

**Mount Vernon  
City Council  
Regular Meeting Minutes  
February 28, 2018**

The meeting was called to order by Mayor Boudreau 7:05 p.m.

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

Staff Present: Development Services Director Phillips, Project Development Manager Donovan, Parks and Enrichment Services Director King, Senior Planner Lowell, Finance Director Volesky, Senior Engineer Christen, Engineering Services Manager Chesterfield, Assistant Public Works Director Love, City Attorney Rogerson and Police Chief Dodd

Citizens Present: 19

**Consent Agenda**

- A. Approval of February 14, 2018 Regular Council Meeting Minutes.
- B. Approval of February 20, 2018 payroll checks numbered 107992 - 08022 direct deposit checks numbered 64511 – 64722 and wire transfers numbered 657 - 658 in the amount of \$1,010,359.71.
- C. Approval of February 28, 2018 claims numbered 153711 – 153917 in the amount of \$10,095,975.68.

**Councilmember Hudson moved to approve the consent agenda as presented. Motion seconded by Councilmember Beaton. Motion carried 7-0.**

**REPORTS**

- A. Committee Reports:
  - Finance and Parks and Enrichment Committee – for details see Committee minutes.
  - Development Services - for details see Committee minutes.
- B. Community Comments
  - Susan Duffy, Mount Vernon resident requested that Council ban fireworks in the City.
- C. Councilmember Comments - none
- D. Mayor's Report.
  - Mayor Boudreau addressed the increase many residents are seeing on their 2018 property tax assessment. She presented two property tax statements and reviewed each category of tax noting that the largest increase is due to the McLeary bill for public school funding.
  - The City Street Department has been working on repairing/grinding railroad crossings within the City.
  - March Mayor's coffee schedule was reviewed.
- E. Agenda request – Councilmember Beaton would like to invite Community Action to present their Capital Campaign Project.

## **NEW BUSINESS**

- A. Planning Commission Re-appointment: Mr. Phillips presented Council with a request for approval of the re-appointment of Shelley Acero to the Planning Commission.

**Councilmember Hulst moved to approve the re-appointment of Shelley Acero to the Planning Commission. Motion seconded Beaton Councilmember. Motion carried 7-0.**

- B. Tulip Festival Presentation: Cindy Verge, Executive Director of the Skagit Valley Tulip Festival presented the Mayor and Council with the 2018 Tulip Festival poster created by Melissa Jander and provided an update of this year's event.

- C. Arts Commission Annual Plan Presentation: Kevin Hartman, President of the Mount Vernon Arts Commission presented the Commission's 2018 Annual Plan. Goals, mission statement and projects were reviewed.

**Councilmember Hulst moved to approve the Mount Vernon Arts Commission Annual Plan for 2018. Motion seconded Hudson Councilmember. Motion carried 7-0.**

The meeting adjourned into Executive Session at 7:49 to discuss litigation or potential litigation. The Executive Session was expected to last 15 minutes; the time was extended 10 minutes.

The meeting reconvened at 8:17 p.m.

- D. Public Hearing – 2018 Comprehensive Plan Amendment Docket: Ms. Lowell reviewed the applications submitted for consideration: Additional documents were added and available. Reviewed what is a docket and its purpose.

1. MV-28, LLC (Tim White), file number: PL18-032, a request to re-designate two parcels FROM General Commercial (GC) TO Public (P) with an associated zoning FROM General Commercial (C2) TO Public (P).

2. Douglas Barnet, file number: PL18-034, a request to re-designate a parcel located within the City's Urban Growth Area (UGA) FROM Single-Family High Density (SF-HI) TO General Commercial (GC).

3. Corner 9 Properties (Brian Gentry), file number: PL18-035, a request to re-designate a parcel FROM Single-Family Medium Density (SF-MED) TO Multi-Family Low Density (MF-LO) with an associated zoning FROM Single-Family Residential with a maximum density of 4.54 s u/acre with a PUD zoning overlay (R-1, 4.0 PUD) TO Duplex and Townhouse Zoning (R-2).

4. MBH Group (Dan Mitzel), file number: PL18-036, a request to re-designate three (3) parcels FROM Commercial-Limited Industrial (C-L) TO Multi-Family Hi Density (MF-HI) with an associated zoning FROM Commercial-Limited Industrial (C-L) TO Multi-Family Residential (R-4).

5. Mount Vernon School District #320, file number: PL18-045, a request to update the school district's impact fees as part of the City's Capital Improvements Plan (CIP) process.

6. Sedro-Woolley School District, file number: PL18-046, a request to update the school district's impact fees as part of the City's Capital Improvements Plan (CIP) process.

Ms. Lowell addressed some statements that were made by Mr. Mitzel regarding GMA and Comprehensive Plan requirements and compliance in regard to affordable multi-family housing. The City has adopted a new Housing Element within the Comprehensive Plan, approved site specific amendments to allow multi-family units and is in the processing of adopting a new sub-area plan and regulations to encourage more multi-family units. The City is also working on new regulations to provide bonus density for the creation of bona-fide affordable housing units as well as code amendments to continue working on an affordable housing plan.

Mr. Rogerson asked council to disclose if they have engaged in any communication with any opponents or proponents with respect to any docket proposal.

- Councilmember Hulst disclosed that he spoke with Mr. Mitzel last Friday and Monday. Mr. Mitzel inquired about what the City's recommendation would be regarding the docket. The conversation was not substantive and nothing was said that would sway his decision one way or the other.
- Councilmember Hudson disclosed that she spoke with possible sub-contractor on White project regarding ingress/egress.
- Councilmember Brocksmith disclosed that he was a member of the Planning Commission when the Tim White project was submitted. He also spoke with Mr. Mitzel about status of packet materials and forwarded that information to him. He communicated with Mr. Mitzel via email and forwarded updated packet information on Monday. Mr. Rogerson stated that those emails have been disclosed and are a part of the record.
- Councilmember Molenaar disclosed that he spoke with Tim White after the Planning Commission denied his application.

Mayor Boudreau opened the public hearing. Comments will be taken in order of their place on the docket

1. No comments
2. John Semrau, representing Doug Barnett requested Council follow staff's recommendation to docket this item.
3. Anna Nelson, Anacortes resident and employee of Landed Gentry requested support of docketing this item.
4. a. Dan Mitzel expressed his appreciation of his item being docketed. He stated that his application from 2006 and 2007 is not the same as the current application and that only one parcel is a repeat. He addressed his communication with Councilmembers Hulst and Brocksmith and well as Mr. Phillips about packet information and the staff recommendation. He is still concerned about deadlines 36.70a of the GMA and his concerns about the amount of available land for low income housing.  
b. Sister Susan Wells, Catholic Community Services spoke on behalf of affordable housing.  
c. Gene VanSelus, Mount Vernon, spoke in favor of this item.  
d. Gilberto Estrada, no residence given spoke in favor of affordable housing.
5. No comments
6. No comments

There being no more comments Mayor Boudreau closed public hearing.

Ms. Lowell recommends approval of all items for docketing.

**Councilmember Hulst moved to approve Resolution 946 establishing the 2018 Comprehensive Plan Amendment Docket. Motion seconded by Councilmember Molenaar. Motion carried 7-0.**

- E. Public Hearing – Proposed Recycling Cart Fees: Mr. Volesky presented an ordinance proposing a change to recycling cart fees from \$3.40 to \$5.68 with annual CPI adjustments. Mayor Boudreau stated that this is a service provided by Waste Management. The fee is a pass through of the actual fee charged by Waste Management and no additional administrative fees are included.

Mayor Boudreau opened the public hearing. There being no comments Mayor Boudreau closed the public hearing.

**Councilmember Lindquist moved to approve Ordinance 3744 amending the recycling cart fees. Motion seconded by Councilmember Beaton. Motion carried 7-0.**

- F. Supplement to the Little Mountain Improvements Fund, Parks Capital Reserve Fund, Park Impact Fees Fund and Tourism Promotion Fund 2018: Mr. Volesky presented an ordinance to supplement various Parks Capital Projects carrying over from 2017 to 2018. He also presented a supplement to the Little Mountain Improvements Fund 2018 budget for donation funded trail improvements; a private donation requires this amendment.

**Councilmember Hudson moved to approve Ordinance 3745 amending the Little Mountain Improvements, Parks Capital Reserve, Park Impact Fees and Tourism Promotion Funds in the 2018 budget as presented. Motion seconded by Councilmember Lindquist. Motion carried 7-0.**

- G. Amendment to the Silver Arrow Bowman Lease Agreement: Mr. King present a second amendment to the lease agreement with Silver Arrow Bowman. The amendment addresses the North/South boundaries, non-exclusive access issues and the use of the administrative and processing area.

**Councilmember Lindquist moved to authorize the Mayor to enter into an amendment to the lease with Silver Arrow Bowman. Motion seconded by Councilmember Beaton. Motion carried 7-0.**

- H. Bid Award – Screw Press Installation, Project SS-2018-005: Mr. Christen requested Council approve the bid award for the Screw Press Installation to McClure and Sons, Inc. in the amount of \$295,486.82. this

**Councilmember Hudson moved to award the bid for the Screw Press Installation, Project SS-2018-005 to McClure and Sons, Inc. in an amount not to exceed \$295,486.82. Motion seconded by Councilmember Molenaar. Motion carried 7-0.**

- I. Approval of Agreement with Department of Ecology: Mr. Chesterfield presented an interagency agreement with the Department of Ecology to have the Washington Conservation Corp {WCC} perform vegetation maintenance of drainage facilities. The WCC crew would work for up to ten weeks for an amount not to exceed \$40,000.

**Councilmember Hulst moved to authorize the Mayor to enter into an agreement with Department of Ecology for vegetation maintenance of drainage facilities in an amount not to exceed \$40,000.00. Motion seconded by Councilmember Beaton. Motion carried 7-0.**

- J. Professional Services Agreement Change Order No. 1 – Bridge Loading Rating Service: Mr. Love presented Change Order No. 1 to the professional services agreement with Trantech Engineering, LLC for additional bridge load rating services to be provided in 2018, not to exceed a total contract amount of \$19,200.

**Councilmember Molenaar moved to authorize the Mayor to enter into Change Order No. 1 with Trantech Engineering, LLC for additional bridge load rating services in 2018 in an amount not to exceed \$19,200.00. Motion seconded by Councilmember Hudson. Motion carried 7-0.**

The meeting adjourned into Executive Session at 9:22 p.m. to discuss litigation or potential litigation. The Executive Session was expected to last 20 minutes.

The meeting reconvened at 9:42 p.m.

There being no further business the meeting was adjourned at 9:42 p.m.

SUBMITTED BY:

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Becky Jensen, Recording Secretary

ATTEST:

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Doug Volesky, Finance Director

APPROVE:

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Jill Boudreau, Mayor