

**Mount Vernon  
City Council  
Regular Meeting Minutes  
February 14, 2018**

The meeting was called to order by Mayor Boudreau at 7:00 p.m.

Present: Councilmembers Beaton, Brocksmith, Carías, Hudson, Hulst, and Lindquist

Absent: Councilmember Molenaar (excused)

Staff Present: Public Works Director Bell, Surface Water Manager Chesterfield, Senior Engineer Christen, Police Chief Dodd, Project Development Manager Donovan, Library Director Huffman, Parks and Enrichment Services Director King, Assistant Public Works Director Love, Senior Planner Lowell, Equipment Rental Supervisor Owens, Development Services Director Phillips, City Attorney Rogerson, and Finance Director Volesky

Citizens Present: 6

**Consent Agenda**

- A. Approval of January 24, 2018 Regular Council Meeting Minutes.
- B. Approval of February 5, 2018 payroll checks numbered 107951 – 107991, direct deposit checks numbered 64296 – 64510, and wire transfers numbered 655-656 in the amount of \$840,097.74.
- C. Approval of February 14, 2018 claims numbered 153428 – 153429, 153443, 153446 – 153447 and 153449 – 153710 in the amount of \$1,095,278.99.
- D. Approval of Agreement No. 3566.
- E. Approval of Agreement No. 3567.

**Councilmember Lindquist moved to approve the consent agenda as presented. Motion seconded by Councilmember Hudson. Motion carried 6-0.**

**REPORTS**

- A. Committee Reports:
  - Public Works/ Library Committee – for details see Committee minutes.
  - Public Safety - for details see Committee minutes.
- B. Community Comments - none
- C. Councilmember Comments –
  - Councilmember Hulst reported that he had attended the annual Parks & Recreation Father/Daughter Dance and encouraged others to participate in the future as this is a well-organized and fun event.
- D. Mayor's Report.
  - Mayor Boudreau reported that the annual Storm Water Management Program meeting will be Wednesday, March 14, 2018 at 6 pm.
  - Mayor Boudreau reported that this year's Mayor's Wellness Challenge will focus on mental health. The Library had a community presentation on opioids as a part of this year's activities. There will be free film presented on March 8 at 6:30 at the Lincoln called *Angst*. This film deals with anxiety and how to interact with people having anxiety issues.
  - Mayor's Coffee hours were reviewed.

E. Committee Agenda Requests. none

### **NEW BUSINESS**

A. Open Record Public Hearing – CDBG 2018 Action Plan: Mr. Donovan indicated that the Community Block Grant (CDBG) requires that Council hold a public hearing prior to the development of a draft CDBG 2018 Action Plan.

Mayor Boudreau opened the public hearing

- Lynn Christofersen, Community Action, came forward to share that the CDBG funding that the agency receives is a very important part of the services that they provide for homeless. The applicants that come to Community Action must meet the HUD requirements for homelessness which is a very narrow criterion. The small pool of housing units makes it difficult to place homeless people.
- Sister Susan Wells, Catholic Community Services, came forward to reinforce the need of the community for affordable housing. She would like future funding to be earmarked for adjunct services that help people stay housed.
- Rachel Kingsley, Weatherization Specialist of Skagit Housing Authority, came before to Council to give them an overview of the services this division offers. The Weatherization Center has certified crew members who provide weatherization services aimed at reducing energy usage as well as improving indoor air quality and controlling moisture. Often the applicant's house has not been maintained and requires large scale repairs to things like plumbing or roofs which makes it ineligible to be weatherized. In other communities the CDBG money is used to assist in large scale repairs, and the system is not currently being used in MV for those services. The Housing Authority would like to apply for those funds and make those services available.
- Jorge Manzanera, indicated that he is disappointed in the amount of building that is taking place in Mount Vernon and it is his opinion that the building rate is not adequate to meet current needs, much less future needs.

There being no further comment Mayor Boudreau closed the public hearing.

Mr. Donovan indicated that there would be a second hearing for community members to be able to share ideas regarding what could be included in the 2018 Action Plan. This meeting will be on April 11, 2018. Councilmember Hulst reviewed the process that applications must be submitted to be able to receive funding. The applications are still available and public comment can be made directly to the Mr. Donovan in the Mayor's office. He also responded that Council has adopted a work plan to address the housing crises and they are working in partnership with the county and Catholic Community Services and this whole process takes time.

B. Public Hearing – Extension of Preliminary Plat Approval for the B&T Enterprises, LLC Preliminary Short Plat: Ms. Lowell presented Council with background on a request for a three year extension for the preliminary short plat approval of an approximate 6.34-acre site that is proposed to consist of five commercial/limited industrial lots. The subject site is located south of Anderson Road on the east side of Cedardale Road, with addresses of 1206 Anderson Road and 3004 Cedardale Road. The property owner is B&T Enterprises, LLC.

Mayor Boudreau opened the public hearing.

There being no comment Mayor Boudreau closed the public hearing

**Councilmember Hulst moved to approve Resolution 943  
granting the extension of Preliminary Plat Approval for the**

**B&T Enterprises, LLC Preliminary Short Plat. Motion seconded by Councilmember Beaton. Motion carried 6-0.**

- C. Final Plat Approval of Twin Brooks Phase 6: Ms. Lowell presented Council with a request to approve the final plat of Twin Brooks Phase 6 (formerly Highlands West). This subdivision will create four new single-family residential lots, one tract for storm water facilities and one private road tract. The plat consists of 1.75 acres and is the final phase of the Twin Brooks development. The property is owned by PW Creek Inc. and managed by Landed Gentry.

**Councilmember Hudson moved to approve Resolution 944 approving the final plat for Twin Brooks Phase 6. Motion seconded by Councilmember Lindquist. Motion carried 6-0.**

- D. Surplus Equipment and Vehicles: Mr. Owens presented Council with a request for authorization to declare 3 pieces of equipment surplus and eligible to be traded in on new equipment.

**Councilmember Beaton moved to approve Resolution 945 declaring equipment surplus. Motion seconded by Councilmember Lindquist. Motion carried 6-0.**

- E. Agreement – Economic Development Alliance of Skagit County for 2018: Mr. Volesky presented Council with a request for authorization for the Mayor to enter into an agreement with the Economic Development Alliance of Skagit County for 2018.

**Councilmember Hulst moved to authorize the Mayor to enter into an agreement with Economic Development Alliance of Skagit County for 2018. Motion seconded by Councilmember Hudson. Motion carried 6-0.**

- F. Amendment to Semrau Engineering and Surveying Contract: Mr. King presented Council with a request for authorization for the Mayor to enter into Change 1 for the Semrau Engineering and Surveying contract for professional services in support of the Little Mountain Access Road and Parking Lot Project.

**Councilmember Hulst moved to authorize the Mayor to enter into Change 1 of the Semrau contract for professional services regarding the Little Mountain Access Road and Parking Lot Project. Motion seconded by Councilmember Beaton. Motion carried 6-0.**

- G. Amendment to Gunnerson Consulting and Communications Site Services, PLLC Contract: Mr. King presented Council with a request for authorization for the Mayor to enter into Change 1 for the Gunnerson Consulting and Communication Site Services, PLLC contract.

**Councilmember Lindquist moved to authorize the Mayor to enter into Change 1 of the Gunnerson contract for professional services for cell tower agreement monitoring. Motion seconded by Councilmember Hudson. Motion carried 6-0.**

- H. Project Acceptance – 2017 Street Improvements: Mr. Love presented Council with a request for acceptance of the 2017 Street Improvements {REET} Project completed by Lakeside Industries, Inc. for the amount of \$841,346.05.

**Councilmember Hudson moved to accept the 2017 Street Improvements Project completed by Lakeside Industries, Ince for the amount of \$841,346.05. Motion seconded by Councilmember Lindquist. Motion carried 6-0.**

- I. Interlocal Cooperative Agreement with Skagit County Public Works: Mr. Bell presented a request for Council to authorize the Mayor to enter into an agreement with Skagit County Public Works for mutual assistance on small projects.

**Councilmember Lindquist moved to authorize the Mayor to enter into an interlocal agreement for mutual assistance on small projects. Motion seconded by Councilmember Beaton. Motion carried 6-0.**

- J. Intent to Amend the City Capital Improvement Plan {CIP} and State Transportation Improvement Plan {STIP}: Mr. Love presented a request for Council to move to support the initiation of a process whereby an amendment to the City Capital Improvement Plan and State Transportation Improvement Plan be made to include the 4<sup>th</sup> Street/Riverside Drive BNSF Railroad Crossing Improvement Project. The City was selected by State Local Programs with an award amount of \$1,447,947 coming from the 2018 Railway/Highway Crossing Program to improve safety at the crossing.

**Councilmember Hulst moved to amend the transportation planning documents in order to proceed with the 4<sup>th</sup> Street/Riverside Drive BNSF Railroad crossing project. Motion seconded by Councilmember Beaton. Motion carried 6-0.**

The meeting was convened into executive session at 8:00 p.m. and was estimated to last 20 minutes.

- A. Executive Session: Potential Litigation and Real Estate Acquisition.

The meeting was re-convened at 8:20 p.m.

There being no further business the meeting was adjourned at 8:20 p.m.

SUBMITTED BY:

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Rebecca J. Wade, Recording Amanuensis

ATTEST:

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Doug Volesky, Finance Director

APPROVE:

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Jill Boudreau, Mayor