

**Mount Vernon City Council
Committee of the Whole
January 31, 2018**

Present: City of Mount Vernon: Mayor Boudreau, Councilmembers Beaton, Brocksmith, Carías, Hudson, Hulst, Lindquist and Molenaar

Staff Present: City Attorney Rogerson, Project Development Manager Donovan, Development Services Director Phillips, Senior Planner Lowell, Police Chief Dodd, Fire Chief Brice, Parks & Enrichment Services Director King

1. Berk Consulting – continued conversation regarding MVMC and housing: Ms. Lowell recapped the progress to date then reviewed income and housing statistics. Erika Rhett, Berk Consulting, discussed density bonuses and infill housing in Mount Vernon and presented case studies. Her recommendation is to allow one market rate unit for each affordable unit because it's easy to administer, provides an incentive for moderate and low incomes and preserves the distinction between single-family zones with a higher maximum bonus density in denser zones.

Council discussed options including mitigation of impact fees and 'fees in lieu' and density options.

2. Public Records Act Policy briefing: Mr. Rogerson reviewed the draft public records policy and the current Public Records Act compliance changes.
3. 2018 Goals presentation, Mayor Boudreau reviewed the City's 2018 goals
 - a. Infrastructure: Fire Station 1, Phase 3 Flood Protection, College Way widening, Library replacement, parking facility, City Shop, Capital Improvement Plan, fees review and Local Infrastructure Financing Tool (LIFT).
 - b. Healthy Neighborhoods: Parks projects, collaboration with partner agencies to address vagrancy, homelessness and mental illness, support Skagit County's Permanent Supported Housing Project and density Code regulations
 - c. Good Place for Investment: ALFCO redevelopment, staff, sub-area redevelopment, permit processing and downtown design standards
 - d. Operation: Technology, software, Ward meetings department information sheets, advisory and stakeholder groups
4. Mini Retreat discussion items:
 - a. Councilmember Hudson:
 - i. Inquired about live streaming City Council Meetings.

- ii. Legislative process for amending City Code - Received a request from public to consider plastic bags ban within the City. Mayor Boudreau reviewed the timeline of actions required for Municipal Code amendments. Council discussed and recommends public education at this time.
 - b. Councilmember Brocksmith:
 - I. City owned property overview (re-capping & updating discussion from 2016) - Mayor Boudreau reviewed list of City owned property compiled by staff that determined that the City does not own any property suitable for surplus for affordable housing.
 - II. Discussion of reprioritization of housing code work - Comprehensive Plan implementation strategies were reviewed comp plan implementation strategy.
 - c. Councilmember Hulst
 - I. Pedestrian bridge – Discussion of project funds in budget for conceptual design and Washington Department of Transportation’s involvement.
 - d. Councilmember Lindquist:
 - II. Additional Street Lighting - The draft street light replacement schedule was reviewed including priority and cost.
 - e. Councilmember Molenaar:
 - I. Comprehensive Plan and Rezone requests docketing process - The annual docketing process begins next month.
5. Open topic discussion - Mayor Boudreau: Community Action of Skagit County has requested \$50,000 which will be discussed at the next finance committee meeting. Legislative bills were reviewed. The City is working on the creation of a pilot program for criminal diversion.

Councilmember Brocksmith: Catholic Community Services is in the process of reviewing site for affordable housing and hopes to secure sites September.

Committee of the Whole concluded at 8:37 p.m.

Submitted by

Becky Jensen

Becky Jensen