



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

July 13, 2022, 7:00 p.m.

Police Court Campus
1805 Continental Place

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. COMMUNITY COMMENTS

1. Review of Emails from the Public
(Public comments may be sent via email to communitycomments@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 July 13, 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.)

III. CONSENT AGENDA

- A. Approval of June 22, 2022 Regular Council Meeting Minutes
- B. Approval of July 5, 2022 payroll checks numbered 111503 - 111534 direct deposit checks numbered 88743 - 88991 and wire transfers numbered 1110 - 1114 in the amount of \$1,255,507.39
- C. Approval of July 13, 2022 Claims numbered 18078 – 18080, 18084 – 18098, 18102 and 18105 – 18264 in the amount of \$1,363,623.45

IV. REPORTS

- A. Committees
 1. Public Works and Library
 2. Development Services
 3. Public Safety
- B. Councilmember Comments
- C. Mayor's Report

D. Committee Agenda Requests

V. **UNFINISHED BUSINESS**

None

VI. **NEW BUSINESS**

A. Approval of Limited Tax General Obligation (LTGO) Bonds – Fire Station Remodel Projects

(Staff is requesting approval of an ordinance providing for the issuance and sale of up to \$12,500,000 LTGO Bonds of the City in one or more series and delegating authority to approve the final terms of the bonds.)

(required action – ordinance)

(staff contact – Doug Volesky)

B. Street Closure Request

(Staff is requesting approval of a request to close a portion of North 7th Street on July 30, 2022 for a neighborhood block party.)

(required action – motion)

(staff contact – Jennifer Berner)

C. Consideration of Real Property Donation

(Staff is requesting consideration of the donation of a parcel of land located at 401 S. LaVenture Road.)

(required action – motion)

(staff contact – Jennifer Berner)

D. Approval of Purchase – Ladder Truck

(Staff is requesting approval of an agreement with Hughes Fire Equipment, Inc. for the purchase of a 2022 Pierce Quint Aerial Ladder Truck.)

(required action – motion)

(staff contact – Bryan Brice)

E. Approval of Agreement – Skagit County

(Staff is requesting approval of an agreement with Skagit County to accept grant funding for the construction of a commercial kitchen for the Library Commons Project.)

(required action – motion)

(staff contact – Isaac Huffman)

COMMITTEE MEETINGS

Public Works and Library

6:00 p.m.

Next Ordinance 3853
Next Resolution 1014



DATE: July 13, 2022
TO: Mayor Boudreau and City Council
FROM: Doug Volesky, Finance Director
SUBJECT: LIMITED TAX GENERAL OBLIGATION BOND – FIRE STATION REMODEL PROJECTS

RECOMMENDED ACTION:

City staff is requesting Council approval of an ordinance which provides for the issuance and sale of Limited Tax General Obligation (LTGO) Bonds of the City in one or more series and delegating authority to approve the final terms of said bonds for the fire station remodel projects.

INTRODUCTION/BACKGROUND:

The Mount Vernon Fire Department is responsible for fire suppression, emergency medical services, rescue services, fire prevention and investigation, as well as Emergency Management for the City. Our firefighters respond to over 7,000 emergency and non-emergency calls each year.

Due to the age of Fire Station 1 and the aging of Stations 2 and 3, the Council authorized a needs assessment in September 2018. An architectural firm performed Phase I (needs assessment) and Phase II (design and engineering) of a project for the replacement of Station 1 and the needs assessment for Stations 2 & 3. This project included a review of existing conditions at Stations 2 and 3, identified current and future space and operational needs, prepared conceptual design, forecast construction and total project costs for a new Station 1 and renovations to Stations 2 & 3. Phase II of the project consists of design and engineering along with preparing construction documents, permitting, bid assistance, and construction contract administration services for Stations 2 and 3.

The total cost of Phase II, renovations to Stations 2 & 3, is estimated to be around \$12,000,000. Funding these projects can be achieved through the issuance and sale of up to \$12,500,000 LTGO bonds of the City. This amount provides for any premium/discount of the bond plus any issuance costs and underwriter fees. The approximate annual payment for the bond, financed over 20 years, is estimated to be \$842,000 but will be based on the current rate at the time of the issuance. The revenue for the bond will be provided through ambulance transport revenue, more specifically funds received from the GEMT reimbursement.

FINDINGS/CONCLUSIONS:

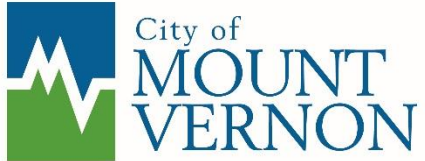
Based on the City needs for improvements to Fire Stations 2 and 3, it has been determined that all or a portion of the costs of the Fire Station Remodel Projects should be financed through the issuance of one or more series of LTGO Refunding Bonds of the City in the aggregate principal amount of not to exceed \$12,500,000.

RECOMMENDATION:

Staff is requesting Council adoption of Ordinance No. 3853, providing for the issuance and sale of up to \$12,500,000 LTGO Bonds in one or more series and delegating authority to approve the final terms of said bonds.

ATTACHED:

Ordinance No. 3853
Bond Timeline



DATE: July 13, 2022
TO: Mayor Boudreau and City Council
FROM: Jennifer Berner
SUBJECT: STREET CLOSURE REQUEST – 7TH STREET NEIGHBORHOOD BLOCK PARTY

RECOMMENDED ACTION:

Staff recommends Council approve the Street Closure Request for Saturday July 30th.

INTRODUCTION/BACKGROUND:

Residents of North 7th Street between Fulton Street and Lawrence Street would like to have a neighborhood summer bbq and invite all nearby residents to socialize throughout the neighborhood. Some homeowners will provide different types of family friendly yard games, while others will provide food and family friendly drinks.

FINDINGS/CONCLUSIONS:

For the safety of the neighborhood, the residents are asking for one block of North 7th Street to be closed 10am to 8pm on Saturday July 30th. They will plan to keep one side of the street clear of all event set up in order to provide a safe emergency lane if needed.

RECOMMENDATION:

Staff recommends Council approve the closure of North 7th Street between Fulton Street and Lawrence Street on Saturday July 30th.

ATTACHED:

Street Closure Request Map



DATE: July 13, 2022
TO: Mayor Boudreau and City Council
FROM: Jennifer Berner, Director, Parks and Enrichment Services
SUBJECT: OFFER TO DEED PROPERTY AT 410 S. LAVENTURE RD. TO CITY OF MOUNT VERNON

RECOMMENDED ACTION:

The staff and Mayor strongly recommend declining the offer from Pacific Coast Management Group to deed the property at 410 Laventure Road to the City of Mount Vernon.

INTRODUCTION/BACKGROUND:

Pacific Coast Management Group is offering to deed 2.63 acres of land located at 401 S. Laventure Road to the City of Mount Vernon. The entire property is encumbered by wetlands.

Staff had Dr. Lee, City's Wetland Biologist, review the wetland delineation and it has been determined the site is not a candidate for the City's ecosystem alternative program because it is already forested. Additionally, there is little potential in terms of critical area functions that can be achieved with mitigation activities on the site.

When the City takes on property into the City's ecosystem alternative program a baseline is established for functions and then the City monitors these functions over time as we complete mitigation (planting, weed removal, etc.). The City is required to demonstrate that our mitigation efforts result in the same or greater functions on a site. If the City cannot show the same, or increased, functions being created on the City owned sites our buffer buy-down program (ecosystem alternative) would be in jeopardy.

FINDINGS/CONCLUSIONS:

None

RECOMMENDATION:

Motion to decline the offer from Pacific Coast Management Group to deed the property at 410 Laventure Road to the City.

ATTACHED:

Memo and Report from Pacific Coast Management Group



DATE: July 13, 2022
TO: Mayor Boudreau and City Council
FROM: Bryan Brice, Fire Chief
SUBJECT: LADDER TRUCK PURCHASE

RECOMMENDED ACTION:

Staff recommends that Council authorize the mayor to execute the agreement for the purchase of a 2022 Pierce Quint Aerial Ladder Truck.

INTRODUCTION/BACKGROUND:

Mount Vernon Fire has one front line Ladder Truck. The Quint 105’ Ladder Truck is used to provide search and rescue, roof ventilation, elevated water streams, salvage and overhaul and carry all the applicable tools needed for these tasks. This apparatus also has a 105’ aerial ladder, 300-gallon water tank and a fire pump like a fire engine, carrying hose and other equipment.

Each year, the Fire department apparatus committee reviews the vehicles identified for replacement in the City’s replacement fund. This assessment considers age, mileage, and repair history to determine which units should be replaced. In this case the new aerial ladder would replace the current 2010 Quint Ladder Truck, which would be surplus through the Fleet department. While there is not one standard set of criteria that all fire departments use to determine the replacement schedule, the most common age range is 10-15 years for a front-line ladder truck.

Our current ladder truck is approaching the 13-year mark and we have a target service life is 15 years for it. Currently we are seeing a 23-26 month build time from manufacturer, so there is a need to get the truck in production to ensure that we can continue to provide service with the vehicle.

Below is the current information that factors into the need to order a new ladder truck.

Mileage	77,250
Engine hours	10,438
Aerial PTO Hours	748.4
Out of service	174 days from 8-1-2020 to present

The purchase is made through Hughes Fire, which is a vendor through the Houston-Galveston Area Council (HGAC). HGACBuy is a procurement process that helps governments make purchases by establishing competitively priced contracts for goods and services. All contracts available to members of HGACBuy have been awarded by virtue of a public competitive process.

The quoted price valid for 90 days from June 1, 2022, is \$1,523,426. This price quote includes discounted pricing for payment up front and discounts related to the chassis progress, aerial device and factory discounts.

The total discount for paying 100% up front is \$80,169. It is not recommended that the City take advantage of that discount to ensure that funding is available, and that the City has more control over the build process/quality control. The table below outlines discounts that are available without the 100% payment upfront.

	Payment 9/1/2022	Due Chassis 4/1/2024	Due Aerial 5/1/2024	Final 9/1/2024	Total Savings
100% Pre-Payment	100%	0%	0%	0%	\$80,169
40% - 20% - 40%	40%	0%	20%	40%	\$40,994
40% - 40% - 20%	40%	0%	40%	20%	\$44,765

It is staff's recommendation that we pay an initial down payment 40% to start the process, 20% at midpoint and 40% upon completion and satisfaction with the vehicle. This would change the quoted price to \$1,562,601 and still achieves a discounting on the price.

FINDINGS/CONCLUSIONS:

It has been determined that the city will receive the best possible product and price using HGACBuy. The new Quint Ladder Truck will be designed similarly to the older Quint Ladder being replaced.

RECOMMENDATION:

Staff recommends that Council authorize the mayor to execute the agreement for the purchase of a 2022 Pierce Quint Aerial Ladder Truck.

ATTACHED:

- Attachment A – Vehicle Specifications
- Attachment B – Pierce Quote



DATE: July 6, 2022
TO: Mayor Boudreau and City Council
FROM: Isaac Huffman, Library Director
SUBJECT: INTERLOCAL AGREEMENT WITH SKAGIT COUNTY

RECOMMENDED ACTION:

Motion

INTRODUCTION/BACKGROUND:

This year we were awarded \$500,000 from Skagit County for constructing a commercial kitchen in the Mount Vernon Library Commons. The attached agreement entitled “INTERLOCAL COOPERATIVE AGREEMENT BETWEEN SKAGIT COUNTY AND CITY OF MOUNT VERNON FOR MOUNT VERNON LIBRARY COMMONS – COMMERCIAL KITCHEN” outlines the terms of this award. The city has accepted similar agreements on several occasions from this funding source including awards for the flood wall and for the first stage of the Mount Vernon Library Commons.

FINDINGS/CONCLUSIONS:

The terms in this agreement align with past interlocal library agreements and this agreement helps us better support the construction of the Mount Vernon Library Commons.

RECOMMENDATION:

Approve

ATTACHED:

Agreement