



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

May 25, 2022, 7:00 p.m.

Police Court Campus
1805 Continental Place
REVISED 5/24/22

To virtually attend the meeting, the public may:

1. **Call the conference line:** 1-888-924-9240; Access Code: 3366211 (please 'mute' your phone, if possible, to minimize distractions)
2. **Watch the meeting live on TV10:** Comcast/Xfinity Channel 10
3. **Watch the meeting live, online:**
https://www.youtube.com/channel/UCUob_hcQUmd4S93YkletdrA

I. OPENING CEREMONIES

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

II. CONSENT AGENDA

- A. Approval of May 11, 2022 Regular Council Meeting Minutes
- B. Approval of May 20, 2022 payroll checks numbered 111403 - 111423 direct deposit checks numbered 87999 - 88246 and wire transfers numbered 1095 - 1099 in the amount of \$1,320,038.97
- C. Approval of May 25, 2022 Claims numbered 17669 – 17673 and 17675 - 17799 in the amount of \$2,294,546.61.
- D. Approval of agreement 4230
- E. Approval of agreement 4231

III. REPORTS

- A. Committees
 1. Finance & Parks and Enrichment Services
 2. Public Safety
 3. Development Services
- B. Community Comments
 1. Review of Emails from the Public
(Public comments may be sent via email to council@mountvernonwa.gov. The comments will be read aloud into the record during the public comment portion of the agenda. Please limit your comments to be read in three minutes or less. Email comments must be received by 4 p.m. on May 25, 2022.)
 2. Public Comments
(This is an opportunity for Mount Vernon residents to address their City Council. Please limit comments to three 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

None

V. NEW BUSINESS

A. Farmworker Recognition

(Dr. Gary Brown and artist Alfred Currier will share a video created in collaboration with TV10 staff acknowledging the vital role farmworkers play in the prosperity of Skagit County's agricultural industry.)

(required action – none)

(staff contact – Peter Donovan)

B. Skagit PUD Update – **Postponed**

(Skagit PUD General Manager George Sidhu will provide an update of projects and plans.)

(required action – none)

(staff contact – Peter Donovan)

C. Public Hearing – Draft Redistricting Plan

(This is a public hearing to gather input on the draft council ward redistricting plan.)

(required action – none)

(staff contact – Peter Donovan)

D. Approval of Agreement – Mount Vernon Police Services Guild

(Staff is requesting approval of a collective bargaining agreement with Mount Vernon Police Services Guild for commissioned Police employees.)

(required action – motion)

(staff contact – Erin Keator)

E. Approval of Resolution – Library Commons Project

(Staff is requesting approval of a resolution approving the final design of the Library Commons Project.)

(required action – resolution)

(staff contact – Kevin Rogerson)

F. Approval of Resolution – Library Commons Project

(Staff is requesting approval of a resolution authorizing and ratifying the Purchase and Sale Agreement of real property for the Library Commons Project.)

(required action – resolution)

(staff contact – Kevin Rogerson)

G. Street Closure – Mount Vernon High School

(Staff is requesting approval of a street closure request submitted by Mount Vernon High School for the 2022 Graduation Parade.)

(required action – motion)

(staff contact – Jennifer Berner)

H. Approval of Section 108 Guarantee Loan Application

(Staff is requesting approval of a Housing and Urban Development (HUD) loan for funding for the Library Commons Project.)

(required action – motion)

(staff contact – Peter Donovan)

COMMITTEE MEETINGS

Finance & Parks and Enrichment Services

6:00 p.m.

Next Ordinance 3850
Next Resolution 1012



DATE: May 25, 2022
TO: Mayor Boudreau and City Council
FROM: Peter Donovan, Special Projects Manager
SUBJECT: SKAGIT FARMWORKER TRIBUTE

RECOMMENDED ACTION:

None

INTRODUCTION/BACKGROUND:

Farmworkers play a vital role in the continued prosperity of Skagit County's agricultural industry. Agriculture is at the heart of our community's heritage.

FINDINGS/CONCLUSIONS:

Dr. Gary Brown and artist Alfred Currier have collaborated with TV10 staff to produce a short video tribute to our local farmworkers.

Dr. Brown and Mr. Currier will be joining the City Council meeting to share this presentation

RECOMMENDATION:

None

ATTACHED:

None



DATE: May 25, 2022
TO: Mayor Boudreau and City Council
FROM: Peter Donovan, Special Projects Manager
SUBJECT: PUBLIC HEARING ON PROPOSED REDISTRICTING PLAN

RECOMMENDED ACTION:

None

INTRODUCTION/BACKGROUND:

With the 2020 census data update comes a requirement for jurisdictions to assess voting districts.

On May 11, demographer Dr. Peter Morrison presented a simple plan to Council for addressing a small discrepancy in the City's current Ward population imbalance. A plan which would bring the City into compliance with federal and state redistricting requirements.

Specifically, the plan endeavors to adjust the population to within 5% of 11,740 residents per ward. To do this, a small segment consisting of 783 residents in Ward 3 would be moved into Ward 2.

The boundaries of this segment include East Division Street to the north; Digby Road to the west; East Broadway to the south; and Waugh Road on the eastern border.

Following the public presentation of the plan, City staff published notice of the plan in the Skagit Valley Herald, including notice of a public comment period.

The plan is posted, with maps, on the City's webpage. All residents within the impacted area were sent correspondence regarding the proposed changes. A video excerpt from the May 11th City Council meeting, showing the redistricting presentation given to Council, is also posted on the City's redistricting webpage for public viewing.

The public has been invited to submit written comments, and to provide in-person comments during a public hearing to be held at 7 p.m. on Wednesday, May 25th.

FINDINGS/CONCLUSIONS:

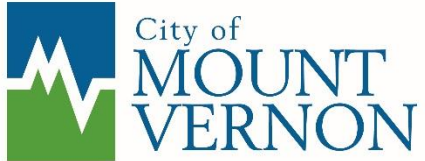
Any written comments received will be compiled for Council review and consideration, along with any verbal comments from this evening's public hearing. These comments will be considered over the next three weeks before a final plan comes before City Council for approval on Wednesday, June 8th.

RECOMMENDATION:

A public hearing to invite comments from residents regarding the City's proposed redistricting plan.

ATTACHED:

Map demonstrating the proposed area to be transferred from Ward 3 to Ward 2



DATE: May 9, 2022
TO: Mayor Boudreau and City Council
FROM: Erin Keator, Human Resources Director
SUBJECT: COMMISSIONED POLICE GUILD COLLECTIVE BARGAINING AGREEMENT

RECOMMENDED ACTION:

Staff recommends that Council authorize the Mayor to sign the Non-Commissioned Police Guild collective bargaining agreement for January 1, 2022 through December 31, 2022.

INTRODUCTION/BACKGROUND:

The commissioned police guild collective bargaining agreement expired on December 31, 2021. The City and Guild began contract negotiations in November of 2021 and reached an agreement for a one year contract. The Guild voted to approve the agreement in May 2022.

FINDINGS/CONCLUSIONS:

One year contract

Wages:

4% - 01/01/2022

3% - 07/01/2022

Allows for creation of a committee to develop a proposal for a 9/80 schedule for non-patrol positions.

Added Juneteenth as a holiday.

Moved from a Notional HRA to a VEBA

RECOMMENDATION:

Staff recommends that Council authorize the Mayor to sign the Commissioned Police Guild collective bargaining agreement for January 1, 2022 through December 31, 2022.

ATTACHED:

none



DATE: May 25, 2022
TO: Mayor Boudreau and City Council
FROM: Kevin Rogerson; City Attorney
SUBJECT: RESOLUTION APPROVING FINAL DESIGN OF LIBRARY COMMONS

RECOMMENDED ACTION:

Adopt the proposed resolution.

INTRODUCTION/BACKGROUND:

Skagit County and the City negotiated an option to purchase real property owned by Skagit County in an Option Agreement effective May 5, 2021. This is property in which the City plans to site the Library Commons Project (the Project).

Section 7 of the Option Agreement requires prior to the City having the right to exercise the Option, that it complete and approve the final design for the construction of the Project and that the Project have a minimum 240 parking spaces. Approval must occur with a formal resolution adopted by the Mount Vernon City Council.

The City previously awarded HKP Architects the commission to design a Project. HKP has now informed the City it has completed final design for the construction of the Project which includes 273 vehicle stalls and 4 motorcycle stalls (see attached letter). On April 15, 2022, HKP design and plans were submitted for permits.

The proposed resolution finds that the City has significantly invested time and funds in the design and construction of the Library Commons Project sited on the County Property, that such design is complete, approved by the City and the City is at this time prepared to satisfy the conditions precedent within the Option Agreement to the City's exercise of its option rights with the County.

FINDINGS/CONCLUSIONS:

That adoption of the Resolution serves the City's interest.

RECOMMENDATION:

Adoption.

ATTACHED:

Proposed Resolution, plus attachment.



DATE: May 25, 2022
TO: Mayor Boudreau and City Council
FROM: Kevin Rogerson; City Attorney
SUBJECT: RESOLUTION APPROVING PURCHASE AND SALE AGREEMENT WITH SKAGIT COUNTY

RECOMMENDED ACTION:

Adopt the proposed resolution.

INTRODUCTION/BACKGROUND:

Skagit County and the City negotiated an option to purchase real property owned by Skagit County in an Option Agreement effective May 5, 2021. This is property in which the City plans to site the Library Commons Project (the Project). The Purchase and Sale Agreement (PSA) for the property to be used when the City exercised its option rights is set forth in Exhibit C of the Option Agreement.

Section 9.2 of that PSA requires prior to closing, that the Mount Vernon City Council pass a resolution approving, authorizing and ratifying the PSA which includes specific language identifying acceptance of specific terms and conditions within the PSA. The language of the resolution is set forth in Exhibit "6" (Form of Resolution of The City of Mount Vernon City Council Approving and Ratifying a Real Property Purchase and Sale Agreement with Skagit County, WA) of the PSA.

Attached is the agreement form resolution set forth as exhibit to the PSA for adoption.

FINDINGS/CONCLUSIONS:

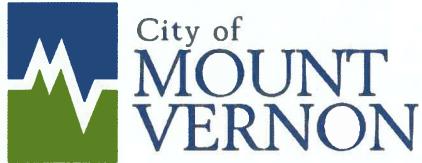
That adoption of the Resolution serves the City's interest.

RECOMMENDATION:

Adoption.

ATTACHED:

Proposed Resolution.



DATE: May 25, 2022
TO: Mayor Boudreau and City Council
FROM: Jennifer Berner
SUBJECT: STREET CLOSURE REQUEST – MVHS GRADUATION PARADE

RECOMMENDED ACTION:

Staff recommends Council approve the Street Closure Request for the 2022 Mount Vernon High School Graduation Parade.

INTRODUCTION/BACKGROUND:

The Mount Vernon High School's Graduation Parade will be held on Wednesday June 8, 2022 at 10:30am.

FINDINGS/CONCLUSIONS:

This parade will recognize the graduating class of Mount Vernon High School. It will bring community members together to fulfill the mission of the City to promote Mount Vernon as a wonderful place to come, visit, do business, and live.

RECOMMENDATION:

Staff recommends the temporary closure of South 1st Street and Cleveland Avenue to accommodate the 2022 Mount Vernon High School Graduates.

ATTACHED:

Street Closure Request



DATE: May 25, 2022
TO: Mayor Boudreau and City Council
FROM: Peter Donovan, Special Projects Manager
SUBJECT: SECTION 108 LOAN APPLICATION

RECOMMENDED ACTION:

Motion

INTRODUCTION/BACKGROUND:

HUD funding for the construction of the library portion of the Mount Vernon Library Commons project is available through a section 108 loan.

FINDINGS/CONCLUSIONS:

City staff has worked closely with HUD advisors to ensure the City's project aligns with HUD and city CDBG priorities and goals.

If this item is approved by Council, the loan application for \$1.7 million would be signed by the mayor and submitted to HUD.

The City is proposing a repayment plan using future annual CDBG allocations in the amount of approximately \$100,000 each year, over the next 17 years.

RECOMMENDATION:

Staff recommends that Council authorize the Mayor to sign and submit a Section 108 Loan application to the Department of Housing and Urban Development, for a loan in the amount of \$1.7 million for the Mount Vernon Library Commons project.

ATTACHED:

Draft Section 108 Loan Application