



**CITY OF MOUNT VERNON  
CITY COUNCIL MEETING  
AGENDA**

**April 10, 2019 7:00 p.m.**

(Police Court Campus)

**I. OPENING CEREMONIES**

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Councilmembers

**II. CONSENT AGENDA**

- A. Approval of April 5, 2019 payroll checks numbered 109128 - 109162 direct deposit checks numbered 70529 - 70774, and wire transfers numbered 719 – 723 in the amount of \$1,128,386.37
- B. Approval of April 10, 2019 Claims numbered 3056 – 3059, 3060 and 3065 - 3286 in the amount of \$1,521,895.90

**III. REPORTS**

- A. Committees
  - 1. Public Works and Library
  - 2. Public Safety
- B. Community Comments  
(An opportunity for Mount Vernon residents to address their City Council. Please limit comments to 3 minutes or less. Under normal circumstances, the Mayor and Council will not respond immediately to Community Comments. If you would like someone to follow-up with you regarding the topic of your comments, please leave your name and contact information on the form at the entrance of the Council Chambers.)
- C. Community Comments Follow Up
- D. Councilmember Comments
- E. Mayor's Report
- F. Committee Agenda Requests

**IV. UNFINISHED BUSINESS**

None

**V. NEW BUSINESS**

- A. Update from Skagit County on Homeless Housing Plans  
(Kayla Schott-Bresler, County Public Health Department Assistant Director, will be briefing Council on the latest developments in the County's efforts to establish and implement a shelter and housing plan for Skagit County residents who are experiencing homelessness.)  
*(required action – none)*  
*(staff contact – Peter Donovan)*
- B. Public Hearing – Proposed Wastewater Utility Rate Increase  
(This is a public hearing to allow testimony regarding a proposed ordinance to increase Wastewater Utility rates.)  
*(required action – ordinance)*  
*(staff contact – Esco Bell)*

- C. **Approval of Supplement No. 1 to Agreement with Washington State Department of Transportation (WSDOT) – College Way and 30<sup>th</sup> Street Signal Project**  
(Staff is requesting that Council authorize the Mayor to enter into Supplement No. 1 of the Local Agency Agreement with WSDOT to authorize construction for the College Way & 30<sup>th</sup> Street Signal Project in the amount of \$695,000.)  
(*required action – motion*)  
(*staff contact – Mike Love*)
- D. **Approval of Supplement No. 1 to Agreement with Washington State Department of Transportation (WSDOT) – College Way and Riverside Drive Signal Corridor Improvements Project**  
(Staff is requesting that Council authorize the Mayor to enter into Supplement No. 1 of the Local Agency Agreement with WSDOT to authorize construction for the College Way & Riverside Drive Signal Corridor Improvements Project in the amount of \$1,024,681.)  
(*required action – motion*)  
(*staff contact – Mike Love*)
- E. **Approval to Purchase Real Estate**  
(Staff is requesting that Council authorize the purchase of 3.67 acres located adjacent to Little Mountain Park at 2773 Little Mountain Road.)  
(*required action – motion*)  
(*staff contact – Kevin Rogerson*)

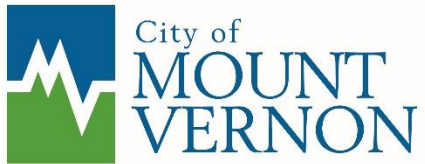
**COMMITTEE MEETINGS**

Public Works and Library

6:00 p.m.

Next Ordinance 3781

Next Resolution 962



**DATE:** April 10, 2019  
**TO:** Mayor Boudreau and City Council  
**FROM:** Peter Donovan, Project Development Manager  
**SUBJECT:** UPDATE ON HOMELESS SHELTER AND HOUSING PLANS

**RECOMMENDED ACTION:**

None

**INTRODUCTION/BACKGROUND:**

SARAH HINMAN, THE DIVISION MANAGER FOR HOUSING & COMMUNITY SERVICES AT SKAGIT COUNTY PUBLIC HEALTH DEPARTMENT WILL BE BRIEFING COUNCIL ON THE LATEST DEVELOPMENTS IN THE COUNTY'S EFFORTS TO ESTABLISH AND IMPLEMENT A SHELTER AND HOUSING PLAN FOR SKAGIT COUNTY RESIDENTS WHO ARE EXPERIENCING HOMELESSNESS.

**FINDINGS/CONCLUSIONS:**

None

**RECOMMENDATION:**

None

**ATTACHED:**

None



DATE: April 10, 2019  
TO: Mayor Boudreau and City Council  
FROM: Esco Bell, Public Works Director  
SUBJECT: SEWER RATE REVISIONS

A large, handwritten signature in blue ink, appearing to be "Esco Bell", is written over the "TO" and "FROM" lines of the header.

**RECOMMENDED ACTION:**

Staff recommends that Council approve the attached ordinance that amends the City of Mount Vernon wastewater utility rates (sewer rates) by providing annual inflationary adjustments to these rates beginning January 1, 2020.

**INTRODUCTION/BACKGROUND:**

Staff has worked with HDR Engineering, Inc. to review wastewater utility rates to assure that the City is adequately providing for the ongoing funding levels needed to operate, maintain and provide for the capital costs of its wastewater system.

The rate study reviewed all funds of the wastewater utility, accounted for wastewater system costs identified in the City's approved capital improvement plan, and provided for wastewater system capital costs associated with the City's shop and vehicle maintenance facilities. The findings of the study demonstrate that funding for the wastewater system (wastewater rates and connection fees) is sound and stable and annual cost of living adjustments will suffice to properly fund the system into the future.

**FINDINGS/CONCLUSIONS:**

- Pursuant to RCW 35.67.020, the City of Mount Vernon has full jurisdiction and authority to maintain, operate, conduct, manage, regulate, control, and to fix, alter, regulate, and control rates and charges for systems of sewerage.
- In order to serve the wastewater treatment needs of the City of Mount Vernon, and to ensure compliance with state and federal discharge permits, the City has previously invested considerable resources in improvements to its wastewater treatment facilities.

- The City adopted Ordinance No. 3415 on August 13, 2008 establishing residential flat rates for wastewater users with annual rate increases through January 1, 2013 to meet operation, maintenance and capital needs of the Wastewater Utility.
- The City adopted Ordinance No. 3471 on December 16, 2009 delaying the residential wastewater flat rate increase that otherwise would have been implemented on January 1, 2010, until such time that the City formalizes and adopts residential wastewater rates based on a consumption based rate.
- The City adopted Ordinance No. 3486 on March 11, 2010 setting residential wastewater service rates based on a consumption rate.
- The City hired HDR Engineering to conduct a rate study to review rates to provide sufficient revenue to operate and maintain the City's wastewater system.
- The rate study reviewed all funds of the wastewater utility, accounted for wastewater system costs identified in the City's approved capital improvement plan, and provided for wastewater system capital costs associated with the City's shop and vehicle maintenance facilities.
- Staff and Kevin Lorentzen from HDR presented the results of the wastewater rate study at the public works committee on March 13, 2019 and followed this presentation with recommendations, review, and question and answer work at the finance committee meeting on March 27, 2019. According to staff, the findings of the study demonstrate that funding for the wastewater system (wastewater rates and connection fees) is currently sound and stable, and annual inflationary adjustments will suffice to properly fund the system for years to come.

**RECOMMENDATION:**

Passage of the proposed ordinance is an important step to facilitate the City's successful management and operation of its wastewater system.

**ATTACHED:**

Draft Ordinance



**DATE:** April 10, 2019  
**TO:** Mayor Boudreau and City Council  
**FROM:** Mike Love, P.E., Assistant Public Works Director *MEL*  
**SUBJECT:** COLLEGE WAY AND 30TH STREET SIGNAL DESIGN – LOCAL AGENCY AGREEMENT  
SUPPLEMENT NO. 1 FOR CONSTRUCTION, CIP T-07-04

**RECOMMENDED ACTION:**

Authorize the Mayor to execute the Local Agency Agreement Supplement No. 1 with Washington State Department of Transportation to authorize Construction, for the College Way/30th Street signal project in the amount of \$695,000.

**INTRODUCTION/BACKGROUND:**

Grant funding is made available to the City for project improvements with the goal to provide congestion relief and improvement safety at the intersection of 30th Street at College Way. Funding is provided through the Federal Highway Administration (FHWA) which is managed by WSDOT Highways and Local Programs. The FHWA funding is a re-appropriation of funding from the Roosevelt extension project requiring 0% local funding to match the \$695,000 in federal funding.

This project includes construction of a signal at the intersection of College Way and 30th street including ADA improvements, utility relocation, traffic analysis, signal coordination, and travel lane realignment. The current cost estimate for the construction is \$912,509 with Federal funding \$695,000.

**FINDINGS/CONCLUSIONS:**

The grant is needed to fund these activities. WSDOT requires that the City enter into this agreement prior to proceeding with work associated with this project.

**RECOMMENDATION:**

Staff recommends Council approve the agreement with Washington State Department of Transportation and authorize the Mayor to execute the local agency agreement.

**ATTACHED:**

Local Agency Agreement Supplement No. 1



**DATE:** April 10, 2019

**TO:** Mayor Boudreau and City Council

**FROM:** Mike Love, P.E., Assistant Public Works Director *MEL*

**SUBJECT:** COLLEGE WAY AND RIVERSIDE DRIVE SIGNAL CORRIDOR IMPROVEMENTS – LOCAL AGENCY AGREEMENT SUPPLEMENT NO. 1 FOR CONSTRUCTION, CIP T-17-01

**RECOMMENDED ACTION:**

Authorize the Mayor to execute the Local Agency Agreement Supplement No. 1 with Washington State Department of Transportation (WSDOT) to authorize Construction funding for the College Way and Riverside Drive signal corridor improvement project in the amount of \$1,024,681.

**INTRODUCTION/BACKGROUND:**

Grant funding will be made available to the City for project improvements with the goal to provide congestion relief, safety, and accessibility improvements to the signalized intersections on College Way and Riverside Drive. Funding is provided through the Federal Highway Administration (FHWA) which is managed by WSDOT Highways and Local Programs. The FHWA funding is a re-appropriation of funding from the Roosevelt extension project. This agreement adds \$1,024,681 in federal funding for construction for a combined total of grant funding in the project of \$1,229,681 (\$205,000 Design and \$1,024,681 Construction).

This project includes construction of yellow flashing left turn signals, LED street light upgrade, American Disability Act (ADA) upgrades including curb ramps, push button and countdown pedestrian signals at twelve intersections on College Way and Riverside Drive. The current cost estimate for the project is \$1,386,447, and the City funds required for the project is estimated at \$156,766.

**FINDINGS/CONCLUSIONS:**

The grant is needed to fund these activities. WSDOT requires that the City enter into this agreement prior to proceeding with work associated with this program.



**RECOMMENDATION:**

Staff recommends Council approve the agreement with Washington State Department of Transportation and authorize the Mayor to execute the local agency agreement.

**ATTACHED:**

Local Agency Agreement Supplement No. 1

**DATE:** April 1, 2019  
**TO:** Mayor Boudreau and City Council  
**FROM:** Rogerson, Kevin; City Attorney  
**SUBJECT:** Proposed Purchase and Sale Agreement of Real Property

**RECOMMENDED ACTION:**

Motion. That the Council authorize the Mayor to enter into a purchase and sale agreement (PSA) for the acquisition of property located at 2773 Little Mountain Road, Mount Vernon, WA 98274.

**INTRODUCTION/BACKGROUND:**

The City Attorney's office has been directed to draft a purchase and sale agreement and other necessary instruments to acquire a fee simple interest in real property located adjacent to the City's Little Mountain Park commonly known as 2773 Little Mountain Road, Mount Vernon, WA 98274. The property consists of approximately 3.67 acres and includes a single family residential building currently unoccupied.

City staff has found that the acquisition of the Property is necessary to provide for needed expansion of the City's Little Mountain Park footprint. Given that the property is now unoccupied and the City was approached by an interested seller, City staff found that entering into such an agreement provides the greatest public benefit.

The City initiated an independent appraisal of the subject property. The purchase and sale amount reflects appraised value.

Significant terms of the enclosed PSA proposed for Council approval are as follows:

- That the City and Seller (Estate of Anne Gillett through her personal representative) agree to a total sales price of \$365,000.000.
- That the City will tender a full payment at the time of closing.
- That the City shall have reasonable time (30days) after the execution to conduct any environmental inspections, surveys, tests or analyses. If the City determines the results are unsatisfactory, it may terminate the agreement.
- That transfer of title to the City from the estate must be insurable prior to closing requiring necessary disclosures of interest from the rightful heirs at law to the title insurer.

**FINDINGS/CONCLUSIONS**

That the acquisition of the real property described above and upon such terms and conditions as described is within the best interests of the City and shall serve the public interest.

**RECOMMENDATION:**

Approval of the Real Estate Purchase and Sale Agreement.