

**Mount Vernon
City Council
Regular Meeting Minutes
April 25, 2018**

The meeting was called to order by Mayor Boudreau at 7:02 p.m.

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

Staff Present: Chief Dodd, Library Services Director Huffman, Senior Planner Lowell, City Attorney Rogerson, and Finance Director Volesky

Citizens Present: 9

CONSENT AGENDA

- A. Approval of January 31, 2018 Committee of the Whole meeting minutes.
- B. Approval of April 11, 2018 Regular Council meeting minutes
- C. Approval of April 20, 2018 payroll checks numbered 108172 - 108204, direct deposit checks numbered 65373 - 65589, and wire transfers numbered 665 - 666 in the amount of \$1,023,251.86.
- D. Approval of April 25, 2018 Claims numbered 154538 - 154739 in the amount of \$826,627.46.

Councilmember Hulst moved to approve the consent agenda items A-C. Motion seconded by Councilmember Beaton. Motion carried 7-0.

REPORTS

- A. Committee Reports:
 - Finance Committee and Parks & Enrichment Services – for details see Committee minutes.
 - Development Services – for details see Committee minutes.
- B. Mayor's Report
 - Mayor Boudreau announced that the City has received a \$33,418 grant that will be used to purchase five pedestrian activated crossing signals with flashing beacons.
 - Mayor Boudreau announced that a "Civil Discourse Project" kickoff event will take place Saturday, May 5, 2018 at Skagit Valley College. The program will have sessions focused on skill building trainings session for refreshing abilities to interact with people with differing viewpoints. The five sessions will culminate in a public meeting to discuss a topic of community concern.
 - Mayor's Coffee Hours times and locations were reviewed.
- C. Committee Agenda Requests
 - Councilmember Hulst requested a further discussion on how to fund the general facility improvements program at the Councilmembers retreat.

NEW BUSINESS

- A. Adoption of the South Kincaid Subarea Plan: Ms. Lowell introduced Julie Bassuk and Brandon Herman from Makers and acknowledged the contributions of ECONorthwest and Transportation Solution that were used to create this plan. She then presented

Council with information regarding the adoption of the South Kincaid Subarea Plan providing definitions and reasoning as to why the City is undertaking this action. The primary intent is to support the historic downtown area and build momentum for development. Mr. Herman then came forward to give more detail regarding the plan. This plan would be adopted into the Land Use Element of the comprehensive Plan. The adoption of this document also amends Comprehensive Plan map, the existing Downtown Planning Area Subarea is amended, and the Parks and Recreation Element is amended to include public trails and a future open space/trail head that are identified within the new subarea plan.

Mayor Boudreau opened the public hearing.

- Sister Mary Wells, Catholic Community Services, came forward to ask about how this would encourage affordable housing.

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

Councilmember Hulst moved to approve Ordinance 3748 adopting the South Kincaid Subarea Plan. Motion seconded by Councilmember Beaton.

Councilmember Brocksmith moved to amend objective 1.3 increasing the height of buildings from 4 to 5 stories. Motion died due to lack of second.

The original motion carried 7-0.

- B. Adoption of Zoning Code Amendments to Implement Portions of the South Kincaid Subarea Plan: Ms. Lowell presented Council with information regarding the adoption of zoning code amendments to Chapters 17.06 {Definitions}, 17.09 {Districts Established – Zoning Map}, 17.45 {Downtown Districts}, 17.84 {Parking and Loading}, 17.93 {Landscaping}. These zoning code amendments are needed to implement the Goal, Objectives and Policies adopted as part of the South Kincaid Subarea Plan. Councilmember Brocksmith asked questions regarding the conditional use permit that would be required for a building of over 35 residential units. Ms. Lowell indicated that this change is to ensure public input on larger housing units and it would add approximately \$1,000 to the fee and take two to four weeks longer.

Mayor Boudreau opened the public hearing.

There being no comment Mayor Boudreau closed the public hearing.

Councilmember Brocksmith moved to approve Ordinance 3749 adopting the South Kincaid Subarea Plan. Motion seconded by Councilmember Lindquist. Motion carried 7-0.

- C. Adoption of an Area-Wide Rezone to Implement Portions of the South Kincaid Subarea Plan: Ms. Lowell presented Council with information regarding the adoption of an area-wide rezone to implement the South Kincaid Subarea Plan. Staff has identified a number of parcels to be rezoned so that they could be developed or re-developed with uses encouraged through the Goal, Objectives and Policies of the South Kincaid Subarea Plan. Ms. Lowell indicated that four Friendship House owned parcels are removed from the proposed Ordinance. Councilmember Hulst indicated that the property owners opted into these rezoning proposals and allowing them to opt out has created a positive attitude towards the project.

Mayor Boudreau opened the public hearing.

There being no comment Mayor Boudreau closed the public hearing.

Councilmember Lindquist moved to approve Ordinance 3750 adopting the South Kincaid Subarea Plan, but excluding the four Friendship House owned properties. Motion seconded by Councilmember Beaton. Motion carried 7-0.

- D. Services Agreement with Lyndale Glass: Mr. Phillips presented Council with a request for authorization for the Mayor to enter into an agreement with Lyndale Glass to install security transparent glass/acrylic system to protect the County Judicial Clerks as part of the 2018 Facility Renewal Program.

Councilmember Hudson moved to authorize the Mayor to enter into an agreement with Lyndale Glass for installation of safety glass at the Police/Court Campus. Motion seconded by Councilmember Beaton. Motion carried 7-0.

- E. Annual Maintenance Agreement: Mr. Phillips presented Council with a request for authorization for the Mayor to enter into an agreement with Siemens for the annual HVAC maintenance.

Councilmember Lindquist moved to authorize the Mayor to enter into an agreement with Siemens for annual HVAC maintenance. Motion seconded by Councilmember Molenaar. Motion carried 7-0.

- F. Franchise Agreement with Cascade Natural Gas: Mr. Rogerson presented Council with a request for approval of an Ordinance extending the original franchise agreement with Cascade Natural Gas as both parties need additional time to complete negotiations on a new agreement.

Councilmember Hulst moved to approve Ordinance 3751 extending an agreement with Cascade Natural Gas. Motion seconded by Councilmember Hudson. Motion carried 7-0.

The meeting was convened into executive session at 8:33 p.m. and was estimated to last 20 minutes.

- G. Executive Session: Potential litigation and real estate.

There being no further business the meeting was adjourned at 8:55 p.m.

SUBMITTED BY:

Rebecca J. Wade, Recording Amanuensis

ATTEST:

Doug Volesky, Finance Director

APPROVE:

Jill Boudreau, Mayor