CITY OF Vancouver WASHINGTON

CITY COUNCIL MEETING MINUTES

Vancouver City Hall | Council Chambers | 415 W. 6th St.
PO Box 1995 | Vancouver, WA 98668-1995
www.cityofvancouver.us

Anne McEnerny-Ogle, Mayor
Bart Hansen • Ty Stober • Erik Paulsen • Sarah J. Fox • Diana H. Perez • Kim D. Harless

November 21, 2022

WORKSHOPS

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

Workshops were conducted in person in the Council Chambers of City Hall. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, or www.facebook.com/VancouverUS.

View the CVTV video recording, including presentations and discussion, for workshops at:
https://www.cvtv.org/vid_link/35157?startStreamAt=0&stopStreamAt=2012

5:00-5:30 p.m. Future Neighborhood Association

Laura Shepard, Communications Director, 360-624-0747

Summary
Staff led Council through a discussion of the Future Neighborhood Association.

COUNCIL DINNER/ADMINISTRATIVE UPDATES - 5:30 p.m. - 6:30 p.m.

REGULAR COUNCIL AGENDA MEETING

This meeting was conducted as a hybrid meeting with in person and remote viewing and participation over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS. Public access and testimony on Consent Agenda items and under Public Hearings were also facilitated via the GoToMeeting conference call.

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit: https://www.cvtv.org/vid_link/35159?startStreamAt=0&stopStreamAt=6788
Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

Present: Councilmembers Harless, Perez, Fox, Paulsen, Stober, Hansen, and Mayor McEnerny-Ogle

Absent: None

Approval of Minutes

Minutes - October 10, 2022

Motion by Councilmember Paulsen, seconded by Councilmember Stober, and carried unanimously to approve the meeting minutes of October 10, 2022.

Minutes - October 17, 2022

Motion by Councilmember Stober, seconded by Councilmember Hansen, and carried unanimously to approve the meeting minutes of October 17, 2022. Councilmember Paulsen abstained from voting.

Community Communications

Mayor McEnerny-Ogle opened Community Communication and received testimony from the following community members regarding Consent Agenda Items 1-5:

- Kimberlee Elbon, La Center, WA

There being no further testimony, Mayor McEnerny-Ogle closed Community Communication.

Consent Agenda (Items 1-5)

Council requested Item 4 be pulled.

Motion by Councilmember Paulsen, seconded by Councilmember Hansen, and carried unanimously to approve Items 1-3 and 5 on the Consent Agenda.

Motion by Councilmember Fox, seconded by Councilmember Perez, and carried unanimously to approve Item 4 on the Consent Agenda.

1. Bid Award for the NW Daniels Water Main Replacement - 39th St to 46th St project, per ITB #22-43

Staff Report: 183-22

This project will install approximately 1,875 feet of 8-inch water main to replace an aging, high risk 8-inch cast iron pipeline as well as some 4-inch steel pipe and 2-inch galvanized steel pipe. The new water main will be installed on Northwest Daniels from Northwest 39th Street to Northwest 46th Street. Replacement will improve the integrity and reliability of the water system by replacing pipelines that rated as a high risk utilizing the water utility risk-based asset management ranking system. Pavement restoration will be completed to restore the roadway where utility work occurs.

On October 25, 2022, the City received 5 bids for the subject project. The bids ranged between $443,781.28 and $518,679.91. The low bidder was responsive. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	***AMOUNT***
Halme Excavating, Inc., Battle Ground, Washington	*$443,781.28*
Tapani, Inc., Battle Ground, Washington	*$460,261.34*
Western United Civil Group, LLC, Yacolt, Washington	*$467.588.35*
Nutter Corporation, Vancouver, Washington	*$517,719.69*
Advanced Excavating Specialist, LLC, Kelso, Washington	*$518,679.91*
Engineer's Estimate	*$475,000.00*

Halme Excavating, Incorporated of Battle Ground, Washington, is the lowest responsive and responsible bidder, and has successfully completed similar utility construction projects of this magnitude during the last three years.

The engineer's estimate is below the threshold for an apprenticeship utilization goal. There will be no requirement of apprentice hours on this project.

Request: On November 21, 2022, award a construction contract for the NW Daniels Water Main Replacement - 39th St to 46th St project to the lowest responsive and responsible bidder, Halme Excavating Inc., of Battle Ground, Washington at their bid price of $443,781.28, which includes Washington State sales tax, authorize the City Manager or designee to execute the same; and authorize the City Manager or their designee to approve any legal action necessary to enforce the terms of the same.

Michelle Henry, Senior Civil Engineer, 360-487-7155

Motion approved the request.

2. **Construction Acceptance and Retainage Release - Water Tower 7 Internal Coating**

Staff Report: 184-22

The existing steel water storage structure had the internal coating removed and a new internal coating applied. The internal coating replacement will protect the steel structure and extend the asset's performance life. In November 2021, City Council approved a contract with HCI, Inc. to complete this work.

The contractor has satisfactorily completed this project in accordance with the provided plans & specifications.

TOTAL CONTRACT COSTS		
Labor, Equipment and Materials		*$1,060,372.68*
Sales Tax		*$ 90,131.68*
Total		*$1,150,504.36*
RETAINAGE	*$ 53,018.63*	

The final contract amount was significantly higher than the original bid amount of $481,197.50. The largest contract change order, $580,913.03, was approved by the City Manager in May 2022 as it exceeded 10% of the contract cost. It was unknown prior to draining and entering the tank that a portion was coated with coal-tar enamel, which is considered hazardous when it is physically removed. The coal-tar enamel removal necessitated a host of precautions for the workers and environment during removal and disposal. The contractor was reimbursed for time and materials to deal with these unforeseen conditions.

The apprenticeship utilization goal of 3% was exceeded with HCI delivering 436 apprentice hours out of the total 7049.5 project hours, which resulted in a 6% apprenticeship utilization.

Request: Accept the Water Tower 7 Internal Coating project as constructed by HCI Inc., of Vancouver, WA. Authorize the release of the retainage bond, subject to documentation receipt as required by law.

Tyler Clary, Water Engineering Program Manager, 360-487-7169

Motion approved the request.

3. **Approval of Minor Adjustments to the City's Financial Policies**

Staff Report: 185-22

A RESOLUTION adopting and modifying certain City of Vancouver Financial Policies.

- *Over the years, the City has developed a set of Financial Policies that are in line with the best practices in City Administration to guide the City's budget development process.*
- *Over the years, minor modifications are necessary to modernize the said Financial Policies and address emerging issues.*
- *The attached Resolution recommends updating several existing and adding several new Financial Policies. Those are:*

- *Added annual reporting requirement to Council and City residents on progress towards climate action, social justice and community safety.*
- *Added several overfill unfunded FTEs to be temporarily deployed as needed at the City Manager's discretion and added an allowance for pay plan adjustment for other considerations.*
- *Added new Policy for consistency of spending of the new levy lid lift dollars, approved by the voters to fund staffing increase and a major fire station remodel/replacement program with Proposition 2.*
- *Added considering debt as a funding tool for large capital projects with long useful lives to better reflect inter-generational equity.*

- *All other policies remained unchanged.*

Request: Approve the attached Resolution and the accompanying updated City Financial Policies.

Natasha Ramras, Chief Financial Officer, 360-487-8484

Motion adopted Resolution M-4196 to approve the request.

4. **American Rescue Plan Act (ARPA) Required Documentation for Fourth Plain Commons and Main Street Streetscape Improvement Capital Projects**

Staff Report: 186-22

A RESOLUTION relating to documentation supporting the use of American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds (SLFRF) for the proposed Fourth Plain Commons and Main Street Streetscape Improvement capital projects.

City staff has analyzed the proposed projects and the applicable regulatory criteria and prepared the accompanying documentation to support the expenditure of ARPA / SLFRF funds on the Fourth Plain Commons and Main Street Promise capital projects. City staff recommends that City Council approve the analysis supporting the expenditure of ARPA/SLFRF funds on the Fourth Plain Commons and Main Street Promise Capital Projects.

Request: Adopt accompanying resolution approving of the analysis and documentation that has been prepared by City staff supporting the expenditure of ARPA funds on the Fourth Plain Commons and Main Street Streetscape Improvement Capital Projects.

Rebecca Kennedy, Deputy Community Development Director, 360-487-7896; Ryan Lopossa, Streets and Transportation Manager, 360-487-7706; Becky Rude, Assistant City Attorney III, 360-487-8500

Motion adopted Resolution M-4197 to approve the request.

5. **Approval of Claim Vouchers**

Request: Approve claim vouchers for November 21, 2022.

Motion approved claim vouchers in the amount of $7,870,153.29.

Public Hearings (Item 6-15)

Mayor McEnerny-Ogle opened the public hearing for Items 6-15 and received testimony from the following community members:

- Kimberlee Elbon, La Center, WA
- Jaynee Haygood, Vancouver
- Nick Massie, Vancouver
- Ron Arp, Vancouver
- Tamara Fuller, Vancouver
- Mark Mathias, Vancouver
- Dean Irvin, Vancouver
- Katherine Whitney, Vancouver
- Rob Frederiksen, Vancouver
- Carmen Castro, Portland, OR

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Community members were given a total of five minutes to provide public testimony on Items 6-15 combined.

Natasha Ramras, Chief Financial Officer, provided an overview of Items 6-15. Council briefly discussed the Items with staff.

6. **Ad Valorem Taxes for 2023**

Staff Report: 173-22

AN ORDINANCE fixing and levying the amount of ad valorem taxes necessary to balance estimated revenue with estimated expenditures for the 2023/2024 Budget for the City of Vancouver; providing for an effective date.

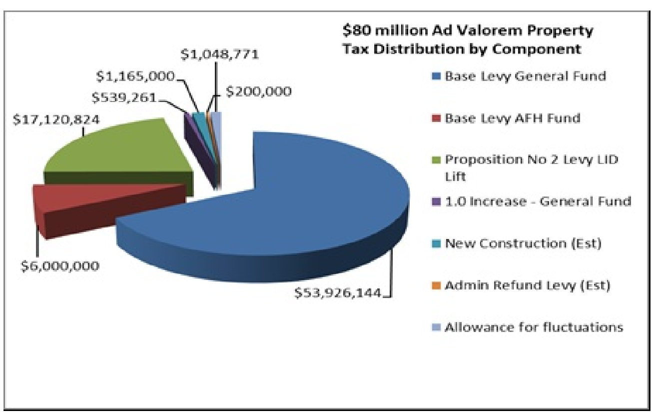
Pursuant to RCW 35.33.135, Council must approve an ordinance to fix and authorize the Clark County Assessor's Office to levy ad valorem taxes necessary to fund the City of Vancouver's 2023-2024 Biennial Budget.

An ad valorem tax (Latin for "according to value") is defined as a tax based on the value of real estate or personal property. An ad valorem tax is typically imposed at the time of a transaction(s) (a sales tax or value-added tax (VAT)), but it may be imposed on an annual basis (real or personal property tax) or in connection with another significant event (i.e. inheritance tax).

Staff currently estimates the 2023 real and personal property tax levy as $74 million, which includes a preliminary estimate of $1,165,000 in property tax revenue from new construction. The estimate of property tax from new construction will be updated based on the final new construction valuation provided by the Assessor's Office. The estimate of property tax revenue does not include the change in value of state-assessed utility property. Both of these amounts will not be final until December 2022.

City staff recommends that Council approve ad valorem taxes in the amount of $80 million, which is needed to fund the City's 2023-2024 biennial budget. Of the total, $74 million is for general fund purposes, and $6 million is for the affordable housing fund. Approving ad valorem taxes of $80 million allows the County Assessor's Office to levy real and personal property taxes to the full extent allowed under Washington State law. Staff anticipates that the final certified levy will be between $79 million and $79.5 million in 2023. If Council authorizes the ad valorem tax amount too low, the County Assessor's Office will only be allowed to levy up to the amount authorized by Council.

Staff recommends that City Council approve ad valorem taxes in the amount of $80 million for the 2023 real and personal property tax levy within the city limits of Vancouver. This estimated revenue source is necessary to fund the 2023-2024 Biennial Budget for the City of Vancouver.



Request: On November 21, 2022, subject to second reading and public hearing, approve the ordinance.

Carrie Lewellen, Financial and Management Services, 360-487-8482

Motion by Councilmember Hansen, seconded by Councilmember Paulsen, and carried unanimously to approve Ordinance M-4384.

7. **Property Tax Levy for 2023**

Staff Report: 174-22

AN ORDINANCE relating to the annual property tax levy; authorizing an increase of 1.0% in the City's regular levy from the amount levied the previous year; and providing for an effective date.

On November 6, 2001, Washington voters approved Initiative 747 (I-747), which limits the allowable increase in the property tax levy to 1.0%, or the rate of inflation, whichever is less. The intent of the Initiative was reaffirmed by the Legislature in November 2007. The measure of inflation used under this law is the Implicit Price Deflator (IPD). The IPD inflation rate for 2023 levy calculations is 6.457%.

Staff recommends that City Council approve a 1.0% increase in the property tax levy, which is the maximum increase allowed. Based on last year's General Fund base levy of $53,926,143.75, the increase will be $539,261.44. Authorization of this increase requires a simple majority vote of City Council.

On February 8, 2022 registered voters who reside within the City of Vancouver approved Proposition No. 2 which permanently increases the property tax levy rate by an additional $.50 per $1,000 in assessed value beginning in 2023. This money is dedicated to fire and emergency services and facilities and the 2023-2024 budget added expenditures consistent with the Proposition 2.

Staff estimates that the City's general fund base property tax levy rate (exclusive of the Proposition No.2 Levy LID Lift rate of $.50 per $1,000 of assessed value) in 2023 will range between $1.55 per $1,000 of assessed value to $1.65 per $1,000 of assessed value, compared to the actual 2022 general fund property tax levy rate of $1.852 per $1,000. The decrease in the property tax levy rate is attributed to assessed values in the City increasing by approximately 17.6% compared to the prior year. Because of the limit on property tax increases, as discussed above, the property tax levy rate declines as assessed value increases. The statutory cap for the City's levy rate is $3.325 per $1,000 of assessed value. There will be an additional $0.50 levied per $1,000 in assessed value beginning in 2023 to fund Fire operating, capital and related services and costs.

Example calculation of City Property Tax:

	2022 Rate	***2022 Property Tax***	***2023 Rate***	***2023 Property tax***	***Annual increase estimate***
Median House Falue	*421,000*		*484,150*		
General Fund Levy Rate	*1.85*	*$779*	*$1.60*	*$775*	*-$4*
Proposition 2 (voted)			*$0.50*	*$242*	*$242*
Total Property tax payable to the City		***$779***		***$1,017***	***$238***

Some citizens may qualify for tax relief or qualify for a deferral program. To find out more information about this, residents should contact the Clark County Assessor's Office at 564-397-2391 or visit their website at http://www.clark.wa.gov/assessor/taxrelief/index.html.

In addition to the base levy, the City collects new property tax revenue based on the value of new construction added to the assessment rolls during the prior year. The revenue to the City is calculated using the assessed value of new construction multiplied by the prior year's levy rate. The value of new construction is still being finalized by the County Assessor's Office and includes the value of utility new construction provided to the County Assessor by the State. The most recent estimate from the County Assessor's Office indicates more than $629 million of new construction, which translates into $1,165,000 of additional City property tax revenue, which is slightly more than the $897,000 received for new construction values for 2022 taxes. The City's ordinance states the percentage and dollar amount increase in the City's base property tax levy as required by RCW 84.55.120. The County Assessor will determine the levy amount for new construction based on their final calculations.

Request: On November 21, 2022, subject to second reading and public hearing, approve the ordinance.

Carrie Lewellen, Financial and Management Services, 360-487-8482

Motion by Councilmember Stober, seconded by Councilmember Paulsen, and carried unanimously to approve Ordinance M-4385.

8. **Property Tax Affordable Housing Levy for 2023**

Staff Report: 175-22

AN ORDINANCE relating to the annual property tax levy; authorizing an increase of 0.0% in the City's Affordable Housing Fund levy from the amount levied the previous year; and providing for an effective date.

Proposition 1 was approved by the citizens of Vancouver in November 2016 and authorized a $6,000,000 annual property tax levy for 7 years, beginning in 2017 and ending at the end of 2023. Information provided by the Washington State Department of Revenue states that the dollar amount stated in the ballot title is limiting amount, and the highest lawful levy amount is $6,000,000.

Staff recommends that City Council approve a 0.0% increase in the property tax levy for the Affordable Housing Levy. Based on last year's Affordable Housing Fund levy of $6,000,000, the increase will be $0.00. Authorization of no increase in the Affordable Housing Fund levy requires a simple majority vote of City Council.

Staff estimates that the City's Affordable Housing Fund property tax levy rate in 2023 will range between $0.17 per $1,000 of assessed value to $0.19 per $1,000 of assessed value, compared to the actual 2022 affordable housing fund property tax levy rate of $0.2061 per $1,000. The decrease in the property tax levy rate is attributed to assessed values in the City increasing by approximately 17.6% compared to the prior year. Because of the limit on property tax increases, as discussed above, the property tax levy rate declines as assessed value increases. The statutory cap for the City's levy rate is $3.325 per $1,000 of assessed value.

Example calculation of City Property Tax:

Assessed Value 2022 $421,000	*Levy Rate 2022 $0.206102 (per $1,000 assessed value; Affordable Housing Levy only)*	*2022 City Property Tax = $86.77*
Assessed Value 2023 $495,096 (assumes assessed value increases 17.6%)	*Estimated Levy Rate 2023 $0.1752 (per $1,000 assessed value; Affordable Housing Levy only)*	*2023 City Property Tax (hypothei = $86.77*
AV increases 17.6%	*Levy Rate declines*	*Annual tax increase $0.00 for example taxpayer**

**If the assessed value of the resident's property as a percentage increased by less than 17.6%, the resident's annual taxes would be equal to or slightly less than the taxes paid to the city in 2022. If the assessed value of the resident's property increased by more than 17.6% from the previous year, the increase in the annual taxes would be slightly higher.*

Some citizens may qualify for tax relief or qualify for a deferral program. To find out more information about this, residents should contact the Clark County Assessor's Office at 564-397-2391 or visit their website at http://www.clark.wa.gov/assessor/taxrelief/index.html.

Request: On November 21, 2022, subject to second reading and public hearing, approve the ordinance.

Carrie Lewellen, Financial and Management Services, 360-487-8482

Motion by Councilmember Stober, seconded by Councilmember Hansen, and carried unanimously to approve Ordinance M-4386.

9. **Preservation Of Levy Capacity for Exempt Property for 2023**

Staff Report: 176-22

AN ORDINANCE authorizing an increase in tax levy capacity pursuant to RCW 84.55.120 and an increase in limit factor for maximum levy capacity pursuant to RCW 84.55.092.

On February 8, 2022 the voters of the City approved Proposition 2 at a special election authorizing a permanent levy lid lift of $.50 per $1,000 assessed value to fund fire and emergency services. Proposition 2 also provided that the property of qualifying seniors, veterans and others would be exempt from paying the increased property tax rate associated with the levy lid lift, pursuant to RCW 84.36.

Annually properties that qualify for the exemption allowed under RCW 84.36 will change. In order for the County Assessor's Office to calculate the highest lawful levy of all properties and include in future years the properties exempt from the tax approved by Proposition 2, pursuant to RCW 84.55.092, Council must approve an ordinance to authorize the Clark County Assessor's Office to authorize a property tax increase against the property not subject to the levy lid lift when calculating the highest lawful levy and authorize the limit factor be applied to the excluded property, which in 2023 will be 1.0%. This preserves levy capacity for the overall highest lawful levy calculation and allows the County Assessor to include the limit factor on the properties that were excluded, if they move out of the exempt status. By approving this ordinance, the exempt properties will not see their levy increased by $0.50 per $1,000 for as long as property remains eligible for exemption in accordance with state law.

By approving this ordinance, this will protect future levy capacity by protecting the levy for a future event when the property is no longer eligible for the exemption.

Request: On November 21, 2022, subject to second reading and public hearing, approve the ordinance.

Carrie Lewellen, Financial and Management Services, 360-487-8482

Motion by Councilmember Stober, seconded by Councilmember Paulsen, and carried unanimously to approve Ordinance M-4387.

10. Ordinance amending Section VMC 20.915.050 to update Table 20.915.050-1 to incorporate the parks impact fee increase recommendation from 2019

Staff Report: 177-22

AN ORDINANCE of the City of Vancouver relating to the amendment of Park Impact Fees for 2023-2026 in a table in the Vancouver Municipal Code; amending Vancouver Municipal Code Sections 20.915.050 to update Table 20.915.050-1; providing for severability; and setting an immediate effective date.

The City of Vancouver implemented impact fees for transportation, schools and parks and open spaces in 1995 to meet the demands of future growth. The current PIF program is structured to support acquisition and development costs for Neighborhood Parks, Community Parks and Urban Natural Areas.

Quality parks and open spaces are well recognized as an essential element for a community to realize economic stability and social and physical health. The City of Vancouver population growth has been the fastest in the State of Washington. The City is poised to increase residential density in order to maximize efficient investment and use of the necessary infrastructure. The need in additional parks, trails and open spaces growth with the population increase and urbanization.

The attached ordinance implements the last four-year increases of the gradual six-year phased implementation fee increase as proposed in the PIF Technical document and discussed with Council in the context of a Stronger Vancouver conversation.

The City worked closely with the business community and other stakeholders to develop a phased implementation plan of PIF rate increases to soften any potential impact to the building community. The specific rates as well as the average current PIF rates are outlined in the table below.

Year	*Park District*	*% Increase*	*Single-Family (SF)*	*Multi-Family (SF)*
~~*1-Jan-21*~~	~~*A, B, C*~~	~~*25% increase*~~	~~*$2,819*~~	~~*$2,060*~~
~~*1-Jan-22*~~	~~*A, B, C*~~	~~*25% increase*~~	~~*$3,523*~~	~~*$2,575*~~
1/1/2023	*A, B, C*	*35% increase*	*$4,757*	*$3,476*
1/1/2024	*A, B, C*	*10% increase*	*$5,232*	*$3,824*
1/1/2025	*A, B, C*	*10% increase*	*$5,756*	*$4,206*
1/1/2026	*A, B, C*	*6.5% increase*	*$6,130*	*$4,480*

This proposal eases the adjustment for local home builders and lessens the impact to new housing units as well as any secondary impacts to existing housing stock. The rate adjustment will improve the level-of-service for future neighborhoods, although at a level below standard.

Request: On November 21, 2022, subject to second reading and public hearing, approve the ordinance.

David Perlick, Recreation Services Manager, 360-487-8314

Motion by Councilmember Paulsen, seconded by Councilmember Stober, and carried unanimously to approve Ordinance M-4388.

11. **Real Estate Excise Tax Adjustment**

Staff Report: 178-22

AN ORDINANCE of the City of Vancouver regarding the Real Estate Excise Tax (REET); amending VMC 3.20.040 to update the allocation, prioritization, and use of revenues generated from REET; providing for severability; and setting an effective date of January 1, 2023.

REET 1 revenue by state statutes may only be spent on funding of eligible public capital projects. Those projects have to be identified in the jurisdiction's Comprehensive Plan. Eligible use of funds include projects related to planning, acquisition, construction, reconstruction, repair, rehabilitation or improvement of streets, roads, parks, recreational facilities, trails, administrative and law enforcement facilities.

Current REET I revenue is split between parks and recreation, economic development and transportation. A total of 9% of tax proceeds, up to a maximum of $172,000 per year, has been set aside for neighborhood traffic safety program improvements to city streets. Sixty-eight percent (56%) of the proceeds, up to $1,956,000, is dedicated to support debt issued prior to 2008 for construction of the Firstenburg and remodel of Marshall recreational facilities. Up to a maximum of $250,000 above the other obligations set forth in this ordinance, has been dedicated for Parks and Recreation Capital. A total of 20% of the revenue, up to an annual maximum of $1,000,000, shall be used to support construction of public infrastructure to facilitate economic development in strategic reinvestment areas of the City.

Current composition of percentages and caps on revenue for each dollar in revenue is unnecessarily complex. The proposed language in the attached ordinance simplifies the calculation without changing the intent of the allocations in the Code. The ordinance creates a recommended waterfall for the revenue dollars and adjusts all allocations for inflation annually beginning on January 1, 2024. The proposed change to the VMC 3.20.040 will allocate the remaining proceeds from REET 1, up to $1 million per year, indexed for inflation, to funding a trail development and construction program at the City of Vancouver, with the purpose of creating interconnectivity of trails City-wide and connecting the residents to the river and other parks assets. This proposal will not impact any other allocations of REET 1 revenue.

Request: On November 21, 2022, subject to second reading and public hearing, approve the ordinance.

Natasha Ramras, Chief Financial Officer, 360-487-8484

Motion by Councilmember Paulsen, seconded by Councilmember Hansen, and carried unanimously to approve Ordinance M-4389.

12. **Ordinance amending Sections VMC 5.04.075, 5.04.090 and 5.04.095 to update the business license fee and surcharge**

Staff Report: 179-22

AN ORDINANCE of the City of Vancouver relating to the business and occupation license tax; amending Vancouver Municipal Code (VMC) Section 5.04.075 to reduce the gross income exemption threshold; amending VMC Section 5.04.090 to adjust the methodology for calculating the base business license fees; amending VMC Section 5.04.095 to adjust the methodology for calculating business license surcharge fees; providing for severability; and setting an effective date.

The City currently imposes business licensing requirements and associated fees on all businesses with gross revenues above $12,000 in the City. The City's business license program is not a regulatory license, but rather a mechanism to gather data, support administrative functions associated with the *licensing program and generate revenue for municipal purposes. The program currently includes two components:*

- *A base business license fee of $200 per location, per year for all businesses (generates approximately $2 m. annually)*
- *Business License Surcharge (BLS) (also known as "head tax") that is a $90 annual fee per full time equivalent employee (FTE) employed by businesses with gross annual revenues over $12,000. (The surcharge generates $4.2 m annually).*

Nonprofit organizations pay the base fee per location, but are exempt from the per employee surcharge; non-profit organizations that exist solely to raise funds for other purposes and provide no direct service delivery are exempt from all fees.

The BLS was originally adopted in 2007 to fund transportation investments at a rate of $50 per FTE per year. It was amended in 2016 to add $20 dedicated to additional transportation improvements and in 2017 to add another $20 dedicated to police funding. As of 2022, the total annual fee is $90 per FTE. The cap on the maximum number of FTEs the surcharge was lifted in 2020. Since inception, the fee has not been adjusted for inflation. As part of the City's business relief pandemic response, the BLS was suspended in its entirety between Spring 2020 and March 2022 and remains suspended for businesses hardest hit by governor mandates associated with pandemic response through the end of 2022. In a "normal" year (pre-pandemic), the program generates approximately $6.2 m annually, distributed as follows: 22.7% to General Fund unrestricted revenue, 23.4% to Police and the remaining 53.9% to Transportation.

The City of Vancouver implemented business license surcharge to fund transportation and augmented the base fee and the business license surcharge to fund a 30% increase in police staffing between 2016 and 2020.

The City's tax system disproportionately relies on residential payers, since the City does not have a business and occupation tax within its city limits. Business license surcharge remains one of the major tools to engage businesses in shaping future livability of Vancouver. During the budget preparatory period, the City engaged business leadership to determine the increased array of services desired and the potential funding mechanism. This outreach included overall budget briefings and focused roundtable discussions with business leadership organizations (Chamber of Commerce, Columbia River Economic Development Council (CREDC) and Identity Clark County (ICC)) to explore business tax options.

The attached ordinance reflects the proposed license changes. The main components of the proposed changes include the following elements:

- *An inflationary adjustment of the fee and surcharge in 2023;*
- *Businesses making less than $2,000 in gross receipts will be required to obtain a business license, but will not owe a license fee, nor surcharge;*
- *Implementing a new, reduced, license fee of $50, increasing annually by a $1, for small business owners that generate more than $2,000, but equal to or less than $50,000 per year;*
- *Implementing a phased, gradual and predictable increase in employee surcharge from $105 per year to $245 per year by 2030. The surcharge will increase by $20 dollars annually through 2030. The proposed increases are outlined in the table below.*
- *Updating the waiver language to eliminate the complexity embedded in VMC. Staff proposed to allow for a five-year waiver of the business license surcharge for any business that brings 200 or more new full time equivalent positions to the City earning at least 125% of the median income for the Metro area.*
- *Updated definition of an employee from 2080 annual hours to 1664 per year.*
- *Simplify receipts distribution to have 18% going to Parks, Public Safety and Wellness, 40% to Streets for new capacity building and the remaining 24% to Economic Development as seed funding for an Economic Development Revolving Fund.*

The proposed increases are outlined in the table below:

	Reduced fee	***Annual License fee***	***Employee Surcharge***
2023	*$50*	*$300*	*$105*
2024	*$51*	*$315*	*$125*
2025	*$52*	*$331*	*$145*
2026	*$53*	*$347*	*$165*

2027	*$54*	*$365*	*$185*
2028	*$55*	*$383*	*$205*
2029	*$56*	*$402*	*$225*
2030	*$57*	*$422*	*$245*

These changes to the BLS program are forecasted to generate approximately $10.9 million in new revenue on full implementation by 2030 and represent an equitable approach to raising new revenue in the context of the overall tax landscape. The recommended uses of these funds address high priorities expressed by both our business community and the community at large. The total revenue from this source is forecasted to be $9 million in the 2023-24 biennium, with the following appropriation over the two-year period: $1.6 million to Parks for playground replacement, $1.6 million for Police, $3.6 million for new capacity building projects in Transportation and $2.2 million for Economic Development Funding to start creating a revolving fund for reinvesting into economic development at the City.

Request: On November 21, 2022, subject to second reading and public hearing, approve the ordinance.

Natasha Ramras, Chief Financial Officer, 360-487-8484

Motion by Councilmember Stober, seconded by Councilmember Perez, and carried 5-2 to approve Ordinance M-4390. Councilmembers Fox and Hansen voted No.

13. **Water, sewer and surface water ordinance changes pertaining to utility rates for 2023 and 2024**

Staff Report: 180-22

AN ORDINANCE related to the water, sewer and surface water utility user rates, amending Vancouver Municipal Code Sections 14.04.210, 14.04.230, 14.04.230B and 14.09.060; and providing for savings, severability, and an effective date.

Each utility (water, wastewater, and surface water) is working towards a common goal of protecting Vancouver's water resources and maintaining the high level of services provided to the utility customers. The identified capital needs help address issues such as growth, aging infrastructure, climate change, public health, livability, safety, resiliency, and regulatory changes have been included in the Utilities Capital Improvement Plan. To help pay for the increased capital needs as well as keep up with the impact of inflation on city utility cost structure, staff recommends increasing the appropriate rates of each utility, consistent with the needs of that particular utility and the third-party recommendations. The water rates have sufficient capacity to fund debt service on the replacement Operations Center up to the utility share of a $125 million facility. The City is currently in the design phase with the anticipated cost unknown at this time. The related revenue is currently utilized to fund the debt reserve in anticipation of the future debt and to pay for the design costs on a pay-as-you go basis in the 2023-2024 Biennial budget.

Proposed rate increases for 2023 and 2024 are as follows:

- *Water: an annual 4.5% increase each year 2023 and 2024*
- *Sewer: an annual 6% increase each year 2023 and 2024*
- *Surface Water: an annual 8% increase each year 2023 and 2024*

This rate increase is targeting a paced reduction of the outside city multiplier for water and sewer utilities. Currently, there is a 50% differential between the cost per unit of water and sewer for customers in the incorporated area versus outside of the incorporated area. The attached ordinance proposes to reduce the multipliers from 1.5 to 1.483 in 2023 and to 1.466 in 2024 for customers in the unincorporated area that are serviced by the City water and sewer systems.

This ordinance also includes two minor miscellaneous fee corrections. The restoring water service fee and the meter reading fee are being updated to reflect current practices and cost of service. Staff will undertake a more comprehensive review of miscellaneous utility fees as part of the next rate study update.

The current rate increase proposal continues to maintain City utility rates comparable to or below those at the surrounding jurisdictions.

Request: On November 21, 2022, subject to second reading and public hearing, approve the ordinance.

Chris Malone, Public Works Finance and Asset Manager, 360-487-7711

Motion by Councilmember Paulsen, seconded by Councilmember Perez, and carried unanimously to approve Ordinance M-4391.

14. **Water and sewer System Development Charge (SDC) ordinance changes**

Staff Report: 181-22

AN ORDINANCE relating to system development charges, amending Section 14.04.235 of the Vancouver Municipal Code; providing for an increase to the system development charges for the water and sewer utility, indexing annual increases of the system development charge to the appropriate Consumer Price Index; and providing clauses for savings, severability, and an effective date.

The City System Development Charges are one-time charges applicable to new developments. Those charges are assessed on a per residence basis proportionate to the impact of those units on the city-wide system. Due to the one-time nature of the fees, they are utilized towards funding the costs of utility infrastructure. SDCs help the City fund increased infrastructure needs to support increase in the number of customers and system utilization.

In 2019, the City contracted with FSC Group to review utility fees and make recommendations on rates. One of the major recommendations was to update the City's connection fees to help fund capital investments into the system. This ordinance recommends adjusting the SDCs for the water and sewer utilities. The updated water SDC calculation justifies increasing the water SDC rate from $2,360 to $3,410 per meter equivalent (ME). The updated sewer SDC calculation justifies increasing the rate from $2,740 to $3,396 per EDU based on the anticipated expansion of system capacity. These increases are attributable to the addition of assets, accrual of interest, and the reduction of offsetting debt obligations. The updated SDC calculations also include a combined total of $156 – $206 million in future projects from the 20-year water and sewer capital plans that will be needed to expand those system capacities to serve growth.

Proposed change:

- *Water = $3,410 per equivalent meter size*
- *Sewer = $3,396 per equivalent dwelling unit*
    - *Note: equivalent meter size and equivalent dwelling unit are equal to one single-family residence. Multi-family and commercial SDCs are increased proportionally based on their impact to the system.*

The SDC adjusting ordinance also recommends including an annual inflationary adjustment to ensure fees keep up with inflation, consistent with VMC 3.20.100, beginning in 2024.

Staff reached out to 22 developers and representatives of the business community in March, 2022. A range of questions were posed by the business community around calculation methodology, timing of payment, effective date for new rates and potential phasing, and calculation of commercial SDC rates.

City staff is not recommending a phased approach to SDC increases at this time because phasing continues ratepayer underwriting of new development and capital projects will be impacted or delayed resulting in higher costs. The City's new rates remain lower that comparably situated jurisdictions, and it has been a substantial time since the last increase.

Staff is reviewing an SDC waiver process for qualifying affordable housing projects and will come back to Council in 2023 with a proposed program that accomplishes the City's goals of encouraging affordable housing and is simple for staff to administer.

An attachment included with this item that indicates where the City of Vancouver SDC rates currently are and where they will be after the implementation of the attached ordinance.

Request: On November 21, 2022, subject to second reading and public hearing, approve the ordinance.

Chris Malone, Public Works Finance and Asset Manager, 360-487-7711

Motion by Councilmember Paulsen, seconded by Councilmember Stober, and carried unanimously to approve Ordinance M-4392.

15. **2023-2024 City of Vancouver Biennial Operating and Capital Budget**

Staff Report: 182-22

AN ORDINANCE relating to and adopting the budget for the City of Vancouver for the 2023-2024 fiscal biennium; providing for ratification and for an effective date.

The City of Vancouver 2023-2024 Biennial Budget has been prepared for approval in a manner consistent with direction set by the City Council in Spring 2022 and informed by broad community engagement that occurred through the summer of 2022. The Recommended Budget was published by the City Manager on October 1st, 2022 and was presented to Council in workshops held on October 10th, 17th, 24th and November 7th.

The 2023-2024 Biennial Budget appropriates $1.7 billion for both operating and capital expenses, representing a 17% increase over the current 2021-2022 budget. It proposes using $70 million in existing cash reserves city-wide to fund both the capital program and one-time initiatives. A total of $1.4 billion is appropriated for all City operating funds and $0.3 billion for capital funds and related funding transfers. There are 110.35 full time equivalent (FTE) positions added, bringing the total to 1,341 FTEs by the end of 2024, representing a 9% increase over the 2022 FTE complement.

Operating Budget

Total 2023-2024 Operating budget in all city funds is $1.4 billion. Of that amount, General, Street and Fire Budget appropriation for the two-year time period is $668.8 million. The 2023-2024 Budget continues to fully fund City reserves and depreciation accounts to the levels dictated in the Council-approved financial policies, while maintaining adequate operating capital throughout the biennium. The Budget also increases staffing in key areas, including fire, police, planning, economic development, diversity and inclusion, capital project management, and support services. The Budget utilizes $6 million in existing General Fund cash reserves to fund one-time projects, including several strategic City initiatives, and a select number of capital projects.

The revenue forecast that was utilized in preparation of the 2023-2024 Biennial Budget was built anticipating slow economic growth over the biennium locally.

The Budget moves forward a large number of high priority initiatives advancing equity, climate and safety priorities of City Council and the community. Some of the highlights of the initiatives in this area are outlined below:

- *The Budget implements the service level increase in Fire supported by the voted property tax initiative. A total of 44.5 FTEs was added in Fire funded by the Proposition 2. Additional 2.0 FTEs were added in the Fire Marshall's office.*

- *Seven (7.0) new positions were added in the Police Department over the biennium and 2.0 former School Resource Officer (SRO) positions were converted into regular patrol positions during the biennium, supported by the General Fund. Expenses related to the officer camera program, new taser purchases and associated resources to support the program were included in the Recommended budget. This video camera equipment is supported by a federal grant.*

- *The Budget continues funding for coordination of the City's efforts to respond to homelessness. One new Safe Park and two additional Safe Stay sites are included, bringing the total number of Safe Park communities to two and five Safe Stay sites within city limits. An additional outreach coordinator was added to work pro-actively with the population experiencing homelessness.*

- *A dedicated new FTE is added in the CMO to further community engagement and implementation of the City's Climate Action Plan initiatives.*

- *Funding is also set aside to add solar panels to city buildings, replace lights with LED lights in City facilities, invest in construction of electric charging stations by city facilities and in key strategic areas of the City to support City's transition to electric, hybrid and alternate fuel vehicles. The City will begin replacing all fleet vehicles with electric, hybrid or alternate fuel vehicles over the next two-years.*

- *Additional 3.0 FTEs were added in the Parking fund to support anticipated weekend service and enforcement, as well as enhanced effectiveness in management of parking demand.*

- *A new position was added in the Office of Diversity, Equity and Inclusion (DEI) to work as a business partner with City departments to advance the City's DEI work. This position will primarily work with public safety and public works departments. The office that was first created in the 2021-22 Biennial Budget has grown to a team of three in support of growing the City's capacity to deliver more equitable and inclusive services to an increasing diverse population.*

- *The budget includes adding $2.5 million in ARPA funds to support the increase in costs of the Fourth Plain Commons project. The remainder of the project is funded using a combination of General Fund, CDBG funding sources, and utilizing a Section 108 Loan to round out the funding of the project. The project will serve as an incubator for new businesses to revitalize the Fourth*

Plain Corridor.

- *Almost $25 million in ARPA federal funds is set aside to fund an array of projects in the Fourth Plain Corridor. The specific list will be co-developed with the community over the next several months through extensive engagement. The list will likely include new/upgraded parks, play structures, new sidewalks and other amenities that benefit the community.*

- *The budget adds funding of $1 million for a large-scale disparity study to develop a new tool with the goal of increasing diversity in future successful bidders on large scale construction projects in the City. The study is anticipated to be completed by the end of the biennium. An additional 1.0 FTE in Procurement is funded to start a proactive outreach program to small and historically disadvantaged businesses, including those owned by minority and women residents, to help them navigate state certification and become more successful in bidding on City projects.*

- *The budget is built on assumption of several revenue increases over the biennium. Those include:*

  - *The statutorily authorized 1% increase in property tax revenues, for each year of the biennium, incorporation of the $0.50 per $1,000 in assessed value increase in property tax levy approved by the voters in February of 2022 to fund an increase in Fire services;*

  - *A rate adjustment for sewer, water, surface water and garbage utilities to reflect inflation and fund depreciation costs already included in the Vancouver Municipal Code;*

  - *The blended impact of the utility rate increases is anticipated to be approximately a 6% annual increase over the biennium on resident's utility bills;*

    Phased increases in Parks Impact Fees totaling 35% in 2023 and additional 10% in 2024 to fund new park amenities for the growing city population;

  - *A rate adjustment in System Development Charges in water and sewer to adjust for inflation back to 2014 and generate capital funds for system expansion due to growing system needs;*

  - *An update to the business license base fee and surcharge to adjust for inflation and generate new funds to support new capacity construction in Transportation, public infrastructure, facilitating large scale job creating development in areas with approved subarea plans, increased staffing in Police and Parks capital and major maintenance of existing city parks;*

  - *The budget is also relying on transfer of 0.1% Sales Tax dollars to Transportation Capital from the Transportation Benefits District to fund new complete street features.*

Attachment B to the Ordinance outlines all changes in staffing included in the 2023-2024 Biennial Budget. The budget adds 110.35 net new positions over the biennium. The vast majority of the positions are funded by the voted increase in property taxes and sales tax, as well as related support services and capital project management. Additional capacity was added to restart annexation planning, increase grant solicitation capacity, add dedicated resources to homeless outreach and to advance the City's climate action framework. Resources were added to address staffing deficiencies in key strategic areas, like economic development, diversity and inclusion, planning and city capital program management. Attachment B updates position classifications consistent with the updated Pay Plan as presented in attachment D to the ordinance. These and all other changes in staffing are outlined in Attachment B. Attachment D to the Ordinances has been updated for a 5% annual inflationary increase to a majority of non-union pay ranges, as well as minor adjustments as recommended and supported by the market study.

2023-2024 Capital Budget
The City has an excess of $2 billion in capital assets (building, streets, land, utility lines, etc.). Stewardship of these capital assets is critical to efficient, effective, and sustainable service delivery. While the true cost to manage these assets through their lifetime is substantial, the City has been making meaningful, strategic investments in our assets without adding new debt. The same trend is evident in the 2023-2024 Biennial Budget.

Attachment C to the Budget Ordinance displays a list of all projects included in the City of Vancouver's 2023-2024 Capital Budget. The $372 million capital program includes $277 million for projects in multiple functional areas; additional appropriation of $95 million is related to funding transfers. Below are some highlights:

- *Utilities projects totaling $128 million, include:*
  - *Water fund projects totaling $53.1 million include $16.5 million for the Water Station 5 reservoir, $6.5 million for Water Station 3 improvements, $3.5 million to replace three wells in Water Station 1 and $4.6 million to continue design of the Replacement Operation Center.*
  - *Wastewater utility appropriation totaling $58.1 million includes an $8 million Sewer Connection Incentive Program (SCIP) funding, $7 million for Capital preservation and replacement, $6 million to fund East interceptor rehabilitation, $2 million for interceptor rehabilitation, $7 million for a number of upgrades at the Marine Park, including bar screens, force main, piping and UV upgrade.*
  - *Surface water appropriation of $16.9 million, representing doubling of the capital program for 2023-2024. Main investments are intended to keep up with the National Pollution Discharge Elimination System (NPDES) regulations including water quality and inspection programs.*
- *General Capital Projects total $52.6 million and include the following highlighted projects:*
  - *$3.9 million for land purchase and design for Fire station 4 and 6 replacements, Station 8 seismic remodel and Fire Station Logistics Warehouse remodel, partially funded by state grant.*
  - *$20 million in funding to remodel the new Police Headquarters on Chkalov to better accommodate the building for Police and Fire Marshall's and other city needs over the next decade.*
  - *A total of $6.8 million for pro-active management of city building assets, including HVAC controls replacement, electric panel upgrades and roof and gutter repair and replacement. Other notable projects funded in General Capital include installation of solar panels on city buildings and charging stations for electric vehicles throughout the City.*
  - *The budget allocates $9.8 million in a combination of grants, Section 108 Loan, General fund and ARPA funding to the Fourth Plain Commons Project.*
  - *Also included, is $3 million for the design of the conversion of the City facility, formerly leased to the regional library, to an Arts Facility, with dedicated studio and exhibit spaces for the City's burgeoning artist community.*
    - *The Budget allocates $64 million for transportation funding, including the following projects:*
    - *$10.2 million to continue funding construction on SE 1st Street – 177th Ave to 192nd Avenue, to fund the second phase of the urban arterial upgrade of an existing 2-lane rural road to increase safety, mobility and livability, and meet future subarea needs;*
    - *$16.1 million for funding 137th Ave Corridor – 49th to Fourth Plain Blvd.;*
    - *$10.2 million to replace Main Street between 5th and 15th Streets;*
    - *$5 million to replace Jefferson Street, from Evergreen to Mill Plain Blvd; Three new complete streets projects are funded for design over the next biennium, incorporating new pedestrian and bike capacity consistent with the City's Complete Streets Plan;*
    - *Various other traffic management projects and street and sidewalk improvements.*
- *Parks and Trails capital program totaling $32 million, four times higher than in 2021-2022, including park acquisitions in districts 2 & 4 using the City's Park Impact Fee resources, and major renovations and expansions at parks including Oakbrook, Vancouver Innovation Center, Bagley, anticipated to be funded by ARPA, Evergreen parks and others. A total of $3.5 million for playgrounds replacement and a new $1 million appropriation to fund a new City program and a new FTE to design, and implement over time, connections between various regional and City trails, creating a safe infrastructure for unimpeded movement of pedestrians and bikes across City and reducing their reliance on vehicles.*

The 2023-2024 Budget addresses the top priorities of the community while exercising a high level of fiscal constraint in its use of City resources. The budget is balanced by using ongoing revenues, and *one-time expenses are funded by existing cash. The budget sets initiatives in place that will bear financial savings in future biennia and will temper the growth in city expenditures.*

Request: On November 21, 2022, subject to second reading and public hearing, approve the ordinance.

Natasha Ramras, Chief Financial Officer, 360-487-8484

Motion by Councilmember Paulsen, seconded by Councilmember Hansen, and carried unanimously to approve Ordinance M-4393.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Climate Strategies Framework

Rebecca Small, Senior Policy Analyst, provided an update regarding the Climate Strategies Framework.

Adjournment

8:22 p.m.

DocuSigned by:
Anne McEnerny-Ogle
6C89D9089EC5424...
Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:
Natasha Ramras
BCF6734E40E94AE...
Natasha Ramras, City Clerk

From: Holmes, Eric
To: Dollar, Sarah
Subject: FW: Business consortium comments re: city budget
Date: Monday, November 21, 2022 1:13:06 PM
Attachments: Business consortium materials re City of Vancouver Budget.pdf

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FYI – delivered direct to Council.

Eric J. Holmes | City Manager
CITY OF VANCOUVER
P: 360.487.8640
www.cityofvancouver.us

LEARN ABOUT VANCOUVER'S COVID-19 RESPONSE HERE
This message, in whole or in part, may be subject to public disclosure, including routine disclosure to the media.

From: Sean Philbrook <[redacted]>
Sent: Monday, November 21, 2022 12:10 PM
To: McEnerny-Ogle, Anne <A.McEnerny-Ogle@cityofvancouver.us>; Stober, Ty <T.Stober@cityofvancouver.us>; Hansen, Bart <B.Hansen@cityofvancouver.us>; Paulsen, Erik <E.Paulsen@cityofvancouver.us>; Fox, Sarah <S.Fox@cityofvancouver.us>; Perez, Diana <D.Perez@cityofvancouver.us>; Harless, Kim <K.Harless@cityofvancouver.us>; Holmes, Eric <Eric.Holmes@cityofvancouver.us>
Cc: Delapena, Amanda <Amanda.Delapena@cityofvancouver.us>; [redacted] 'Kenny, Steve' [redacted]
Subject: Business consortium comments re: city budget

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor, City Council and City Manager --

Please accept the attached letter and related materials on behalf of a broad-based business consortium regarding the 2023-24 proposed city budget.

See attached and reply with questions or comments.

Sean Philbrook

--
Sean Philbrook, Vice President of Programs
[redacted]rk County

November 21, 2022

Anne McEnerny-Ogle, Mayor
Councilmembers
Eric Holmes, City Manager
PO Box 1995
Vancouver, WA 98668-1995

Dear Mayor, Councilmembers and City Manager:

As a supplement to a business consortium memorandum dated October 24, 2022, (attached) we wish to add the following information.

First is a summary of a poll of businesses conducted last week. With just one-in-three respondents aware of this proposal, and with broad resistance to the license and surcharge schedule, the situation merits further exploration of options. This is especially true because these charges rely upon the honor system.

Second is a summary of potential options. We recognize time is limited for an updated budget proposal, but that better solutions could be addressed through a supplemental budget which likely will be necessary regarding either approval or rejection of the Prop 2 Affordable Housing program in February 2023.

Potential options:

1. Revert back to the consensus business license and surcharge coming out of the Stronger Vancouver program. This was a $90 surcharge, increasing at $10 a year. If adjusted to the 1,664 hours, then the effective surcharge should be adjusted to $72, with $8 increments, reflecting that it counts about 1.25 FTE for every true full-time equivalent employee. Refine the budget to match resulting revenues.

2. Limit the business license surcharge to rates outlined in #1, supplementing through the use of a utility tax. A 3.25% tax rate increase was envisioned in the Stronger Vancouver package, raising about $3.8M a year. This could take considerable pressure off the business license surcharge mechanism while spreading modest increases in city-owned utility taxes across more households and businesses.

3. Table the business license components until after the Proposition 2 Affordable Housing vote in February 2023, at which time a supplemental budget will be necessary. Engage in significant dialogue with business leaders between December and January to further discuss needs and funding options, inclusive of how to better collect from employers in Oregon, and other mechanisms such as a payroll tax approach.

Sincerely,
(On behalf of the consortium)

***Ron Arp**, President*
Identity Clark County

***Steve Kenny**, Chair*
Identity Clark County

BUSINESS LEADERS POLL

City of Vancouver Budget and Business Tax Reform
November 17-20, 2022

In all, 133 business executives took time to respond to our poll about the City of Vancouver proposed budget. Highlights:

Just 31% were aware (vs. 69% unaware) of components and the schedule of the city budget leading to a council public hearing November 21.

Regarding key components of the business license and surcharge reform:

- 89% do not support (vs. 4% support) redefining the definition of full-time equivalent from 2080 to 1664 hours.
- 89% do not support (vs. 4% support) increasing the surcharge from $90 to $104 in 2023, reaching $244 by 2030.
- 74% do not support (vs. 10% support) increasing the base per location fee from $200 to $300 in 2023, reaching $422 by 2030
- Respondents were mixed on a lower license rate for <$50K businesses, a nonprofit exemption, and five-year exemption for employers bringing 200 higher wage jobs.

Overall, 80% of respondents oppose the business license reform package (vs. 9% support) that would raise $18-20M a year by 2030 versus $6M in 2022.

Primary reasons for opposition:

- Business already pays significant taxes through property, sales and utilities (n=89)
- Sends a negative message to businesses looking to relocate or expand here (85)
- Bad timing, headed into recession, inflation, many other new taxes (80)
- City does not have a structural deficit, should live within its means (67)
- Items being funded (e.g. park maintenance, transportation, police infrastructure) benefit and should be paid by all (66)
- Haven't received enough information to know appropriateness of fees and purpose (24)

Sample verbatim:

> *Current process by City staff ensures that Council is not engaged in an official discussion with the community until the same meeting where it will (presumably) be approved. Isn't there a better way for the business community to engage with Council on this obviously important topic?*

Primary reasons for support:

- Keeps a local B&O tax option off the table (12)
- Sets a schedule through the 2020s (7)
- If city staff/council feels there is a need, we should accept their recommendation (3)
- The city has the authority to raise these fees and taxes (2)

Sample verbatim:

> *Due to the state imposed funding mechanisms, the city operates in a structural deficit. Additional funds must come from local sources to support the necessary services. When compared to cities of like size, Vancouver ranks very favorably.*

October 24, 2022

Eric Holmes, City Manager
City of Vancouver
PO Box 1995
Vancouver, WA 98668-1995

Dear Mr. Holmes:

Special thanks to you, Natasha Ramras, Lisa Brandl and Lon Pluckhahn for meeting with a consortium of about 30 private sector business leaders regarding the draft 2023-24 City of Vancouver budget and plan. We recognize that preparing a budget document is a large and complex undertaking. Therefore, we wish to present a thematic overview of our concerns and suggestions in hopes we can arrange 1-2 more meetings to further discuss the proposal particularly as it pertains to business taxation with staff and councilmembers.

Here are our concerns:

Overall, we express caution with a 17 percent increase in the city budget as we are heading into what is widely considered to be recessionary conditions. In addition to inflation and lingering supply chain disruption, the federal spike in interest rates is thought to already be creating a chilling effect on construction, housing, consumer spending and assessed values. Additionally, employers need time to adjust to escalation in state Climate Commitment Act costs, minimum wage rates, family and medical leave shortfalls, long term care and additional transportation costs. We encourage focusing on core services with fewer aspirational dimensions, which is in keeping with citizen feedback you received through polling.

The overall package reflects a far larger tax burden than was envisioned just two years ago in the Stronger Vancouver package. The city is trending to approximately double the revenue increases contemplated for the 2020s in the Stronger Vancouver package, when factoring in multiple property tax levies, three sales tax increases, real estate excise taxes, car registration fees and restoring car license fees. Businesses certainly participate in all of these taxes, so we feel there should not be a sense of urgency to significantly boost specific business license fees and surcharges at this time.

The business license and surcharge proposal is unwieldy, both in financial and administrative terms. It proposes steeper and faster rate increases compared to the Stronger Vancouver package, resulting in a tripling of expected revenue from employers in just six years. We also find that business license fees are onerous for those employers who rely upon part-time and seasonal staff, which includes many small businesses and start-up enterprises operated by those with diverse backgrounds. The current per-FTE approach makes for less administrative work, but we seek to partner with city leaders to explore simplified models that are even easier to understand and administer and involve a broader and more equitable range of contributors.

Recognizing you have limited time before needing to secure approval, we would like to schedule time for a more complete discussion. Alternatively, because the city budget was amply funded and there is no structural deficit on the immediate horizon, perhaps we postpone any changes in business taxes that would risk slowing the robust community transformation underway until a more suitable proposal can be developed and introduced in a supplemental budget.

Sincerely,
(On behalf of the consortium)

***Ron Arp**, President*
Identity Clark County

***Steve Kenny**, Chair*
Identity Clark County

From: Holmes, Eric
To: Dollar, Sarah
Subject: FW: Vancouver Clinic Feedback on the Proposed City Budget
Date: Monday, November 21, 2022 11:29:25 AM
Attachments: image001.png
Vancouver Clinc Feedback on Proposed City Budget.pdf

FYI – delivered direct to Council.

Eric J. Holmes | City Manager
CITY OF VANCOUVER
P: 360.487.8640
www.cityofvancouver.us

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From: Melody Urban <murban@tvc.org> **On Behalf Of** Mark Mantei
Sent: Monday, November 21, 2022 11:07 AM
To: McEnerny-Ogle, Anne <A.McEnerny-Ogle@cityofvancouver.us>; Hansen, Bart <B.Hansen@cityofvancouver.us>; Stober, Ty <T.Stober@cityofvancouver.us>; Paulsen, Erik <E.Paulsen@cityofvancouver.us>; Fox, Sarah <S.Fox@cityofvancouver.us>; Perez, Diana <D.Perez@cityofvancouver.us>; Harless, Kim <K.Harless@cityofvancouver.us>; Holmes, Eric <Eric.Holmes@cityofvancouver.us>
Subject: Vancouver Clinic Feedback on the Proposed City Budget

Good Morning,

Attached is a letter regarding Vancouver Clinic's feedback on the proposed City budget. Thank you for taking the time to review and consider.

Sincerely,
Mark Mantei

Mark Mantei
CEO, Vancouver Clinic

360-397-5520 OFFICE
Office: [redacted], Vancouver, WA 98682
Mailing: [redacted] Ave., Vancouver, WA 98664
m[redacted]

TVC CONFIDENTIALITY NOTICE

VANCOUVER CLINIC®

November 19, 2022

City Council and Administrative Leadership
City of Vancouver
PO Box 1995
Vancouver, WA 98668-1995

Dear Councilors and City Leadership:

I am writing on behalf of Vancouver Clinic, PS, a 450-clinician medical group serving over 200,000 residents of Clark County. Our concerns have to do with the proposed City budget and, in particular, the proposed increase in the per FTE surcharge on the business licenses issued for Vancouver.

As one of the largest for profit businesses in Vancouver, I must convey that this business tax increase could not come at a worse time for our healthcare organization which has served this community for over 86 years. As you know, we were put front and center in terms of managing a pandemic that has claimed over 1M lives and continues to threaten our livelihood and quality of life.

Vancouver Clinic was the first to stand up reliable COVID testing and vaccination services in our community. We reached out to our most vulnerable populations in skilled nursing facilities and when there was an outbreak of COVID in a fruit processing facility in Vancouver, we stood up a special clinic with Spanish speaking physicians to test and treat those affected. We continue to take care of the poor and disenfranchised with over 12% of our patients in this category while not being advantaged by significant tax breaks that other healthcare organizations are afforded.

All of us in healthcare are under significant financial pressure as we emerge from this devastating time. A study of Washington hospitals showed that the average hospital experienced a 10% operating margin loss in the first half of this year alone. Vancouver Clinic has also experienced significant losses as we deal with staff shortages, supply chain issues, and general inflation. Unlike most businesses, we rely on payment from the government and insurers, all of whom have fixed our payment for several years. Passing on cost increases like the FTE surcharge is not an option for us.

I understand the City's aspirations and Vancouver Clinic has been a huge supporter of those efforts. I personally dedicated many hours to the Stronger Vancouver initiative and saw firsthand that our City is progressing and well run. However, in those discussions regarding Stronger Vancouver, we did not envision a pandemic and as aggressive a budget increase (almost 17%) post pandemic by the City. With our economy teetering on a recession, now is not the time to pass such a major change to taxing businesses in Vancouver.

I urge you to scale back your plans and not increase the per FTE surcharge as proposed. Such a shift in policy will force Vancouver Clinic to make adjustments that will not be in the City's long term best interest, including scaling back on who we can serve and moving jobs outside the City limits.

Thank you for your attention. If you have any questions, please do not hesitate to contact me at mmantei@tvc.org.

Sincerely,

Mark E Mantei
Chief Executive Officer

From: Dollar, Sarah
To: Cook, Nena; Dollar, Sarah
Subject: FW: Support for renewal of Affordable Housing Levy (Agenda #8)
Date: Monday, November 21, 2022 12:01:58 PM

Please see the below public testimony for Council.

Sarah Dollar | Assistant to the City Council
CITY OF VANCOUVER, WASHINGTON
City Manager's Office
Pronouns: She/Her/Hers
www.cityofvancouver.us

From: Peter L. Fels <plfels@gmail.com>
Sent: Monday, November 21, 2022 11:50 AM
To: City Council <council@cityofvancouver.us>
Subject: Support for renewal of Affordable Housing Levy (Agenda #8)

Dear Mayor and Council,

I encourage you to approve the Property Tax Affordable Housing Levy for 2023, item #8 on tonight's City Council Agenda.

Vancouver has been forward thinking in addressing the unhoused residents of our City. Funds raised by the Affordable Housing Levy have been significant and well used to create new resources for our houseless community. This ordinance will actually result in a reduced tax rate due to increases in property assessed values, but will still raise the same revenue annually.

I urge you to vote YES to renew the levy.

Thank you.

Peter Fels
Vancouver

From: Wynn Grcich
To: Rebecca Messinger; Harris, Rep. Paul; Dollar, Sarah
Subject: Cancer causing vaccines
Date: Saturday, November 19, 2022 3:58:00 PM

WATCH at 9pm ET - MODERN DAY ROBBER BARONS | Cancer-Causing Vaccines & Depopulation | GMO | Genocide | Geoengineering www.propaganda- exposed.com/ep7

From: Wynn Grcich
To: Dollar, Sarah; Rebecca Messinger; Harris, Rep. Paul; electmichellebelkot@gmail.com
Subject: covid jabs
Date: Saturday, November 19, 2022 10:56:20 PM

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https://usawatchdog.com/cv19-vax-destroys-hearts-brains-of-billions-of-people-dr-sucharit-bhakdi/

Send this to the city council members and Dr. Melneck, please. Send me confirmation you did.

From: Wynn Grcich
To: Dollar, Sarah; Rebecca Messinger; electmichellebelkot@gmail.com; Harris, Rep. Paul
Subject: Fwd: Reiner Fuellmich latest on the carona investigative committee
Date: Sunday, November 20, 2022 3:26:50 PM

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

---------- Forwarded message ---------
From: **rcoones102** <[redacted]>
Date: Sat, Nov 19, 2022 at 8:43 AM
Subject: Reiner Fuellmich latest on the carona investigative committee
To:

Reiner Fuellmich latest on the carona investigative committee

https://www.bitchute.com/video/6ZuWg4S82bD8/?list=notifications&randomize=false
Announcement for the new format ICIC International Crimes. Telegram
https://t.me/ICICommittee
website
https://icic.law/

Sent with Proton Mail secure email.

Please give this to the council members and Dr. Melneck. Also put this on public record so the public can hear about the toxic experimental vaccines and the lawsuits on them. Check out www.childrenshealthdenfense.org has many lawsuits for the deaths and injuries caused by the jabs. Also you should take down "GET YOUR BOOSTER" on the city and county websites. Read Clark County Today online news. Many articles are there about the killing jabs you recomend to take. Fire Dr. Melneck should be your first course of action. Please confrim you got did this. We all the news about lawsuits and injuries, you need to stop recomending these jabs. I hope you are all bonded.
Thank you
Wynn Grcich

From: Wynn Grcich
To: Dollar, Sarah; Rebecca Messinger; electmichellebelkot@gmail.com
Subject: Fwd: Fluoridation Weekly Review
Date: Sunday, November 20, 2022 4:15:36 PM

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---------- Forwarded message ---------
From: **Wynn Grcich** <[redacted]
Date: Sun, Nov 20, 2022 at 4:10 PM
Subject: Fwd: Fluoridation Weekly Review
To: Harris, Rep. Paul <[redacted]>

---------- Forwarded message ---------
From: **Fluoride Action Network** <[redacted]
Date: Sun, Nov 20, 2022 at 3:33 PM
Subject: Fluoridation Weekly Review
To: <[redacted] Send this to the city councils and Dr. Melneck. Put this on public record. Vancouver will have lots of water pie issues on the agenda tomorrow. Fluoride is very corrosive and rots pipes. Confirm you sent this to them, please.
Thanks
Wynn Grcich

Image

Image

Fluoride Exposure From Water Associated With Higher White Blood Cell Counts In Children

Children with higher levels of fluoride in their blood from consuming fluoridated drinking water had elevated levels of certain white blood cells, a biomarker for inflammation, according to a new report.

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Image

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Vermont Water Superintendent Resigns To Protest Fluoridation

The Richmond, Vermont water superintendent whose concern for public health kept the fluoride level in Town water at 0.3 mg per liter, less than half the level recommended by federal and state health bureaucrats, has resigned in protest after the Town decided to increase the fluoride level to 0.7 mg per liter.

Read More

1940s Documents Show Sugar Industry Captured Dentistry, Pushed Fluoride

An examination of the records of the American Dental Association has revealed the key role of business interests in converting dentistry from a guild that opposed fluoride and a diet rich in refined carbohydrates to one that favored both, according to a new paper by University of Washington Dental School professor P.P. Hujoel in the Nutrients journal.

Read More

Image

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Canary Islands Study Finds Cold Brew Coffees Can Make Significant Contribution Of Fluoride To Diet There

In an example of how fluoride in water can cause processed foods and drinks to have high levels of fluoride, researches from the University of La Laguna report the fluoride content of several ready-to-drink cold brew coffee preparations sold there, and note that regular consumption of these products adds a significant amount of fluoride to the diet.

Read More

Mouse Study Finds Intestinal Damage From Fluoride Enhanced In Estrogen Deficient

Writing out of concern over what they call the “fluoride contamination crisis,” investigators from Henan University of Science and Technology report that mice who are deficient in estrogen because their ovaries were removed, when given sodium fluoride in drinking water, suffered greater damage to their intestinal lining.

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Archived Reviews

Fluoride Action Network
North Sutton, New Hampshire
Info@fluoridealert.org

Katherine Whitney

11/14/2022

GOD'S HOME OF LOVE AND LIGHT

Idea: To create a place for people who have been spiritually broken, for a God healing journey, with a safe home, that they participate in building and keeping. The purpose is healing the trust in God and themselves.
Creating an understanding that all healing can happen, because all who do God Law, will Reap with God's abundance.

5 plantations for living, learning, and earning in the love and light of God.

1st Plantation will be for healing the trauma that created the need to come to our God's Home of Love and Light.

2nd Plantation will be for remembering the peace of quiet. Remembering the gift of privacy without the feeling of abandonment.
Desiring to do the work was instilled in spirit during the 1st plantation. In that training a good home is created in private, with self-control, understanding what it takes to have a home and enjoy the peace of a calm life.

3rd Plantation is for residents who have decided to make this their permanent home, and all that is required to sustain a healthy life in a community from birth to death.

4th Plantation is for the Green Houses, spices and vegetation to be grown and tended, the clinic and hospital for times of body trauma, and a healing spa for the health kept in all of the community.
A meeting hall for those who are in permanent residents for the communication always needed for community to be run with calm and love in and for each other.

5th Plantation is for a Flea, Vender and Farmer Market

A place for all in residence to work in some way, either with a paid for booth, using community money for the booth.
This business venture will require a rotating board of directors.

Time requirement for being a board of directors has yet to be determined, as there needs to be the participants known before this portion can be created in Real Time.

It is the hope that those who invest and support the building of the Healing Home will be wise enough to advise as to what is needed in this area, the skilled in handling something this big, God will bring.
Praying on it. Praying on this a lot.
I like trade much better than currency, unfortunately society has created the need for the American dollar.

First Plantation

Building is a longhouse type of structure or a big cabin that all new community members live in for a period of time together.

With an understanding of working together in unity comes trust in loving ways, healing with other humans of like minds.

There will be a sleeping area that is bunk beds, with an understanding that when they graduate from this first plantation, they will have privacy and solitude that will be in great abundance.
Giving a goal that will be accomplished, creates an understanding in self that success can be achieved and is good.

As each reason will be different, given that God made all of us different, we can't possibly understand all the reasons that someone may need privacy, or how that privacy needs to be for them and earned.

That will be addressed on an individual bases with understanding specific excuses are off the list of ability to use.

GETTING CLEAN of SUBSTANCE NOT GOOD FOR BODY, AND GIVING OF YOURSELF IN SERVICE is required UNCONDITIONALLY

First phase: Program graduation documentation from previous community required upon arrival.

There will be two living plantations.

Plantation A will be a none smoking of marijuana.

Plantation B will be smoking of marijuana if that is the need of the resident.

There are proven studies, legitimate reasons how the flower of marijuana is and does help with some mental issues, and pain without loss in quality of life.

Proof of one full year showing a clean UA of all with the exception of THC.
7 days a week lab results.
Every Day for 1 full year a UA will be taken, and found clean of all chemicals that are not naturally in the body by God, with the exception of THC & CBD.
Flower only, the chemicals in dabs and such are not allowed as they also are toxic.
Creating butter for baking so that those who need to consume with eating for the medicinal quality, will be allowed.

Program documentation must include proof of an understanding of God's word, scripter and verse. If unable to read, the community will help by either teaching new arrival how to read, or teaching an understanding of the required reading with truth of God's Light and Love.

Upon arrival to God's Healing Home, Each Person will be given the community Holy Book, and Each Person comes home with an understanding that it will be a requirement to memorize our Healing Home's God book, written by all in community members, current and from the beginning.

Upon arrival they will submit the bible verse from whatever word of God they have learned from birth, and will submit for addition to the community Holy Book, the words of the verse that has helped them survive in this body, in this world, on this earth.
Each person who arrives will be a part of our community spiritual understanding of truth, helping to create our God Laws.

Having their truth become a part of the whole, helps to heal the wounds of the past, and builds a God foundation that was given to our home, through our new brother and sister, as they come, sharing their truth of God, Creating a stronger and more solid foundation with each addition to our community.

Each new community member will provide proof of volunteering and community service, 5 days a week, assigned by the Gospel Mission, or whatever community service agency is available for volunteer work, for one full year.
The reason is to teach the pain of others, showing they are not alone, and to show hope in healing, by creating their helping in the healing of others, creating healing for self.
Reminding that we reap what we sow.
That's why there is a requirement to show proof of service in community new resident arrived from.

Second Phase: Introduction to community living.

All who are willing to walk in God's Love and Light are welcome.

All will have to understand that we have to learn to work together.
All who choose to work our program, being the gift for and in return receiving of our community, agreed to live in a community Long House or Giant Cabin at the start of their Healing Journey.

The day will begin with prayer and meditation first.

Then food preparation.

All meals will be served in the dining room, with discussion of what is needed to be done, and ideas of how to help those who will be coming, communication of God's plan, that is already in motion.

There will be two meditation times during the day.

The first prayer and meditation will begin at Sunrise, before food prep and will be led by someone who takes the group on a God Journey, showing that truly in our souls, in our minds, and in our love for and from God, we all have peace and freedom, no matter where we are, or in what circumstance.

After the meal and cleanup will be one hour of meditation.

Quiet sitting, no talking, if quiet music is needed to help God's message, that will be shown by God and allowed only during those instances.

The point of the meditation is to have God tell how each task is to be done, for the betterment of all, in God's love and light only. We have to be quiet to hear God.

Sign up sheets will be posted along a wall. All are required to volunteer for work in one or more of the divisions of need. Garden, medical clinic, Spa, Energy, and other needs for the community to live comfortably in good health.

TV, and cell phones are not available or allowed in the First plantation.

A computer will be available without any Wi-Fi or internet. This will be a tool for writing and printing, no google search as we will be creating something different.

No social media! The tourists will do enough of that at the 5th plantation.

There will be available ways for calls if needed.

There will be US Postage, giving the understanding that the written word is a very good way to talk.

In taking the time to think about what will be written, taking the tools, the pen and paper, the time to think and then write down thought, shows worth of time in self, as well as the worth shown to the person being written to.
It shows they are worth that time taken to write to them as well.
In a letter comes inner truths.

In receiving a letter, knowing that there will be a letter coming, there is an anticipation that is created, and then love happens when they're shown they were worth the time it took to write a letter.
Such a simple thing can mean so much.

If a letter is Not returned, then the community is witness to that pain, and will pick up where the world outside has left off, creating the healing that was shown needed in our family member's heart.

Cleaning and sanitizing of community area will be done by all.

Those in residents will show those who have newly arrived, alongside with those who are about to graduate.
Each new arrival will be assigned someone in residence, someone safe in times that communication is needed, for the needs of the new arrival to be met.

Residents will show new arrivals all daily chores and living requirements after second meditation.
The required work in the different divisions of 4th plantation, that All in Community will be required to sign up for, in some area of interest.
If no interest or sign up done voluntarily, then job and chore assignment will be assigned and required, until each chore and job has been done, creating the new arrivals knowing and understanding what chore they want to do the most. Their calling in the work needing to be done. We each have a purpose; this work time is a good way for God to show us our working purpose.

Third Phase: Teaching an understanding of the job of Introducing new arrivals to the long house or Cabin community for the first week of their arrival, as this will

always be replaced as graduates move to the second plantation, creating a rotation for the new arrivals to learn, then to teach other new arrivals.
Teaching the community requirements of love and light, giving light and love in all tasks, accomplished together, in the joy and love of God.
The student becomes the teacher. Self-Worth is created within for All.

Kitchen: There will be a full industrial kitchen with all equipment and utensils to accommodate any 5-star restaurant.
Maybe Gordon Ramsey can have the time and willingness to consult and instruct in this field, or some professional as they are brought by God for their healing, and community benefits in their skills loved.
As I am not an expert in this field, this area will be open for improvement as more skilled culinary artists are brought to God's Healing Home.

Those with a gift and drive to be in a kitchen are welcome to entertain their gifts, while enjoying the ability to teach others who are drawn to feed the community, taking a liking to the preparation, and enjoyment of a meal well prepared.
All those who are in the kitchen will be responsible for all sanitization, cleaning, prep and tear down.

Those who wish to work in the kitchen are required to commit for the whole day, Breakfast, Lunch, Dinner, and snacks in between.

In having the responsibility to feed the community for the day, there is also an opportunity to create a full menu.
Menu creations can be used by any who enjoy the combinations of food, both to prepare and to enjoy with the community, as well as being used as a learning tool, for anyone who has a desire to see if culinary arts is their gift.

Dining area will be Rows of Picnic tables, with high backed chairs, whoever has not chosen to work in the culinary arts will be taking orders, and serving meals. Preparing the dining area for meals. Each person will be responsible for bussing own table when done with meal. Those who prepare dining area receive meal order first. Those who prepare the meal eat first to make sure edible our tasters for the community, then all will help with dining area clean up, sweeping floor, wipe down tables, make sure chairs are clean, on a rotation list, as all chores will be on a rotation list.

Sleeping area will be an open room, Long House. Each Bed will have curtains that gives a bit of privacy, while still hearing the activities in the community, between and around each sleeping area, with an understanding of respect be shown, by adhering to the 11:00 PM curfew, unless otherwise planned for reason unknown at this time.

Energy for community. It is my hope to build by a hot earth area, that has a geyser, for creating energy to light and power the community with basic electric and heating needs. In this area I hope to hire my long-time friend Richard Hutchins, who has expertise in these areas.
In this technology it is the wish to have a filtering system set up, for filtering both water and air, while leaving the essential minerals needed to sustain a healthy happy life, for both our Mother Earth and our bodies.

Forth Phase: Graduation ceremony from long house, for a private tiny home reward.
Choosing Private Home in Second Plantation

This phase will be done after new arrivals have been in residence for 6 months, to a year time, sometimes longer if needed of community understanding.
Graduation depends on how long it takes for God's person, our brother and sister, to heal. There has to be an understanding that all are made different, and each is a personal journey, brought to us for help to heal.

During graduation from completion of first plantation, each graduate will have a period of time, to tell all, their story, so we can witness for God, the healing we all go through, showing they are each different, and personal, and that we All have a story. A Good Story at graduation, from the healing, and light turned back on in spirit, professed by graduate.

Second Plantation

Choice of one out of 50 sheds that have been turned into fully functional tiny home, for those who graduate from first plantation, for privacy and ability to gain control of own life, with an understanding that same rules still apply.

The ability to Earn a flatbed truck to put tiny home on, because of want to be free and travel, will happen if that is needed, by the work in the Flea Market/Farmers Market paying the expenses it takes for creating that desired flatbed truck home with Wheels.

For those who wish to stay at the Healing Home of God, continuing growth and learning, are given a home, either with a partner they came with or met. Or alone.
As always, we are all different so the requirement of each will be different.
Small organic garden that all residents in second plantation are allowed to plant in their area, for ability to do own cooking, or community cooking in second plantation.
If the person wants to continue cooking in the Kitchen for all residents who wish to eat in the Long House, are welcome to continue with their desire to work in the Kitchen, with the understanding of rotation with all divisions in plantation 4 is still required.

Morning community discussion and prayer will be at 8:00 AM
Meditation following.
Residents will have the ability to eat in own home.
Discussion for needs to be brought to light in the group upon arrival at the morning meeting.
Prayer will then be done from the needs brought to light.
Meditation for an hour, of quiet silence unless God instructs for quiet music, for a clear message to be given, from God will come instructions, meditation to be done in an area created for this meditation.

Those who work the greenhouse and, in the garden, rotate duties as needed in that area.
The Hospital and Clinic, will be blessed with healers, they will also be an area of training and rotation. All are able to volunteer for the area most interested in.

Third Plantation

Ability to design and build on land that will never be required to be moved from, and inherited by the family as people get called back to God, unless God has us living forever and ever happily. Never know.

Materials and building will be provided by the community with an understanding that this is a community that helps each other, always, in all ways.
The amount of property will depend on need of single person, a couple, or a family unit.
Earning the ability to stay and make this community a permanent home, creates a benefit in skills and talents that the community will reap from, with God's child loving our home, being a contribution in love and blessings.

Stick houses as well as tiny homes are available, with land to work. Amount of land will depend on what God provides moving forward.

This plantation will have the permanent homes created first, by those who want to build this, and have the dream to make it happen, with the understanding they never have to leave. When one of the beautiful homes is picked as a home, they understand the work that is expected by the whole community for this beautiful with out worry of expense.

Fourth Plantation

Community needs energy for lights, heat, cooking food and other things for comfortable living.

Building in an area that has geyser activities, using the engineering used in Switzerland and Iceland, Trapping and creating Steam energy.
With the ability to control the expelling of the gas that has built up in our Mother Earth, it is the hope that some of the warming can begin to turn around.
Filtering the exhaust of the energy, with a cleansing created that replaces the minerals we have stolen out of our mother earth and our atmosphere.

Health Spa with a Mineral Swimming Pool, Steam Bath and Sauna.

Garden large enough to sustain and feed all in residents in all plantations. All community members will be required to work in the fields and the green houses, 2 hours of each day, in some way, learning how to grow the food they will eat.

Health clinic for small medical needs. To be built by those with a better education of supplies and needs. It is the hope that Sadaf in Pakistan will lead in this endeavor.

Hospital for the larger needs of the community. It is the hope that Sadaf with have a connection with those who have the ability to build and run a hospital.

Invite interns to do residency with an understanding of being paid a lump sum, including partial payment is having the ability to live at the community, all needs met, with contractual agreement for a period of time, all needs that are required be met.
Diagnosed, tested, and treated in whatever manner best fits the issues, creating the best possible result for all in the community.

That way the Doctors and Nurses, all the help in these facilities can be actual healers, without insurance companies creating a dollar amount for a life value, when a life is priceless and the most valuable thing there is on earth.

All needs for comfortable living will be available to find on this plantation. If need is not able to be met, community will come together to find a solution, to build and provide what is needed.

Fifth Plantation

This land will have a barn big enough for inside sale with a flea/farmers' market for winter time selling.

Outside will have a BBQ area for grilling, with picnic tables and seating, meant to help enjoying the day for those who come to purchase from our community. A resting spot with shade that has nourishment.

10X10 spaces with tables will be available for community residents as each resident who is not working in the Hospital, clinic, kitchen, or garden in some way will be required to make marketable items to sell.
All in resident is required to work in some way.

God makes us all to do a purpose, working in some way, creates our doing what we were created to do for God.
In this work, Healing with a sense of accomplishment is achieved.