood Lift Supports- GMC, O Ring, Water Pump, Coolant hose and Coolant- F-150
1089	05/11/2026	Claims	9	11410	VAC-TANK	3,336.00	Sludge Removal
1090	05/11/2026	Claims	9	11411	WELLS FARGO BUSINESS DIR	555.46	Wellness Lunch, Microsoft Subscription

001 General Fund  
103 Street Fund  
401 Airport Fund

17,222.24  
5,849.42  
569.49