



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

**July 24, 2019 7:00 p.m.**

(Police Court Campus)

Revised 7/22/2019

**I. OPENING CEREMONIES**

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

**II. CONSENT AGENDA**

- A. Approval of July 10, 2019 Regular Council Meeting Minutes
- B. Approval of July 19, 2019 payroll checks numbered 109397 - 109442 direct deposit checks numbered 72207 - 72443, and wire transfers numbered 754 – 758 in the amount of \$1,228,351.01
- C. Approval of July 24, 2019 Claims numbered 4679 – 4680 and 4689 - 4887 in the amount of \$1,579,456.17

**III. REPORTS**

- A. Committees
  - 1. Finance and Parks & Enrichment Services
  - 2. Development Services
- 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. Councilmember Comments
- D. Mayor's Report
- E. Committee Agenda Requests

**IV. UNFINISHED BUSINESS**

- A. Solid Waste Service Rate Change  
(This is a public hearing to allow testimony regarding a rate change to the Solid Waste Utility. Effective June 3, 2019, Skagit county increased the disposal fee from \$88 per ton to \$96 per ton.)  
(required action – ordinance)  
(staff contact – Esco Bell)

**V. NEW BUSINESS**

- A. Closed Record Public Hearing – Approval of Transportation Concurrency Permit  
(This is a closed record public hearing for Council to consider the Hearing Examiner's recommendation on, and to make a final decision, on the Traffic Concurrency Permit for the applicant {Visconsi} who wishes to develop the ALFCO property site.)  
(required action – resolution)  
(staff contact – Rebecca Lowell)

**B. Approval of Interlocal Agreement with Mount Vernon School District**

(Staff is requesting that Council authorize the Mayor to enter into an interlocal agreement with the Mount Vernon School District to allow City access to a section of storm water pipe on school easement property.)

*(required action – motion)*

*(staff contact – Kevin Rogerson)*

**COMMITTEE MEETINGS**

Finance and Parks & Enrichment Services

6:00 p.m.

Next Ordinance 3788

Next Resolution 368



## UNFINISHED BUSINESS AGENDA ITEM: A

**DATE:** July 24, 2019  
**TO:** Mayor Boudreau and City Council  
**FROM:** Esco Bell, Public Works Director  
**SUBJECT:** ORDINANCE TO CHANGE SOLID WASTE SERVICES RATES

### **RECOMMENDED ACTION:**

After the public hearing and discussion held on July 10, 2019, staff recommends that Council adopt the attached ordinance amending Section 8.12.120 of the Mount Vernon Municipal Code which will revise garbage rates effective September 1, 2019.

### **INTRODUCTION/BACKGROUND:**

The City of Mount Vernon has an agreement with Skagit County for solid waste disposal services. Effective June 3, 2019 the Skagit County increased their disposal fee from \$88 per ton to \$96 per ton. The cost impact to the Solid Waste Division is approximately \$10,000 per month.

### **FINDINGS/CONCLUSIONS:**

The City is currently in a solid waste rate study with Bell & Associates, Inc. During the interim between the County's rate increase and the City Council's approval of the cost of solid waste service rate study, Bell & Associates is recommending that the City increase the current collection rates and pass through the disposal fee increase. The table on the following page summarizes the increase for the various cart and container sizes provided by the City.

Cart Size	Current Rate	Disposal Increase	Propose Rate
20 gallon	\$9.41	\$0.28	\$9.69
35 gallon	\$18.84	\$0.44	\$19.28
65 gallon	\$33.93	\$0.80	\$34.73
95 gallon	\$45.71	\$1.04	\$46.75
Container Size	Current Rate	Disposal Increase	Proposed Rate
1 yard	\$78.47	\$2.17	\$80.64
1.5 yard	\$96.41	\$3.25	\$99.66
2 yard	\$125.56	\$4.33	\$129.89
4 yard	\$217.47	\$8.66	\$226.13
6 yard	\$347.50	\$12.99	\$360.49
8 yard	\$434.94	\$17.32	\$452.26

**RECOMMENDATION:**

Staff recommends that Council adopt an ordinance amending Section 8.12.120 of the Mount Vernon Municipal Code which will revise garbage rates effective September 1, 2019.

**ATTACHED:**

Ordinance



## NEW BUSINESS AGENDA ITEM: A

**DATE:** July 24, 2019

**TO:** Mayor Boudreau and City Council

**FROM:** Rebecca Lowell, Development Services

**SUBJECT:** CLOSED RECORD PUBLIC HEARING, TRAFFIC CONCURRENCY APPROVAL FOR VISCONSI DEVELOPMENT OF THE ALFCO SITE

**RECOMMENDED ACTION:**

Staff recommends Council hold a closed record public hearing and approve the accompanying Resolution granting the Transportation Concurrency permit for VWA Washington LLC (Visconsi).

**INTRODUCTION/BACKGROUND:**

The City has been working with Visconsi, an Ohio based development company, for nearly two years as they have completed the entitlements necessary develop the northern portion of the ALFCO property with freeway oriented commercial uses.

The Visconsi development is anticipated to result in approximately 24,300 square feet (sf) of new commercial buildings with up to 170 parking spaces across five lots. Future commercial tenants are expected to included uses such as restaurants, retail sales, offices, a gas station, and other similar uses. This development will result in more than 75 PM peak hour traffic trips being generated from the to-be developed site; and as such, Mount Vernon Municipal Code (MVMC) 14.05.090(D) requires approval of a Type IV (Hearing Examiner recommendation and City Council final decision) Transportation Concurrency Permit.

**FINDINGS/CONCLUSIONS:**

The developer has completed the procedural requirements found in MVMC Chapter 14.05 for Type IV Permits; and as conditioned, will comply with the City's concurrency requirements.

**RECOMMENDATION:**

Council move to approve the accompanying Resolution.

**ATTACHED:**

- Proposed Resolution
- Hearing Examiner's Recommendation (Exhibit A)
- Staff Report (Exhibit B)
- SEPA Determination (Exhibit C)

**NEW BUSINESS  
AGENDA ITEM: B**



**DATE:** July 24, 2019  
**TO:** Mayor Boudreau and City Council  
**FROM:** Allan Danforth, Dev. Services Engineering Manager; Kevin Rogerson, City Attorney  
**SUBJECT:** APPROVAL OF INTERLOCAL AGREEMENT WITH MVSD

**RECOMMENDED ACTION:**

Council approve the proposed interlocal with MVSD

**INTRODUCTION/BACKGROUND:**

Mount Vernon School District (MVSD) has been working to complete all the conditions required of it to close out the Harriet Rowley Elementary School Construction with the City. One of the conditions to the project (and part of the final items needed) is that the MVSD convey the necessary interest to public stormwater facilities created as a result of the Project. A section of drainage pipe exists as set forth in the agreement in which the City will need authority to access. The interlocal agreement provides this authority and this shall continue until such a time the City is acquires further property interest for an independent rights of access. MVSD has already approved of the agreement and an original has been received by the City's Planning Department this week. MVSD has respectfully requested that this be approved this week in order for them to advance closing out their project.

**FINDINGS/CONCLUSIONS:**

Entering into this agreement is within the public interest.

**RECOMMENDATION:**

Approval of the Agreement.

**ATTACHED:**

Proposed interlocal agreement.