

City Council Meeting Agenda November 18, 2019

WORKSHOPS

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

4:00-5:00 p.m. The Heights District Plan Update

Presenters: Teresa Brum, Economic Development Division Manager, 487-7949; Rebecca Kennedy, Long Range Planning Manager, 487-7896

5:00-6:00 p.m. Housing Options Project

Presenter: Bryan Snodgrass, Principal Planner, 487-7946

6:00-6:30 p.m. Executive Session re: Potential Litigation

COUNCIL REGULAR MEETING

6:30 PM

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

Pledge of Allegiance

Call to Order and Roll Call

Approval of Minutes

Minutes - October 28, 2019

Minutes - November 4, 2019

Citizen Communication (Items 1-5)

This is the place on the agenda where the public is invited to speak to Council regarding the

items on tonight's Consent Agenda. The person speaking is requested to complete a **yellow**, pre-printed card (provided at the counter in front of Council Chambers) with their name/ address and agenda item to be addressed. They are also asked to sit at the table at the place marked "Citizen Testimony" and give their name and city of residence for the audio record. Please notify the Council Assistant if you are unable to sit at the table to give your testimony and wish to have a wireless microphone provided to you. **Citizens testifying are asked to limit testimony to three minutes.**

Consent Agenda (Items 1-5)

The following items will be passed by a single motion to approve all listed actions and resolutions. There will be no discussion on these items unless requested by Council. If discussion is requested, the item will be moved from the Consent Agenda and considered separately - after the motion has been made and passed to approve the remaining items.

1. **BRT Fort Vancouver Way and E. McLoughlin Blvd. Sidewalk Infill and Pedestrian Signal Upgrade, construction acceptance and release of retainage bond**

Staff Report 166-19

Request: Accept construction as complete in accordance with contract plans and specifications and authorize release of retainage bond to Clark and Sons Excavating of Battle Ground, Washington, subject to receipt of all documentation required by law.

Steve Lee, Senior Civil Engineer, 487-7752

2. **Purchase of Real Property located at 8713 NE 94th Ave**

Staff Report 167-19

Request: Ratify the Purchase and Sale Agreement entered into between the City of Vancouver and Clark County to purchase real property at the purchase price determined in Section 4 of the Purchase and Sale Agreement, and authorize the City Manager or his designee to execute documents necessary to close this transaction.

Brian Carlson, Public Works Director, 487-7131

3. **Lease Agreement with the Holland Partner Group for Block 10**

Staff Report 168-19

A RESOLUTION authorizing the execution of a ground lease by and between the City of Vancouver and the Holland Partner Group for Block 10; authorizing the City Manager to execute said agreement on behalf of the City of Vancouver; and providing for an effective date.

Request: Authorize the City Manager or Designee to approve a lease agreement substantially in the form attached to this staff report,

and all necessary related documents, to include a parking license agreement, with a legal entity of Holland for the development and use of Block 10, with an option to purchase the property after lease years 60, 80, and 99.

Chad Eiken, Community and Economic Development Director, 487-7882; Jonathan Young, City Attorney, 487-8500

4. Appointment to the PDX Citizen Noise Advisory Committee

Request: Reappoint Mike Yee to the PDX Citizen Noise Advisory Committee, term beginning December 1, 2019, and expiring November 30, 2022.

Council Committee 2

5. Approval of Claim Vouchers

Request: Approve claim vouchers for November 18, 2019.

Public Hearings (Items 6-14)

The following item(s) are scheduled for public hearing. Persons addressing Council are requested to complete a pre-printed card (provided at the counter in front of Council Chambers) with their name/address and agenda item. They are also asked to sit at the table at the place marked "Citizen Testimony" and give their name and city of residence for the audio record. Please notify the Council Assistant if you are unable to sit at the table to give your testimony and wish to have a wireless microphone provided to you. **Citizens testifying are asked to limit testimony to three minutes.**

6. 9th Amendment to Vancouvercenter Disposition and Development Agreement

Staff Report 169-19

A RESOLUTION approving an extension of a disposition and development agreement by and among the City of Vancouver, by and among Vandevco Residential LLC, a Washington limited liability company, as owner of Unit 1A; NASH – Holland 601 Columbia, LLC, a Delaware limited liability company, as owner of Unit 1B; Vandevco Office Tower LLC, a Delaware limited liability company, as owner of Unit 1C; and NASH – Holland Washington & Sixth, LLC, a Delaware limited liability company, as owner of Unit 1D and the City of Vancouver, a State of Washington municipality, as owner of Unit 2 ("City").

Request: On Monday, November 18, 2019, subject to public hearing, adopt a resolution amending the Vancouvercenter Disposition and Development Agreement.

Chad Eiken, Community and Economic Development Director, 487-7882

7. **Multifamily Tax Exemption: Downtown Block 10**

Staff Report 170-19

A RESOLUTION of the City Council of the City of Vancouver approving an agreement with HOLLAND PARTNER GROUP for an eight-year property tax exemption including 20 percent of the units affordable to households at or below 100 percent area median income for the property located on Block 10 of the West Vancouver Plat (Tax Lot 48120000) in Vancouver, Washington.

Request: On Monday, November 18, 2019, subject to public hearing, adopt a resolution approving the Agreement and conditional tax exemption certificate for the Block 10 development.

Peggy Sheehan, Community Development Programs Manager, 487-7952

8. **Proposed changes to VMC 20.630 Downtown District standards governing building extensions into the right-of-way**

Staff Report 161-19

AN ORDINANCE relating to downtown standards for horizontal building extensions into the right-of-way, amending Vancouver Municipal Code (VMC) 20.630, Downtown District, providing for severability, and providing for an effective date.

Request: On Monday, November 18, 2019, subject to second reading and public hearing, approve ordinance.

Bryan Snodgrass, Principal Planner, 487-7946

9. **Proposed New Zoning Standards for Self-Service Storage Facilities**

Staff Report 162-19

AN ORDINANCE of the City of Vancouver, Washington regarding self-service storage zoning standards; amending Vancouver Municipal Code ("VMC") VMC 20.895 "Miscellaneous Special Use Standards", VMC 20.160.020 "Listing of Use Classifications", VMC 20.430.030 "Uses", VMC 20.440.030 "Uses"; providing for severability; and establishing an effective date.

Request: On Monday, November 18, 2019, subject to second reading and public hearing, approve ordinance.

Bryan Snodgrass, Principal Planner, 487-7946

10. **Property Tax Levy for 2020**

Staff Report 156-19

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.

Request: On Monday, November 18, 2019, subject to second reading and public hearing, approve ordinance.

Carrie Lewellen, City Treasurer, 487-8482

11. **Property Tax Affordable Housing Levy for 2020**

Staff Report 157-19

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.

Request: On Monday, November 18, 2019, subject to second reading and public hearing, approve the ordinance.

Carrie Lewellen, City Treasurer, 487-8482

12. **Ad Valorem Taxes for 2020**

Staff Report 158-19

AN ORDINANCE fixing and levying the amount of ad valorem taxes necessary to balance estimated revenue with estimated expenditures for the 2019-2020 Budget for the City of Vancouver; providing for an effective date.

Request: On Monday, November 18, 2019, subject to second reading and public hearing, approve ordinance.

Carrie Lewellen, City Treasurer, 487-8482

13. **Approval of Ordinance Imposing Sales Tax Credit for Affordable Housing**

Staff Report 159-19

AN ORDINANCE of the City Council of the City of Vancouver, Washington, authorizing the maximum capacity of a local sales and use tax to fund

investments in affordable and supportive housing, to be codified at chapter 3.45 of the Vancouver Municipal Code; providing for severability; and establishing an effective date.

Request: On Monday, November 18, 2019, subject to second reading and public hearing, approve ordinance.

Natasha Ramras, Chief Financial Officer, 487-8484

14. Amendments to VMC 6.12 adjusting Garbage, Recycling and Organics Rates for 2020

Staff Report 160-19

AN ORDINANCE relating to the collection of solid waste, recyclable materials and organics, and amending certain sections of VMC 6.12 to increase or adjust rates and charges consistent with approved utility user taxes and rates and in accordance with current contracts for the coming year; providing for savings, severability and an effective date.

Request: On Monday, November 18, 2019, subject to second reading and public hearing, approve ordinance.

Julie Gilbertson, Solid Waste Supervisor, 487-7162; Rich McConaghy, Solid Waste Manager, 487-7165

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

a. Introduction of I-976 Impacts and Options

b. A Stronger Vancouver Work Program

Adjournment

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