



CITY COUNCIL MEETING MINUTES

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

Anne McEnery-Ogle, Mayor

Bart Hansen • Ty Stober • Erik Paulsen • Sarah J. Fox • Diana H. Perez • Kim D. Harless

October 2, 2023

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/35939?startStreamAt=0&stopStreamAt=5706

4:00-5:00 p.m. Warehouse Code Amendments

Chad Eiken, Community Development Director, 360-487-7882; Bryan Snodgrass, Principal Planner, 360-487-7946

Summary

Staff led Council through a discussion of the Warehouse Code Amendments.

5:00-6:00 p.m. Comprehensive Plan Update - Goals Framework

Domenique Martinelli, Senior Planner, 360-487-7943

Summary

Staff led Council through a discussion of the Comprehensive Plan Update - Goal Framework.

**Councilmember Harless attended the workshops remotely.
Councilmember Stober was absent from Workshops.**

COUNCIL DINNER/ADMINISTRATIVE UPDATES

COUNCIL REGULAR 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 the Community Forum were also facilitated in person and 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/35941?startStreamAt=0&stopStreamAt=4009 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, Hansen, and Mayor McEnerny-Ogle

Absent: Councilmember Stober

Motion by Councilmember Hansen, seconded by Councilmember Fox, and

carried unanimously to excuse Councilmember Stober.

Councilmember Harless attended the meeting remotely.

Proclamations

National Disability Employment Awareness Month

Mayor McEnerny-Ogle read and presented a proclamation to Susan Cassady, Clark County Developmental Disabilities Advisory Board Chair, as well as other Board members and staff, proclaiming October 2023 as National Disability Employment Awareness Month.

Breast Cancer Awareness Month

Mayor McEnerny-Ogle read and presented a proclamation to Don Stose, Past Chair, Pink Lemonade Project, proclaiming October 2023 as Breast Cancer Awareness Month.

Community Communications

Mayor McEnerny-Ogle opened Community Communication and received testimony from the following community members regarding any matter on the agenda not scheduled for a Public Hearing:

- Kimberlee Goheen Elbon, La Center, WA

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

Consent Agenda (Items 1-6)

Motion by Councilmember Fox, seconded by Councilmember Paulsen, and carried unanimously to approve items 1-6 on the Consent Agenda.

1. Columbia Street Safety and Mobility Project - construction acceptance and release of retainage

Staff Report: 179-23

This project installed new streetlighting, signage, a flashing beacon, cycle lane separators and pedestrian and bicycle counter stations on Columbia Street. Western United Civil Group LLC., of Yacolt, Washington, has satisfactorily completed the subject improvements in accordance with the plans and specifications.

The original contract bid amount was \$736,495.00. The final construction cost was \$667,254.48, a decrease of approximately 9.4% from original bid

amount. The difference between the original contract amount and final contract amount is significantly attributed to an underrun in the total flagging hours required for the project. The contractor was able to execute the work using 4% of the total flagging hours originally estimated for the project.

There was an apprenticeship requirement of 3% for this project. To fulfill the apprenticeship requirements the contractor needed a minimum of 41.2 hours. The contractor successfully met the apprenticeship goal by delivering a total of 197 apprenticeship hours for the project, yielding an actual apprenticeship utilization rate of 14%. The contractor was able to exceed the goal due the high usage of electricians on the project, which tends to be a trade with readily available apprentices.

Request: On October 2, 2023 accept the Columbia Street Safety and Mobility Project as constructed by Western United Civil Group, of Yacolt, Washington, and authorize release of the retainage bond on file, subject to receipt of all documentation required by law.

Bailey Smithline, Civil Engineer, 360-487-7791

Motion approved the request.

2. Broadway Corridor Improvements Project Phase 2, construction acceptance and release of retainage

Staff Report: 180-23

This project constructed improvements on Broadway St between W 6th St and W 13th St, including upgrading existing water and sewer mains, installing ADA-compliant curb ramps, and repaving the full width of the street.

The original contract bid amount was \$2,100,700.96. Change orders and quantity adjustments decreased the contract amount by 2.5% to \$2,047,511.13. There were 14 contract change orders. The total cost for all of the change orders was \$132,743.59. Most of the change order costs can be attributed to unforeseen conflicts with existing utilities. These added costs were significantly offset by an underrun in the total flagging hours required for the project. The contractor was able to execute the work using 10% of the total flagging hours originally estimated for the project.

There was an apprenticeship requirement of 4% for this project. To fulfill the apprenticeship requirements the contractor needed a minimum of 387 hours. The contractor delivered a total of 288.1 apprenticeship hours for the project, yielding an actual apprenticeship utilization rate of 3%. As policy requires, a deduction for the underutilization was applied to the contract. The total penalty was \$9,892.52.

Request: On October 2, 2023 accept the Broadway Corridor

Improvements Project Phase 2 as constructed by Catworks Construction, of Vancouver, Washington, and authorize release of the retainage bond on file, subject to receipt of all documentation required by law.

Bailey Smithline, Civil Engineer, 360-487-7791

Motion approved the request.

3. Fifth Amendment to Office Lease - City of Vancouver and Apple, Inc.

Staff Report: 181-23

Apple, Inc. currently leases space on the 5th floor of City Hall. The City of Vancouver assumed an existing Office Lease with Apple, Inc upon purchase of City Hall. As Apple has continued to grow, they now occupy 90% of the 5th floor of City Hall.

Apple, Inc. has been in this location since 2008 and expressed interest in utilizing their second of two 3-year extension options available in the current lease term.

It is proposed to enter into a Fifth Amendment to Office Lease with Apple, Inc. for approximately 15,168 square feet for a three-year (3-yr) term.

Request: Ratify the Fifth Amendment to Office Lease between City of Vancouver and Apple, Inc. and authorize the City Manager or designee to execute the document.

Linda Carlson, Property Management Specialist, 360-487-8423

Motion approved the request.

4. Adoption of Affordable Housing Fee-In-Lieu Fund Administrative Plan

Staff Report: 182-23

A RESOLUTION relating to low-income housing; adopting an administrative plan for Affordable Housing Fee-in-Lieu funding to fund low to moderate-income housing; providing for Severability; and an Effective Date.

In July 2023, the City Council approved changes to the Multifamily Tax Exemption Program, which expanded target areas across the City and simplified the public benefit negotiation for applicants proposing market rate projects.

To be eligible for the City's updated Multifamily Tax Exemption (MFTE) program, new developments are required to provide an affordable housing or ownership benefit. A developer may propose one of the following:

- New units that include a minimum of 20% of units affordable to households earning up to 80% AMI; or*
- New ownership units with a minimum number of new units required and a maximum eligible sales price; or*
- New market rate units with no rent restrictions in exchange for paying a fee-in-lieu of providing affordability.*

The FIL paid for the tax exemption benefit will vary based on Target Area and project density. The amount of fee-in-lieu is calculated using the projected tax liability to the project and the value of the benefit of the MFTE. The fee is 25 or 50% of the net present value of the exemption over eight years (life of the exemption) based on Target Area requirements.

The Affordable Housing Fee-in-Lieu (FIL) Fund is a flexible tool for making strategic investments in affordable housing projects in close proximity to the MFTE projects that provide FIL funding. Revenues collected will be tracked by Target Area with a goal of reinvesting these funds in or near the same Target Area, particularly in areas with limited affordability.

Rather than make funds available through periodic Requests for Proposals (RFPs), the FIL Fund will be used on an as-needed basis to address needs not targeted by other funding sources or proposed projects. The funding will be able to be used for a variety of affordable housing support but will require affordability for households at 60% AMI for rental units and 80% of AMI for ownership unit development.

City staff will monitor and report on FIL Fund collection, investments, and outcomes.

Request: Adopt a resolution approving the proposed Affordable Housing Fee-In-Lieu Fund Administrative Plan.

Samantha Whitley, Housing Programs Manager, (360) 487-7952; Bryan Monroe, Associate Housing Project Coordinator, (360) 487-7867

Motion approved the request.

5. Appointments to the Charter Review Committee

The City of Vancouver's charter requires that every 5 years, a committee of 15 residents is appointed to review the charter and make any recommendations for change to the City Council.

The Charter Review Committee is appointed by the Mayor, subject to City

Council confirmation.

The work of the Charter Review Committee is required to be completed in time for any potential issues to be placed on the ballot for the November 2024 general election.

Mayor McEnemy-Ogle reviewed 25 applications received for the Charter Review Committee and recommends appointment of the following 15 residents. All appointments would be effective immediately.

1. *Russ Beacock*
2. *Alicia Cummins*
3. *Jonathan DeBellis*
4. *Terah Ebie*
5. *Josh Egan*
6. *Lisa Ghormley*
7. *Nelson Holmberg*
8. *Janet James*
9. *Janet Landesberg*
10. *Mark Meckler*
11. *Cherry Mercado*
12. *Ben Moll*
13. *Mike Pond*
14. *Lynn Samuels*
15. *Ronald Zito*

If there are no objections, the Mayor would like to make these appointments at the October 2, 2023, City Council meeting.

Request: Appoint the following Vancouver residents to the Charter Review Committee for the 2024 Charter Review process: Russ Beacock, Alicia Cummins, Jonathan DeBellis, Terah Ebie, Josh Egan, Lisa Ghormley, Nelson Holmberg, Janet James, Janet Landesberg, Mark Meckler, Cherry Mercado, Ben Moll, Mike Pond, Lynn Samuels, Ronald Zito.

Mayor McEnemy-Ogle

Motion approved the request.

6. Approval of Claim Vouchers

Request: Approve claim vouchers for October 2, 2023.

Motion approved claim vouchers in the amount of \$15,437,736.57.

Public Hearings (Item 7)

7. **MFTE Code Clean-up**

Staff Report: 178-23

AN ORDINANCE of the City of Vancouver relating to changes to the City's Multifamily Housing Tax Exemption Program (MFTE); adopting corrections to recent updates; amending Sections 3.22.020, 3.22.030, and 3.22.040 of the Vancouver Municipal Code (VMC) to clarify code language and maps as well as the ownership tax exemption option and associated requirements; providing for severability; and setting an immediate effective date.

On July 3, 2023, City Council adopted substantial changes to the MFTE program. Following the adoption of those changes it was determined that additional clarification language was needed in certain areas of the ordinance. Staff added clarifying language as indicated in the attached ordinance document.

Additionally, the ownership option language was added after the initial code change stakeholder meetings were held in March of 2023. Another stakeholder meeting was held on September 29, 2023, to seek additional comment and answer questions specifically related to the homeownership option language.

Request: On Monday, October 2, 2023, subject to second reading and public hearing, approve ordinance.

Bryan Monroe, Associate Housing Project Coordinator, 360-487-7958

Bryan Monroe, Associate Housing Project Coordinator, provided an overview of the Multi-family Tax Exemption Code Clean-Up.

Council discussed the item briefly with staff.

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

- Kimberlee Goheen, La Center, WA

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

Motion by Councilmember Paulsen, seconded by Councilmember Fox, and carried unanimously to approve Ordinance 4420.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Evergreen and Grand Commercial Corridors Strategy Implementation Update

Bryan Snodgrass, Principal Planner, discussed the Evergreen and Grand Commercial Corridors Strategy Implementation Update.

House Bills 11110 & 1337 Short-Term Rental Implications

Jason Nortz, Development Review Division Manager, discussed House Bills 11110 and 1337 Short-Term Rental Implications.

Workers' Compensation Insurance Follow-Up

Lisa Brandl, Deputy City Manager, discussed the Worker's Compensation Insurance Follow-Up.

Adjournment

7:36 p.m.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

The written comments below are those of the submitter alone and are not representative of the views of CVTV or the City of Vancouver, its elected or appointed officials, or its employees.

From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Watch "Dr. Fauci was a "warmup dictator": Matt Taibbi" on YouTube
Date: Monday, October 2, 2023 8:51:26 AM

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<https://youtu.be/i7C6YR8X9No?si=5HneCdOAQ4RLN2ug> please put on public record, send to all council members and MELNECK, confirm that you did. Thanks from Wynn

From: [Wynn Grich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Fwd: 5 Ways To Make Removing PFAS Easier For Small Communities
Date: Sunday, October 1, 2023 7:35:22 PM

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From: Water Online <[REDACTED]>
Date: Sun, Oct 1, 2023, 5:22 AM
Subject: 5 Ways To Make Removing PFAS Easier For Small Communities
To: [REDACTED] >

Water Online Newsletter | October 01, 2023 | View web version [here](#).



FEATURED ARTICLES

[Aeration To Oxidize Iron For Easy Removal](#)

By Mazzei Injector Company, LLC

Read how Mazzei provided aeration equipment to a water purification facility in Yankton, SD, that was conveniently installed out of sight in the building's basement.

[Fight Contaminants Of Emerging Concern With A Pipeline Of Innovation](#)

By WEDECO — A Xylem Brand

Water treatment challenges are never-ending — from source water availability to seasonal upsets and new contaminants of emerging concern (CECs). The best way to stay ahead of such issues is to cultivate a pipeline of innovative solution development ready to address the next challenge. Here are some key insights for evaluating suppliers that are best positioned to do exactly that.

[Advanced Technology Increases ROI In New Ecuador Wastewater Plant](#)

By Aerzen

Read how Guayaquil, Ecuador, realized significant cost savings and other benefits by selecting cutting-edge, high-efficiency blower technology for a secondary wastewater treatment plant (WWTP).

[Operando Studies Of Iodine Species In An Advanced Oxidative Water Treatment Reactor](#)

By BioLargo Inc.

Advanced oxidation processes (AOPs) are emerging as a promising class of technologies for treatment of industrial and municipal waste streams for removal of recalcitrant contaminants including pharmaceuticals, pesticides, and industrial chemicals, a key facet of wastewater treatment.

[Removing Ammonia In Drinking Water With AccuFAS](#)

By Brentwood Industries

Read on to learn how, utilizing its pilot reactor, Brentwood helped a midsize suburban community assess potential treatment of ammonia in the city's potable water source.

[Xylem Bypass System Helps Facilitate Pump Station Rehab In Covington, Kentucky](#)

By Godwin -- A Xylem Brand

Sanitation District No. 1 of Northern Kentucky (SD1) needed to perform wet well concrete rehabilitation on two pump stations in Covington, KY, located just across the Ohio River from Cincinnati.

[5 Ways To Make Removing PFAS Easier For Small Communities](#)

By Harmsco Filtration Products

There are a few things that smaller water treatment plants should keep in mind when homing in on the most viable technologies for PFAS.

[Measuring Methane-Based Digester Gas Flow In Wastewater Treatment Plants](#)

By Fluid Components International

While traditionally flared by wastewater treatment plants, many facilities are now turning the methane produced by their digester processes into a fuel source. The harvested digester gas is used to generate on-site heat and, with cogeneration technologies, to generate electricity.

[A Multi-Barrier Approach To Complex Water And Wastewater Contaminant Removal](#)

By Alex Bettinardi and Stanley Shmia, De Nora

With the issue of water safety in the headlines, even non-water professionals are familiar with common contaminants like lead and arsenic — but how can we address these public health hazards?

[Temporary Bypass Helps City Of Auburn, NY, Divert Stream Water Safely And Efficiently](#)

By Xylem Rental Solutions

The Owasco Outlet in Auburn, NY, is a waterway that flows from the north end of Owasco Lake through five counties before connecting to the Seneca River. Over time, portions of the Owasco Outlet were contaminated with coal tar.

[Hanford Groundwater Ion Exchange System](#)

By AVANTech LLC

AVANTech was contracted to design and fabricate one 200-BP-5/200-PO-1 ion exchange modular skid unit consisting of three stainless-steel, 8-ft-diameter ion exchange vessels for the 200 West Area Pump and Treat System Project. AVANTech will also provide oversight for the installation and commissioning of the system in accordance with CPCCo technical specifications.

[Lift Stations: Attacking The 'New Sewage' With Vaughan Chopper Pumps](#)

By Glenn Dorsch, PE, Vaughan Co. Inc.

Disposable, throwaway products are making raw sewage pumping tougher than ever. The Jefferson Street Pump Station at the city of Centralia, WA, had a problem demanding a cost-effective solution.

[New EPA PFAS Limits: Why Small Water Utilities Need Not Fear Them](#)

By Harmsco Filtration Products

Smaller water utilities may be in a panic over the EPA's proposed federal limits on PFAS, but there are two reasons for these smaller utilities to remain hopeful.

[Future-Proof Your Water Meter Technology With AMI](#)

By Kamel Chaabane, Itron

Because you can't track what you can't measure, modern water solutions bridge the gap between the vision of secure water and the reality of existing infrastructure.

[The Role Of Real-Time Data In Sewer Inspection](#)

By IDEX Intelligent Water

With real-time data, calculations can be done automatically, numbers are always where you need them, and manual data entry is limited or completely unnecessary.

[Using Master Controls To Enhance Aeration And Reduce Power Use](#)

By Kaeser Compressors, Inc.

Precision management of dissolved oxygen (DO) allows wastewater treatment plant operators to maintain optimal biological conditions in their activated sludge basins. However, older blowers and a lack of advanced aeration oversight can sabotage that effort while substantially wasting money.

[Increasing The Likelihood Of Accessing Infrastructure Funding](#)

By Glenn Barnes, 120Water

Read how to access LCRR funding and tailor your application to increase your odds of success.

[City Of Salem Chooses Ozone To Treat Cyanotoxins In Raw Water](#)

By Mazzei Injector Company, LLC

In this case study, discover why the city of Salem's Geren Island Water Treatment Plant chose ozone as the best option to effectively treat cyanotoxins in their raw water.

[The AMI Water Meter That Modernized Madison County](#)

By Kamstrup

Explore how Madison County, challenged by increased demand, a growing customer base, and a system that was administered by the city, decided it was time to transition to an AMI water meter solution.

[BioLargo Takes PFAS Innovation To A New Level](#)

Many factors go into picking the right PFAS treatment solution and there is no silver bullet, no "black box". And knowing what questions to ask for any particular system can vary state to state, depending on the influent water.

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From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Dr.David Martin
Date: Sunday, October 1, 2023 12:34:34 PM

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From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Fwd: DNA Contamination in COVID Shots: Unveiling a Tumor Risk
Date: Saturday, September 30, 2023 11:08:03 AM

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From: **Dr. Mercola** [REDACTED] >
Date: Sat, Sep 30, 2023, 2:06 AM
Subject: DNA Contamination in COVID Shots: Unveiling a Tumor Risk
To: [REDACTED]



TOP STORIES FOR 09/30/2023



TOP STORY

DNA Contamination in COVID Shots: Unveiling a Tumor Risk

Microbiologist Kevin McKernan discusses his groundbreaking study revealing DNA contamination in Moderna and Pfizer COVID vaccines and its potential implications to drive malignancies.

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This takes organic farming to a whole new level, even though technically it's not new, as it was first proposed a century ago. It radically boosts sustainability, and factors planetary movement into planting and harvesting times. Here's how to partake in this growing trend.

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From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Covid jabs and vaginal bleeding
Date: Saturday, September 30, 2023 9:40:48 AM

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<https://t.me/childrenshd/5874>. Please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Watch "DOCUMENTS FROM 1954 prove it! Get Ready..." on YouTube
Date: Wednesday, September 27, 2023 10:28:49 PM

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<https://youtu.be/ToA7WJMuF6s?si=xX4bvJF57-SE4W5Y>. Please put on public record
AFTER SENDING TO ALL COUNCIL MEMBERS AND MELNECK. CONFIRM THAT
YOU DID. THANKS FROM WYNN

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Fwd: mRNA Detected in Breast Milk After COVID-19 Vaccination Could Be Passed on to Infants: New Study
Date: Wednesday, September 27, 2023 4:41:08 PM

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Ivermectin and Hydroxycylchloroquin article on this paper. Please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn.

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From: Epoch Times Good Evening [REDACTED]
Date: Wed, Sep 27, 2023, 3:27 PM
Subject: mRNA Detected in Breast Milk After COVID-19 Vaccination Could Be Passed on to Infants: New Study
To: [REDACTED]

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The Epoch Times



September 27, 2023

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1779

TOP NEWS



Research & Discoveries

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Crossroads

The True Environmental Impact of Electric Vehicles

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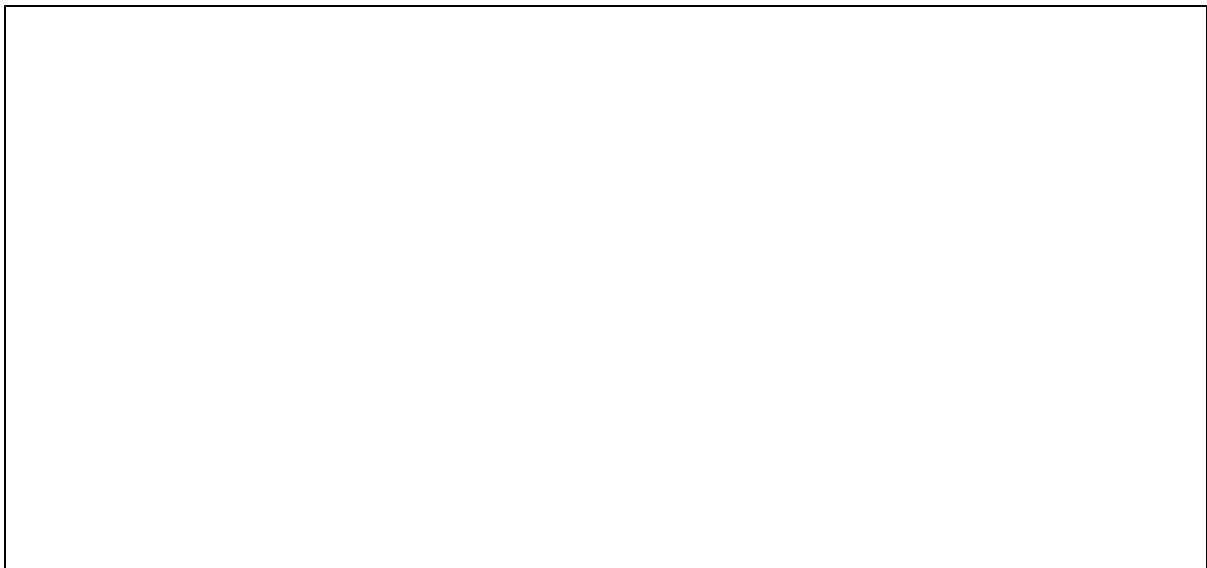


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No Farmers No Food: Will You Eat the Bugs?

The Epoch Original Documentary, “*No Farmers No Food: Will You Eat the Bugs?*” is available on EpochTV now.

This groundbreaking documentary reveals the untold stories of farmers forced out of

business and exposes the hidden agenda behind “Green Policies” that are pushing people to eat bugs, a global food crisis ignored by the world’s media.

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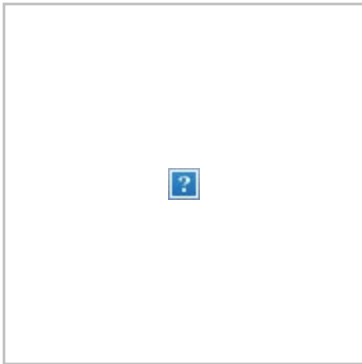
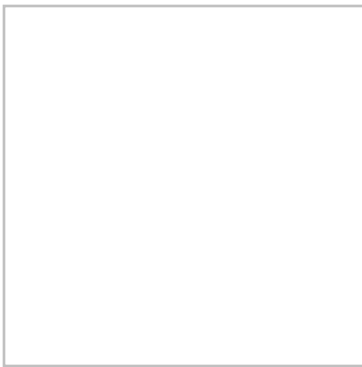
HEALTH

Myocarditis

COVID-19’s Lingering Threat: A Surge in Heart Conditions

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Eye Health

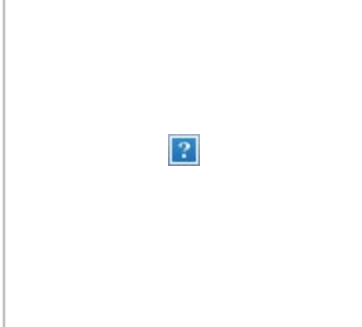
Oculomotor Dysfunction: Unraveling a Commonly Missed Diagnosis

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OPINION

The Confused Conservative



Viewpoints

The Confused Conservative

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STORY



Traditional Values

‘Prepping Is the Most Liberating Thing’: Prepper Mom Grows 900 Pounds of Food to Last a Year

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[Ivermectin can help prevent Covid-19 virus from replicating itself and aid in recovery from COVID-19.](#) Based on this evidence, and on first-hand clinical observations, the FLCCC recommends its use, as part of a combination therapy, in all stages of COVID-19. **[Order your treatment package today!](#)**

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Vital Signs

What Does Autism's Biochemistry Reveal About Its Cause and Potential for Treatment? Feat. Dayan Goodenowe PhD

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NTD News Analysis: Second GOP Presidential Debate

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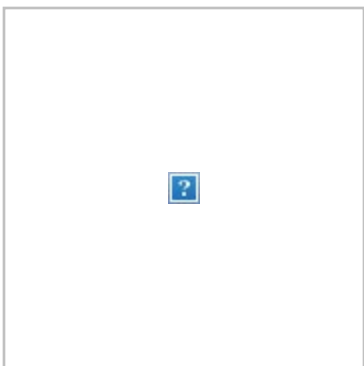
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To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Watch "Breast milk" on YouTube
Date: Friday, September 22, 2023 8:27:36 AM

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From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Watch "TAPED CALL: FDA Admits No "Stats Testing on Adverse Events" of Pfizer mRNA Vaccine Despite 7yo Death" on YouTube
Date: Wednesday, September 20, 2023 10:50:37 AM

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From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "Dr. Kelly Victory: The new COVID-9 boosters are not safe, efficient or necessary" on YouTube
Date: Tuesday, September 19, 2023 3:42:41 PM

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CITY COUNCIL MEETING MINUTES

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

Anne McEnergy-Ogle, Mayor

Bart Hansen • Ty Stober • Erik Paulsen • Sarah J. Fox • Diana H. Perez • Kim D. Harless

September 11, 2023

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/35885?startStreamAt=0&stopStreamAt=2747

4:00-5:00 p.m. Vancouver Wastewater Solids Planning Program

Frank Dick, Senior Civil Engineer, 360-487-7179

Summary

Staff led Council through a discussion of the Vancouver Wastewater Solids Planning Program.

5:00-6:00 p.m. HUD 5-Year Consolidated Plan Update

Samantha Whitley, Housing Programs Manager, 360-487-7952

Summary

Staff led Council through a discussion of the HUD 5-Year Consolidated Plan Update.

Councilmember Harless was absent for Workshops.

COUNCIL DINNER/ADMINISTRATIVE UPDATES

COUNCIL REGULAR 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 the Community Forum were also facilitated in person and 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/35887?startStreamAt=0&stopStreamAt=2564 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 - August 21, 2023

Motion by Councilmember Stober, seconded by Councilmember Hansen, and carried unanimously to approve the meeting minutes of August 21, 2023.

Community Communications

Mayor McEnerny-Ogle opened Community Communication and received testimony from the following community members regarding any matter on the agenda not scheduled for a Public Hearing:

- Kimberlee Goheen Elbon, La Center, WA

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

Consent Agenda (Items 1-12)

Council requested items 9 and 10 be pulled for discussion.

Motion by Councilmember Hansen, seconded by Councilmember Paulsen, and carried unanimously to approve Items 1-8, 11, and 12 on the Consent Agenda.

Motion by Councilmember Fox, seconded by Councilmember Paulsen, and carried unanimously to approve Item 9 on the Consent Agenda.

Motion by Councilmember Stober, seconded by Councilmember Perez, and carried unanimously to approve Item 10 on the Consent Agenda.

1. **Final Construction Acceptance for the NE 49th St Water Main Replacement, ITB# 22-04**

Staff Report: 163-23

Advanced Excavating Specialists, of Kelso, Washington, has completed the installation of approximately 6,000 linear feet of new ductile iron water main in Northeast 49th Street from Northeast 15th Avenue to Northeast St Johns Boulevard. They also completed the installation of approximately 550 linear feet of new sewer main to serve unsewered areas with failing septic systems within the water project area. The new water main replaced older steel pipes and brittle asbestos cement pipes to improve system integrity. A larger water main was installed to increase fire flow to the area. Internal coordination between the utility groups provided for the sewer improvements that have been installed with this project.

The work was completed satisfactorily in accordance with the plans and specifications. Contract costs are summarized below:

Total Contract Costs	
Labor, Equipment and Material	\$1,600,242.82
Sales Tax	\$136,372.55
Total	\$1,736,615.37
Retainage	BOND

The original contract amount for this project was \$1,625,888.78, 11% less than

the final construction cost. The 11% increase can mainly be attributed to the cost of extending the sewer an additional 150 linear feet and paving work that was added to fully restore the street.

Advanced Excavating Specialists exceeded the required 3% apprenticeship utilization goal by using 1000 apprenticeship hours out of the total 8800.7 project hours to obtain an apprenticeship utilization of 11%.

Request: On August 17, 2023, accept the NE 49th Street Water Main Replacement project, as constructed by Advanced Excavating Specialist, of Kelso, Washington, and authorize release of the bond for retainage, subject to receipt of all documentation required by law.

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

Motion approved the request.

2. Easement Release - over properties (1124272214, 1124272216, 1124272218, 1124272220)

Staff Report: 164-23

In 1970 an easement was recorded to extend across parcels 1124272214, 1124272216, 1124272218, 1124272220, which at the time was only one parcel. This easement provided access for the E-Interceptor, the large diameter sewer that carries wastewater from the east side of the city to the Marine Park Reclamation Facility.

The Columbia Harbor PH III plat was recorded in 1981. This split the original property into the four parcels that exist today and are identified above. With this plat an easement over the existing E-Interceptor was included.

It has been determined that the two easements are offset from each other and therefore encumbering more than the 20 feet required for maintenance access. After an investigation it has been determined that the easement from the 1981 plat of Columbia Harbor PH III is centered over the existing sewer and better suits the needs of the City's Public Works Sewer Department. With these findings, the easement recorded in 1970 (G559297) is no longer required and is eligible for release.

Request: Authorize the City Manager or their designee to sign the easement release.

Sheryl Hale, Senior Engineering Supervisor, 360-487-7151

Motion approved the request.

3. Bid Award for the W Fourth Plain Water & Sewer Improvements - Rebid, Bid #23-29

Staff Report: 165-23

This project will install approximately 3,000 linear feet of 12-inch ductile iron water transmission main that replaces an older 8-inch cast iron water main. The new pipe will improve the integrity of the water system and increase water system capacity. New water main will be installed in West Fourth Plain

Boulevard between Lincoln Avenue and Main Street. This work is part of a larger water transmission main project identified in the City of Vancouver's 2015 Comprehensive Water System Plan as necessary to convey additional water west to supplement future growth within the Port of Vancouver and surrounding areas.

In coordination with the sewer group, this project also installs approximately 2,065 linear feet of sanitary sewer to improve sewer service to an area with shared private sewer service laterals. The project will repave portions of the street where utilities are installed and supports a separate transportation project that will follow behind the utility improvements to repave West Fourth Plain Boulevard from curb to curb.

On August 8, 2023, the City received five bids for the subject project. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
<i>Tapani, Inc. – Battle Ground, WA</i>	<i>\$3,397,933.00</i>
<i>Advanced Excavating Specialist – Kelso, WA</i>	<i>\$3,413,922.42</i>
<i>Rotschy, Inc. – Vancouver, WA</i>	<i>\$3,457,817.38</i>
<i>James W. Fowler - Dallas, OR</i>	<i>\$5,581,375.42</i>
<i>Highway Specialties - Vancouver, WA</i>	<i>Non-Responsive</i>
<i>Engineer's Estimate</i>	<i>\$2,675,000.00</i>

There were five bidders including one deemed non-responsive. The low bid is higher than the Engineer's Estimate by 22%. This is likely a result of increases in material and labor costs. Tapani, Incorporated of Battle Ground, Washington, is the lowest responsive and responsible bidder. Tapani has successfully completed at least three similar construction projects of this size and scope within the last 10 years.

The required minimum apprenticeship utilization goal for this project is 4%. Tapani intends to exceed this goal by utilizing 136 apprenticeship hours out of the total 2696 project hours.

Request: Award a construction contract for the W Fourth Plain Water & Sewer Improvements - Rebid project to the lowest responsive and responsible bidder, Tapani, Incorporated of Battle Ground, Washington, at their bid price of \$3,397,933.00, including Washington State sales tax and authorize the City Manager or designee to execute the same.

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

Motion approved the request.

4.

Award of Contract for Waterfront Park Landscape Maintenance Landscape

Staff Report: 166-23

Prior to opening the Waterfront Park, the City received two proposals for the maintenance of the Waterfront Park. The bid at that time was awarded to BrightView Holdings and they have maintained the Waterfront Park since 2018.

In June of 2023, a Request for Proposal was issued for the Waterfront Park services. Staff issued a Request for Proposals to not only evaluate firms' costs, but also their overall experience, quality of work, and experience with similar type park maintenance properties. The firms submitting proposals were asked to provide information on the following:

- Qualifications and relevant experience in maintaining parks and park-like settings*
- Technical approach and capacity to handle a relatively busy and complex property*
- Green practices*
- References*
- Cost for work described*

The City received five responses to the Request for Proposals. The review process involved interviews and scoring by a committee. At the conclusion of the process, Pacific Landscape Services was selected the highest scoring proposal.

Pacific Landscaping demonstrated a complete understanding of the project, an excellent training and quality assurance program, ability to staff more personnel at the park and a strong ability to communicate with staff at the City about issues happening at the park. The cost of services is estimated to be \$343,332 annually, which is in line with current contractor expenses.

Additionally, staff requested the contractor describe their green practices and environmental sustainability efforts. Pacific Landscaping has proven sustainability efforts by recycling their construction debris, composting the green and wood waste materials, minimizing travel, carpooling whenever possible, operating battery powered hand tools, utilizing environmentally preferred products, and working in a green office space. Pacific Landscape has researched using other battery powered maintenance equipment but has not implemented that at this time.

Staff looked into requiring additional non-fossil fuel equipment from the contractor, however due to the anticipated timelines for codification of the phase out of gas-powered equipment at the City and the procurement green policy implementation, did not recommend inclusion of these requirements into the RFP. The following factors impacted the determination of not including the requirements of providing services using electric powered equipment:

- City has not yet codified a citywide policy about gas powered equipment.*
- City staff has not yet integrated a wide variety of non-fossil fuel equipment*

into our own services.

- *City staff is actively researching green equipment and will be positioned to create more informed standards and practices in the near future.*
- *Procurement staff has presented a green procurement policy phasing to Council; this type of service contract would be part of “phase 3” which is expected to occur in late 2024.*
- *The Climate Team expects to have completed work to codify the transition away from two cycle engines prior to the end of this bridge contract, which will support the next procurement.*

To address the City's ability to transition to more environmentally friendly equipment in the future in all city contracts, staff limited the duration of this contract to two years. By then the City will have better practices, policies, and industry information in place to shape a new process in 2025-26.

Although not a factor in the award decision Pacific Landscape is also a local, small business and WBE certified firm.

Request: Approve the contract with Pacific Landscaping Service with a not to exceed amount of \$ 480,000 over the course of 2 years.
Julie Hannon, Park Development Services Manager, 360-487-8309

Motion approved the request.

5. Increase spending limit on Contract C-101359 for fuel purchases

Staff Report: 167-23

Clark Public Utilities has renewed its contract with CECO Inc (Carson Oil) for purchasing renewable diesel. Renewable diesel is an alternative fuel, and it has many benefits, including reducing greenhouse gas emissions by up to 75% when compared to regular ultra-low sulfur diesel. In keeping with the City's climate action goals, and to protect itself from fluctuating fuel prices, staff is requesting the ability to purchase from this contract and take advantage of the contract pricing.

Request: Authorize the City Manager or their designee to approve purchases under Clark Public Utilities Interlocal agreement for the life of the contact with CECO Inc (Carson Oil), up to the current authorized budget. Authorize an increase to the maximum authorized amount under the agreement to \$15,000,000 with CECO Inc (Carson Oil).

Dan Zenger, Equipment Superintendent, 360-487-8205

Motion approved the request.

6. Increase spending limit on Contract C-101213

Staff Report: 168-23

Since 2020, Ford has been allocating a set quantity of trucks their customers can order using Washington State Contract #05916. Our allocation each year

for the past three years for Ford Superduty trucks has been five cab and chassis and twenty-five pickups. Those allocations have not come close to keeping up with the City's vehicle replacement schedule so other Co-Op contracts are being utilized to help fill-in the gaps. This is one of those contracts and it allows the City of Vancouver to purchase ready-to-work vehicles off Northside Ford's lot. Buying these vehicles completed have cut at least a year off the wait for a new vehicle and any upfitting needed to put it into service. In keeping with the City's climate action goals, we are only buying trucks that can be retrofitted with a propane bi-fuel conversion. Staff is requesting the ability to purchase from this contract and take advantage of the contract pricing.

Request: Authorize the City Manager or their designee to approve purchases under Oregon State Contract PA 1656 for the life of the contract with Northside Ford Truck Sales, up to the current authorized budget. Authorize an increase to the maximum authorized amount under the agreement to \$15,000,000 with Northside Ford.

Dan Zenger, Equipment Superintendent, 360-487-8205

Motion approved the request.

7. Professional Services Agreement for Ambient Water Quality Monitoring

Staff Report: 169-23

Herrera Environmental Consultants Inc. has provided water quality monitoring support and technical analysis to the City through a competitive bid process in several contract cycles since 2011. The current water quality monitoring contract with Herrera Environmental will collect data through September 2023 and expire early next year.

The City collects water quality data for surface water to support requirements in our state National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit and to protect and improve water resources through stormwater management practices. Past monitoring has focused exclusively in the Burnt Bridge Creek watershed to identify stream reaches where water quality improvement projects would provide the greatest benefit to the stream. An Advance Restoration Project (Water Quality Cleanup Plan) is currently under development with the state Department of Ecology for Burnt Bridge Creek and is expected to be finalized this year. Monitoring to demonstrate the effectiveness of City efforts will be a requirement of that plan and the state will establish timelines for the stream to meet water quality standards.

In 2020, the City received federal grant funds to monitor sites along the Columbia Slope watershed to identify where stormwater discharges may be contributing contaminants to the Columbia River. The results of that study will be used to support capital project planning and secure additional grant funding for stormwater facility construction and retrofit from both state and federal sources. This proposed contract with Herrera will provide additional water quality data collection at specific sites along the Columbia Slope that will

support project proposals by providing pre- and post- project data to demonstrate effective removal of stormwater contaminants.

To ensure there is not a gap in data collection, support capital planning and requests for grant funding, on July 12, 2023, a Request for Proposals (RFP) was issued for data collection, analysis and reporting.

On August 2, 2023, the City received one proposal for evaluation. This proposal from Herrera Environmental Consultants, Inc. was very detailed and comprehensive and met the expectations and requirements in the RFP.

Request: Award a professional services agreement to Herrera Environmental Consultants Inc. of Portland, Oregon in the amount of \$1,046,619 and authorize the City Manager or designee to execute the same.

Kris Olinger, Engineering Program Manager, 360-487-7188

Motion approved the request.

8. Settlement of Lawsuit Brought by Nils Robert Carlson

Staff Report: 170-23

On July 9, 2021, Nils Robert Carlson was walking eastbound along the Renaissance Trail adjacent to SE Columbia Way when he encountered a group of pedestrians walking in the opposite direction. Mr. Carlson moved to the side to allow them to pass and in the course of doing so, tripped over a piece of broken concrete. Mr. Carlson sustained life-threatening injuries to include extensive bilateral facial fractures, severe sinus and oral hemorrhaging, and respiratory failure. His injuries required two surgeries and an extensive stay in a rehabilitation clinic and use of a feeding tube for several weeks. He incurred medical expenses of \$530,777.01. The tripping hazard that caused Mr. Carlson's fall has been repaired.

Through his attorney, Mr. Carlson filed a tort claim with the City demanding \$975,000, which led to a lawsuit being filed. Although liability for the accident is disputed, staff recognizes that an adverse jury verdict could likely yield an award well in excess of \$1 million due to the severity of Mr. Carlson's injuries and medical expenses incurred. The City and Mr. Carlson's counsel continued dialogue during litigation and reached a tentative agreement, subject to Council approval, to settle the lawsuit for \$500,000 inclusive. The settlement would fully resolve all claims Mr. Carlson and his wife have or would have arising from the July 9, 2021, fall.

Request: Authorize the City Manager and the City Attorney's Office to execute any and all documents necessary to complete the settlement with Nils Robert Carlson in the amount of \$500,000.

Dan Lloyd, Assistant City Attorney III, 360-487-8520

Motion approved the request.

9. 2023 Affordable Housing Fund Housing Production Awards

Staff Report: 171-23

A RESOLUTION relating to low-income housing; providing for adoption of 2023 funding awards for the Affordable Housing Fund and authorizing the City Manager to execute agreements and other related documents on behalf of the City of Vancouver consistent with Affordable Housing Fund 2023 Council-approved funding awards.

In July 2023, the City accepted applications to award 2023 AHF funding for Housing Production and Preservation. The 3 projects recommended for funding will award all remaining funds for the 2016 – 2023 AHF levy.

The City received a total of seven proposals requesting \$8.23 million. Three of these proposals were recommended for funding. Projects were prioritized by community need, project readiness, and project feasibility. Due to project needs and limited available funding, recommendations were reduced from the full request. Four proposals are not recommended for funding at this time. The entities that submitted these proposals are encouraged to reapply for the Affordable Housing Fund in January 2024.

The recommended projects will support the production of 33 affordable rental housing units for people experiencing very low income (50% or less than the AMI). These recommendations are also consistent with Economic Prosperity and Housing's goals to award all remaining 2016 – 2023 funds before the renewal of the AHF levy in 2024. Below is a summary of the award recommendations:

Agency and Project Name	Amount Requested	Recommended Funding (Affordable Housing Fund)	Project Description
Crestwood Community Center	\$675,000	\$265,000	4 units
Datepark Residence	\$1,050,000	\$880,000	12 units
VHA Allegro Point	\$1,255,000	\$1,255,000	17 units

TOTALS \$5,980,000 \$2,400,000 33 units

Request: Adopt a resolution adopting the proposed 2023 Affordable Housing Fund awards for Housing Production and Preservation.

*Samantha Whitley, Housing Programs Manager, 360-487-7952;
Hayley Woodbridge, Associate Housing Project Coordinator,
360-487-7867*

Motion adopted Resolution M-4245 to approve the request.

Definitions for low income have been added as an attachment to the item per the request of the City Council.

10. Multifamily Tax Exemption - Grand Vista

Staff Report: 172-23

A RESOLUTION of the City Council of the City of Vancouver approving a contract with Grand Vista Apartments LLC (Applicant) for a 12-year limited property tax exemption for income-based housing, for the property located at 2700 E 5th Street, Vancouver, WA 98661 (Exhibit A).

The project is located at 2700 E. 5th Street within the new Evergreen / Grand Residential Target Area. The applicant is requesting a 12-year multi-family housing limited property tax exemption for a new construction, income-based, multifamily housing development. The project is a 6-story, 79-unit apartment building with 142 associated parking spaces (42 covered, 100 surface spaces). The proposed development will include one, two, and three-bedroom units. The total estimated development cost is \$31.7 million. The current site is vacant and will not include any displacement of existing residents. The project is currently under review through the Vancouver planning and building departments for local code compliance.

The applicant is required to rent at least 20% of the total development units as income-based housing to households with annual incomes at or below 80% of median family income. For reference, the HUD 2023 median family income for a two-person household is \$72,000. With a total of 79 units, 20% or 16 units must be income-based units. The table below shows that the income-based unit types will be proportional with the total types of each unit type offered.

Unit Type	Market-Rate Units	Market-Rate Rents	Income-Based Units	Income-Based Rents	Square Footage per Unit
1-BR	28	\$2,044	8	\$1,598	715
2-BR	31	\$3,001	7	\$1,918	1,032
3-BR	4	\$3,650	1	\$2,216	1,238

Over the 20-year period following construction, the project (with the exemption)

will generate approximately \$3.6 million in taxes benefiting all taxing districts (ports, schools, county, city, etc.). A total of \$892,000 in taxes will directly benefit the City of Vancouver. Total estimated foregone tax revenue for all districts during the exemption is \$1.27 million. The forgone taxes specific to the City of Vancouver during the exemption would be \$475,000. Land value property taxes, and per unit utility taxes will still be collected during the exemption. It is also anticipated that new residents will support local businesses during and after the exemption period. At the start of the exemption the development will provide an estimated \$144,000. Following the expiration of the exemption the development will generate \$407,000.

The applicant has designed the project to meet a gold level National Green Building Standard certification. The building will be primarily electric with only two common area gas fire pits and barbeques for seasonal use. Other green building elements include:

- All space heating, water heating, cooking, and clothes drying is electric.*
- 5 EV charging stations will be provided with infrastructure for 15 additional in the future*
- Building energy modeling showing 10% better performance than Code requirements*
- All appliances will be Energy Star certified.*
- Toilets flush with maximum 1.28 gallons.*
- Shower heads meet WaterSense requirements.*
- 100% on-site stormwater disposal.*
- 85% of wood panels, insulation, paints and sealant materials are low emitting.*
- No turf grass for water conservation.*
- Construction Waste Management Plan diverts 50% minimum from landfill.*

The City climate action policy staff have reviewed the applicant's NGBS summary and concur that the project satisfies the City's green building policy.

Request: On September 11, 2023, adopt a resolution authorizing the City Manager or designee to execute a multi-family housing limited property tax exemption certificate and take any and all action necessary to enforce the terms thereof.

Bryan Monroe, Associate Housing Project Coordinator, 360-487-7958

Motion adopted Resolution M-4246 to approve the request.

11. Appointment to the Culture, Arts & Heritage Commission

The City's Culture, Art and Heritage Commission is a nine-member volunteer group responsible for facilitating the development and promotion of a thriving cultural, art and heritage environment that reflects the people we serve. This is accomplished through the creation of community-informed programs, ownership of buildings and public art, and a commitment to community partnerships.

Council Subcommittee 1 recently interviewed candidates for one mid-term vacancy on the Culture, Arts & Heritage Commission. They recommend the appointment of Rebekah Percival, with a term beginning immediately and expiring December 31, 2024.

If there are no objections, we would like to make this appointment at the Monday, September 11, 2023, Council meeting.

Request: Appoint Rebekah Percival to the Culture, Arts & Heritage Commission for a mid-term beginning immediately, and expiring December 31, 2024.

Council Committee 2

Motion approved the request.

12. Approval of Claim Vouchers

Request: Approve claim vouchers for September 11, 2023.

Motion approved claim vouchers in the amount of \$13,795,358.10.

Public Hearings (Item 13)

13. 2022 Consolidated Annual Performance Evaluation Report

Staff Report: 173-23

The City of Vancouver receives federal Community Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding as an annual entitlement through the U.S Department of Housing and Urban Development (HUD). It is a funding requirement to submit an annual performance report following each program year (July 1 through June 30).

The CAPER provides an overview of expenditures and accomplishments for CDBG and HOME programs. Each CAPER is a one-year snapshot that measures the City's progress towards meeting goals, objectives, and areas of priority identified in the 5-Year Consolidated Plan.

The 2022 CAPER marks the 20th year for Vancouver as a CDBG entitlement city and the 14th year as a HOME Investment Partnerships Program participating jurisdiction. It is also the fourth year of reporting under the 2019-2023 Consolidated Plan. Vancouver's CDBG and HOME programs strive to provide a coordinated approach to addressing community needs. The Economic Prosperity and Housing Department collaborates with other City departments including Planning, Neighborhoods, Police, and Parks programs, as well as many nonprofit service providers.

During the 2022 program year, Vancouver expended \$2,277,266 in CDBG funds, \$698,205 in CDBG-CV CARES Act funding, and \$567,231 in HOME

funds. These funds were spent on programs focused on local needs that follow the national objectives, goals, and outcomes for the CDBG and HOME programs administered by HUD. Recipients of program funding are people and families with low to moderate income. A family of four with moderate income earns \$85,200 or less annually (80% of the area median income). A family of four with low income earns \$53,250 or less annually (50% of area median income).

The following table is a summary of outcomes achieved with CDBG and HOME funding during the 2022 program year:

*Increase
households
Assisted
Affordable
Housing
Increase
Businesses
Opportunity
Public
Services
assisted
Public
Facilities
completed*

Request: Following a public hearing, approve the 2022 CAPER report for submission to HUD for approval.

Samantha Whitley, Housing Programs Manager, 360-487-7952

Samantha Whitley, Housing Programs Manager, provided an overview of the 2022 Consolidated Annual Performance Evaluation Report.

Council discussed the item briefly with staff.

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

- Kimberlee Goheen, La Center, WA

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

Motion by Councilmember Stober, seconded by Councilmember Fox, and carried unanimously to approve the 2022 CAPER Report for submission to HUD for approval.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

EXECUTIVE SESSION RE: PERSONNEL (RCW 42.30.110(1)(f)) (30 minutes)

Mayor McEnery-Ogle announced the Council would be entering executive session from 7:10-7:38 p.m. for the purpose of discussing Personnel.

Adjournment

7:38 p.m.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

The written comments below are those of the submitter alone and are not representative of the views of CVTV or the City of Vancouver, its elected or appointed officials, or its employees.

From: [Marianne Wilson Stein](#)
To: [Nischik, Julie](#); [Dollar, Sarah](#); [Delapena, Amanda](#)
Subject: Comments on the Main Street Project - changes
Date: Wednesday, September 6, 2023 7:04:37 PM

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Please share my thoughts on the Main Street Project with the commissions, city council, the Mayor:

Thank you for considering my perspective on the Main Street Project. My involvement in the project advisory group has been a deeply rewarding and enriching experience. As an active member of the group, I've invested considerable time in deliberating the various aspects of this project. Our group, made up of diverse members representing our community, took a collaborative approach. We focused on crafting a design that prioritizes accessibility and flexibility, particularly advocating for a curbless design to enhance the pedestrian experience. Our discussions and meetings over the past year resulted in what we believe is a great design for Main Street.

Recently, there has been some concern raised by individuals who were not actively engaged in the design process. They seemed to imply that bicycling was not considered. However, it's important to note that we did consider bicycling in our discussions. We recognized that there are existing dedicated bike pathways on Columbia Blvd, accessible from Evergreen. These pathways are intended to accommodate cyclists, while Main Street remains open to all forms of transportation.

As the owner of Dandelion Teahouse and Apothecary, a business that has hosted numerous successful events on 7th Street, I'd like to share a few perspectives related to the project:

Speed Tables: I have reservations about introducing speed tables on Main Street. The frequent presence of stop lights or stop signs on every block already keeps traffic moving at a slow pace. Speed tables could pose challenges during festivals and market events, potentially limiting event layouts and posing difficulties for individuals with mobility issues. Additionally, parking around speed tables can be problematic, especially for less experienced parallel parkers. Considering the Main Street project's overall cost, I suggest postponing any decision on speed tables until we observe how traffic, bicyclists, and pedestrians interact post-renovation. If deemed necessary in the future, we can add them without compromising the project's budget or design integrity. In my opinion, investing in public facilities like Portland Loos would be a more valuable use of funds.

Bicycle Storage Corrals: Downtown businesses rely on parking to attract customers, especially given the current parking demand. While we aspire to promote alternative transportation methods, parking remains essential for businesses' viability. I suggest focusing on single or double bicycle racks, similar to what we already have on Main Street and nearby areas. A few bicycle storage corrals on side streets may accommodate those who prefer them without occupying precious parking space. Cyclists can securely lock their bikes to racks placed on the blocks. Moreover, we could consider bringing in bicycle corrals during festivals to minimize their impact on regular parking.

Bollards: I wholeheartedly support the design adjustment that introduces bollards for street closures during events. Having hosted street events, I can attest to the advantages of using bollards. Unlike signs, bollards effectively prevent motorized vehicles from entering the event space, ensuring a safer and more controlled environment.

I stand behind the work of our diverse and dedicated project advisory group in shaping the Main Street Promise project. Our design aims to celebrate our community's heritage, strengthen relationships, build a vibrant community identity, attract renewed investment, establish connections, and serve as a model for future improvements. I hope for a downtown Vancouver that is thriving, welcoming, and inclusive for all.

Thank you,

Marianne Wilson Stein (she/her)
Owner and Creator of Luscious Beauty



Dandelion Teahouse and Apothecary

[REDACTED]
Vancouver, WA 98660



From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Cc: [Gift Access](#)
Subject: Check out this story from The Epoch Times!
Date: Monday, August 28, 2023 12:37:35 PM

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mRNA+COVID+Vaccines+May+Be+Triggering+Deadly+‘Turbo+Cancers’

Read more:

https://www.theepochtimes.com/health/mrna-covid-vaccines-may-be-triggering-aggressive-turbo-cancers-in-young-people-experts-5375766?utm_source=ref_share&src_src=ref_share&utm_campaign=br-cc&src_cmp=br-cc

If you don't have an account with Bright, by The Epoch Times yet, you will automatically receive another email with a link that gives you free access to read the article, and also an invite to try full access to the entire website. Send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Watch "Corporate Media Pushes BIG PHARMA Covid Fear To SCARE Americans Into More Vaccines: Analysis" on YouTube
Date: Monday, August 28, 2023 1:30:49 PM

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<https://youtu.be/u3Zov004HpM?si=i-cGfm5YLQUCvGPg>. Please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Watch "US Presidential Candidate Robert F. Kennedy, Jr. and Dane Wigington: Is Climate Engineering Real?" on YouTube
Date: Monday, August 28, 2023 1:55:31 PM

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<https://youtu.be/bqSkbHKSnjl?si=x9xDMle2lK6Mef3>. Please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Covid and reproduction
Date: Tuesday, August 29, 2023 9:02:26 AM

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<https://www.brighteon.com/52b7f73c-600b-44cb-a9d5-11a735cf1071>. Send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "CDC, increased infection risk in vaccinated" on YouTube
Date: Tuesday, August 29, 2023 10:22:39 AM

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<https://youtu.be/9RFMQEEmU8g?si=L5bMskBfyvv6jLFB>. Send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "Inside China"s Race To "Biohack" Life & Genetics: Brandon Weichert & Naomi Wolf – Ask Dr. Drew" on YouTube
Date: Wednesday, August 30, 2023 12:25:07 AM

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<https://www.youtube.com/live/-ldipejmSXw?si=76z8Y4Ku8E6oUEP2> . Please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "WHO Paper: COVID-19 Vaccines Can Induce Multiple Sclerosis" on YouTube
Date: Wednesday, August 30, 2023 12:57:32 PM

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<https://youtu.be/u-Zu8zXugpc?si=4EGndp-ILgpHF7-v>. Please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Watch "Science Journal Links POTS & Autoimmune Disorders to mRNA Shots: Aga Wilson & Ed Dowd – Ask Dr. Drew" on YouTube
Date: Wednesday, August 30, 2023 1:45:54 PM

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<https://www.youtube.com/live/eTipDERQgJ4?si=HPWkGSjCKVX6zKMZ> please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Watch "MUST WATCH About Vaccine Injuries! Dr. Peter McCullough Testifies In Pennsylvania Senate" on YouTube
Date: Monday, September 4, 2023 4:41:04 PM

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<https://youtu.be/XoMAR9rOCrk?si=yTZ0GwDZSt58udUU>. Please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Fwd: Watch "Inside China's Race To "Biohack" Life & Genetics: Brandon Weichert & Naomi Wolf – Ask Dr. Drew" on YouTube
Date: Monday, September 4, 2023 9:53:39 PM

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From: **Wynn Grcich** [REDACTED]
Date: Mon, Sep 4, 2023 at 1:33 PM
Subject: Watch "Inside China's Race To "Biohack" Life & Genetics: Brandon Weichert & Naomi Wolf – Ask Dr. Drew" on YouTube
To: [REDACTED]
Send to city council members and Melneck. Put on public record confirm that you did. Thanks from Wynn

<https://www.youtube.com/live/-ldipejmSXw?si=c9xrO56PCMZfSVsm>

From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Fwd: White House False Claims about Untested, XBB.1.5 Boosters, Aerosolized Vaccines, and Spike Protein Detoxification
Date: Monday, September 4, 2023 10:09:04 PM

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From: "Peter McCullough, MD from Courageous Discourse™ with Dr. Peter McCullough & John Leake" [REDACTED]

Date: Mon, Sep 4, 2023 at 2:40 AM

Subject: White House False Claims about Untested, XBB.1.5 Boosters, Aerosolized Vaccines, and Spike Protein Detoxification

To: [REDACTED]

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White House False Claims about Untested, XBB.1.5 Boosters, Aerosolized Vaccines, and Spike Protein Detoxification

Dr. McCullough on One America News Network with Alison Steinberg

PETER MCCULLOUGH, MD

SEP 4



READ IN APP

By Peter A. McCullough, MD, MPH

I never really know all the questions I may be asked on television media interviews. Bold anchors like Alison Steinberg make it clear for the audience that the current COVID-19 vaccines are neither safe nor effective.

She showed a clip of White House Press Secretary Karin Jean-Pierre saying “as you know, the COVID-19 vaccines remain the safest option for protection against long-term health outcomes, hospitalization, and death...” She was glancing down at cue cards as she parsed out these false claims.

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[Click to Play: White House Press Secretary Makes False Vaccine Claims](#)

My reaction on air was to state that no prospective, randomized, double-blind, placebo-controlled trial has demonstrated reductions in hospitalization or death with COVID-19 vaccination. In my opinion, no valid nonrandomized study has demonstrated efficacy on reducing severity of illness. The bottom line is our White House is making false drug claims to America going on three years into the failed COVID-19 mass vaccination campaign.

The new, untested, COVID-19 vaccine against XBB.1.5 is hopelessly obsolete as our new outbreak of mild COVID-19 is led by Eris or EG.5, another new Omicron subvariant. As the body is genetically forced to produce more novel SARS-CoV-2 Spike proteins, the safety profile of the products becomes increasingly worrisome.

Listen to the short 5 minute interview for a quick update on where we are as the country move into the fall battling the [Bio-Pharmaceutical Complex](#), led by the US government. I finish with mention of Base Spike Protein Detoxification as recently published. This protocol will apply to many who have been infected with SARS-CoV-2 several times and or have taken one or more COVID-19 vaccine injections.

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Peter A. McCullough, MD, MPH

President, McCullough Foundation

www.mcculloughfnd.org

McCullough, Peter A, Wynn, Cade, & Procter, Brian C. (2023). Clinical Rationale for SARS-CoV-2 Base Spike Protein Detoxification in Post COVID-19 and Vaccine Injury Syndromes. Journal of American Physicians and Surgeons, 28(3), 90–94.
<https://doi.org/10.5281/zenodo.8286460>

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From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Watch "Bombshell COVID Study ELIMINATES Justification for Mask Mandates, Lockdowns: David Zweig" on YouTube
Date: Tuesday, September 5, 2023 9:42:42 AM

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<https://youtu.be/3wjZI2fE9Gk?si=6qffA9jTF7FjpEIS>. Send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "The Fall COVID19 Booster is a PUBLIC HEALTH FIASCO - It has no clinical evidence| Total Scam" on YouTube
Date: Wednesday, September 6, 2023 11:46:41 PM

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<https://youtu.be/UmZzZlcqIrl?si=JxY8QQpP3tN5ybGm> please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn.

From: [The Epoch Times](#)
To: [Dollar, Sarah](#)
Subject: Reminder: [REDACTED] shared this with you
Date: Thursday, September 7, 2023 3:04:50 AM

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The Epoch Times



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From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "DOCTOR EXPOSES GENDER MADNESS AND LEAVES EVERYONE SPEECHLESS!" on YouTube
Date: Thursday, September 7, 2023 12:31:17 PM

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<https://youtu.be/IO9VwmK5pqA?si=NqDCz2jzmWwvZgDi> please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Ban masks and covid jabs
Date: Sunday, September 10, 2023 12:53:38 PM

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<https://youtu.be/n71skPoljLY?si=1aykfow1-00T8kPK> send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "After 5 shots of the mRNA vaccine, what happens? Alarming fact about cellular immunity." on YouTube
Date: Sunday, September 10, 2023 7:03:51 PM

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<https://www.youtube.com/live/xs77f4WhmIE?si=Yex-fkLsMCyF7MOF>. Please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "LARGEST SERIES OF AUTOPSIES "BLOWS THE GOVERNMENT NARRATIVE OUT OF THE WATER"" on YouTube
Date: Monday, September 11, 2023 11:16:02 AM

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https://youtu.be/dm68ZIQzL-E?si=FL8re_RPCiXXZqrs please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn



CITY COUNCIL MEETING MINUTES

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

Anne McEnery-Ogle, Mayor

Bart Hansen • Ty Stober • Erik Paulsen • Sarah J. Fox • Diana H. Perez • Kim D. Harless

September 18, 2023

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/35911?startStreamAt=0&stopStreamAt=7258

4:00-5:00 p.m. Workers' Compensation Insurance

Lisa Takach, Human Resources Director, 360-487-8611

Summary

Staff led Council through a discussion of Worker's Compensation Insurance.

5:00-6:00 p.m. Heights District Project Update

Amy Zoltie, Real Estate Project Manager, 360-487-7953

Summary

Staff led Council through a discussion of the Heights District Project Update.

COUNCIL DINNER/ADMINISTRATIVE UPDATES

COUNCIL REGULAR 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 the Community Forum were also facilitated in person and 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/35913?startStreamAt=0&stopStreamAt=3069 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 - August 28, 2023

Motion by Councilmember Stober, seconded by Councilmember

Perez, and carried unanimously to approve the meeting minutes of August 28, 2023.

Proclamations: Deaf Awareness Week; National Preparedness Month; Hispanic Heritage Month; National Service Dog Month

Mayor McEnerny-Ogle read and presented a proclamation to Teresa Stotler-Martin, Representative of Washington School for the Deaf, along with students, proclaiming September 19 - September 25, 2023, as Deaf Awareness Week.

Mayor McEnerny-Ogle read and presented a proclamation to Gene Juve, Emergency Preparedness Manager, and Geraldene Moyle, General Services Director, proclaiming September 2023, as National Preparedness Month.

Mayor McEnerny-Ogle read and presented a proclamation to Nicole Davison Leon, Executive Director, Hispanic Metropolitan Chamber, Javier Navarro, President of Southwest Washington LULAC Council, and Gabriela Mendoza-Ewing, Executive Director of Hispanic Disability Support SW WA, proclaiming September 15 - October 15, 2023, as Public Service Recognition Week.

Mayor McEnerny-Ogle read and presented a proclamation to Kitty Santiago, Representative from Canine Companions, proclaiming September 2023, as National Service Dog Month.

Community Communications

Mayor McEnerny-Ogle opened Community Communication and received testimony from the following community members regarding any matter on the agenda not scheduled for a Public Hearing:

- Kimberlee Goheen Elbon, La Center, WA
- Dmitri Stoyanoff, Vancouver
- Mark Luke Jolgen, Vancouver

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

Consent Agenda (Items 1-6)

Council requested items 2 and 4 be pulled for discussion.

Motion by Councilmember Fox, seconded by Councilmember Paulsen, and carried unanimously to approve items 1, 3, 5 and 6 on the Consent Agenda.

Motion by Councilmember Hansen, seconded by Councilmember Stober, and carried unanimously to approve item 2 on the Consent Agenda.

Motion by Councilmember Hansen, seconded by Councilmember Fox, and

carried unanimously to approve item 4 on the Consent Agenda.

1. **Bid Award for the W Fourth Plain at Franklin Street Intersection Improvement per ITB 23-30**

Staff Report: 174-23

This intersection is currently stop sign controlled on the north and south legs. The intersection is uncontrolled on the east and west legs. With heavier traffic, and higher speed vehicles, pedestrians find it difficult to cross along Fourth Plain without travelling further east and west to existing traffic signals. In addition, this location has ponding water at some of the corners. A traffic signal, along with drainage improvements, will improve both deficiencies.

On August 22 2023, the City received three responsive bids for the subject project. The bids ranged between \$788,232 and \$946,810. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
Advanced Excavating Specialists, LLC, Kelso, WA	\$788,232
Tapani, Inc, Battle Ground, WA	\$821,128
Western United Civil Group, Yacolt, WA	\$946,810
Clark & Sons Excavating, Inc.	Non-responsive
Engineer's Estimate	\$966,129

Pursuant to City policy, an Apprenticeship Program with a minimum of 3% labor hours will be required as part of this project. The Contractor intends to exceed this goal by utilizing 280 apprenticeship hours out of the total expected 2060 project hours.

Request: Award a contract for the W. Fourth Plain Blvd. and Franklin St. Intersection Improvements Project to the lowest responsive and responsible bidder, Advanced Excavating Specialists, LLC of Kelso, WA at their bid price of \$788,232, which includes Washington State sales tax.

Richard Gamble, Senior Traffic Engineer, 360-487-8251

Motion approved the request.

2. **Amend Contractual Amount with Outsiders Inn for Safe Stay Communities 1 and 3**

Staff Report: 175-23

An estimated 500-600 individuals reside in tents or vehicles within the City of Vancouver, which poses significant health and safety risks to the

individuals experiencing unsheltered homelessness, as well as the rest of the community and the environment. At this time, our community does not have an adequate supply of shelter or housing options to meet the growing need. This Council has observed that many individuals who live outdoors on public property do so, not by choice, but due to a lack of financial means to afford adequate shelter. These individuals are adversely mentally and physically impacted by outdoor habitation. Single female encampment occupants experience a disproportionately high incidence of violent crime as compared to other people. Families with children who live outdoors as a result of a lack adequate shelter are also disproportionately adversely impacted through risk of physical danger and impediments to childhood education.

Simultaneously, Council has also observed that the City's sensitive ecological areas are adversely impacted by secondary impacts of outdoor habitation. The City's sensitive waterways, water treatment facilities, stormwater and wastewater facilities are particularly vulnerable to impacts of illegal dumping and improper disposal of human waste. Additionally, individuals living outdoors in greenways and wooded areas, who utilize fire as a source of heat, or to cook with, increase the potential for wildfire in those areas, particularly during our dry/summer months.

In an effort to reduce the aforementioned negative impacts of unsheltered homelessness, provide for greater safety, stability, and access to needed services for individuals experiencing unsheltered homelessness, and to remain in compliance with Martin v. Boise, this Council has approved the establishment of city-sponsored Safe Stay Communities in designated areas. These Communities are managed and supported by a contracted service provider who works to ensure safety and sanitation within and immediately surrounding the designated Community, assist Safe Stay Community residents with obtaining stability, accessing needed resources, and transitioning into a more permanent housing situation, and proactively engage with the surrounding neighborhood(s) to mitigate potential negative impacts to the neighborhood, facilitate neighborhood participation and volunteer opportunities within the designated Community, and encourage participation in neighborhood/community events, neighborhood association meetings, etc. amongst Safe Stay Community residents.

This field of work, both locally and across the country, has struggled to maintain the workforce capacity necessary to meet the growing need. Organizations experience high rates of turnover and consistent unfilled job openings, largely due to employee burnout and inadequate pay. It is very common for outreach workers, case managers, and Peers to need the very same resources or supports they assist their clients with accessing due to the continually rising cost of living.

Outsiders Inn is not only a direct service provider, but they've also been

working to provide training and low-barrier re-entry employment opportunities to individuals with lived experiences with homelessness, mental health, substance use, justice involvement, and recovery, as well as increase our local workforce capacity in this field. The Washington State legislature, also recognizing this need, passed new legislation last year to create an actual profession of certified Peer Specialists vs. a simple certification, in an effort to address the workforce shortage and expand access to Peer services. A committee was created to make recommendations regarding implementation, and those recommendations include ensuring that organizations employing Peers are paying their Peers a living wage and creating a variety of certification types.

Additionally, while intended to provide greater opportunities for individuals with lived experience, some of the impacts of this legislation include doubling fees for licensing, adding a requirement for continuing education, which there will be fees for, and adding experience requirements of between 1000-1500 supervised hours for full certification. In preparation for the rollout of these requirements, Outsiders Inn has created a tiered pay structure for employees re-entering the workforce and building their skills and experience (hours they will eventually need for certification). Their new pay structure, included in the proposed contract amendment, is needed to attract and retain entry level employees, retain long-term/more experienced Peers that assist with training new staff, and come into alignment with what the new Peer requirements will be. Along with a more competitive and living wage, Outsiders Inn is looking to offer more meaningful healthcare/insurance benefits than they've previously been able to offer as a smaller, but growing, organization.

Other budget amendments, while not significantly changing the total amount requested, are the addition of a Client Housing Support Fund, and reallocation of unutilized or underutilized line items from the prior budget. For example, not knowing if contracted security would be needed, it has historically been budgeted for. After nearly two years of operating, Outsiders Inn is confident that contracted security is not needed. However, they have experienced challenges and delays in getting people into housing, or addressing some barriers to housing, due to the limited availability of funding for things like move-in costs/deposits, application fees, utility debt, etc. In the current housing market, having immediate access to those funds can be the difference between obtaining housing and remaining in shelter for a significantly longer period of time.

Request: Approve the amendment of a professional services contract with Outsiders Inn of Vancouver, WA, and to authorize the City Manager, or their designee, to execute a contract for delivery of supportive services and site management at city-sanctioned Safe Stay Communities 1 and 3.

Jamie Spinelli, Homeless Response Manager, 360-487-

Motion approved the request.

3. Professional Services Agreement for Water Station 14 Per- and polyfluoroalkyl substances (PFAS) Treatment System Preliminary Design (RFQ 32-23)

Staff Report: 176-23

Water Station 14 is on a 3.35-acre parcel and has been a municipal water facility serving our community with safe clean drinking water since 1980. The site contains three groundwater wells with a combined capacity of 3,200 gallons per minute, an air stripping tower for pH adjustment, a booster pump station that boosts water into the distribution grid, an emergency back-up generator, disinfection and fluoridation systems. A Water Station 14 site map is attached for reference.

PFAS represent a group of thousands of synthetic chemicals that are prevalent in commercial products and applications. These chemicals do not readily degrade and thus build-up in people, animals and in the environment. Studies reported by the EPA have proven that exposure to high levels of specific PFAS compounds can have adverse health effects. In response, federal and state agencies have proposed regulations to limit the concentrations of specific PFAS compounds in drinking water. In 2022, the Washington State Board of Health established state action levels (SALs) for five PFAS compounds. Additionally, the EPA has proposed a National Primary Drinking Water Regulation to establish maximum contaminant levels (MCLs) for six PFAS compounds. A final rule is expected from the EPA in early 2024. Sampling results in 2020 were the first to detect PFAS concentrations in the Water Station 14 wells. Continued sampling has shown consistent levels at or above the implemented SAL and above EPA's 2023 proposed MCL for PFOS and PFOA – the two most prevalent PFAS compounds. Pilot testing is currently underway at Water Station 4 as a means to evaluate PFAS filtration technologies and to acquire data to provide to Washington Department of Health (WDOH) for approval of full-scale filter implementation. The City's water quality monitoring program has included a proactive approach to monitoring PFAS at all the system's water stations. Water Station 14 sampling has consistently been the highest of all water stations and has been at or exceeded the above-mentioned state and federal regulations, and as such, was identified as a priority for treatment. The new PFAS treatment system will allow the water utility to continue to meet the community's expectation of safe, reliable water service.

A Request for Qualifications (RFQ 32-23) for the Water Station 14 PFAS Treatment System Design was issued on April 21, 2023. The scope of work for the professional service's identified in the Request for Qualifications has been divided into two parts to streamline the project scoping; Phase 1 will

include the preliminary design and associated initial permitting tasks and Phase 2 will include final bid-ready plans and specifications for construction. The attached contract is for the scope of work identified as, 'Phase 1: Water Station 14 PFAS Treatment System Design Project'. This portion of the work is expected to take seven months to complete. The completed preliminary design will then be used as the basis for the final design. 'Phase 2: Water Station 14 PFAS Treatment System Final Design' work will follow under a separate contract and approval request to City Council expected next year.

In response to the Request for Qualifications, three engineering firms submitted proposals with statements of qualifications. Brown and Caldwell was selected through the City's evaluation process, and if approved by Council, will act as the design lead while working closely with City staff in the development of the preliminary design.

The City was awarded with \$12.7 million in Drinking Water State Revolving Fund (DWSRF) funding for this project in the form of a forgivable loan (grant). The water utility is currently awaiting the final contract from WDOH that will be presented to Council for approval within the next two months. Once the DWSRF contract is approved by council, the City will be required to have a Water Station 14 construction contract awarded within 18 months. Therefore, it is important to get the design started. As this project will be federally funded, the professional services work is scoped to follow federal loan requirements. The major design element for the Water Station 14 project is the installation of the new PFAS treatment units. Much of the associated design work with the new treatment system is dependent on the selection of the PFAS treatment technology, which will be either ion exchange or granular activated carbon filters.

Brown and Caldwell has proposed an approach that provides a collaborative effort between City staff and their experienced team. They have proven qualifications with the completion of similar municipal water projects of this size and complexity.

Request: Authorize the City Manager or designee to execute a professional services agreement between the City of Vancouver and Brown and Caldwell for an estimated amount not to exceed \$718,700.00.

Mehrin Selimgir, Civil Engineer, 360-487-7128

Motion approved the request.

- 4. Agreement between the Vancouver Police Department (VPD) and Washington State Criminal Justice Training Commission (CJTC) for VPD member services for Basic Law Enforcement Academy**

Staff Report: 177-23

VPD supports the newly created Southwest Washington Regional Basic Law Enforcement Academy, which will enhance the City's ability to recruit and train future law enforcement officers from Vancouver and nearby communities by removing the barrier for new applicants to travel to Burien, WA to attend the BLEA. The first Southwest Washington Regional BLEA class will begin in early 2024.

VPD has agreed to provide the services of a VPD Lieutenant and Sergeant for the SW Washington Regional BLEA. The VPD Lieutenant will manage and supervise training staff, as well as participate in the implementation, coaching, and evaluation of recruit training. The VPD sergeant will administer and present the Washington State Basic Training Academies held at the Southwest Regional Campus. VPD may also provide to CJTC the part-time services of additional qualified VPD personnel to provide academy instruction and instructional support.

For each of the VPD members assigned to work at the BLEA, CJTC will reimburse the City for the full salary and overtime the VPD member worked in service to the CJTC, including all benefits and all increases to the salary or benefits. The Agreement between VPD and CJTC authorizes such reimbursements.

Request: Authorize the City Manager or their designee to execute the Agreement with CJTC and take all necessary actions to enforce the Agreement terms.

Jeff Mori, Police Chief, 360-487-7421

Motion approved the request.

5. MFTE Code Clean-up

Staff Report: 178-23

AN ORDINANCE of the City of Vancouver relating to changes to the City's Multifamily Housing Tax Exemption Program (MFTE); adopting corrections to recent updates; amending Sections 3.22.020, 3.22.030, and 3.22.040 of the Vancouver Municipal Code (VMC) to clarify code language and maps as well as the ownership tax exemption option and associated requirements; providing for severability; and setting an immediate effective date.

On July 3, 2023, City Council adopted substantial changes to the MFTE program. Following the adoption of those changes it was determined that additional clarification language was needed in certain areas of the ordinance. Staff added clarifying language as indicated in the attached ordinance document.

Additionally, the ownership option language was added after the initial code change stakeholder meetings were held in March of 2023. Another stakeholder meeting was held on September 29, 2023, to seek additional comment and answer questions specifically related to the homeownership option language.

Request: Following the September 18, 2023, introduction first reading of the ordinance amendment, proceed on October 2, 2023, to hold a public hearing, consider testimony, deliberate and vote to adopt the proposed amendments to VMC 3.22.

Bryan Monroe, Associate Housing Project Coordinator, 360-487-7958

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Motion approved the request.

6. Approval of Claim Vouchers

Request: Approve claim vouchers for September 18, 2023.

Motion approved claim vouchers in the amount of \$14,769,476.01.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Complete Street - SE 34th Street Safety and Mobility Project

Emily Benoit, Senior Transportation Planner, discussed the Complete Street - SE 34th Street Safety and Mobility Project.

Adjournment

7:19 p.m.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

The written comments below are those of the submitter alone and are not representative of the views of CVTV or the City of Vancouver, its elected or appointed officials, or its employees.

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: CHD-TV | Childrens Health Defense
Date: Wednesday, September 13, 2023 10:33:27 AM

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.

<https://live.childrenshealthdefense.org/chd-tv/events/fluoride-report-or-systematic-review-of-the-science-or-may-4-or-12-30pm-et/fluoride-report-systematic-review-of-the-science-may-4/>
send to council members and MELNECK. Put on public record and confirm that you did.
Thanks from Wynn

Delapena, Amanda

Subject: FW: Watch "The COVID Clots: A Full Measure Town Hall" on YouTube

From: Wynn Grcich [REDACTED] >

Sent: Thursday, September 14, 2023 5:27 PM

To: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>; Dollar, Sarah <Sarah.Dollar@cityofvancouver.us>

Subject: Watch "The COVID Clots: A Full Measure Town Hall" on YouTube

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.

https://youtu.be/KVGf-XZ3Y_s?si=ST3D5W5JVKvh8wLU .please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn.

From: [The Epoch Times](#)
To: [Dollar, Sarah](#)
Subject: Reminder: [REDACTED] shared this with you
Date: Tuesday, September 12, 2023 3:00:38 AM

You don't often get email from [REDACTED] [Learn why this is important](#)

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The Epoch Times



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The Reader's Turn



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From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "CDC Is Concealing Vital Vaccine Safety Info, Says Brian Hooker w/ Dr. Kelly Victory – Ask Dr. Drew" on YouTube
Date: Wednesday, September 13, 2023 4:51:29 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.

<https://www.youtube.com/live/SypiFu5OLUM?si=zoYnl6cwkw4Re0ov> please send to council members and MELNECK. Put on public record and confirm that you did. thanks from Wynn
Racism in health care starts with the MMR vaccine that should not be given to young black children. That group of young women at one of the health board meetings studying Racism never brought this up.

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "Serious adverse events" on YouTube
Date: Monday, September 11, 2023 3:38:09 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.

<https://youtu.be/vsh5xNjc1Fs?si=D-5sHPaFHmuWFIhd> please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

Federal Affairs Update

David Hodges
Senior Vice President
CFM Advocates



Agenda

- Recent Successes
- DC Update
- 2024 Federal Funding Priorities
- 2024 Federal Policy Priorities



Recent Successes

2021 to 2023

City Congressional Funding

1st Street Improvement Project	\$2.5 million
Vancouver Police Cameras	\$1.5 million
Heights District Infrastructure	\$4 million

City Federal Grants

Project Home Safe	\$607,000
Defibrillators and Hazard Training	\$1 million
Urban Forestry	\$300,000
PFAS Forgivable Loan	\$12.6 million
Safe Streets for All (Fourth Plain)	\$5.14 million

City Supported Funding Requests

I-5 Bridge MEGA Grant Application	\$600 million
Transit-Orientated Development	\$1 million

DC Update

Big Picture

House Majority Dysfunction
Ukraine and Israel
Senate Dynamics

Appropriations

Continuing Resolution
FY24 Appropriations

Legislation

Farm Bill
FAA Reauthorization

2024 Election

2024 Federal Funding Priorities



Heights District	\$15 million
Waterfront Gateway District Plaza	\$2 million
Wastewater Treatment Upgrades	\$2 million
Water Resource Center Exhibits	\$500,000
Firefighter Training and Equipment	\$500,000

2024 Federal Policy Priorities

- Sustainable, Resilience and Climate Action
- Affordable Housing and Homeless Assistance
- PFAS Funding Flexibility
- SALT
- Chinook Restoration Act

Thank You

Questions?





Boards & Commissions Leading with Equity



Alicia Sojourner
Director, Equity & Inclusion
City Manager's Office

Workshop Overview



Status Quo



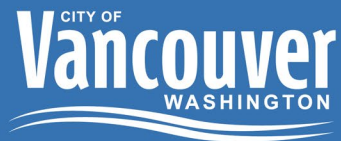
Equity Integration



Next Steps

Status Quo

Why are we here?

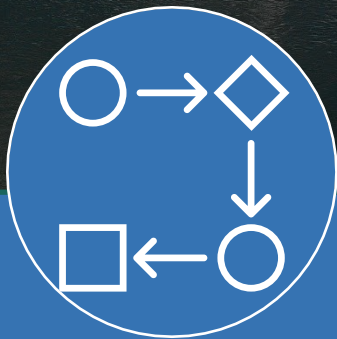


Equity Analysis

- 26 Boards & Commissions
- Diversity, equity, and inclusion priority
- Issues
 - Recruitment
 - Morale
 - Retention

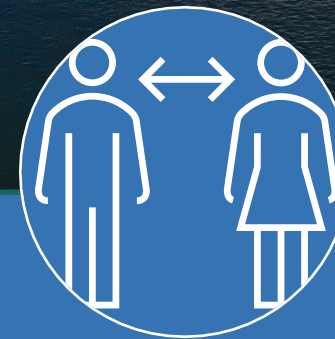
Equity Analysis

Status Quo to Equity Integration



Process and Procedure

Recruitment
Active Membership
Exiting



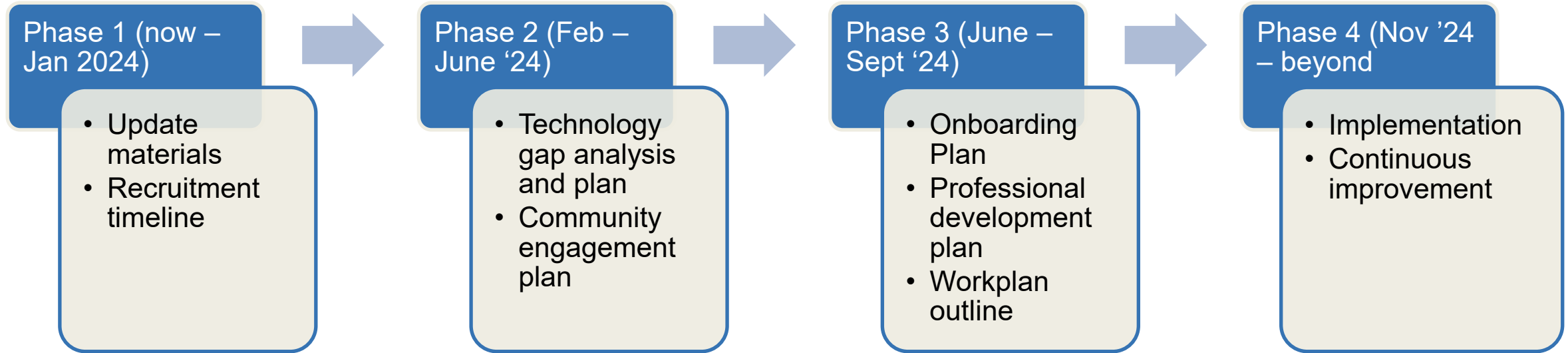
Experience

Volunteer/Community Member
Council
Staff

Major Changes to Boards & Commissions

- **Annual recruitment**
 - Streamline recruitment process
 - Increase community engagement
 - One-way and hybrid interviews
- **Inclusive and robust onboarding**
- **Annual Workplan and meeting**
- **Annual professional development**
- **Exit Strategies**

Next Steps: Implementation of changes



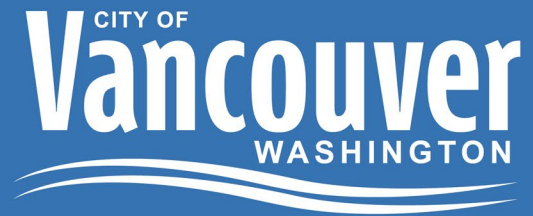
A diagram outlining the four phases of board and commission changes through November 2024.

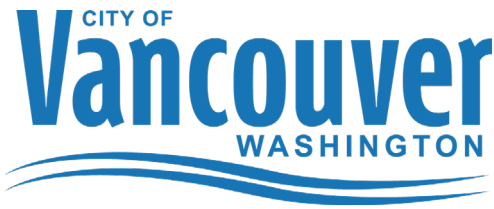


Questions
Thoughts
Feedback



Thank You





MEMORANDUM

DATE: November 6, 2023

TO: City of Vancouver Councilors
CC: Eric Holmes, City Manager's Office

FROM: Alicia Sojourner, Office of Equity and Inclusion/City Manager's Office

RE: **Boards and Commissions: Leading with Equity**

Summary

The primary objective of examining the boards and commissions (B&Cs) through an equity lens is to fulfill the Vancouver City Council's imperative of promoting equity and inclusion in the City's Boards and Commissions. The examination was laser-focused on enhancing the representation of diversity in race, gender, age, lived experiences, and background in the 26 B&Cs to ensure that diverse viewpoints and perspectives are incorporated into the City's decision-making process. Through the implementation of specific strategies and initiatives, the project is determined to establish a governance structure in the City of Vancouver that is more inclusive and representative within Boards and Commissions.

Boards and Commissions Background

Vancouver is a dynamic and diverse community in the southwest of Washington. As the fourth-largest city in the state, Vancouver is committed to efficient governance and community representation through its various Boards and Commissions (B&Cs).

Each B&C has a unique purpose, mission, and role, but all provide invaluable services to the city. Vancouver's B&Cs gather information, offer advice and recommendations, and assist the City Council in decision-making on various subjects. B&Cs allow individuals to participate in public service by actively developing policies, giving insights, and supporting decisions for the betterment of those who reside, work, and play in Vancouver. Additionally, B&Cs can serve as a training ground for individuals aspiring to hold public office.

The Vancouver community has a longstanding history of active participation in local government. Community members play a crucial role in creating fair and effective laws and policies by serving on boards, commissions, and committees. This involvement helps improve the overall quality of life and contributes to the government's success. The city government has various areas where community participation is necessary, covering multiple topics. The City Council appoints different committees, including shaping policy, preparing regulations for specific programs, and providing advisory support.

When appointing board members and commissioners, the City Council aims to incorporate a variety of personal and professional viewpoints. This approach guarantees that decisions made and services provided will cater to the desires and requirements of all communities.

The City of Vancouver relies on a system of boards, commissions, and committees to engage the community and utilize their skills and interests in its affairs. This approach keeps the government innovative and responsive and improves the overall performance of the City government.

The City has twenty-six (26) boards, commissions, and committees. Fifteen (15) of the twenty-six (26) B&Cs are governed by the City of Vancouver. Other jurisdictions and partner agencies manage the remaining B&Cs; however, the Mayor or Councilors may appoint members to the B&Cs governed by the different agencies.

Boards and Commissions Issues to Solve

In partnership with the City Manager's Office, the Office of Equity & Inclusion (OEI) conducted a Lean Process Improvement on the B&C system. A lean process improvement is a systematic approach to optimizing efficiency and eliminating waste in various processes. The focus and emphasis was on the City delivering value to community members through the B&C process by identifying and eliminating non-value-adding activities and bottlenecks within the system through continuous improvement efforts. Lean principles include defining value from the community member's perspective, mapping the value stream to identify all steps and processes, creating flow by minimizing interruptions and delays, and relentlessly striving for constant improving processes. By adhering to these principles, we hope to enhance productivity, reduce costs, and enhance community member satisfaction, resulting in more streamlined and efficient B&Cs.

Through the lean process, prioritizing equity and inclusion, and hosting several conversations with Councilors, B&C support staff, and volunteer community members, the following gaps were identified:

- The City's rapid growth from a "bedroom community" to a thriving "urban community" has not been an established systematic B&C program.
- Lack of community knowledge of B&Cs and opportunities to serve.
- Lack of community education and outreach connected to B&Cs.
- Low number of overall applicants.
- Difficulty recruiting and retaining communities of color, low-income, young adults, and people with disabilities, among other forms of diverse life and professional experiences.
- Confusing recruitment process.
- Recruitments take a long time, creating some B&Cs not meeting their quorum at meetings.
- The interview process can be a barrier for some community members.
- Current B&C members feel under-utilized.
- Current members wish to be better advocates and would like to connect with the council more.
- Missed opportunities for community relationship-building and leadership training.
- Missed opportunities to keep members engaged after their time served.

Solutions to Solve Issues and for Inclusive Recruitment

Implementing Lean Process Improvement on the B&C system could solve many current issues. One potential solution is to shift towards an Annual Citywide Boards and Commissions Recruitment process. Such a process would offer the following benefits:

- **Recruiting:** By creating increased community engagement, the recruitment process can help connect community members with volunteer opportunities within the city. This, in turn, promotes cross-departmental collaboration.
- **Active Boards & Commission Members:** The recruitment process can improve the onboarding process and leadership opportunities for active Boards and Commission members. It can also help create an annual B&C work plan and meeting and promote cross-board & commission collaboration.
- **Exit Process:** The recruitment process can improve the exit experience of members and provide a better planning process for vacancies. It can also allow members to continue volunteerism within the city.

The B&C recruitment process needs simplification and the promotion of fairness and inclusivity. However, the City Council must approve an annual recruitment process before implementation.

The Office of Equity and Inclusion has identified specific key performance indicators (KPIs) that will be used to monitor and evaluate an annual citywide recruitment progress. The KPIs will measure recruiting within an equity and inclusion performance lens within the updated process and will be utilized throughout the control phase of normalizing the annual process. The plan will implement KPIs for the first three years to identify areas needing improvement and showcase the value and returns of specific recruitment efforts.

Council Consideration

Does the Council want to move to an Annual Citywide Boards and Commission Recruitment process?

Staff Contact Information:

Alicia Sojourner
Equity & Inclusion Director

Attachment(s): None



Staff Report: 196-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/6/2023

SUBJECT City Council Community Forum Date Change

Key Points

- City Council holds four Council Community Forums per year.
- The final Council Community Forum is scheduled for December 11, 2023, which falls during Hanukkah.

Strategic Plan Alignment

High Performing Government – a government that is reliable, fiscally responsible, equitable, and open to compromise.

Present Situation

The Vancouver City Council holds Council Community Forums four times per year, approximately coinciding with the last Regular meeting in each quarter of the year and at additional meetings as noticed and announced. The fourth Council Community Forum is scheduled for December 11, 2023. Staff is recommending a change to the final Council Community Forum date to Monday, November 27, 2023, to accommodate holidays occurring in December 2023.

Advantage(s)

- Changing the Council Community Forum date to November 27, 2023, provides a forum to be held outside of holidays.

Disadvantage(s)

None

Budget Impact

None

Action Requested

Approve the Council Community Forum date to change to November 27, 2023.

Laura Shepard, Communications Director, 360-487-8614

ATTACHMENTS:

- Annual Calendar

Vancouver City Council

2023 Meeting Calendar



January

S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
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August

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September

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October

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November

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December

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Regular Meeting

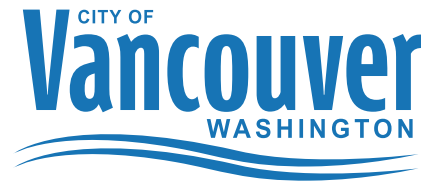
Community Forum

Holiday/5th Monday—No Meeting (see details on back)

Workshops 4 – 6 p.m., unless otherwise noted on agenda. All meetings begin at 6:30 p.m.

Vancouver City Council

2023 Meeting Calendar



Unless otherwise advertised, City Council meets at 6:30 p.m., every 1st through 4th Mondays every month in the Council Chambers at Vancouver City Hall, 415 W. 6th Street, Vancouver, WA.

Community Forums are held four times per year with the format varying from quarter to quarter and ground rules will be announced.

Council does not meet on 5th Mondays or on most federally recognized holidays. The Vancouver City Charter requires that Council meet regularly, but not less often than twice each month. In the event a City-recognized holiday occurs on Monday, the Council shall not meet.

2023 Monday Holidays—No Council

Jan. 2—New Year's Day (observed)

Jan. 16—Martin Luther King Jr. Day

Feb. 20—Presidents Day

May 29—Memorial Day

June 19—Juneteenth

July 24—Mid-Year Break

Sept. 4—Labor Day

Dec. 25—Christmas; End of Year Break

2023 5th Mondays—No Council

Jan. 30

May 29

July 31

Oct. 30

Additional 2023 Holidays— City Offices Closed

Tues., July 4—Independence Day

Fri., Nov. 10—Veteran's Day

Thurs., Nov. 23—Thanksgiving Day

Fri., Nov. 24—Native American Heritage Day

Anne McEnery-Ogle, Mayor

Bart Hansen | Ty Stober | Erik Paulsen | Sarah J. Fox | Diana H. Perez | Kim D. Harless

cityofvancouver.us/council



Staff Report: 197-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/6/2023

SUBJECT Interagency Agreement - Department of Enterprise Services

Key Points

General Services requests to partner with the State of Washington Department of Enterprise Services (DES) to utilize their Energy Savings Performance Contracting Program (ESPC).

Strategic Plan Alignment

Climate and Natural Systems – Environmental stewardship and efforts to address climate change to ensure a sustainable future.

Present Situation

Currently the City must establish separate contracts and solicitations for each capital project initiated per the Revised Code of Washington. The DES program allows public agencies to utilize pre-qualified contractors to perform the same tasks.

The DES program helps public facilities reduce energy and operational costs by partnering with other qualified firms to perform Energy Savings Performance Contracting (ESPC). ESPC is a contracting process used to identify and install energy and utility improvements in existing facilities.

Advantage(s)

Utilizing pre-qualified contractors will expedite the procurement process and alleviate workload for our procurement team. The DES program meets all RCW procurement requirements and will help the City to complete capital projects relating to our Climate Action Framework.

Disadvantage(s)

None

Budget Impact

Project Management fees range from \$4,200 - \$68,800 depending on total project value. Early termination fees for projects range from \$200 - \$25,700. Fee schedule is outlined in Attachment B of the proposal.

Prior Council Review

None

Action Requested

Authorize the City Manager, or designee, to execute an interagency agreement between the City of Vancouver and the Washington State Department of Enterprise Services.

Brian Taylor, Operations Superintendent, 360-487-8390

ATTACHMENTS:

- ▢ Interagency Agreement – DES



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41476, Olympia, WA 98504-1476

State of Washington ENERGY PROGRAM Department of Enterprise Services P.O. Box 41476 Olympia, WA 98504-1476	INTERAGENCY AGREEMENT	
	IAA No.:	K8687
City of Vancouver 415 W. 6 th St., Floor 2 Vancouver, WA 98660	Date:	October 3, 2023

**INTERAGENCY AGREEMENT
BETWEEN
CITY OF VANCOUVER
AND
WASHINGTON STATE DEPARTMENT OF ENTERPRISE SERVICES**

Pursuant to RCW chapter 39.34 and RCW chapter 39.35C, this *Interagency Agreement (Agreement)* is made and entered into by and between the State of Washington acting by and through the Energy Program of the Department of Enterprise Services, a Washington State governmental agency ("Enterprise Services") and City of Vancouver, a Washington State governmental agency ("Client Agency") and is dated and effective as of the date of the last signature.

RECITALS

- A. Enterprise Services, through its Energy Program ("Energy Program"), helps owners of public facilities reduce energy and operational costs. The Energy Program is a national leader in developing and managing energy savings performance contracts that help reduce energy and operational costs in publicly-owned facilities.
- B. Upgrading to energy efficient infrastructure helps reduce long-term operations and maintenance costs. This allows owners to be better financial stewards while achieving their mission, so that Washington is a better place to live, learn, and work.
- C. Acting as the owner's advocate, the Energy Program delivers professional expertise and contract management services. By leveraging capital investments, owners can achieve efficiencies, improve facilities, and reduce carbon emissions in their publicly-owned facilities. Energy Program also creates value to owners by managing risk through guaranteed total project costs, equipment performance, and energy savings.
- D. Client Agency, an owner of a public facility, desires to contract with Energy Program to access and obtain certain Energy Program Services.
- E. The purpose of this Agreement is to establish a vehicle for Energy Program to provide future energy/utility conservation project management services to Client Agency and to authorize the development of the energy services proposal in a cost-effective, efficient manner.

A G R E E M E N T

NOW THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the parties agree as follows:

1. **TERM.** The term of this *Agreement* commences on the date of the last signature and ends **December 31, 2027**.
2. **STATEMENT OF WORK.**
 - A. **ENERGY PROGRAM.** Energy Program agrees to provide the following Services:
 - i. Upon request by Client Agency for energy services for a specific Energy/Utility Conservation Project(s), the Parties shall execute an amendment to this *Agreement* to specify the project and associated project management fees as set forth by Attachment B. Enterprise Services shall furnish necessary personnel and services as specified and set forth in Attachment A, *Project Management Services Scope of Work*.
 - ii. Assist in Dispute Resolution. Dispute resolution is an ongoing process throughout the project. However, this assistance does not include formal dispute resolution, arbitration or legal advice or representation in any legal action, and does not include legal fees and costs related to any dispute. Formal dispute resolution begins when a written claim is received demanding arbitration or other legal process is received. All formal dispute fees and costs will be borne separately by Client Agency. The Attorney General cannot and will not represent or advise a non-state agency.
 - B. **CLIENT AGENCY.** Client Agency agrees to the following:
 - i. Will conform to the protocols of this *Agreement*, including Enterprise Services' *General Conditions for Washington State Energy Savings Performance Contracting ("General Conditions")*, and as supplemented.
 - ii. Will conform to the requirements of the *General Conditions* for timely processing and approval of agreed upon changes to construction contracts involving cost, and for payment.
 - iii. Will conform to the following guidelines for communications between Client Agency, Enterprise Services and ESCOs (Energy Services Company) through the design, construction and post-construction phases as outlined below:
 - a) Communications between Client Agency, Energy Program Project Manager ("PM") and ESCO shall go through the PM. The PM may authorize exceptions for specific projects or situations. The PM may authorize the ESCO to communicate directly with Client Agency personnel to expedite the design and to avoid communication delays. This action does not authorize additional work, change in scope, or exclude copying all communications between ESCO and Client Agency to the PM.
 - b) All drawings, specifications, reports, and project correspondence must contain the State Project Number and suffix.

- The State Project Number consists of the fiscal year and a numerical sequence number, for example 2018-024, followed by an alphabetical suffix.
 - Professional services agreements have suffixes A through F, for example 2018-024 A.
 - Construction contracts have suffixes G through Z, for example 2018-024 G.
- iv. All identification and monitoring of documentation required by the funding source shall remain the responsibility of Client Agency.

3. COMPENSATION AND REQUIREMENTS.

- A. **COMPENSATION.** Compensation under this *Agreement* shall be by amendment to this *Agreement* for each authorized project. Each amendment shall include a payment schedule for the specific project.
- i. **Project Management Services Scope of Work (Attachment A):** For project management services provided by Energy Program, Client Agency shall pay Enterprise Services a Project Management Fee for services based on the total project value (including Washington state sales tax) per the Project Management Fee Schedule set forth in Attachment B.
 - ii. **Termination Fee:** If Client Agency, after authorizing an investment grade audit and energy services proposal, decides not to proceed with an energy/utility conservation project that meets Client Agency's cost effective criteria, then the Client Agency will be charged a termination fee as set forth in Project Management Fee Schedule. The termination fee shall be based on the estimated total project value outlined in the energy services proposal prepared by the ESCO as set forth in Attachment B.
 - iii. **Measurement & Verification Services ("M&V") Scope of Work (Attachment C):** If M&V are requested by Client Agency beyond the first three years following the notice of commencement of energy cost savings, Client Agency shall pay Enterprise Services \$2,000.00 annually for each year that such M&V are provided.
- B. **PAYMENT FOR ESCO SERVICES.** In the event that Client Agency enters into a contract with an Energy Program pre-qualified ESCO, pursuant to an *Enterprise Services Main Energy Services Agreement for ESCO Services*, Client Agency shall make payment for such contracted services directly to the ESCO, after Energy Program has reviewed and sent such invoices to Client Agency for payment.
- C. **FURTHER ASSURANCES.** Client Agency shall provide the ESCO with any additional necessary or desired contract language to comply with Client Agency's obligations pertaining to its use of federal, state, or other grants, funding restrictions, or unique contract/entity requirements. The ESCO and their subcontractors are required to comply with all applicable federal regulations and reporting procedures.
- D. **MANAGING COMPLIANCE WITH STATE AND FEDERAL LAW.** In all ESCO project agreements and contracts pertaining to this *Agreement*, Energy Program will require ESCO's compliance with applicable federal and state laws and state policies including, but not limited to, the following:
- 1. RCW Title 39 and 43
 - 2. ADA Requirements
 - 3. Buy America

4. Davis-Bacon
5. Prevailing Wage
6. DBE Participation
7. Apprentice Participation

Upon request by Client Agency, Energy Program will collect and provide the weekly-certified payroll to Client Agency. Client Agency, however, shall remain responsible for any documentation required by Client Agency's funding source. All federal verification, investigation, survey, reporting and enforcement requirements when there is a possible violation shall remain the responsibility of the federal grant recipient (Client Agency) unless negotiated by Energy Program and added by amendment to this *Agreement*. In the event that Energy Program becomes aware of a possible violation, it will notify Client Agency.

4. INVOICES AND BILLING.

- A. **BILLING PROCEDURE.** Enterprise Services shall submit invoices to Client Agency upon substantial completion and notice of commencement of energy cost savings of each authorized project, unless an amendment specifies special billing conditions and timeline. Substantial completion of the project will include the delivery and acceptance of the notice of commencement of energy cost savings issued by the ESCO. Each invoice will clearly indicate that it is for the services rendered in performance under this *Agreement* and shall reflect this *Agreement* and Amendment number. Energy Program will invoice for any provided services within sixty (60) days of the expiration or termination of this *Agreement*.
- B. **PAYMENT PROCEDURE.** Client Agency shall pay all invoices received from Enterprise Services within thirty (30) days of receipt of properly executed invoice vouchers.
- C. **BILLING DETAIL.** Each invoice submitted to Client Agency by Enterprise Services shall include information as is necessary for Client Agency to determine the exact nature of all expenditures. At a minimum, the invoice shall reference this *Agreement* and include the following:
 - Amendment number and project
 - The date(s) such services were provided
 - Brief description of the services provided
 - Total invoice amount
- D. **BILLING ADDRESS.** Invoices shall be delivered to Client Agency electronically to:

Email: brian.taylor@cityofvancouver.us

5. **AGREEMENT MANAGEMENT.** The parties hereby designate the following *Agreement* administrators as the respective single points of contact for purposes of this *Agreement*, each of whom shall be the principal contact for business activities under this *Agreement*. The parties may change administrators by written notice as set forth below. Any notices required or desired shall be in writing and sent by U.S. mail, postage prepaid, or sent via email, and shall be sent to the respective addressee at the respective address or email address set forth below or to such other address or email address as the parties may specify in writing:

Enterprise Services
Attn: Bernard Jackson
Energy Project Manager
Energy Program
Washington Dept. of Enterprise Services

Client Agency
Attn: Brian Taylor
Facilities Superintendent
City of Vancouver

PO Box 41476
Olympia, WA 98504-1476
Tel: (360) 280-0654
Email: Bernard.jackson@des.wa.gov

415 W. 6th St., Floor 2
Vancouver, WA 98660
Tel: (360) 487-8390
Email: brian.taylor@cityofvancouver.us

Notices shall be deemed effective upon the earlier of receipt, if mailed, or, if emailed, upon transmission to the designated email address of said addressee.

The Client Agency representative shall be responsible for working with Energy Program, approving billings and expenses submitted by Energy Program, and accepting any reports from Energy Program or ESCO.

The Energy Program representative shall be the contact person for all communications regarding the conduct of work under this *Agreement*.

6. RECORDS.

- A. **AGREEMENT AVAILABILITY.** Prior to its entry into force, this *Agreement* shall be posted on the parties' websites or other electronically retrievable public source as required by RCW 39.34.040.
- B. **RECORDS RETENTION.** Each party shall maintain records and other evidence that sufficiently and properly reflect all direct and indirect costs expended by either party in the performance and payment of the services. These records shall be subject to inspection, review, or audit by personnel of both parties, other personnel duly authorized by either party, the Office of the State Auditor, and officials authorized by law. Such records shall be retained for a period of six (6) years following expiration or termination of this *Agreement* or final payment for any service placed against this *Agreement*, whichever is later; Provided, however, that if any litigation, claim, or audit is commenced prior to the expiration of this period, such period shall extend until all such litigation, claims, or audits have been resolved.
- C. **OWNERSHIP.** Records and other information, in any medium, furnished by one party to this *Agreement* to the other party, will remain the property of the furnishing party, unless otherwise agreed. The receiving party will not disclose or make available this material to any third party without first providing notice to the other party and allowing ten (10) business days in which to file, at its sole expense, a motion seeking a protective order, or other legal action. Each party will utilize reasonable security procedures and protections to assure that records and information provided by the other party are not erroneously disclosed to third parties.
- D. **PUBLIC RECORDS.** This *Agreement* and all related records are subject to public disclosure as required by RCW 42.56, the Public Records Act (PRA).

- 7. **RESPONSIBILITY OF THE PARTIES.** Each party to this *Agreement* assumes responsibility for claims and/or damages to persons and/or property resulting from any act or omission on the part of itself, its employees, or its agents. Neither party assumes any responsibility to the other party for any third party claims.
- 8. **DISPUTE RESOLUTION.** The parties shall use their best, good faith efforts cooperatively and collaboratively to resolve any dispute that may arise in connection with this *Agreement* as efficiently as practicable, and at the lowest possible level with authority to resolve such dispute. The parties shall make a good faith effort to continue without delay to carry out their respective responsibilities under this *Agreement* while attempting to resolve any such dispute. If, however, a dispute persists regarding this *Agreement* and cannot be resolved, it may be escalated within each organization. In such situation, upon notice by either party, each party, within five (5) business days shall produce its

description of the dispute in writing and deliver it to the other party. The receiving party then shall have three (3) business days to review and respond in writing. In the event that the parties cannot then agree on a resolution of the dispute, the parties shall schedule a conference between the respective senior managers of each organization to attempt to resolve the dispute. In the event the parties cannot agree on a mutual resolution within fifteen (15) business days, the parties shall abide by the Governor's dispute resolution process (RCW 43.17.330), if applicable, or collectively shall appoint a third party to evaluate and resolve the dispute and such dispute resolution shall be final and binding on the parties.

9. **TERMINATION FOR CONVENIENCE.** Except as otherwise provided in this *Agreement*, either party may terminate this *Agreement* upon thirty (30) calendar days prior written notification. Upon such termination, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this *Agreement* prior to the effective date of such termination.

10. **GENERAL PROVISIONS.**

- A. **COMPLIANCE WITH LAW.** The Parties shall comply with all applicable law.
- B. **INTEGRATED AGREEMENT.** This *Agreement* constitutes the entire agreement and understanding of the parties with respect to the subject matter and supersedes all prior negotiations, representations, and understandings between them. There are no representations or understandings of any kind not set forth herein.
- C. **AMENDMENT OR MODIFICATION.** Except as set forth herein, this *Agreement* may not be amended or modified except in writing and signed by a duly authorized representative of each party.
- D. **AUTHORITY.** Each party to this *Agreement*, and each individual signing on behalf of each party, hereby represents and warrants to the other that it has full power and authority to enter into this *Agreement* and that its execution, delivery, and performance of this *Agreement* has been fully authorized and approved, and that no further approvals or consents are required to bind such party.
- E. **NO AGENCY.** The parties agree that no agency, partnership, or joint venture of any kind shall be or is intended to be created by or under this *Agreement*. Neither party is an agent of the other party nor authorized to obligate it.
- F. **GOVERNING LAW.** The validity, construction, performance, and enforcement of this *Agreement* shall be governed by and construed in accordance with the laws of the State of Washington, without regard to its choice of law rules.
- G. **JURISDICTION & VENUE.** In the event that any action is brought to enforce any provision of this *Agreement*, the parties agree to exclusive jurisdiction in Thurston County Superior Court for the State of Washington and agree that in any such action venue shall lie exclusively at Olympia, Washington.
- H. **EXHIBITS.** All exhibits referred to herein are deemed to be incorporated in this *Agreement* in their entirety.
- I. **CAPTIONS & HEADINGS.** The captions and headings in this *Agreement* are for convenience only and are not intended to, and shall not be construed to, limit, enlarge, or affect the scope or intent of this *Agreement* nor the meaning of any provisions hereof.
- J. **ELECTRONIC SIGNATURES.** A signed copy of this *Agreement* or any other ancillary agreement transmitted by facsimile, email, or other means of electronic transmission shall be deemed to

have the same legal effect as delivery of an original executed copy of this *Agreement* or such other ancillary agreement for all purposes.

- K. COUNTERPARTS. This *Agreement* may be executed in any number of counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute the same instrument which may be sufficiently evidenced by one counterpart. Execution of this *Agreement* at different times and places by the parties shall not affect the validity thereof so long as all the parties hereto execute a counterpart of this *Agreement*.

EXECUTED AND EFFECTIVE as of the date of the last signature.

City of Vancouver

**STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES**

By: _____

By: _____

Name: _____

Name: Kirsten G. Wilson, PE

Title: _____

Title: Energy Program Manager

Date: _____

Date: _____

ATTACHMENT A

PROJECT MANAGEMENT SERVICES SCOPE OF WORK

Energy/Utility Conservation Projects

Statewide Energy Performance Contracting Program

Energy Program will provide the following project management services for each specific project for the Client Agency. Each individual project shall be authorized by an amendment to this *Agreement*.

1. Assist the Client Agency in the selection of an Energy Service Company (ESCO) consistent with the requirements of RCW 39.35A for local governments; or 39.35C for state agencies and school districts.
2. Assist in identifying potential energy/utility conservation measures and estimated cost savings.
3. Assist in negotiating scope of work and fee for an ESCO audit of the facility(s).
4. Assist in identifying appropriate project funding sources and assist with obtaining project funding.
5. Assist in negotiating the technical, financial and legal issues associated with ESCO's Energy Services Proposal.
6. Review and recommend approval of ESCO energy/utility audits and Energy Services Proposals.
7. Provide assistance during the design, construction and commissioning processes.
8. Review ESCO invoice voucher(s) received for reasonableness and forward to Client Agency for review and payment.
9. Assist with final project acceptance.
10. Assist in resolution of disputes with the ESCO that arise during this *Agreement*, not to include formal disputes.
11. Review up to the first three years of the ESCO's annual Measurement and Verification (M&V) reports for completeness and accuracy. Review any ESCO guarantee compared to reported results and resolve differences, if needed. Review and forward ESCO invoice vouchers for payment by the Client Agency.

ATTACHMENT B

PROJECT MANAGEMENT FEE SCHEDULE

2023-25 Interagency Reimbursement Costs
for Project Management Fees to Administer Energy/Utility Conservation Projects

<u>TOTAL PROJECT VALUE</u>	<u>PROJECT MANAGEMENT FEE</u>	<u>TERMINATION FEE</u>
5,000,001..... 6,000,000.....	\$68,800.....	25,700
4,000,001... .. 5,000,000.....	67,700.....	25,400
3,000,001..... 4,000,000.....	66,700.....	25,000
2,000,001..... 3,000,000.....	62,500.....	23,400
1,500,001..... 2,000,000.....	58,300.....	21,800
1,000,001..... 1,500,000.....	51,600.....	19,300
900,001. 1,000,000.....	43,800.....	16,400
800,001..... .. 900,000.....	41,300.....	15,400
700,001..... .. 800,000.....	38,300.....	14,400
600,001..... .. 700,000.....	36,500.....	13,700
500,001..... .. 600,000.....	33,800.....	12,600
400,001..... .. 500,000.....	30,200.....	11,300
300,001..... .. 400,000.....	25,800.....	9,700
200,001..... .. 300,000.....	20,700.....	7,700
100,001..... .. 200,000.....	14,400.....	5,400
50,001..... .. 100,000.....	7,800.....	3,500
20,001..... .. 50,000.....	4,200.....	2,000

The project management fee on projects over \$6,000,000 is 1.15% of the project cost. The maximum Energy Program termination fee is \$25,700.

1. These fees cover project management services for energy/utility conservation projects managed by Enterprise Services' Energy Program.
2. Termination fees cover the selection and project management costs associated with managing an ESCO's investment grade audit and energy services proposal. No termination fee will be charged unless Client Agency decided not to proceed to construction based on an energy services proposal that identifies projects that met Client Agency's cost effectiveness criteria.
3. If the project meets Client Agency's cost effectiveness criteria and Client Agency decides not to move forward with a project, then Client Agency will be invoiced per the above listed Termination Fee or \$25,700 whichever is less. If Client Agency decides to proceed with the project then the *Agreement* will be amended to include the Project Management Fee listed above.
4. If the audit fails to produce a project that meets Client Agency's established cost effectiveness criteria, then there is no cost to Client Agency and no further obligation by Client Agency.

ATTACHMENT C

MEASUREMENT & VERIFICATION SERVICES SCOPE OF WORK

Energy/Utility Conservation Projects

Statewide Energy Performance Contracting Program

If requested, Energy Program will provide the following measurement and verification services for each year beyond the first three years following the Notice of Commencement of Energy Cost Savings by the ESCO for the specific Client Agency project:

1. Review the ESCO's annual Measurement and Verification report for completeness and accuracy. Review any ESCO guarantee compared to reported results and resolve differences, if needed. Review and forward any ESCO invoice vouchers for payment by the Client Agency.
2. Where necessary, review Client Agency facility operations including any changes in operating hours, changes in square footage, additional energy consuming equipment and negotiate changes in baseline energy use with the ESCO and Client Agency that may impact achieved energy savings.
3. Attend a meeting or meetings with Client Agency and ESCO to review and discuss the annual Measurement and Verification report.



Staff Report: 198-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/6/2023

SUBJECT Purchase of Play Equipment from Buell Recreation

Key Points

- The City utilizes piggyback cooperative purchasing agreements through the NPP.Gov contract #PS21130 for purchase of play equipment, shade, shelters, splash play, site furnishings and playground surfacing from Buell Recreation of Portland Oregon.
- Purchases from this contract are nearing the City's \$300,000 purchasing threshold.
- The contract has a potential expiration date of March 26, 2027
- The original Request for Proposal was issued under NPP.Gov RFP 2060 and awarded to Buell Recreation on March 26, 2021. This contract was competitively bid and conforms with the bidding requirements set forth by the State of Washington.
- The City has and will continue to purchase playground equipment from many different manufactures.

Strategic Plan Alignment

Vibrant and Distinct Neighborhoods – a variety of accessible places and spaces.

Present Situation

The City has used the National Purchasing Partners Government (NPPGov) contract to purchase play equipment for Ida Bell Jones and Columbia Lancaster Parks for a sum of \$263,070. Any future purchases will exceed the current contract's \$300,000 spending threshold. We request that this contract be amended for purchases to be made according to the departments' current authorized budget in place of setting a new spending threshold. In keeping with Parks effort to streamline purchases, staff is requesting the ability to purchase from this contract and take advantage of the contract pricing.

Advantage(s)

1. The vendor covered under this contract has continuously provided high quality, dependable equipment and service that help maintain uniformity in replacement parts. Products are of high quality and compositely priced.

2. Allows the City to work with the vendor early in the design process to select appropriate products and to be able to order in a timely manner to have it available at time of installation.

Disadvantage(s)

None

Budget Impact

The City will utilize the contract for purchasing products through the duration of the NPP.Gov contract and funded by each individual park project.

Prior Council Review

None

Action Requested

Authorize the City Manager, or their designee, to approve purchases under NPP.Gov contract #PS21130 pricing discount for play equipment, shade shelters, splash play, site furnishings and playground surfacing from Buell Recreation of Portland Oregon up to the departments current authorized budget.

Terry Snyder, Senior Park Developer, 360-487-8317

ATTACHMENTS:

- ▣ Draft PO
- ▣ Master Price Agreement



CITY OF VANCOUVER
Procurement Services
 (360) 487-8430
 (360) 487-8433 fax
 www.cityofvancouver.us
 Federal Tax ID No. 91-6001288

Purchase Order Number:

PO-59380

Revision Number:

0

Purchase Order Date:

4/19/22

This Purchase Order number **MUST** appear on all invoices, packing lists, and correspondence related to this order.

Buell Recreation LLC
 7327 SW Banes Rd #601
 Portland, OR 97225

Submit Invoice To:

City of Vancouver
 Terry Snyder
 P.O. Box 1995
 Vancouver, WA 98668
 Terry.Snyder@cityofvancouver.us
 accpay@cityofvancouver.us

Ship To:

City of Vancouver
Terry Snyder
 415 W 6th Street
 Vancouver, WA 98660

If you have any questions regarding this order, please contact:

Terry Snyder / (360) 487-8317 Terry.Snyder@cityofvancouver.us

Line #	Line Description	Qty	UOM	Unit Price	Amount
1	Burke Play Equipment for Rose Village Park	1	Lump Sum	90,395.00	90,395.00
				Subtotal:	\$90,395.00
				Tax:	\$7,683.58
				Total:	\$98,078.58

Note to Supplier

Enter this URL <https://www.cityofvancouver.us/fms/page/terms-and-conditions> to access either the General terms and conditions or the Professional Services terms and conditions, whichever apply to this purchase order. Any amendments to this purchase order take full precedent over said terms and conditions.

Please Note. Contact Terry Snyder at 360-947-9359 or terry.snyder@cityofvancouver.us for shipping address. Hold order until delivery date is verified with city of Vancouver. Do not ship: City does not need equipment until mid July to early August.

The Playground Equipment PS21130 Contract and Amendments thereto ("Master Contract") between the Contractor and NPPGOV is adopted and incorporated herein by this reference. The City shall be considered the "City" under the terms of the Master Contract.

Authorized Signature

Master Price Agreement

between

League of Oregon Cities and Buell Recreation, LLC

Contact Number PS21130

for

PARK, PLAYGROUND, AND RECREATION EQUIPMENT

Effective March 26, 2021

LEAGUE OF OREGON CITIES

MASTER PRICE AGREEMENT

This Master Price Agreement is effective as of the date of the last signature below (the "Effective Date") by and between the LEAGUE OF OREGON CITIES, an Oregon public corporation under ORS Chapter 190 ("LOC" or "Purchaser") and Buell Recreation, LLC ("Vendor").

RECITALS

WHEREAS, the Vendor is in the business of selling certain PARK, PLAYGROUND, AND RECREATION EQUIPMENT, as further described herein; and

WHEREAS, the Vendor desires to sell and the Purchaser desires to purchase certain products and related services all upon and subject to the terms and conditions set forth herein; and

WHEREAS, through a solicitation for PARK, PLAYGROUND, AND RECREATION EQUIPMENT the Vendor was awarded the opportunity to complete a Master Price Agreement with the LEAGUE OF OREGON CITIES as a result of its response to Request for Proposal No. 2060 for PARK, PLAYGROUND, AND RECREATION EQUIPMENT; and

WHEREAS, the LEAGUE OF OREGON CITIES asserts that the solicitation and Request for Proposal meet Oregon public contracting requirements (ORS 279, 279A, 279B and 279C et. seq.); and

WHEREAS, Purchaser and Vendor desire to extend the terms of this Master Price Agreement to benefit other qualified government members of National Purchasing Partners, LLC dba Public Safety GPO, dba First Responder GPO, dba Law Enforcement GPO and dba NPPGov;

NOW, THEREFORE, Vendor and Purchaser, intending to be legally bound, hereby agree as follows:

ARTICLE 1 – CERTAIN DEFINITIONS

1.1 "Agreement" shall mean this Master Price Agreement, including the main body of this Agreement and Attachments A-F attached hereto and by this reference incorporated herein, including Purchaser's Request for Proposal No. 2060 (herein "RFP") and Vendor's Proposal submitted in response to the RFP (herein "Vendor's Proposal") as referenced and incorporated herein as though fully set forth (sometimes referred to collectively as the "Contract Documents").

1.2 "Applicable Law(s)" shall mean all applicable federal, state and local laws, statutes, ordinances, codes, rules, regulations, standards, orders and other governmental requirements of any kind.

1.3 "Employee Taxes" shall mean all taxes, assessments, charges and other amounts whatsoever payable in respect of, and measured by the wages of, the Vendor's employees (or subcontractors), as required by the Federal Social Security Act and all amendments thereto and/or any other applicable federal, state or local law.

1.4 "Purchaser's Destination" shall mean such delivery location(s) or destination(s) as Purchaser may prescribe from time to time.

1.5 "Products and Services" shall mean the products and/or services to be sold by Vendor hereunder as identified and described on Attachment A hereto and incorporated herein, as may be updated from time to time by Vendor to reflect products and/or services offered by Vendor generally to its customers.

1.6 "Purchase Order" shall mean any authorized written order for Products and Services sent by Purchaser to Vendor via mail, courier, overnight delivery service, email, fax and/or other mode of transmission as Purchaser and Vendor may from time to time agree.

1.7 "Unemployment Insurance" shall mean the contribution required of Vendor, as an employer, in respect of, and measured by, the wages of its employees (or subcontractors) as required by any applicable federal, state or local unemployment insurance law or regulation.

1.8 "National Purchasing Partners" or "(NPP)" is a subsidiary of two nonprofit health care systems. The Government Division of NPP, hereinafter referred to as "NPPGov", provides group purchasing marketing and administrative support for governmental entities within the membership. NPPGov's membership includes participating public entities across North America.

1.9 "Lead Contracting Agency" shall mean the LEAGUE OF OREGON CITIES, which is the governmental entity that issued the Request for Proposal and awarded this resulting Master Price Agreement.

1.10 "Participating Agencies" shall mean members of National Purchasing Partners for which Vendor has agreed to extend the terms of this Master Price Agreement pursuant to Article 2.6 and Attachment C herein. For purposes of cooperative procurement, "Participating Agency" shall be considered "Purchaser" under the terms of this Agreement.

1.11 "Party" and "Parties" shall mean the Purchaser and Vendor individually and collectively as applicable.

ARTICLE 2 – AGREEMENT TO SELL

2.1 Vendor hereby agrees to sell to Purchaser such Products and Services as Purchaser may order from time to time by Purchase Order, all in accordance with and subject to the terms, covenants and conditions of this Agreement. Purchaser agrees to purchase those Products and Services ordered by Purchaser by Purchase Order in accordance with and subject to the terms, covenants and conditions of this Agreement.

2.2 Vendor may add additional products and services to the contract provided that any additions reasonably fall within the intent of the original RFP specifications. Pricing on additions shall be equivalent to the percentage discount for other similar products. Vendor may provide a web-link with current product listings, which may be updated periodically, as allowed by the terms of the resulting Master Price Agreement. Vendor may replace or add product lines to an existing contract if the line is replacing or supplementing products on contract, is equal or superior to the original products offered, is discounted in a similar or to a greater degree, and if the products meet the requirements of the solicitation. No products may be added to avoid competitive procurement requirements. LOC may reject any additions without cause.

2.3 All Purchase Orders issued by Purchaser to Vendor for Products during the term (as hereinafter defined) of this Agreement are subject to the provisions of this Agreement as though fully set forth in such Purchase Order. The Vendor retains authority to negotiate above and beyond the terms of this Agreement to meet the Purchaser or Vendor contract requirements. In the event that the provisions of this Agreement conflict with any Purchase Order issued by Purchaser to Vendor, the provisions of this Agreement shall govern. No other terms and conditions, including, but not limited to, those contained in Vendor's standard

printed terms and conditions, on Vendor's order acknowledgment, invoices or otherwise, shall have any application to or effect upon or be deemed to constitute an amendment to or to be incorporated into this Agreement, any Purchase Order, or any transactions occurring pursuant hereto or thereto, unless this Agreement shall be specifically amended to adopt such other terms and conditions in writing by the Parties.

2.4 Notwithstanding any other provision of this Agreement to the contrary, the Lead Contracting Agency shall have no obligation to order or purchase any Products and Services hereunder and the placement of any Purchase Order shall be in the sole discretion of the Participating Agencies. This Agreement is not exclusive. Vendor expressly acknowledges and agrees that Purchaser may purchase at its sole discretion, Products and Services that are identical or similar to the Products and Services described in this Agreement from any third party.

2.5 In case of any conflict or inconsistency between any of the Contract Documents, the documents shall prevail and apply in the following order of priority:

- (i) This Agreement;
- (ii) The RFP;
- (iii) Vendor's Proposal;

2.6 Extension of contract terms to Participating Agencies:

2.6.1 Vendor agrees to extend the same terms, covenants and conditions available to Purchaser under this Agreement to Participating Agencies, that have executed an Intergovernmental Cooperative Purchasing Agreement ("IGA") as may be required by each Participating Agency's local laws and regulations, in accordance with Attachment C. Each Participating Agency will be exclusively responsible for and deal directly with Vendor on matters relating to ordering, delivery, inspection, acceptance, invoicing, and payment for Products and Services in accordance with the terms and conditions of this Agreement as if it were "Purchaser" hereunder. Any disputes between a Participating Agency and Vendor will be resolved directly between them under and in accordance with the laws of the State in which the Participating Agency exists. Pursuant to the IGA, the Lead Contracting Agency shall not incur any liability as a result of the access and utilization of this Agreement by other Participating Agencies.

2.6.2 *This Solicitation meets the public contracting requirements of the Lead Contracting Agency and may not be appropriate under or meet Participating Agencies' procurement laws. Participating Agencies are urged to seek independent review by their legal counsel to ensure compliance with all local and state solicitation requirements.*

2.6.3 Vendor acknowledges execution of the Vendor Administration Fee Agreement, Contract Number PS18003, with NPPGov, pursuant to the terms of the RFP.

2.7 Oregon Public Agencies are prohibited from use of Products and Services offered under this Agreement that are already provided by qualified nonprofit agencies for disabled individuals as listed on the Department of Administrative Service's Procurement List ("Procurement List") pursuant to ORS 279.835-.855. See www.OregonRehabilitation.org/qrf for more information. Vendor shall not sell products and services identified on the Procurement List (e.g., reconditioned toner cartridges) to Purchaser or Participating Agencies within the state of Oregon.

ARTICLE 3 – TERM AND TERMINATION

3.1 The initial contract term shall be for three (3) calendar years from the Effective Date of this Agreement ("Initial Term"). Upon termination of the original three (3) year term, this Agreement shall

automatically extend for up to three (3) successive one (1) year periods; (each a "Renewal Term"); provided, however, that the Lead Contracting Agency and/or the Vendor may opt to decline extension of the MPA by providing notification in writing at least thirty (30) calendar days prior to the annual automatic extension anniversary of the Initial Term.

3.2 Either Vendor or the Lead Contracting Agency may terminate this Agreement by written notice to the other party if the other Party breaches any of its obligations hereunder and fails to remedy the breach within thirty (30) days after receiving written notice of such breach from the non-breaching party.

ARTICLE 4 – PRICING, INVOICES, PAYMENT AND DELIVERY

4.1 Purchaser shall pay Vendor for all Products and Services ordered and delivered in compliance with the terms and conditions of this Agreement at the pricing specified for each such Product and Service on Attachment A, including shipping. Unless Attachment A expressly provides otherwise, the pricing schedule set forth on Attachment A hereto shall remain fixed for the Initial Term of this Agreement; provided that manufacturer pricing is not guaranteed and may be adjusted based on the next manufacturer price increase. Pricing contained in Attachment A shall be extended to all NPPGov, Public Safety GPO, First Responder GPO and Law Enforcement GPO members upon execution of the IGA.

4.2 Vendor shall submit original invoices to Purchaser in form and substance and format reasonably acceptable to Purchaser. All invoices must reference the Purchaser's Purchase Order number, contain an itemization of amounts for Products and Services purchased during the applicable invoice period and any other information reasonably requested by Purchaser, and must otherwise comply with the provisions of this Agreement. Invoices shall be addressed as directed by Purchaser.

4.3 Unless otherwise specified, Purchaser is responsible for any and all applicable sales taxes. Attachment A or Vendor's Proposal (Attachment D) shall specify any and all other taxes and duties of any kind which Purchaser is required to pay with respect to the sale of Products and Services covered by this Agreement and all charges for packing, packaging and loading.

4.4 Except as specifically set forth on Attachments A and F, Purchaser shall not be responsible for any additional costs or expenses of any nature incurred by Vendor in connection with the Products and Services, including without limitation travel expenses, clerical or administrative personnel, long distance telephone charges, etc. ("Incidental Expenses").

4.5 Price reductions or discount increases may be offered at any time during the contract term and shall become effective upon notice of acceptance from Purchaser.

4.6 Notwithstanding any other agreement of the Parties as to the payment of shipping/delivery costs, and subject to Attachments A, D, and F herein, Vendor shall offer delivery and/or shipping costs prepaid FOB Destination. If there are handling fees, these also shall be included in the pricing.

4.7 Unless otherwise directed by Purchaser for expedited orders, Vendor shall utilize such common carrier for the delivery of Products and Services as Vendor may select; provided, however, that for expedited orders Vendor shall obtain delivery services hereunder at rates and terms not less favorable than those paid by Vendor for its own account or for the account of any other similarly situated customer of Vendor.

4.8 Vendor shall have the risk of loss of or damage to any Products until delivery to Purchaser. Purchaser shall have the risk of loss of or damage to the Products after delivery to Purchaser. Title to Products shall not transfer until the Products have been delivered to and accepted by Purchaser at Purchaser's Destination.

ARTICLE 5 – INSURANCE

5.1 During the term of this Agreement, Vendor shall maintain at its own cost and expense (and shall cause any subcontractor to maintain) insurance policies providing insurance of the kind and in the amounts generally carried by reasonably prudent manufacturers in the industry, with one or more reputable insurance companies licensed to do business in Oregon and any other state or jurisdiction where Products and Services are sold hereunder. Such certificates of insurance shall be made available to the Lead Contracting Agency upon 48 hours' notice. BY SIGNING THE AGREEMENT PAGE THE VENDOR AGREES TO THIS REQUIREMENT AND FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN CANCELLATION OF THIS MASTER PRICE AGREEMENT.

5.2 All insurance required herein shall be maintained in full force and effect until all work or service required to be performed under the terms of this Agreement is satisfactorily completed and formally accepted. Any failure to comply with the claim reporting provisions of the insurance policies or any breach of an insurance policy warranty shall not affect coverage afforded under the insurance policies to protect the Lead Contracting Agency. The insurance policies may provide coverage that contains deductibles or self-insured retentions. Such deductible and/or self-insured retentions shall not be applicable with respect to the coverage provided to the Lead Contracting Agency under such policies. Vendor shall be solely responsible for the deductible and/or self-insured retention and the Lead Contracting Agency, at its option, may require Vendor to secure payment of such deductibles or self-insured retentions by a surety bond or an irrevocable and unconditional letter of credit.

5.3 Vendor shall carry Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction over Vendor's employees engaged in the performance of the work or services, as well as Employer's Liability insurance. Vendor waives all rights against the Lead Contracting Agency and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the Workers' Compensation and Employer's Liability or commercial umbrella liability insurance obtained by Vendor pursuant to this Agreement.

5.4 Insurance required herein shall not be permitted to expire, be canceled, or materially changed without thirty days (30 days) prior written notice to the Lead Contracting Agency.

ARTICLE 6 – INDEMNIFICATION AND HOLD HARMLESS

6.1 Vendor agrees that it shall indemnify, defend and hold harmless Lead Contracting Agency, its respective officials, directors, employees, members and agents (collectively, the "Indemnitees"), from and against any and all damages, claims, losses, expenses, costs, obligations and liabilities (including, without limitation, reasonable attorney's fees), suffered directly or indirectly by any of the Indemnitees to the extent of, or arising out of, (i) any breach of any covenant, representation or warranty made by Vendor in this Agreement, (ii) any failure by Vendor to perform or fulfill any of its obligations, covenants or agreements set forth in this Agreement, (iii) the negligence or intentional misconduct of Vendor, any subcontractor of Vendor, or any of their respective employees or agents, (iv) any failure of Vendor, its subcontractors, or their respective employees to comply with any Applicable Law, (v) any litigation, proceeding or claim by any third party relating in any way to the obligations of Vendor under this Agreement or Vendor's performance under this Agreement, (vi) any Employee Taxes or Unemployment Insurance, or (vii) any claim alleging that the Products and Services or any part thereof infringe any third party's U.S. patent, copyright, trademark, trade secret or other intellectual property interest. Such obligation to indemnify shall not apply where the damage, claim, loss, expense, cost, obligation or liability is due to the breach of this Agreement by, or negligence or willful misconduct of, Lead Contracting Agency or its officials, directors, employees, agents or contractors. The amount and type of insurance coverage requirements set forth herein will in no way be construed as

limiting the scope of the indemnity in this paragraph. The indemnity obligations of Vendor under this Article shall survive the expiration or termination of this Agreement for two years.

6.2 LIMITATION OF LIABILITY: IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL OR EXEMPLARY DAMAGES IN CONNECTION WITH OR ARISING OUT OF THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, DAMAGES FOR INJURIES TO PERSONS OR TO PROPERTY OR LOSS OF PROFITS OR LOSS OF FUTURE BUSINESS OR REPUTATION, WHETHER BASED ON TORT OR BREACH OF CONTRACT OR OTHER BASIS, EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

6.3 The same terms, conditions and pricing of this Agreement may be extended to government members of National Purchasing Partners, LLC. In the event the terms of this Agreement are extended to other government members, each government member (procuring party) shall be solely responsible for the ordering of Products and Services under this Agreement. A non-procuring party shall not be liable in any fashion for any violation by a procuring party, and the procuring party shall hold non-procuring parties or unrelated purchasing parties harmless from any liability that may arise from action or inaction of the procuring party.

ARTICLE 7 – WARRANTIES

Purchaser shall refer to Vendor's Proposal for all Vendor and manufacturer express warranties, as well as those warranties provided under Attachment B herein.

ARTICLE 8 - INSPECTION AND REJECTION

8.1 Purchaser shall have the right to inspect and test Products at any time prior to shipment, and within a reasonable time after delivery to the Purchaser's Destination. Products not inspected within a reasonable time after delivery shall be deemed accepted by Purchaser. The payment for Products shall in no way impair the right of Purchaser to reject nonconforming Products, or to avail itself of any other remedies to which it may be entitled.

8.2 If any of the Products are found at any time to be defective in material or workmanship, damaged, or otherwise not in conformity with the requirements of this Agreement or any applicable Purchase Order, as its exclusive remedy, Purchaser may at its option and at Vendor's sole cost and expense, elect either to (i) return any damaged, non-conforming or defective Products to Vendor for correction or replacement, or (ii) require Vendor to inspect the Products and remove or replace damaged, non-conforming or defective Products with conforming Products. If Purchaser elects option (ii) in the preceding sentence and Vendor fails promptly to make the necessary inspection, removal and replacement, Purchaser, at its option, may inspect the Products and Vendor shall bear the cost thereof. Payment by Purchaser of any invoice shall not constitute acceptance of the Products covered by such invoice, and acceptance by Purchaser shall not relieve Vendor of its warranties or other obligations under this Agreement.

8.3 The provisions of this Article shall survive the expiration or termination of this Agreement.

ARTICLE 9 – SUBSTITUTIONS

Except as otherwise permitted hereunder, Vendor may not make any substitutions of Products, or any portion thereof, of any kind without the prior written consent of Purchaser.

ARTICLE 10 - COMPLIANCE WITH LAWS

10.1 Vendor agrees to comply with all Applicable Laws and at Vendor's expense, secure and maintain in full force during the term of this Agreement, all licenses, permits, approvals, authorizations, registrations and certificates, if any, required by Applicable Laws in connection with the performance of its obligations hereunder. At Purchaser's request, Vendor shall provide to Purchaser copies of any or all such licenses, permits, approvals, authorizations, registrations and certificates.

10.2 Purchaser has taken all required governmental action to authorize its execution of this Agreement and there is no governmental or legal impediment against Purchaser's execution of this Agreement or performance of its obligations hereunder.

ARTICLE 11 – PUBLICITY / CONFIDENTIALITY

11.1 No news releases, public announcements, advertising materials, or confirmation of same, concerning any part of this Agreement or any Purchase Order issued hereunder shall be issued or made without the prior written approval of the Parties. Neither Party shall in any advertising, sales materials or in any other way use any of the names or logos of the other Party without the prior written approval of the other Party.

11.2 Any knowledge or information which Vendor or any of its affiliates shall have disclosed or may hereafter disclose to Purchaser, and which in any way relates to the Products and Services covered by this Agreement shall not, unless otherwise designated by Vendor, be deemed to be confidential or proprietary information, and shall be acquired by Purchaser, free from any restrictions, as part of the consideration for this Agreement.

ARTICLE 12 - RIGHT TO AUDIT

Subject to Vendor's reasonable security and confidentiality procedures, Purchaser, or any third party retained by Purchaser, may at any time upon prior reasonable notice to Vendor, during normal business hours, audit the books, records and accounts of Vendor to the extent that such books, records and accounts pertain to sale of any Products and Services hereunder or otherwise relate to the performance of this Agreement by Vendor. Vendor shall maintain all such books, records and accounts for a period of at least three (3) years after the date of expiration or termination of this Agreement. The Purchaser's right to audit under this Article 12 and Purchaser's rights hereunder shall survive the expiration or termination of this Agreement for a period of three (3) years after the date of such expiration or termination.

ARTICLE 13 - REMEDIES

Except as otherwise provided herein, any right or remedy of Vendor or Purchaser set forth in this Agreement shall not be exclusive, and, in addition thereto, Vendor and Purchaser shall have all rights and remedies under Applicable Law, including without limitation, equitable relief. The provisions of this Article shall survive the expiration or termination of this Agreement.

ARTICLE 14 - RELATIONSHIP OF PARTIES

Vendor is an independent contractor and is not an agent, servant, employee, legal representative, partner or joint venture of Purchaser. Nothing herein shall be deemed or construed as creating a joint venture or partnership between Vendor and Purchaser. Neither Party has the power or authority to bind or commit the other.

ARTICLE 15 - NOTICES

All notices required or permitted to be given or made in this Agreement shall be in writing. Such notice(s) shall be deemed to be duly given or made if delivered by hand, by certified or registered mail or by nationally recognized overnight courier to the address specified below:

If to Lead Contracting Agency:

LEAGUE OF OREGON CITIES
1201 Court St. NE
Suite 200
Salem OR 97301
ATTN: Jamie Johnson-Davis
Email: rfp@ORCities.org

If to Vendor:

Buell Recreation, LLC
7327 SW Barnes RD #601
Portland OR 97225
ATTN: Rachel Gora
Email: rachel@buellrecreation.com

Either Party may change its notice address by giving the other Party written notice of such change in the manner specified above.

ARTICLE 16 - FORCE MAJEURE

Except for Purchaser's obligation to pay for Products and Services delivered, delay in performance or non-performance of any obligation contained herein shall be excused to the extent such failure or non-performance is caused by force majeure. For purposes of this Agreement, "force majeure" shall mean any cause or agency preventing performance of an obligation which is beyond the reasonable control of either Party hereto, including without limitation, fire, flood, sabotage, shipwreck, embargo, strike, explosion, labor trouble, accident, riot, acts of governmental authority (including, without limitation, acts based on laws or regulations now in existence as well as those enacted in the future), acts of nature, and delays or failure in obtaining raw materials, supplies or transportation. A Party affected by force majeure shall promptly provide notice to the other, explaining the nature and expected duration thereof, and shall act diligently to remedy the interruption or delay if it is reasonably capable of being remedied. In the event of a force majeure situation, deliveries or acceptance of deliveries that have been suspended shall not be required to be made upon the resumption of performance.

ARTICLE 17 - WAIVER

No delay or failure by either Party to exercise any right, remedy or power herein shall impair such Party's right to exercise such right, remedy or power or be construed to be a waiver of any default or an acquiescence therein; and any single or partial exercise of any such right, remedy or power shall not preclude any other or further exercise thereof or the exercise of any other right, remedy or power. No waiver hereunder shall be valid unless set forth in writing executed by the waiving Party and then only to the extent expressly set forth in such writing.

ARTICLE 18 - PARTIES BOUND; ASSIGNMENT

This Agreement shall inure to the benefit of and shall be binding upon the respective successors and assigns of the Parties hereto, but it may not be assigned in whole or in part by Vendor without prior written notice to Purchaser which shall not be unreasonably withheld or delayed.

ARTICLE 19 - SEVERABILITY

To the extent possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under Applicable Law. If any provision of this Agreement is declared invalid or unenforceable, by judicial determination or otherwise, such provision shall not invalidate or render unenforceable the entire Agreement, but rather the entire Agreement shall be construed as if not containing the particular invalid or unenforceable provision or provisions and the rights and obligations of the Parties shall be construed and enforced accordingly.

ARTICLE 20 - INCORPORATION; ENTIRE AGREEMENT

20.1 All the provisions of the Attachments hereto are hereby incorporated herein and made a part of this Agreement. In the event of any apparent conflict between any provision set forth in the main body of this Agreement and any provision set forth in the Attachments, including the RFP and/or Vendor's Proposal, the provisions shall be interpreted, to the extent possible, as if they do not conflict. If such an interpretation is not possible, the provisions set forth in the main body of this Agreement shall control.

20.2 This Agreement (including Attachments and Contract Documents hereto) constitutes the entire Agreement of the Parties relating to the subject matter hereof and supersedes any and all prior written and oral agreements or understandings relating to such subject matter.

ARTICLE 21 - HEADINGS

Headings used in this Agreement are for convenience of reference only and shall in no way be used to construe or limit the provisions set forth in this Agreement.

ARTICLE 22 - MODIFICATIONS

This Agreement may be modified or amended only in writing executed by Vendor and the Lead Contracting Agency. The Lead Contracting Agency and each Participating Agency contracting hereunder acknowledge and agree that any agreement entered into in connection with any Purchase Order hereunder shall constitute a modification of this Agreement as between the Vendor and the Participating Agency. Any modification of this Agreement as between Vendor and any Participating Agency shall not be deemed a modification of this Agreement for the benefit of the Lead Contracting Agency or any other Participating Agency.

ARTICLE 23 - GOVERNING LAW

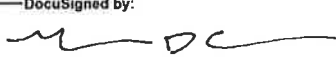
This Agreement shall be governed by and interpreted in accordance with the laws of the State of Oregon or in the case of a Participating Agency's use of this Agreement, the laws of the State in which the Participating Agency exists, without regard to its choice of law provisions.

ARTICLE 24 - COUNTERPARTS

This Agreement may be executed in counterparts all of which together shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year last written below.

PURCHASER:

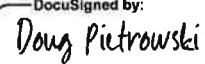
DocuSigned by:
Signature: 
300548F0009443E

Printed Name: Mike Cully

Title: Executive Director
LEAGUE OF OREGON CITIES

Dated: March 26, 2021 | 11:49 AM PDT

VENDOR:

DocuSigned by:
Signature: 
5E40EAF1500543E

Printed Name: Doug Pietrowski

Title: CFO
Buell Recreation, LLC

Dated: March 26, 2021 | 11:23 AM PDT

ATTACHMENT A**to Master Price Agreement by and between VENDOR and PURCHASER.****PRODUCTS, SERVICES, SPECIFICATIONS AND PRICES**

Manufacturer/Catalog/Website	Minimum Prepaid Order	Lead Time	Shipping From	Discount Amount	Price List Dated
BCI BURKE	\$1,000.00	5-6 weeks	Wisconsin	7%	2021
ROBERTSON RECREATIONAL SURFACES	\$1,000.00	5-6 weeks	Oregon	5%	2021
PACIFIC OUTDOOR PRODUCTS	\$1,000.00	5-7 weeks	Washington	5%	2021
ULTIMATE RB RUBBER	\$1,000.00	6-8 weeks	Oregon	5%	2021
ZEAGER BRO.	\$1,000.00	2-4 weeks	WA/OR/BC	5%	2021
SOF SOLUTIONS	\$1,000.00	2-4 weeks	WA/OR/BC	5%	2021
NO FAULT INDUSTRIES	\$1,000.00	8-10 weeks	Louisiana	5%	2021
PREMIER SITE FURNISHING	\$1,000.00	5-7 weeks	Idaho	5%	2021
2BY2	\$1,000.00	2 weeks	Oklahoma	5%	2021
BISON	\$1,000.00	2-4 weeks	Nebraska	5%	2021
INSTALLATION	\$1,000.00	Based on schedule	OR,WA,NV	\$130- \$150 per hour pp	2021

Pricing contained in this Attachment A shall be extended to all NPPGov members upon execution of the Intergovernmental Agreement.

Participating Agencies may purchase from Vendor's authorized dealers and distributors, as applicable, provided the pricing and terms of this Agreement are extended to Participating Agencies by such dealers and distributors. [A current list may be obtained from Vendor.]

ATTACHMENT B

to Master Price Agreement by and between VENDOR and PURCHASER.

ADDITIONAL SELLER WARRANTIES

To the extent possible, Vendor will make available all warranties from third party manufacturers of Products not manufactured by Vendor, as well as any warranties identified in this Agreement and Vendor's Proposal.

ATTACHMENT C

to Master Price Agreement by and between VENDOR and PURCHASER.

PARTICIPATING AGENCIES

The Lead Contracting Agency in cooperation with National Purchasing Partners (NPPGov) entered into this Agreement on behalf of other government agencies that desire to access this Agreement to purchase Products and Services. Vendor must work directly with any Participating Agency concerning the placement of orders, issuance of the purchase orders, contractual disputes, invoicing, and payment. The Lead Contracting Agency shall not be held liable for any costs, damages, etc., incurred by any Participating Agency.

Any subsequent contract entered into between Vendor and any Participating Agency shall be construed to be in accordance with and governed by the laws of the State in which the Participating Agency exists. Each Participating Agency is directed to execute an Intergovernmental Cooperative Purchasing Agreement ("IGA"), as set forth on the NPPGov web site, www.nppgov.com. The IGA allows the Participating Agency to purchase Products and Services from the Vendor in accordance with each Participating Agency's legal requirements as if it were the "Purchaser" hereunder.

ATTACHMENT D

to Master Price Agreement by and between VENDOR and PURCHASER.

Vendor's Proposal

(The Vendor's Proposal is not attached hereto.)

(The Vendor's Proposal is incorporated by reference herein.)

ATTACHMENT E

to Master Price Agreement by and between VENDOR and PURCHASER.

Purchaser's Request for Proposal

(The Purchaser's Request for Proposal is not attached hereto.)

(The Purchaser's Request for Proposal is incorporated by reference herein.)

ATTACHMENT F

to Master Price Agreement by and between VENDOR and PURCHASER.

ADDITIONAL VENDOR TERMS OF PURCHASE, IF ANY.

Certificate Of Completion

Envelope Id: 509FAD46EB2D4A378BA615F5175908FF

Subject: Please DocuSign: MPA 2060 LOC and Buell Recreation, VAA 2060 NPPGov and Buell

Source Envelope:

Document Pages: 31

Certificate Pages: 5

AutoNav: Enabled

EnvelopeId Stamping: Enabled

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Signatures: 4

Initials: 0

Status: Completed

Envelope Originator:

Marshall Stiles

1100 Olive Way

Suite 1020

Seattle, WA 98101

marshall.stiles@mynpp.com

IP Address: 24.113.4.135

Record Tracking

Status: Original

3/26/2021 9:16:24 AM

Holder: Marshall Stiles

marshall.stiles@mynpp.com

Location: DocuSign

Signer Events

Doug Pietrowski

dpietrowski@bciburke.com

CFO

BCI Burke Company LLC

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

5E49EAF163C543E...

Signature Adoption: Pre-selected Style

Using IP Address: 24.196.128.114

Timestamp

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Signed: 3/26/2021 11:23:13 AM

Electronic Record and Signature Disclosure:

Accepted: 3/26/2021 11:22:52 AM

ID: b738d02f-ec58-4dc5-b881-17501d325926

Mike Cully

mcully@orcities.org

Executive Director

Security Level: Email, Account Authentication
(None)

DocuSigned by:

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Signature Adoption: Drawn on Device

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Accepted: 3/26/2021 11:49:12 AM

ID: 6112c8e7-023d-4a6e-b573-959ed5aeb4d8

Bruce Busch

bruce.busch@mynpp.com

Senior Vice President

National Purchasing Partners

Security Level: Email, Account Authentication
(None)

DocuSigned by:

D15417148A5A4D4...

Signature Adoption: Uploaded Signature Image

Using IP Address: 73.97.193.171

Signed using mobile

Sent: 3/26/2021 11:49:25 AM

Viewed: 3/26/2021 3:27:10 PM

Signed: 3/26/2021 3:27:46 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Rachel Gora
rachel@buellrecreation.com
President

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Status**COPIED****Timestamp**

Sent: 3/26/2021 9:22:32 AM

Witness Events**Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

3/26/2021 9:22:33 AM

Certified Delivered

Security Checked

3/26/2021 3:27:10 PM

Signing Complete

Security Checked

3/26/2021 3:27:46 PM

Completed

Security Checked

3/26/2021 3:27:46 PM

Payment Events**Status****Timestamps****Electronic Record and Signature Disclosure**

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, National Purchasing Partners (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact National Purchasing Partners:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: marshall.stiles@mynpp.com

To advise National Purchasing Partners of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at bruce.busch@mynpp.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from National Purchasing Partners

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to marshall.stiles@mynpp.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with National Purchasing Partners

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to marshall.stiles@mynpp.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify National Purchasing Partners as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by National Purchasing Partners during the course of your relationship with National Purchasing Partners.



Staff Report: 199-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/6/2023

SUBJECT Professional Service Amendments for McFarlane's Bark Contract

Key Points

- The City's Public Works Solid Waste and Operations programs and services rely on contracts with this and multiple other vendors, which are deemed essential in providing disposal options and supporting the City's climate and diversion goals. These contracts also enable the City to deliver cleanup programs to neighborhoods and residents, such as the fall leaves coupons. Therefore, maintaining a contract with this vendor assures the City and community continue to have a convenient and accessible local drop off site.
- The proposed amendment to the contract would increase the dollar amount under the contract and extend the contract end date.
- Initial estimates for this vendor contract spending limit were based on prior years projections for the volume of material and estimates for public participation, because it's not known or pre-determined where the community will opt to take their yard debris and leaves to redeem coupons provided by the City's Solid Waste program.
- Staff anticipate exceeding the existing limit of \$350,000 with McFarlane's Bark Inc. in the coming weeks and request City Council approval to amend the contract to a new limit of \$750,000.
- The City's yard debris and leaves receiving contract with this vendor is set to expire on May 31, 2024, with the option for a one-year extension. Staff also propose extending the contract by one year with the end date extended to May 31, 2025, to allow for continued services from McFarlane's Bark Inc.
- Diverting organic material from the landfill for composting helps moderate disposal costs and provide for a valuable feedstock. This creates beneficial compost for yards and gardens and aligns with Council's Climate Action Framework and the statewide Organics Management Law.

Strategic Plan Alignment

Economic Opportunity - a place where a wide variety of businesses of all sizes grow and thrive.

Climate and Natural Systems – Environmental stewardship and efforts to address climate

change to ensure a sustainable future.

High Performing Government – a government that is reliable, fiscally responsible, equitable, and open to compromise.

Present Situation

Since 2002, the City has maintained contracts with multiple local processors of yard debris to provide essential services for the neighborhood and resident cleanup programs and for regular city maintenance and operations. Under the contracts, local facilities accept clean yard debris, leaves, woody debris and other organic materials collected at neighborhood cleanup events. This is done through coupon programs funded by the City's Solid Waste program or in part by Clark County Public Works, and by city operations crews as a regular part of maintaining parks, medians and rights of ways for diverting from the landfill and to be turned into compost.

The City's Spring Yard Debris coupons, Fall Neighborhood Leaf Box program, and Saturday Cleanup and Chipper events offered to all City residents and City neighborhood associations are effective in collecting segregated organic materials. This diverts material from landfill disposal in a cost-effective manner, while also managing seasonal leaves that can burden the surface water system. In addition, City Solid Waste manages the regional Fall Leaves Coupon program that benefits both city and county residents in disposing of seasonal leafy debris at local yard debris disposal sites.

The current contract with McFarlane's Bark has a contractual spending limit of \$350,000. This was based on reasonable estimates at the time of entering into the contract. Because the value of this contract is driven by users, comprised mostly of residents of Vancouver, Clark County and some City operations crews, actual expenditures will vary. Users typically dispose of their leaves and debris based on the proximity to their residence. Also, the contract amount is dependent upon the volume of processed leaves and debris delivered by the generator.

Over the past three (3) years, expenditures for this contract have been approximately \$350,000. Rates for McFarlane's Bark remain within an acceptable price range per material type and per unit (per cubic yard). Based upon the above history and projections for the remaining allowable contract timeframe, including factoring the extension through May 31, 2025, and for potential / allowable increases in disposal cost and/or increases volumes of material delivered to the vendor, staff estimate raising the contract limit to \$750,000 will suffice for the remaining term of the contract, as extended.

Therefore, City staff recommends amending the current contract with McFarlane's Bark at set forth above.

Advantage(s)

1. Maintaining the contract with this existing vendor provides continuity for efficient and convenient, local drop off option for residents and city crews.
2. The availability of multiple sites helps reduce congestion that would result from offering fewer vendors and may reduce travel time and distance if there were fewer available vendors.

Disadvantage(s)

1. Not allowing for an increase in the contract spending limit would require the contract to cease upon reaching the current spending limit of \$350,000, which is anticipated to occur in the coming month. This would have an immediate negative impact on the current Fall Leaves Coupon program available to residents and promoted broadly through Vancouver and the greater county area.
2. Not extending the contract spending limit would result in losing an existing vendor and prevent the public from having four local options for delivering their fall leaves and spring yard debris.

Budget Impact

The total annual expenditures remaining under the McFarlane's Bark vendor contract is estimated to be as high as \$394,000 for the remainder of 2023 and through May 2025, though that is based on community participation and actual costs, which will be tracked and paid consistent with various programs. These costs were primarily budgeted in the Solid Waste Fund, with some costs paid by other funds and leaves disposal costs for county residents later reimbursed by Clark County Public Works. Required funding is allocated in 2023 and 2024 budget and will be proposed in 2025/2026 biennial budget.

Prior Council Review

Council last approved this contract on May 18, 2020, with Staff Report 054-20.

Action Requested

Authorize the City Manager, or designee, to execute the proposed amendments to the Professional Service Agreement with McFarlane's Bark Inc. for Yard Debris and Leaves Receiving and Processing Services to extend the end date and increase the monetary limit as indicated above.

Julie Gilbertson, Solid Waste Supervisor, 360-487-7162

ATTACHMENTS:

- ▣ Contract McFarlane's Bark
- ▣ Amendment No 1 Executed
- ▣ Amendment No 2 Final Draft

CITY OF VANCOUVER
SERVICES AGREEMENT No. _____
YARD DEBRIS/LEAVES RECEIVING & PROCESSING SERVICES

This Agreement by and between the City of Vancouver, a municipal corporation, under the laws of the State of Washington, hereinafter referred to as "City" and McFarlanes Bark hereinafter referred to as "Contractor", whose address is 13345 SE Johnson Rd, Milwaukie OR 97222.

WHEREAS, the City desires to engage the Contractor to provide Yard Debris/Leaves Receiving and Processing and other related services on an as needed basis. Contractor has agreed to offer its services to perform said work per City issued Request for Proposal (RFP) No. 12-20, Contractor's proposal to said RFP; and

WHEREAS, the Contractor has represented by entering into this Agreement that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, and to the standards required by City.

NOW, THEREFORE, IT IS MUTUALLY AGREED BETWEEN THE PARTIES:

The City hereby agrees to engage the Contractor and the Contractor hereby agrees to perform, in a satisfactory and proper manner, as determined by the City, the services hereafter set forth in connection with this Agreement:

1. Statement of Work.

Contractor agrees to provide Yard Debris/Leaves Receiving and Processing Services for yard debris and leaves collected at Neighborhood Cleanup and Chipper events, through Spring Yard Debris and Fall Leaves Coupon programs, and materials collected by City crews as part of regular maintenance work or in the event of storm or other disaster per RFP No. 12-20 and Contractor's response to said RFP on file in City of Vancouver Procurement Services by reference hereto made a part of this Agreement. Services are to be provided on a task order basis or on a task by task basis. All work must be authorized and approved by the City's Project Manager before any work begins. Contractor shall approach this project in a manner consistent with its customary practice. Contractor shall actively seek collaborative input from City staff.

Contractor agrees to provide exceptional customer service, to the public and City crews associated with the aforementioned programs, including attention to site circulation and customer experience. The contractor will maintain up-to-date hours and days of operation on their website, allowing for seasonal variations, and if changed, will promptly notify City staff. For ease of use and access by the public, the Contractor will assure their site has clear

directional / circulation signs posted throughout (exit, enter, queue) and in areas where material is tipped signage with accepted or non-accepted materials will be posted.

Local, State and or Federal funding will be used on various projects and as such all applicable requirements shall apply, whatsoever, including any special grant requirements depending on the funding source. Where there is a conflict, the City, at its sole discretion shall decide which requirement shall apply.

Compensation is limited to for each specific service listed, unless amended per Section 15 of this Agreement. Compensation may be amended, at the City's sole discretion, for documentable circumstances not reasonably foreseeable to either party at the time the task and/or subtask is initiated, or for changes to the scope of work or deliverables requested by the City. All deliverables must be acceptable to the City, at the sole discretion of the City.

Material / Source	Rate / Cubic Yard
Yard Debris - Regular City Operations	\$11.00 / cu yd
Yard Debris – Neighborhood Cleanup program	\$11.00 / cu yd
Yard Debris – Spring Cleanup program	\$11.00 / cu yd
Leaves – Fall Leaves program	\$11.00 / cu yd
Leaves – City Operations	\$11.00 / cu yd
Storm Debris	\$11.00 / cu yd
Finished Compost for purchase	\$15.00 / cu yd
Mixed Leaves and Pine Needles	\$11.00 / cu yd

Travel expenses are not included in this Contract.

This agreement is a purchase of services at the rates attached. If additional time is needed, please refer to Section 6 of this agreement. A written amendment must be attached.

2. Order of Precedence.

Where there is a conflict among or between any of these documents, the controlling documents shall be the first listed in the following sequence: Amendments to this Agreement; this Agreement; Purchase Orders; Contractor's submitted proposal to RFP No. 12-20 and RFP No. 12-20.

3. Relation of Parties.

The Contractor, its sub consultants, agents and employees are independent contractors performing services for City and are not employees of City. The Contractor, its subcontractors, agents and employees, shall not, as a result of this Agreement, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees. The Contractor, sub consultants, agents and employees shall not have the authority to bind City in any way except as may be specifically provided herein.

4. E-Verify.

Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty (60) days after execution of this Agreement. Contractor shall ensure all Contractor employees and any sub-contractor(s) assigned to perform work under this Agreement are eligible to work in the United States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.

5. Time of Performance.

The service of the Contractor is to commence as of June 1, 2020. It is agreed services hereunder shall be completed by May 31, 2023. The City reserves the right to offer Contract extensions for up to an additional two (2) years for a total Contract term not to exceed five (5) years.

6. Delays and Extensions of Time.

If the Contractor is delayed at any time in the progress of providing services covered by the Agreement, by any causes beyond Contractor's control, the time for performance may be extended by such time as shall be mutually agreed upon by Contractor and City and shall be incorporated in a written amendment to this Agreement. Any request for an extension of time shall be made in writing to City.

7. Compensation and Schedule of Payments.

City shall pay the Contractor at the rates indicated in Section 1 for work performed under the terms of this Agreement. This is the maximum amount to be paid under this Agreement and it

shall not be exceeded without City's prior written authorization in the form of a negotiated and executed amendment. Such payment shall be full compensation for work performed or services rendered and for all labor, materials, supplies, equipment and incidentals necessary to complete the project as set forth herein. The Contractor shall submit monthly invoices to City covering both fees and project expenses, if any, for fees and expenses from the previous month. Payments to Contractor shall be net 30 days.

The City reserves the right to correct any invoices paid in error according to the rates set forth in this Agreement. City and Contractor agree that any amount paid in error by City does not constitute a rate change in the amount of the contract. The City's contract/purchase order (PO) number given on the notice to proceed must be referenced on any invoice submitted for payment.

During the life of this Contract, and in consideration of the City's business needs, the Contractor may make requests for compensation adjustments. In consideration of market conditions, the City may allow an annual adjustment to compensation paid for the actual cost of services. Requests for pricing adjustments shall be supported by the applicable Consumer Price Index – All Urban Consumers (Seattle-Tacoma-Bremerton WA) area and shall be submitted before the anniversary date of this Agreement. The City will review the request and, at its sole discretion, make a decision. If accepted, the adjustment shall become effective on the anniversary date of the Agreement and will be firm for the remainder of the contracted period. All adjustments will be authorized by written contract amendment.

8. Ownership of Records and Documents.

Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Agreement, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of Contractor.

9. Termination.

The City, at its sole discretion, may terminate this contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

In the event this Agreement is terminated prior to the completion of work, Contractor will only be paid for the portion of the work completed at the time of termination of the Agreement.

10. Evaluation and Compliance with the Law.

The Contractor shall have the authority to control and direct the performance and details of the work described herein. The Contractor agrees to comply with all relevant, federal, state and municipal laws, rules and regulations.

11. City Business and Occupation License.

Contractors will be required to obtain a business license when contracting with the City of Vancouver, unless allowable exemptions apply. Businesses/Contractors shall contact the State of Washington Business License Service (BLS) at: <http://bls.dor.wa.gov/file.aspx>, telephone 800-451-7985, or go to www.bls.dor.wa.gov/cities/vancouver.aspx or www.cityofvancouver.us/businesslicense, to determine whether a business license is required pursuant to VMC Ch. 5.04.

12. Liability and Hold Harmless.

Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, demands, claims, causes of action, suits or judgments, including costs, attorney fees and expenses incurred in connection therewith, of whatsoever kind or nature (including patent infringement or copyright claims) to the extent arising out of, or in connection with, or incident to, the negligent performance or willful misconduct pursuant to this Agreement. This indemnity and hold harmless shall include any claim made against the City by an employee of Contractor or subcontractor or agent even if Contractor is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 RCW, except to the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. Contractor specifically acknowledges the provisions contained herein have been mutually negotiated by the parties and it is the intent of the parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115. Contractor is an independent contractor and responsible for the safety of its employees.

13. Insurance.

Contractor shall obtain and keep in force during the entire term of this agreement, liability insurance against any and all claims for damages to person or property which may arise out of the performance of this Contract whether such work shall be by the Contractor, subcontractor or anyone directly or indirectly employed by either the Contractor or a subcontractor.

a. **Liability Insurance.** Contractor shall maintain commercial General Liability insurance with a limit of not less than one million dollars (\$1,000,000) for each occurrence and not

less than one million dollars (\$1,000,000) combined single limit automobile liability coverage. The policy shall include coverage for bodily injury, broad form property damage, personal injury, products and completed operation and blanket contractual coverage including, but not limited to, the liability assumed under the indemnification provisions of this Agreement. All liability insurance required herein shall be under a comprehensive or commercial general liability and business, policies.

b. City Listed as an Additional Insured: The City of Vancouver, its agents, representatives, officers, directors, officials, and employees must be named as an additional insured on the Commercial General Liability policy and shown on the certificate as an additional insured. A copy of the additional insured endorsement CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the certificate of insurance.

c. The commercial general liability policy must be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced must apply to the Stop Gap coverage as well. This must be indicated on the certificate.

d. Worker's Compensation. Contractor shall carry workers' compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Contractor's employees engaged in the performance of the work or services; and, Employer's Liability insurance of not less than one million dollars (\$1,000,000) for each accident, five hundred thousand dollars (\$500,000) for each disease for each employee, and one million dollars (\$1,000,000) for each disease policy limit.

e. Professional Liability. The Contractor shall obtain and keep in force during the entire term of this Agreement, professional liability insurance (errors and omissions) against any and all claims for damages to person or property which may arise out of the performance of this Contract whether such work shall be by the Contractor, subcontractor or anyone directly or indirectly employed by either the Contractor or a subcontractor. The amount of coverage provided by such insurance shall be not less than one million dollars (\$1,000,000) combined single limit.

f. Employment Security. The Contractor shall comply with all employment security laws of the state in which services are provided, and shall timely make all required payments in connection therewith.

g. The City of Vancouver shall be listed on the Certificate as the Certificate Holder.

h. Coverage Trigger: The insurance must be written on an "occurrence" basis. This must be indicated on the certificate. Claims made policies will be accepted for professional liability coverage only.

Contractor shall provide evidence of all insurance required, at the City's request, by submitting an insurance certificate to the City on a standard "ACORD" or comparable form..

14. Notices.

All notices which are given or required to be given pursuant to this Agreement shall be hand delivered or mailed postage paid as follows:

City:

Anna Vogel
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995

Contractor:

Shelby Strong
McFarlanes Bark
13345 SE Johnson Rd
Milwaukie OR 97222

15. Amendments.

All changes to this Agreement, including changes to the statement of work and compensation, must be made by written amendment and signed by all parties to this Agreement.

16. Scope of Agreement.

This Agreement incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Agreement. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Agreement.

17. Ratification.

Acts taken pursuant to this Agreement but prior to its effective date are hereby ratified and confirmed.

18. Governing Law/Venue.

This Agreement shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. The contractor shall have legal authority to enter into this

agreement and be at least 18 years of age. Any action or suit brought in connection with this Agreement shall be brought in the Superior Court of Clark County, Washington.

19. Cooperative Purchasing:

The Washington State Inter-local Cooperation Act, Ch. 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City of Vancouver incurring any financial or legal liability for such purchases. The City of Vancouver agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City of Vancouver is not held financially or legally liable for purchases and that any public agency purchasing under such solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

20. Public Disclosure Compliance.

The parties acknowledge that the City is an “agency” within the meaning of the Washington Public Records Act, Ch 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five (5) business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Ch.42.17 RCW for withholding or delaying public disclosure of such information.

21. Debarment.

The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.

22. Nondiscrimination.

The City of Vancouver, WA is an equal opportunity employer. In the performance of this Agreement, the Contractor will not discriminate against any employee or applicant for employment on the grounds of race, creed, color, national origin, sex, sexual orientation, marital status, age or the presence of any sensory, mental or physical handicap.

DATED this Date day of Month , 2020

CITY OF VANCOUVER,
A municipal corporation

CONTRACTOR:
McFarlanes Bark

DocuSigned by:



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Eric Holmes, City Manager

DocuSigned by:

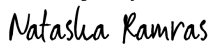


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Signature:

Attest:

DocuSigned by:



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Natasha Ramras, City Clerk

shelby strong

Sales Manager

By: Printed Name / Title

Approved as to form:

DocuSigned by:



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Jonathan Young, City Attorney

SERVICE AGREEMENT C-100389

AMENDMENT No. 1

YARD DEBRIS & LEAVES RECEIVING AND PROCESSING SERVICES

This Agreement amends the Professional Services Agreement number C-100389 by and between the City of Vancouver, hereinafter referred to as "City", and McFarlanes Bark hereinafter referred to as "Contractor", whose address is 15840 S Pope Ln, Oregon City, OR 97045, for services offered.

This amendment amends the original agreement as follows:

1. **Amend** the language contained in Section 1, Statement of Work, with language in herein attached and by reference made part of the Contract, Attachment A. Updated rates effective June 1, 2023.
2. **Amend** the language contained in Section 5, Time of Performance, with language in herein:
 - Term date extended to May 31, 2024.
3. Ratification: Acts taken pursuant to this Amendment but prior to its effective date are hereby ratified and confirmed.

This amendment in no way alters any other provisions of the original agreement.

CITY OF VANCOUVER

A municipal corporation

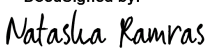
DocuSigned by:
 Deputy City Manager

Eric Holmes, City Manager

3/21/2023

Date

Attest:

DocuSigned by:


Natasha Ramras, City Clerk

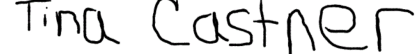
Approved as to form:

DocuSigned by:


Jonathan Young, City Attorney

CONTRACTOR:

McFarlanes Bark

DocuSigned by:


Signature

Tina Castner Sales Manager

Printed Name /Title

3/7/2023

Date

Attachment "A"

	Current Rate thru May 31, 2023	New Rate effective Jun 1, 2023
Material / Source	Rate / Cubic Yard	Rate / Cubic Yard
Yard Debris - Regular City Operations	\$11.00 / cu yd	\$12.00 / cu yd
Yard Debris – Neighborhood Cleanup program	\$11.00 / cu yd	\$12.00 / cu yd
Yard Debris – Spring Cleanup program	\$11.00 / cu yd	\$12.00 / cu yd
Leaves – Fall Leaves program	\$11.00 / cu yd	\$12.00 / cu yd
Leaves – City Operations	\$11.00 / cu yd	\$12.00 / cu yd
Storm Debris	\$11.00 / cu yd	\$12.00 / cu yd
Finished Compost for purchase	\$15.00 / cu yd	\$15.00 / cu yd
Mixed Leaves and Pine Needles	\$11.00 / cu yd	\$12.00 / cu yd

SERVICE AGREEMENT #C-100389

AMENDMENT No. 2

Yard Debris & Leave Receiving and Processing Services

This Agreement amends the Professional Services Agreement number C-100389 by and between the City of Vancouver, hereinafter referred to as "City", and McFarlanes Bark Inc hereinafter referred to as "Contractor", whose address is 15840 S Pole Ln, Oregon City, OR 97045 for services offered.

This amendment amends the original agreement as follows:

1. Increase the authorized amount of the Agreement by \$397,756.46 to a revised authorized amount of \$750,000.00.
2. **Amend** the language contained in Section 5, Time of Performance, with the following:
 - Term date extended to May 31, 2025
3. Ratification: Acts taken pursuant to this Amendment but prior to its effective date are hereby ratified and confirmed.

This amendment in no way alters any other provisions of the original agreement.

CITY OF VANCOUVER
A municipal corporation

CONTRACTOR:
McFarlanes Bark Inc.

Eric Holmes, City Manager

Signature

Date

Printed Name /Title

Attest:

Date

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney



Staff Report: 201-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/6/2023

SUBJECT Ratification of Emergency Order 2023-01, Emergency Order 2023-02, and Emergency Order 2023-03

Key Points

- Despite City's funding of housing development, development incentives, eviction prevention, diversion, rental assistance, shelter, and other supportive services, chronic unsheltered homelessness continues to drastically and rapidly increase at a rate that has become unmanageable utilizing standard City processes and existing tools.
- Number of individuals experiencing chronic homelessness and chronic unsheltered homelessness increased significantly (54% and 78% respectively) since 2022.
- Our city hosts 78% of the total Clark County unsheltered population, underscoring the urgency of the issue.
- Recent behavioral shifts, including heightened violence and drug-related incidents, pose substantial risks to public safety and health of housed and unhoused residents.
- The increases in population and behavioral challenges are placing significant strain on City resources, particularly emergency services.
- Staff is recommending Council adopt the resolution ratifying Emergency Order 2023-01, Emergency Order 2023-02, and Emergency Order 2023-03, enabling staff to implement proposed strategies for addressing the critical health and safety issues associated with the emergency.

Strategic Plan Alignment

Economic Opportunity - a place where a wide variety of businesses of all sizes grow and thrive.

Housing and Human Needs – meeting basic needs and partnering with organizations to support the community.

Vibrant and Distinct Neighborhoods – a variety of accessible places and spaces.

Safe and Prepared Community – a safe place to live, work, learn, and play.

Climate and Natural Systems – Environmental stewardship and efforts to address climate change to ensure a sustainable future.

Present Situation

The official Clark County Point in Time Count found 1300 individuals countywide experiencing homelessness (sheltered and unsheltered) in January 2023 (9% increase from 2022). Data points of note from that count:

- 54% increase in chronically homeless from 2022 (234% increase since 2015)
- 672 unsheltered (226% increase since 2015)
- 78% increase in chronic unsheltered from 2022 (up 238% from 2015)

For a 10-week period this summer, HART conducted our own unsheltered count within city limits. Of the 451 individuals counted by HART, 346 agreed to be surveyed. Of the 346 surveyed:

- 48% (167) became homeless outside of the City of Vancouver
 - 66% (110) of those not from Vancouver have been here for 1 year or less, and
 - 17% (28) had been here no more than 30 days at the time they were counted.

Point in Time Counts are largely understood to be an undercount, just as HART's count certainly did not capture 100% of the individuals living outside. While not a perfect comparison, when adding the 451 individuals counted by HART and the average of 70 individuals who reside at Safe Park at any given time, at least **521 individuals were living unsheltered within the City of Vancouver in June 2023**. Based on data analysis of the Point in Time Count, HART's unsheltered count/survey, and the CFTH Annual System Data Report, it appears as though the **City of Vancouver is hosting around 78% of the entire Clark County unsheltered population**, while only 46% of individuals who experienced homelessness in Clark County in 2022 became homeless in Vancouver.

Since June, we've seen more new faces and new/different behaviors than what have historically been observed/experienced in Vancouver camps. Based on conversations with many individuals from other areas/communities, the migration to Vancouver seems to largely stem from policy changes and increased enforcement in other jurisdictions. Many individuals from other parts of Clark County report being "run out of town" by law enforcement and Public Works/Parks employees from other jurisdictions within Clark County; we've also heard similar from folks who have come from other parts of Washington. Individuals who have come from Portland/Oregon frequently report they're looking to be left alone, or that they left to avoid being "forced into a giant camp" in Portland. Based on the above data, what we are observing, and what unsheltered residents are reporting, Vancouver will continue to see an increase in migration of unsheltered individuals.

In addition to population changes, there's been a significant shift in individual behavior as well as the overall culture in camps over the last few years, with the severity in problematic behavior, and impacts of that behavior, increasing more in the last 6-9 months. HART's observation is the vast majority of individuals living outdoors are experiencing addiction, and the majority of those are using Fentanyl, including folks who have not historically been opioid users. That observation was confirmed by the majority of individuals surveyed in HART's unsheltered count.

The impacts of the pandemic, passing of the Blake Decision, and shift to much more widespread Fentanyl usage seem to have created a perfect storm, which has effectively changed the

landscape regarding unsheltered homelessness – what it looks like, what it responds to, and how it impacts the entire community. The changes in behavior include:

- Increases in violence and/or weapons
- Camps being utilized as cover for drug dealing and other criminal activity by individuals not actually experiencing homelessness
- Increases in Fentanyl use, overdoses, and deaths due to overdose or other substance use
- Many individuals refusing, or not prioritizing, connection to services

Recommended strategies for addressing the population growth and changes in conditions related to unsheltered homelessness are as follows:

- Utilize Declaration of Emergency to enable City to rapidly respond to the existing crisis and implement the following strategies by lifting procurement restrictions and providing additional tools to address significant health and safety issues in encampments.
- Update post-pandemic law enforcement policies/procedures and enhanced enforcement collaboration with HART
- Patrol to assist HART and NPOs with citations into Community Court
- Propose ordinance amendments that will (1) provide greater balance in access to public spaces intended for public use, particularly greenways/open spaces, and (2) establish clearer guidelines for outdoor habitation and camping, ensuring greater clarity for both those experiencing homelessness and law enforcement.
- Establish corridor-specific community response teams, in Fourth Plain and downtown corridors, providing both behavioral health response and community engagement and activation to reduce the significant negative impacts related to unsheltered homelessness in those areas.
- Establish congregate bridge shelter to accommodate ~150 individuals, providing Medication Assisted Treatment services on-site, as well as respite beds in partnership with hospital(s).

Advantage(s)

Empowers staff to act swiftly and efficiently, providing the necessary tools and resources to address the critical health and safety issues associated with the crisis.

Disadvantage(s)

None at this time

Budget Impact

There is no immediate budget impact associated with this declaration. However, implementing the strategies and tactics that are contemplated by this declaration, noted herein, will require additional budget capacity to both establish and sustain. The current adopted 2023-24 biennial budget appropriation is expected to be sufficient to cover these costs during the first year of emergency response, but additional funds would be needed to sustain in future biennia.

Action Requested

Adopt a resolution ratifying Emergency Order 2023-01, Emergency Order 2023-02, and Emergency Order 2023-03.

Jamie Spinelli, Homeless Response Manager, 360-487-8610

ATTACHMENTS:

- ▣ Ratifying resolution
- ▣ Declaration of Civil Emergency
- ▣ Emergency Order No. 2023-02
- ▣ Emergency Order No. 2023-03
- ▣ Staff Presentation

11/6/2023

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION ratifying Declaration of Civil Emergency No. 2023-01, Emergency Order 2023-02, and Emergency Order 2023-03, issued by the Vancouver City Manager on November 3, 2023.

WHEREAS, on November 3, 2023, the Vancouver City Manager issued a Declaration of Civil Emergency to protect the public peace, safety and welfare associated with the humanitarian crisis of unsheltered homelessness in the City of Vancouver (Emergency Order 2023-01), pursuant to Vancouver Municipal Code, Section 2.12.030(A)(2), which authorizes the City Manager to issue such a declaration when the Council is not in session, subject to ratification and confirmation, modification or rejection by the City Council as soon as practicable following the issuance of any such declaration; and

WHEREAS, following the declaration of civil emergency, the City Manager issued two (2) emergency orders: Emergency Order 2023-02 and Emergency Order 2023-03; and

WHEREAS, the City Council agrees with Declaration of Civil Emergency No. 2023-01 and Emergency Order 2023-02 and Emergency Order 2023-03, and hereby adopts the same;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. Findings. The following documents are hereby adopted and incorporated by this reference as if set forth fully herein as findings in support of this Resolution: Staff Report SR-_____; Declaration of Civil Emergency 2023-01; Emergency Order 2023-02 and Emergency Order 2023-03; together with all attachments to the same.

RESOLUTION - 1

Section 2. Ratification and Confirmation. The Declaration of Civil Emergency No. 2023-01, Emergency Order 2023-02 and Emergency Order 2023-03, as issued by the Vancouver City Manager on November 3, 2023, are hereby ratified and confirmed pursuant to Section 2.12.030(A)(2) of the Vancouver Municipal Code.

Section 3. Notice. Pursuant to Section 2.12.050 of the Vancouver Municipal Code, Notice of the City's Declaration of Civil Emergency (Emergency Order 2023-01), Emergency Order 2023-02, and Emergency Order 2023-03, shall be given as soon as practicable by such means are practicable to news media within the general area of the city, the public, the governor, the state military department, and the Clark County department of emergency management or successor agency.

Section 4. Duration. This Declaration of Civil Emergency shall continue until modified or terminated by the City Manager or Vancouver City Council.

INTRODUCED, PASSED, AND ADOPTED at a Regular Meeting of the Vancouver City Council this ____ of November, 2023.

CITY OF VANCOUVER

Anne McEnery-Ogle
Mayor

ATTEST:

Natasha Ramras
City Clerk

APPROVED AS TO FORM:

Jonathan Young
City Attorney

RESOLUTION - 2

**DECLARATION OF CIVIL EMERGENCY
IN AND FOR THE CITY OF VANCOUVER, WASHINGTON**

2023-01

– Homelessness –

WHEREAS, Vancouver Municipal Code, Section 2.12.030 provides that whenever a civil emergency, or the imminent threat thereof, occurs in the City and results in, or threatens to result in, the death or injury of persons or the destruction of or damage to property to such extent as to require, in the judgment of the City Manager or designate, extraordinary and immediate measures, an emergency may be declared to protect the public peace, safety, and welfare; and

WHEREAS, homelessness is a humanitarian crisis with many causes and those living on the street or in vehicles face tremendous challenges – from the loss of a job or home, to mental health conditions, addiction, physical violence or even death; and

WHEREAS, over the past ten years, the City of Vancouver has worked as a partner alongside Clark County, local service providers, neighborhoods, and community leaders, in order to increase the available supply of affordable housing, reduce incidents of homelessness, and mitigate the adverse impacts of homelessness; and the City of Vancouver’s proactive efforts address homelessness over the past decade have included:

- Enacting amendments to Title 8.22, Vancouver Municipal Code to allow for nighttime camping consistent with the Eighth Amendment to the United States Constitution and the Statement of Interest filed by the U.S. Department of Justice on August 6, 2015 in the case Janet Bell v. City of Boise, U.S. District Court of Idaho No. 09-cv-540-REB, Doc. 276. Vancouver City Ordinance (“Ord.”) M-4133 (2015);
- Empaneling and soliciting strategic guidance from an Affordable Housing Task Force comprised of elected officials, private sector partners, non-profit service leaders, and local volunteers;
- Proposing to eligible voters of the City of Vancouver a ballot proposition (Proposition 1) to increase the supply of affordable housing through establishment and funding of an Affordable Housing Fund and administering local funds pursuant to the same;

- Enacting amendments to Title 8.22, Vancouver Municipal Code to establish a legal framework for the creation of Safe Stay Communities, while designating other areas – including those near critical water resources – as ‘impact areas’ in which camping and outdoor habitation is prohibited. Ord. M-4348 (2021);
- Establishing Safe Stay Communities that utilize modular pallet shelters, instead of tents, to offer residents experiencing unsheltered homelessness a warm, dry, and secure place to stay where they have access to high-quality, compassionate, life-saving and social services while they work to transition out of homelessness;
- Enacting amendments to Title 8.22, Vancouver Municipal Code to designate specified areas along the Burnt Bridge Creek Trail posing unreasonable wildfire risks of as “Fire Impact Areas” in which camping and outdoor habitation is prohibited. Ord. M-4379 (2022);
- Proposing to eligible voters of the City of Vancouver a ballot proposition (Proposition 3) to extend the duration of, and increase the funding available through, the City’s Affordable Housing Fund; and the City has, and continues to, increase the supply of affordable housing pursuant to the same; and

WHEREAS, notwithstanding the efforts described above, from 2013 to 2023, the number of individuals experiencing unsheltered homelessness in the City of Vancouver has risen two-hundred and fifty-three percent (253%) as reflected by the annual point-in-time count (PIT Count) conducted in collaboration with the United States Department of Housing and Urban Development (HUD); and

WHEREAS, over the past year, the prevalence of homelessness within the City of Vancouver has continued to materially increase as evidenced by the 2023 PIT Count which found 1300 total individuals experiencing homelessness in Clark County. Of that number, 672 individuals were unsheltered. This figure constitutes a 54% increase in chronic homelessness and a 74% increase in chronic unsheltered homelessness; and

WHEREAS, 78% of the county’s homeless population is currently residing within the Vancouver City limits and changes in the the population experiencing unsheltered homelessness within the City of Vancouver were further illuminated by the findings of a 10-week study conducted by the City’s Homeless Assistance and Resources Team (HART) during the summer of 2023, and follow-up contact completed after the summer 2023 study, which has found the following:

- 451 individuals experiencing unsheltered homelessness were counted by HART. (This number did not include individuals residing in the City’s “Safe Park” area, though those

individuals are included in the number of individuals experiencing “unsheltered” homelessness for purposes of the annual HUD PIT count.) Of those 451 individuals, many are new to Vancouver and, therefore, less familiar with the City’s resources, opportunities, laws and regulations.

- The overall behavior exhibited by individuals residing in larger encampments has materially changed over recent months. Social isolation from the COVID-19 pandemic, the deregulation of controlled substances following issuance of the State v. Blake¹ decision, and a widespread increase in the use of Fentanyl by individuals experiencing unsheltered homelessness, have contributed to a decline in the productivity of relationships between individuals experiencing unsheltered homelessness and outreach workers and other service providers. Generally, outreach workers report that many individuals experiencing unsheltered homelessness in Vancouver have reduced interest in voluntarily engaging in community services such as behavioral health treatment and housing placement services.
- Over recent months, members of the City’s HART team have observed an increase in the prevalence of the following within and around homeless encampments in the City of Vancouver: untreated mental and behavioral health issues; weapons, firearms and violence; improperly discarded solid waste and biohazards; careless storage of drugs (e.g., Fentanyl pills on the ground); overdoses; substance abuse related deaths; and threats and attempts to intimidate outreach workers.

In addition to the behaviors directly attributed to individuals experiencing unsheltered homelessness, the HART members have also observed that homeless encampments have begun serving as a cover for criminal activity, to include drug dealing, by individuals who are not experiencing homelessness; and

WHEREAS, in 2022, twenty-three (23) residents of the City of Vancouver died while experiencing homelessness, with eighteen (18) of those deaths occurring while residents were living unsheltered from causes including medical ailments, suicide, overdose, violence or natural causes; and

WHEREAS, as of today’s date, during the 2023 calendar year-to-date, 23 residents² of the City of Vancouver are known to have died while experiencing homelessness, with 20

¹ State v. Blake, 197 Wn.2d 170 (2021), invalidated Washington State’s possession of controlled substances law on constitutional grounds, effectively removing criminal penalties for possession of controlled substances. The Washington Legislature only recently enacted a ‘Blake Fix.’ SB 5536. The ‘Blake fix’ was enacted during a special 1-day legislative session in 2023 and, as of the date of this order, the City is not yet seeing widespread compliance with its requirements, as most provisions of the ‘Blake fix’ only became effective August 15, 2023.

² Approximately 6.5% of the population of people experiencing unsheltered homelessness in Vancouver.

of those deaths occurring while residents were living unsheltered from causes that include overdose or substance abuse, cancer, natural causes, suicide or violence; and

WHEREAS, individuals experiencing unsheltered homelessness utilize essential fire, police, and emergency medical services in significantly greater frequency than other residents of the City of Vancouver creating corresponding system demands and impacts (e.g. response time delays) felt by the surrounding community-at-large; and

WHEREAS, consultation with the City of Vancouver Homeless Response Manager and the Clark County Department of Public Health has confirmed that homelessness has threatened, and continues to threaten the lives of residents of the City of Vancouver, and the real property occupied by those experiencing unsheltered homelessness, and these consultations support a finding that extraordinary and immediate measures are necessary to direct roles and responsibilities in coordinating emergency activities citywide and take other steps as allowed by law to protect the public peace, safety and welfare of residents of the City of Vancouver;

NOW, THEREFORE, the City of Vancouver, Washington hereby Declares and Orders as follows:

Section 1. Declaration of Civil Emergency. The foregoing recitals are hereby incorporated by this reference. As a result of the foregoing, a civil emergency is hereby declared to exist within the City of Vancouver requiring the exercise of emergency powers set forth by the Washington State Constitution Article VI, Section 11, Revised Code of Washington Chapter 38.52, and Vancouver Municipal Code Chapter 2.12 as described in this declaration of civil emergency. The response to this emergency may reasonably require the use of all City resources and the need to access state and federal resources and financial mechanisms.

Section 2. Emergency Orders Authorized. Effective upon execution of this declaration of civil emergency, the Vancouver City Manager shall exercise authority through issuance of Executive Orders and through use and direction of City personnel, public funds, services and equipment, and such additional acts and resources necessary to the management of this emergency.

Section 3. Violation of Emergency Orders Prohibited. Pursuant to Vancouver Municipal Code Section 2.12.100, it is unlawful for anyone to violate a declaration of civil emergency, or any Emergency Order issued thereunder by the Vancouver City Manager, or any law enforcement officer or designated emergency service personnel acting pursuant to authority of such declaration or emergency order.

Section 4. Circulation. A copy of this declaration of civil emergency, and all emergency orders issued hereunder, shall be given as soon as practicable by such means are practicable to news media within the general area of the city, the public, the governor, the state

military department, and the Clark County department of emergency management or successor agency.

Section 5. Presentation, Ratification, Termination. This declaration, and all emergency orders issued hereunder, shall be filed with the City Clerk and presented as soon as practicable to the City Council for ratification and confirmation, modification or rejection. Orders which are rejected shall, after vote, be void. Emergency orders shall be considered in full force and in effect until the council shall act.

Section 6. Duration. Unless earlier modified or terminated pursuant to Section 5, this declaration of civil emergency shall be terminated upon issuance of another declaration when order has been restored in the affected areas of City of Vancouver. The decision to terminate the City's declared state of emergency shall be informed by relevant data including, without limitation, the availability of adequate shelter to those experiencing unsheltered homelessness (e.g., unoccupied bed space), the prevalence of unsheltered homelessness within City limits (e.g., PIT count and similar studies), the number of deaths suffered by those experiencing unsheltered homelessness, and the system demands on the City's emergency response systems attributed to homeless response efforts.

DECLARED IN THE ABSENCE OF CITY COUNCIL, subject to City Council ratification, confirmation, modification or rejection as soon as practicable, this 3rd day of November, 2023, at 9 : 05 hours.

ATTEST:



Natasha Ramras
City Clerk



CITY OF VANCOUVER
Eric Holmes
City Manager

APPROVED AS TO FORM



Jonathan Young
City Attorney

EMERGENCY ORDER
IN AND FOR THE CITY OF VANCOUVER, WASHINGTON

No. 2023-02

– Homelessness –

**REGARDING FINANCIAL AND BUDGET AUTHORITY OF
THE VANCOUVER CITY MANAGER**

WHEREAS, at 9: 05 hours on November 3, 2023, the City of Vancouver declared a civil emergency pursuant to Washington State Constitution Article VI, Section 11, Revised Code of Washington Chapter 38.52, and Vancouver Municipal Code Chapter 2.12 *et. seq.*, due to the public health threat posed by homelessness. (Declaration of Civil Emergency No. 2023-01); and

WHEREAS, the Washington State Department of Health (DOH) and Department of Commerce (DOC) have observed that numerous financial challenges contribute to homelessness within Washington State, including lost income from illness or injury, the loss of a job, and high costs of health insurance,¹ the unavailability of affordable housing and high rental rates;² and

WHEREAS, the United States Department of Housing and Urban Services Office of Community Planning and Development (“HUD”) has found that between 2020 and 2022, Washington State experienced the fourth largest increase in homelessness in the nation (15.6%);³ and

WHEREAS, despite aggressive efforts to increase the available supply of affordable housing, reduce incidents of homelessness, and mitigate the adverse impacts of homelessness, the incidents of homelessness within the City of Vancouver have surpassed Washington State averages as described more fully within City of Vancouver Declaration of Emergency 2023-01, a copy of which is incorporated by this reference as if set forth fully herein; and

¹ 2018 Washington State Dept. of Health Annual report, p.191, retrieved 11/3/2023 at:
https://doh.wa.gov/sites/default/files/legacy/Documents/1000/2018SHA_FullReport.pdf?uid=653b039c715fb

² 2019 Washington State Dept. of Commerce Annual Report, retrieved 11/3/2023 at:
https://www.commerce.wa.gov/wp-content/uploads/2020/02/Homelessness-in-Washington-State_final.pdf

³ The 2022 Annual Homeless Assessment Report (AHAR) to Congress can be found at:
<https://www.huduser.gov/portal/sites/default/files/pdf/2022-AHAR-Part-1.pdf>

WHEREAS, in consultation with the City of Vancouver Homeless Response Manager and the Clark County Department of Public Health, the City has determined that homelessness has threatened, and continues to threaten, the lives of residents of the City of Vancouver, and the real property occupied by those experiencing unsheltered homelessness, and that extraordinary and immediate measures are necessary to direct roles and responsibilities in coordinating emergency activities citywide and take other steps as allowed by law to protect the public peace, safety and welfare of residents of the City of Vancouver; and

WHEREAS, in view of the numerous financial factors that cause, contribute to, and perpetuate the cycle of homelessness, the City finds that allocation of financial resources will be necessary in order to address the humanitarian crisis and public health emergency of homelessness that exists within the City of Vancouver.

NOW THEREFORE, IT IS HEREBY DIRECTED AND ORDERED THAT:

As a result of the above-referenced situation, pursuant to Washington State Constitution Article VI, Section 11, Revised Code of Washington Chapter 38.52, and Vancouver Municipal Code Chapter 2.12, I hereby Order that a state of emergency continues to exist in the City of Vancouver, and that Emergency Order No. 2023-01 remains in full force and effect.

FURTHERMORE, based on the above situation and pursuant to Vancouver Municipal Code Chapter 2.12, the City hereby issue the following additional Emergency Orders:

Section 1. Acceptance of Donations. For the duration of this Emergency Order, the Vancouver City Manager shall have the authority to accept and receive on behalf of the City from any person, firm, or corporation offers of services, equipment, supplies, materials, or funds by way of gift, grant, or loan, for the purposes of emergency management, subject to the terms of the offer.

Section 2. Emergency Budget Authority. For the duration of this Emergency Order, the Vancouver City Manager shall have the authority to increase the City budget to access the City's emergency reserve fund.

Section 3. Contracting and Procurement Authority. The City Manager is hereby authorized to make emergency procurements of goods and services deemed necessary to address this emergency consistent with the provisions of Vancouver Municipal Code Section 3.05.030, in an amount not to exceed one million dollars (\$1,000,000) per transaction; and

Section 4. Severability. If any section or provision of this emergency order should be declared invalid by a court of competent jurisdiction, the remaining provisions of this Emergency Order shall remain in full force and effect for the duration specified herein.

Section 5. Duration. Unless modified, extended or terminated by the Vancouver City Council or Vancouver City Manager, this Emergency Order is hereby effective immediately and shall remain in effect until the state of emergency is declared terminated as per VMC 2.12.030.

SIGNED in Vancouver, Washington, this 3rd, day of November, 2023, at 9:05 hours in the absence of the Vancouver City Council, subject to City Council ratification, confirmation, modification or rejection as soon as practicable.

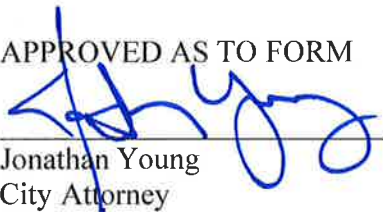
ATTEST:


Natasha Ramras
City Clerk

CITY OF VANCOUVER

Eric Holmes
City Manager

APPROVED AS TO FORM


Jonathan Young
City Attorney

EMERGENCY ORDER
IN AND FOR THE CITY OF VANCOUVER, WASHINGTON

No. 2023-03

– Homelessness –

**REGARDING CONTROL AND CLOSURE OF PUBLIC
PROPERTY AND PUBLIC RIGHTS-OF-WAY**

WHEREAS, at 9:05 hours on November 3, 2023, the City of Vancouver declared a civil emergency pursuant to Washington State Constitution Article VI, Section 11, Revised Code of Washington Chapter 38.52, and Vancouver Municipal Code Chapter 2.12 *et. seq.*, due to the humanitarian crisis and public health emergency posed by homelessness. (Declaration of Civil Emergency No. 2023-01); and

WHEREAS, the Ninth Circuit Court of Appeals has held that cities may not criminalize people for sleeping outdoors on public property, in all places, at all times, if such individuals lack the financial means to pay for shelter and there is no realistic option for them to sleep indoors for free;¹ and

WHEREAS, the City of Vancouver is entrusted with safeguarding an estimated 2400.36 acres of publicly owned property,² which includes a mix of buildings and vacant lots. The City also owns, and/or legally controls, hundreds of acres of public rights-of-way. The Vancouver City Council has previously designated certain portions of Public Property and Rights-of-Way to constitute ‘impact areas’ in which camping and outdoor habitation is prohibited at all times pursuant to Title 8.22 Vancouver Municipal Code (VMC); and

WHEREAS, the City of Vancouver has taken aggressive efforts to increase the available supply of affordable housing, reduce incidents of homelessness, and mitigate the adverse impacts of homelessness, as described more fully within City of Vancouver Declaration of Emergency 2023-01, a copy of which is incorporated by this reference as if set forth fully herein; and

¹ Martin v. City of Boise, 902 F.3d 1031, 1048 (9th Cir., 2018); City of Boise v. Martin, 140 S. Ct. 674, 205 L.Ed.2d 438 (2019); *Cert. Denied* City of Boise v. Martin, 140 S. Ct. 674, 205 L. Ed. 2d 438 (2019).

² This figure is comprised of real property under the ownership of Vancouver City Manager’s Office, Police, Fire, Parks, Parking, Operations, Transportation (remnant real property), Surface Water, Sewer, Water, and Wastewater. This figure does not include the 1,900 lane miles of paved streets maintained by the City of Vancouver. Nor does this figure include the ‘planting strips’ located between the outer-most edge of City streets and the abutting property.

WHEREAS, despite the City’s efforts to date, City Staff, including members of the Homeless Assistance and Resources Team (HART), have observed that some Public Property – not otherwise protected as “impact areas” by way of VMC 8.22 – is regularly subjected to adverse secondary impacts of camping and outdoor habitation within Vancouver City limits. These adverse impacts include soil, surface water, and groundwater contamination, destruction of vegetation and trees, and other uses which are incompatible with the long-term environmental sustainability and economic development interests planned for the long-term health, vitality and fiscal sustainability of the community as a whole; and

WHEREAS, upon declaration of a civil emergency, the City may issue an order closing to the public any or all public places including streets, public ways, parks, beaches and public buildings and issue such other orders as may be necessary for the protection of life or property; VMC 2.12.040(A); and

WHEREAS, in consultation with the City of Vancouver Homeless Response Manager and the Clark County Department of Public Health, the City has determined that homelessness has threatened, and continues to threaten, the lives of residents of the City of Vancouver, and the real property occupied by those experiencing unsheltered homelessness, and that extraordinary and immediate measures are necessary to direct roles and responsibilities in coordinating emergency activities citywide and take other steps as allowed by law to protect the public peace, safety and welfare of residents of the City of Vancouver.

NOW THEREFORE, IT IS HEREBY DIRECTED AND ORDERED THAT:

As a result of the above-referenced situation, pursuant to Washington State Constitution Article VI, Section 11, Revised Code of Washington Chapter 38.52, and Vancouver Municipal Code Chapter 2.12, I hereby Order that a state of emergency continues to exist in the City of Vancouver, and that Emergency Order No. 2023-01 remains in full force and effect.

FURTHERMORE, based on the above situation and pursuant to Vancouver Municipal Code Chapter 2.12, I hereby issue the following additional Emergency Orders:

Section 1. Definitions. All definitions set forth within Vancouver Municipal Code (VMC) 8.22.030, as well as the following definitions, are applicable to the terms used in this emergency order unless the context otherwise requires:

- A. “Public Property” means all real property owned, or legally controlled, by the City of Vancouver.
- B. “Right-of-Way” and “Rights-of-Way” have the meaning set forth within VMC 11.01.010.

Section 2. Control of Public Property. For the duration of this Emergency Order, camping and outdoor habitation on all Public Property and Rights-of-Way within the City of Vancouver shall be conducted subject to the following time, place, and manner restrictions:

- A. Time: Camping and outdoor habitation shall be subject to the time restrictions set forth in Title 8.22 VMC.
- B. Place: Camping and outdoor habitation shall be subject to the location restrictions set forth in Title 8.22 VMC as well as such additional closures as the City Manager may order pursuant to Section 3 of this Emergency Order (E.O. 2023-03, Section 3).
- C. Manner: Camping and outdoor habitation shall be subject to the follow manner restrictions:
 - I. **Camping and Outdoor Habitation in Tents.** Camping and outdoor habitation in tents shall be conducted in a manner consistent with the City’s “Outside Habitation Expectations for Tent Encampments,” a copy of which is attached as Exhibit “Emergency Order 2023-03-I” and incorporated by this reference as if set forth fully herein.
 - II. **Camping and Outdoor Habitation in Vehicles.** Camping and outdoor habitation in vehicles shall be conducted in a manner consistent with the City’s “Outside Habitation Expectations for Vehicles, RVs, Trailers,” a copy of which is attached as Exhibit “Emergency Order 2023-03-II” and incorporated by this reference as if set forth fully herein.

Section 3. Closure of Public Property and Rights-of-Way. For the duration of this Emergency Order, the Vancouver City Manager may designate Public Property and Rights-of-Way as closed to camping and outdoor habitation as follows:

- A. Availability: the combined total of all land closed to camping and outdoor habitation pursuant to this Section:
 - I. Shall not exceed 48 acres; and
 - II. When combined with other legal and regulatory tools, shall not result in the closure of all Public Property and Rights-of-Way to camping and outdoor habitation.

B. Identification and Notice: all Public Property and Rights-of-Way closed pursuant to this Order shall be identified by:

- I. Street Address, Legal Description, or County Assessor's Parcel Number; and
- II. Map depicting the area(s) closed to camping and outdoor habitation.

C. Notice: Notice of all Public Property and Rights-of-Way closed pursuant to this Section shall be given by:

- I. Physical posting at the location of the closure. The closure of such Public Property or Right-of-Way shall be in writing and posted on a sign that is readable by a person of normal vision at a distance of two hundred feet; and
- II. Posting to a page on the City of Vancouver website: www.cityofvancouver.us.

Section 4. Severability. If any section or provision of this emergency order should be declared invalid by a court of competent jurisdiction, the remaining provisions of this Emergency Order shall remain in full force and effect for the duration specified herein.

Section 5. Duration. Unless modified, extended or terminated by the Vancouver City Council or Vancouver City Manager, this Emergency Order is hereby effective immediately and shall remain in effect until the state of emergency is declared terminated as per VMC 2.12.030.

SIGNED in Vancouver, Washington, this 3rd, day of November, 2023, at 9:05 hours in the absence of the Vancouver City Council, subject to City Council ratification, confirmation, modification or rejection as soon as practicable.

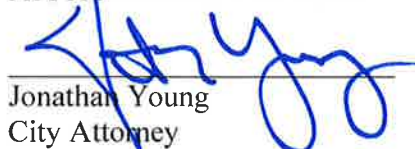
ATTEST:


Natasha Ramras
City Clerk

CITY OF VANCOUVER

Eric Holmes
City Manager

APPROVED AS TO FORM


Jonathan Young
City Attorney

EMERGENCY ORDER
Homelessness (2023-03)

Page 4 of 4



Outside Habitation Expectations for Tent Encampments

While camping and habitation outside the following expectations must be met or camps may be posted for removal, and enforcement by citation or arrest may occur.

- Be working towards shelter and/or housing (demonstrate meaningful engagement with service providers, see back for additional information).
- No blocking of sidewalks (VMC 7.04.020).
- No storing of personal property in public spaces (VMC 8.22.050).
- No extra storage tents, only tents being actively lived in (VMC 8.22.050).
- No hardening of sites or building of structures (fire danger, not up to code, etc.).
- No tying off to private property (fences, poles, trees, posts, mailboxes, etc.).
- No public urination or defecation (VMC 7.10.020).
- Keep sites clean and orderly (contain solid waste, manage litter).
- Work with Talkin' Trash team for solid waste removal.
- Should be able to pack up and leave the area in an hour.

Areas where camping and outside habitation are prohibited at all times by law:

- Designated parks
- Schools and libraries
- Within 200 feet of water ways and water facilities (bioswales, wastewater, towers)
- Within 1000 feet of Safe Stay Communities (The Outpost, Hope Village, etc)
- On a street surface or on a parking lot surface
- Within 15 feet of improved trail surfaces
- Ellen Davis Trail and Discovery Trail areas
- The southern slope of Burnt Bridge Creek Trail (Fire Impact Area)
- Under BPA high voltage power lines





Meaningful engagement with service providers to overcome barriers to shelter/housing will be different for each individual, but may include any of the following:

- A current housing assessment
- Detox
- Substance use treatment
- Disability application
- Mental health diagnosis/treatment
- Safe Stay Community (The Outpost, Hope Village, or similar location)
- Recovery housing/clean and sober housing
- Accepting shelter offered
- Accepting housing offered
- Legal issues – deal with outstanding arrest warrants; report to Court
- State identification or driver license
- Medical care
- Employment

For shelter/housing assistance and outreach contact:

- Council for the Homeless Housing Hotline 360-695-9677
- For Street Outreach assistance contact 206-472-8172
- Recovery Navigators 360-583-3301

For questions about this notice contact the HART team at 360-487-8626





Outside Habitation Expectations for Vehicles, RVs, & Trailers

While camping and habitation outside the following expectations must be met or camps/vehicles may be posted for removal and enforcement by citation or arrest may occur.

- Be working towards shelter and/or housing (demonstrate meaningful engagement with service providers, see back for additional information).
- Vehicles must be operable and in legal running condition.
- Trailers should be able to be towed within an hour.
- Obey all parking rules; be legally parked (VMC 19.12.080).
- Properly licensed – current and valid title, registration, vehicle license.
- No blocking of sidewalks (VMC 7.04.020).
- No storing of personal property in public spaces (VMC 8.22.050).
- No extra storage vehicles, only vehicles being actively lived in (VMC 8.22.050).
- No hardening of sites or building of structures (fire danger, not up to code, etc.).
- No tying off to private property (fences, poles, trees, posts, mailboxes, etc.).
- No public urination or defecation (VMC 7.10.020).
- Keep sites clean and orderly (contain solid waste, manage litter).
- Very minimal property stored on, next to, outside of vehicle/RV/trailer.
- Work with Talkin' Trash team for solid waste removal.
- Should be able to pack up and leave the area in an hour.

Areas where camping and outside habitation are prohibited at all times by law:

- Designated parks
- Schools and libraries
- Within 200 feet of water ways and water facilities (bioswales, wastewater, towers)
- Within 1000 feet of Safe Stay Communities (The Outpost, Hope Village, etc.)
- Under BPA high voltage power lines





Meaningful engagement with service providers to overcome barriers to shelter/housing will be different for each individual, but may include any of the following:

- A current housing assessment
- Detox
- Substance use treatment
- Disability application
- Mental health diagnosis/treatment
- Safe Stay/Park Community (The Outpost, Hope Village, Safe Park, etc)
- Recovery housing/clean and sober housing
- Accepting shelter offered
- Accepting housing offered
- Legal issues – deal with outstanding arrest warrants; report to Court
- State identification or driver license
- Vehicle title, license, registration - all current and valid
- Medical care
- Employment

For shelter/housing assistance and outreach contact:

- Council for the Homeless Housing Hotline 360-695-9677
- For Street Outreach assistance contact 206-472-8172
- Recovery Navigators 360-583-3301

For questions about this notice contact the HART team at 360-487-8626.



Vancouver Homelessness Response

EMERGENCY DECLARATION



Jamie Spinelli
Homeless Response Manager
City Manager's Office

Overview

- Housing Outcomes & 2021 Homeless Response Plan Review
- Changing conditions in Vancouver
- Strategies for addressing changing conditions
- Role of Emergency Declaration
- Timeline
- Questions



Housing Outcomes Snapshot

Affordable Housing Fund (to date)	
New units	772
Preserved units	317
Households prevented eviction	1,860
Shelter beds supported	450
MFTE Program (to date)	
New units incentivized	5,521
CDBG/HOME Funding (From current Consolidated Plan —last four years)	
New units	108
Preserved units	57
Affordable homeownership	5
Homeless households rehoused	207
Households prevented eviction	42
Shelter beds supported	223

2021 Recommendations		2023 Updates
Strategy	About	Status
Mail Service	Move mail service from Nav. Center and make widely accessible	
Talkin' Trash	- Expand Team - Expand scope to include intentional outreach/engagement in camps	
HART Buildout	- Contract with CRMH to build remainder of HART out with mobile health team - Proactively engage with individuals in encampments for health needs	
Additional Safe Park	- Locate other properties or partner with other entities for additional 24/7 Safe Park capacity - Contract with nonprofit for operations	
Safe Stay Communities	Pallet shelter communities providing an alternative to outdoor habitation	
Future Strategies		Status
Community Court	Locate venue	
Bridge Shelter	Congregate shelter to add capacity	

Affordable Housing Crisis in Clark County

- Rents increased **19%** in 5 years
- **51%** of renters cost burdened
- Clark County growing twice as fast as Clackamas, Multnomah, and Washington Counties
- **2%** vacancy rate
- **4,886** units completed last 3 years
- Deficit estimated at **5,600** units



Changing Conditions in Vancouver

Population Changes
Feb. 2022 – Jan. 2023

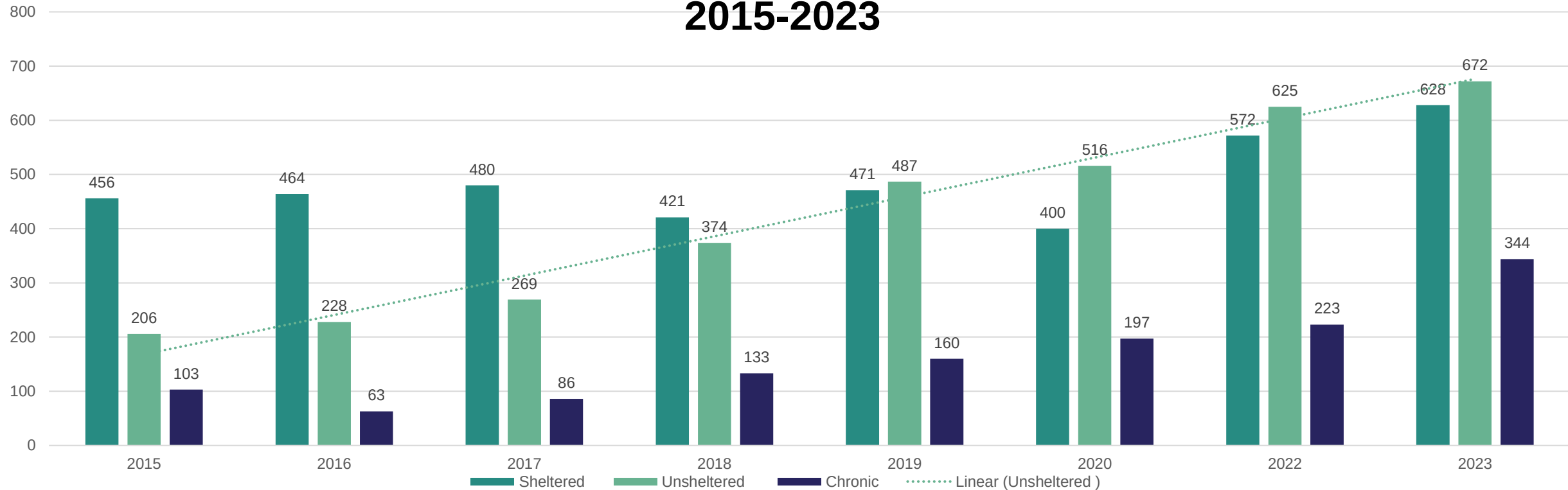


Clark County Point in Time Count January 2023

1,300		672
total individuals		unsheltered

54%	increase in chronic homelessness
78%	increase in chronic unsheltered homelessness
46%	of County homelessness begins in Vancouver

County-wide Sheltered and Unsheltered Homelessness 2015-2023



- **226%** increase in unsheltered homelessness

- **238%** increase in chronic unsheltered

- **234%** increase in chronic

Changing Conditions in Vancouver

Population Changes



HART Unsheltered Count June 2023

451

individuals

346

agreed to be surveyed

93%

meet HUD's definition of chronically homeless

48%

became homeless outside of Vancouver

78%

of Clark County's unsheltered population is in Vancouver.

Changing Conditions in Vancouver

Impacts of pandemic and legislation on homelessness

What we're seeing:

- Increased violence and threats
- Camps used as cover for criminal activity by people who aren't homeless
- Increased overdoses and deaths
- More visible and significant mental health symptoms
- Lack of interest in forward movement or well-being

Perfect Storm:

- Isolation
- Blake decision
- Fentanyl crisis

Snapshot of growing challenges

Public Safety

VFD responds to an average of **21 fires per month** in/around camps

- **6,257** VPD calls at just 5 camps since 2021
 - 15 shootings
 - 3,000 mental health calls
 - Sex crimes
 - Stolen vehicles

Calls to VPD related to homelessness **10% of total calls**

Health

60% Report **substance use** as a contributor to homelessness

30% of injury fatalities in Clark County due to overdose

97% increase in **fatal injury deaths** by overdose since 2019

Fentanyl most prevalent drug in camps



Strategies for addressing changing conditions

- Emergency Declaration
- Alignment of HART/Police Efforts
- Outdoor Habitation/Ordinance Amendments
- Targeted Outreach & Behavioral Health Response
- Bridge Shelter

Emergency Declaration

An emergency declaration allows us to swiftly respond to rapidly growing situation and treat it as a crisis.



What's included:

- Initial executive orders
 - Lift relevant procurement restrictions
 - RFP process
 - Purchasing
 - Authorize City Manager to close properties to outdoor habitation based on public health and safety assessment/risk

Alignment of Enforcement Efforts

Updated VPD Policy & Procedures regarding homelessness

- Patrol Response to Homelessness published
- Training at shift briefings
- Patrol assists with enforcing Camping Expectations
- Extend Community Court referral option to patrol

Increase Community Court capacity



Ordinance Change Options

- Codify Camping Expectations to ensure clarity and consistency for individuals experiencing homelessness and law enforcement.
- Evaluate options for adjusting camp sizes, locations, and limitations to ensure more balanced public access to public spaces, reduce impacts of camps, and mitigate sanitation challenges.
- Opportunity to partner with Washington State Department of Transportation by utilizing City Camping Expectations on WSDOT property.

Targeted Outreach and Behavioral Health Response

Corridor Community Response Teams:

Fourth Plain Corridor, Downtown/Uptown

Behavioral health response

- Crisis trained, but intended for pre-crisis response
- Mental health and Substance Use Disorder
- De-escalation/pre-escalation training and response for corridor businesses/stakeholders

Outreach and community engagement/activation

- Corridor ambassadors (like Vancouver Downtown Association Ambassador)
- Focused homeless outreach
- Community events to activate more problematic spaces



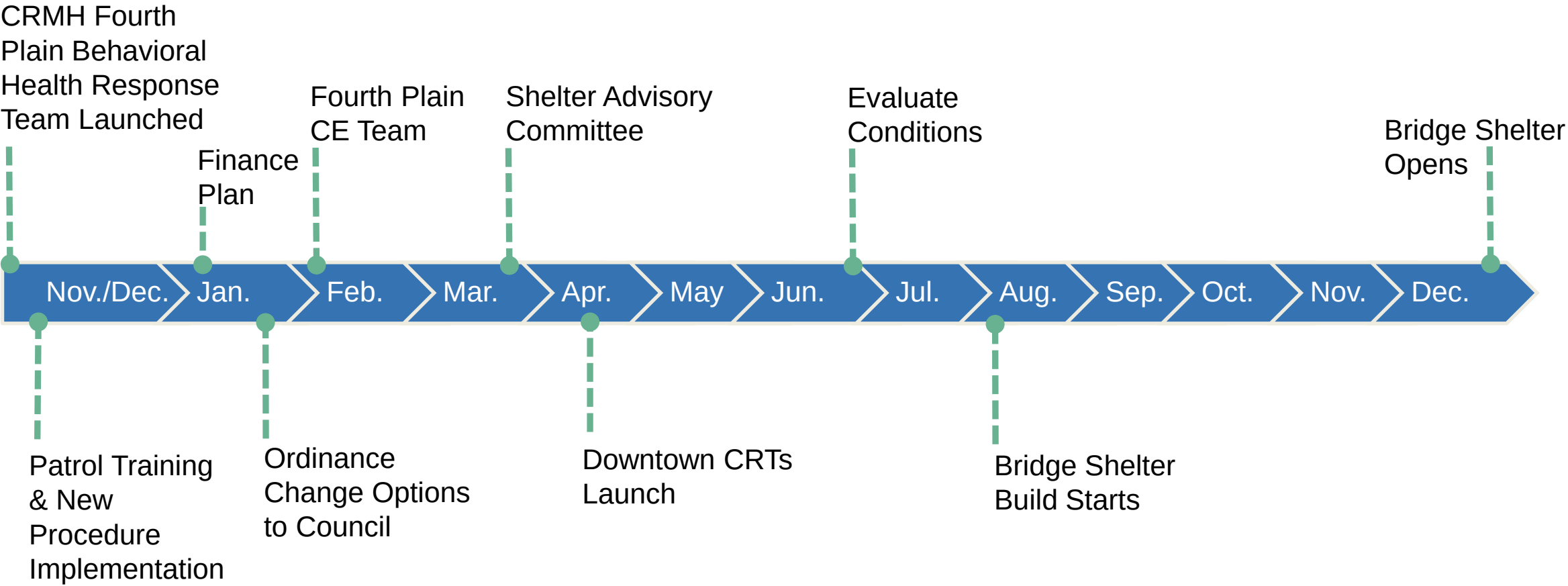
Bridge Shelter



- Sprung structure
- Congregate
- 150 beds
- Hygiene facilities
- Co-location of service providers

- Provide services relevant to critical current needs
 - Medical respite beds
 - On-site Substance Use Disorder services/Medication Assisted Treatment clinic
 - Peer/recovery community support/involvement

2023-2024 Timeline



Questions/Discussion





Staff Report: 200-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/6/2023
11/13/2023

SUBJECT Heights HX District Code Amendments

Key Points

- As part of the implementation of the Heights District Plan, staff have identified several updates to the Heights (HX) Plan District code necessary to ensure future development meets the Plan goals and intent.
- The proposed changes were presented to Council at workshops on April 10 and August 21, during which Council indicated overall support for the changes.
- The Planning Commission unanimously recommended that Council approve the code amendments at its meeting on September 26.
- Staff requests that Council approve the amendments to the Heights (HX) Plan District, Vancouver Municipal Code 20.670 by adopting the attached ordinance.

Strategic Plan Alignment

Transportation and Mobility - a safe, future-ready and convenient transportation system.

Economic Opportunity - a place where a wide variety of businesses of all sizes grow and thrive.

Vibrant and Distinct Neighborhoods – a variety of accessible places and spaces.

Safe and Prepared Community – a safe place to live, work, learn, and play.

Present Situation

The Heights (HX) Plan District code was adopted in 2021 following City Council's approval of the Heights District Subarea Plan in 2020. As part of the implementation of the Heights District Plan, staff have identified several updates to the Heights HX Plan District code necessary to ensure future development meets the Plan goals and intent.

Proposed changes to the Vancouver zoning code text or map not involving Comprehensive Plan changes may be considered at any time, subject to public hearing review before the Planning Commission and City Council. Code amendments were previously brought to the Planning Commission on March 14th and July 25th and to Council on April 10th and August 21st, and both bodies indicated overall support for the code refinements. Staff returned to the Planning

Commission with the package of code refinements for a public hearing on September 26th. Attached is a copy of the Planning Commission Staff Report. The Planning Commission unanimously recommended that Council approve the code amendments.

Summary of Proposed Plan Refinements and Code Changes

Proposed refinements to the Tower Mall Redevelopment Area (TMRA) Plan include the following:

- Relocation of the Civic Plaza east to front Devine Road and be visible from the Mill Plain Boulevard, thus improving both access and visibility to this major public gathering area. As a major attractor, the Civic Plaza is an opportunity to promote ground-floor uses to create a retail, dining, and entertainment destination and a focus for activity in the district.
- Realignment and extension of the Grand Loop to promote its identity and increased use by connecting to the Greenbelt Park and planned walk and bike facilities along MacArthur Boulevard.
- Relocation of the Neighborhood Park to promote increased visibility, use and function and a clear and identifiable “entry gateway” to the Grand Loop. Future development provides active edge uses surrounding the park that increase the value and function of redevelopment properties.

The revised plan and notations of the changes is shown below.

Proposed code changes will amend The Heights (HX) Plan District, VMC 20.670 to align with refinements to the Tower Mall Redevelopment Area (TMRA) Plan as detailed above.

These modifications include:

1. Update the Ground Floor Use Map, Figure 20.670-2 consistent with the Master Plan refinements for street layout and block formation.
2. Modify the Ground-Floor Use Regulations by Frontage Type to promote active retail, entertainment, and dining oriented to the Civic Plaza.
3. Adjust portions of text to maintain consistency and delete some unclear or non-essential narrative.
4. Add a new standard to regulate off-street parking access by limiting vehicle, pedestrian, and bicycle conflicts and promoting better non-motorized access and use of the Grand Loop.

The above referenced code modifications were presented to Council at a workshop on April 10, 2023. Thereafter, as part of discussions about the project with interested developers, staff were informed that buildings in the District Gateway subdistrict that do not abut residentially zoned properties cannot develop to their intended building height of four stories and include ground floor commercial due to the requirement in VMC 20.670.040 B 2 that the ground floor of buildings must have a minimum of 16 feet floor to floor height. Increasing the overall building height to address this allows for mixed use buildings that include ground floor retail and three stories of housing above and maintain a consistent pedestrian retail experience as envisioned in the Heights District Plan. This change resulted in additional code updates detailed below that were presented to Council at a workshop on August 21, 2023.

5. Increase maximum building height in the District Gateway subdistrict from 50 feet to 55 feet for properties not abutting residentially zoned properties. For ease of reference, below is the

District and Sub-District Map, Figure 20.670-1 that identifies the location of the District Gateway subdistrict.

6. Differentiate the definition of commercial frontage between active uses surrounding the Civic Plaza and Devine Road and all other commercial uses allowed in the Heights HX Plan District code, except office. Thus, creating two definitions of commercial frontage in VMC 20.670.030 B. Ground Floor Use Regulation by Frontage Type to allow maximum flexibility.

7. Modify the Ground-Floor Uses diagram to account for the two definitions of commercial frontage, explained in bullet number 6 above.

-

Advantage(s)

1. Ensures that future development of the district meets the Plan goals and intent.
2. Provides clarity and flexibility for future development.

Disadvantage(s)

None, these are in line with the intent of the Heights District Plan.

Budget Impact

None

Prior Council Review

- Workshop on April 10, 2023
- Workshop on August 21, 2023

Action Requested

On November 6, 2023, approve ordinance on first reading, setting date of second reading and public hearing for November 13, 2023.

Amy Zoltie, Real Estate Project Manager, 360-487-7953

ATTACHMENTS:

- Ordinance

11/6/2023 (Date of First Reading)
11/13/2023 (Date of Public Hearing)

ORDINANCE NO. M- [Ordinance Number]

AN ORDINANCE of the City of Vancouver relating to changes to the Chapter 20.670 of the Vancouver Municipal Code (VMC), The Heights (HX) Plan District, amending VMC Section 20.670.030(B), VMC Figure 20.670-2; VMC 20.670.040(A)(2), VMC Table 20.670.040-2; VMC Sections 20.670.040(A)(7), 20.670.040(B)(4), and 20.670.040(D)(1) and adding VMC Section 20.670.040(L); allowing for severability; and providing an effective date.

WHEREAS, the Heights (HX) Plan District was adopted on August 2, 2021 through Ordinance M-4341 and codified as Chapter 20.670 VMC, following City Council's approval of the Heights District Subarea Plan in 2020 (the "HX code"), and

WHEREAS, during the implementation of the Heights District Plan several updates to the HX Code have been identified to improve the Plan and ensure future development meets the Plan goals and intent, most recently through Ordinance M-4402 adopted by City Council on January 9, 2022, and

WHEREAS, potential code changes to the HX Code were considered through open public meetings at duly advertised Planning Commission workshops on March 14 and July 25, 2023, and duly advertised City Council workshops on April 10 and August 21, 2023, and

ORDINANCE - 1

WHEREAS, the Vancouver Planning Commission considered the proposed code changes to be adopted through this ordinance at a duly advertised public hearing on September 26, 2023 and, in accordance with the Commission findings and conclusions set forth in the staff report for that public hearing, a copy of which is attached hereto as Exhibit A and incorporated herein, voted unanimously to recommend City Council approval, and

WHEREAS, City Council held a duly advertised first reading of this ordinance on November 6, 2023, followed by a duly advertised second reading and public hearing of this ordinance on November 13, 2023, to consider the Planning Commission findings and recommendation for approval, and

WHEREAS, the cumulative environmental impacts of the proposed 2023 Comprehensive Plan and zoning changes contemplated by this ordinance have been reviewed and determined to be nonsignificant pursuant to Chapter 43.21C Revised Code of Washington (RCW), the State Environmental Policy Act (SEPA) and a Determination of NonSignificance (DNS) was issued on October 5, 2023 for the proposed zoning code text changes, with no SEPA comments or appeals received; and

WHEREAS, City Council finds and concludes that the proposed code changes are consistent with the policies and provisions of the Comprehensive Plan that encourage orderly development within the community and the Growth Management Act (GMA) pursuant to the requirements of Chapter 36.70A RCW; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The findings and conclusions of the Vancouver Planning Commission as set forth in the staff report for the September 26, 2023 public hearing and attached hereto as Exhibit A are hereby adopted as City Council's findings of fact; and

ORDINANCE - 2

Section 2. Code Amendment. Vancouver Municipal Code Chapter 20.670, The Heights (HX) Plan District, as codified by Ordinance M-4341 adopted in 2021, and last amended by Ordinance M-4402 adopted in 2023, is hereby amended as follows and in accordance with the code edits attached as Exhibit B:

Section 2.1. VMC Section 20.670.030(B) Regulation of Uses amended and restated as follows:

B. Ground Floor Use Regulation by Frontage Type. Ground floor uses shall be regulated by Frontage Type as shown in Figure 20.670-2.

1. Commercial frontage:

- a. All commercial uses permitted in the HX District, except office, allowed.
- b. Residential uses prohibited except residential lobbies and entrances associated with upper story residential uses are allowed but limited to 25% of the total length of the street frontage.
- c. Institutional uses prohibited.

2. Active Commercial frontage:

- a. Only the following commercial uses are allowed: sales-oriented retail; eating, drinking and entertainment establishments; fitness center and community center.
- b. Residential and office uses prohibited except lobbies and entrances associated with upper story uses are allowed but limited to 25% of the total length of the street frontage.
- c. Institutional uses prohibited.

3. Residential frontage:

- a. Residential uses allowed.
- b. Commercial and institutional uses are prohibited.

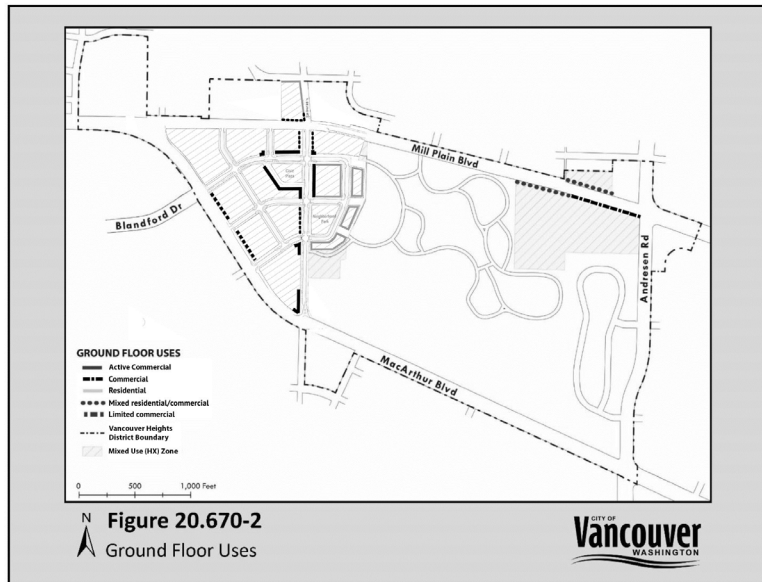
4. Mixed Residential/Commercial frontage:

- a. Commercial uses allowed.
- b. Residential uses allowed but limited to no more than 50% of the total length of street frontage.
- c. Institutional uses prohibited.

5. Limited Commercial frontage:

- a. Residential uses allowed.
- b. Commercial uses allowed but limited to no more than 25% of the total length of street frontage.
- c. Institutional uses prohibited.

Section 2.2. Section VMC 20.670.030(B) Regulation of Uses,
Figure 20.670-2 Ground Floor Use Map amended by replacement with the map below:



Section 2.3. Section VMC 20.670.040 Design and Development Standards amended and restated with respect to specified subsections, as follows:

A. MASSING AND SCALE

2. *Building Heights.* The building height standards in Table 20.670.040-2 shall apply in the HX District.

Table 20.670.040-2 Maximum Building Heights:

Sub-District	Maximum Height
Activity Center	Maximum of 85 feet
Residential Neighborhood	Maximum of 85 feet
Innovation Hub	Maximum of 50 feet
District Gateway	Maximum of 55 feet not abutting residentially zoned properties
Sub-District	Maximum Height
	Maximum of 40 feet abutting residentially zoned properties
	Maximum of 35 feet fronting Idaho Street

Note: For the Heights District, “abutting” is defined as sharing a property line with residentially zoned property

7. *Ground floor plane.* For buildings five stories and above, the maximum ground floor plane area shall not exceed 16,000 square feet. An option to this standard is to demonstrate significant massing breaks in the building façade to include breaks and ground plane openings as pedestrian connections.

B. MODULATION AND FAÇADE ARTICULATION

4. *Building entry.* Main entrances shall be easily identifiable through the use of building articulation and modulation.

D. ROOF FORMS

1. *Roof lines.* The length of any continuous flat roofline shall not exceed more than 165 feet without modulation.

Section 2.4. Section VMC 20.670.040 amended to add an additional standard by creating a new subsection (L), as follows:

VMC 20.670.040(L) Limited Access Frontages

Vehicular access to development sites is prohibited along key frontages, where indicated, to reduce conflicts between automobiles and pedestrians and promote a safe and pleasant experience for walking. Vehicular access is restricted to one-curb-cut per block frontage where indicated in Figure 20.670-3:

Figure 20.670-3 Vehicular Access Restrictions



Figure 20.670-3

Section 3. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 4. Effective Date. This ordinance shall be effective immediately upon final passage.

Section 5. Instruction to City Clerk. The City Clerk shall cause the Vancouver Municipal Code to be revised in accordance with this ordinance and shall transmit a copy of the revised Vancouver Municipal Code to the Washington Department of Commerce.

DATE OF FINAL PASSAGE by the Vancouver City Council: _____.

SIGNED this _____ day of _____, 2023.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

ORDINANCE - 7

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE of the City of Vancouver relating to changes to the Chapter 20.670 of the Vancouver Municipal Code (VMC), The Heights (HX) Plan District, amending VMC Section 20.670.030(B), VMC Figure 20.670-2; VMC 20.670.040(A)(2), VMC Table 20.670.040-2; VMC Sections 20.670.040(A)(7), 20.670.040(B)(4), and 20.670.040(D)(1) and adding VMC Section 20.670.040(L); allowing for severability; and providing an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

Exhibit A

Planning Commission Public Hearing Staff Report

TO: Planning Commission **HEARING DATE:** 9/26/2023
FROM: Amy Zoltie, Real Estate Project Manager, Economic Prosperity & Housing
SUBJECT: Heights Mixed-Use HX Zone Amendments



Report Date: 9/11/2023
Hearing Date: 9/26/2023
Proposal: Amend VMC 20.670.030 B, Figure 20.670-2; Table 20.670.040-2; 20.670.040 A.7; 20.670.040 B.4; 20.670.040 D.1 and ADD a Limited Access Standard
Proponent: City of Vancouver
City Staff: Amy Zoltie, Real Estate Project Manager, Economic Prosperity & Housing

ORDINANCE - 9

Recommendation: Forward to City Council recommendation to **approve** the Heights HX Plan District amendments as presented in this staff report and associated presentation

I. PRIOR COMMISSION REVIEW (IF APPLICABLE):
Workshops on March 14, 2023 and July 25, 2023

II. BACKGROUND AND REVIEW PROCESS:

The Heights Mixed Use (HX) Plan District was adopted in 2021 following City Council's approval of the Heights District Subarea Plan in 2020 and after a lengthy community planning process that started with the acquisition of the Tower Mall property in 2017. The Heights District is envisioned as a vibrant 15-minute walkable neighborhood that is safe, accessible, equitable and sustainable, and includes a variety of amenities such as a civic plaza, neighborhood park, linear park looping around the Tower Mall site (Grand Loop), mixed-income housing, a variety of commercial space to offer entertainment and services to the community and multimodal travel opportunities throughout the district.

Since the adoption of the HX code, staff has been working to advance the next phases of plan implementation. The City entered into a contract with urban design firm First Forty Feet (FFF) to refine the layout of the district and design the infrastructure. FFF reviewed the Plan recommendations for the Tower Mall Redevelopment Area (TMRA) as well as the Heights (HX) Plan District overall and recommended a suite of refinements to ensure future development meets the Plan goals and intent, which require several updates to the HX code.

Proposed changes to the Vancouver zoning code text not involving Comprehensive Plan changes may be considered at any time, subject to public hearing review before the Planning Commission and City Council. Code amendments were previously brought to Planning Commission workshops on March 14th and July 25th and to Council on April 10th and August 21st, with both indicating overall support for the code refinements. Staff now return to the Planning Commission with the package of code refinements for a public hearing and request the Planning Commission to make a recommendation to City Council to approve the Heights (HX) Plan District amendments.

III. SUMMARY OF PROPOSAL:

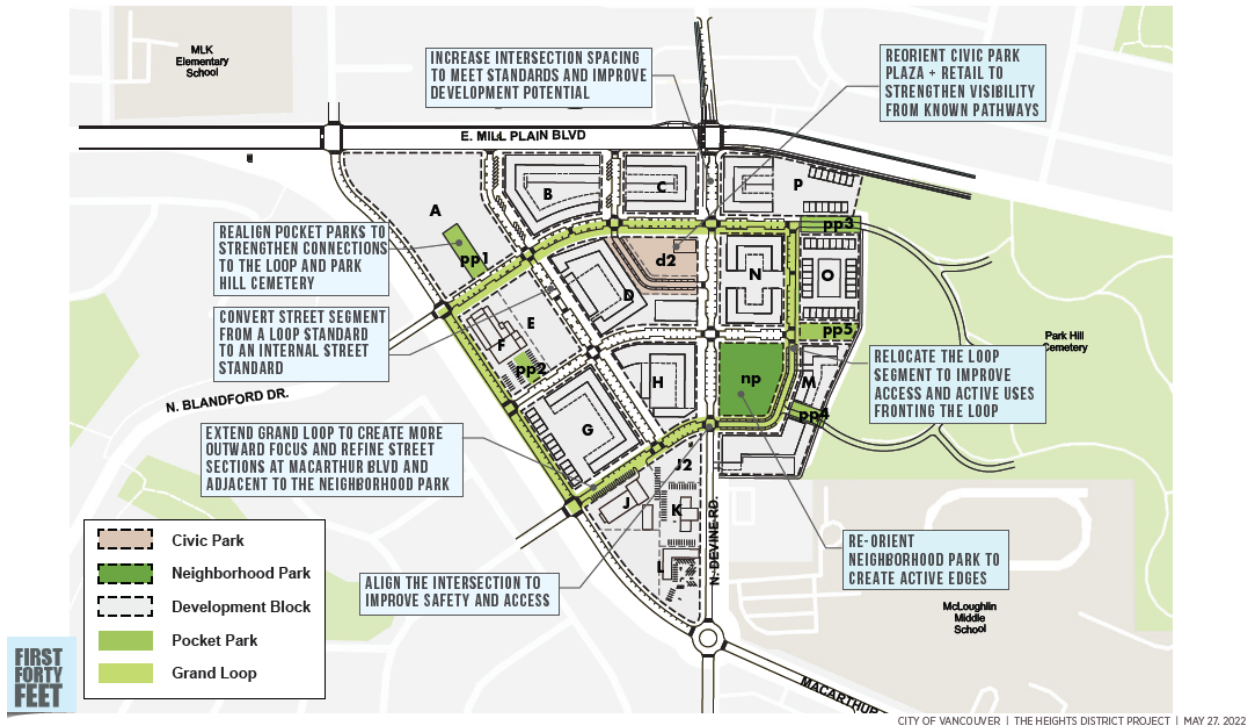
Summary of Proposed Plan Refinements and Code Changes

Proposed refinements to the Tower Mall Redevelopment Area (TMRA) Plan include the following:

- Relocation of the Civic Plaza east to front Devine Road and be visible from the Mill Plain Boulevard, thus improving both access and visibility to this major public gathering area. As a major attractor, the Civic Plaza is an opportunity to promote ground-floor uses to create a retail, dining, and entertainment destination and a focus for activity in the district.

- Realignment and extension of the Grand Loop to promote its identity and increased use by connecting to the Greenbelt Park and planned walk and bike facilities along MacArthur Boulevard.
- Relocation of the Neighborhood Park to promote increased visibility, use and function and a clear and identifiable “entry gateway” to the Grand Loop. Future development provides active edge uses surrounding the park that increase the value and function of redevelopment properties.

The revised plan and notations of the changes is shown below.



Proposed code changes will amend The Heights (HX) Plan District, VMC 20.670 to align with refinements to the Tower Mall Redevelopment Area (TMRA) Plan as detailed above.

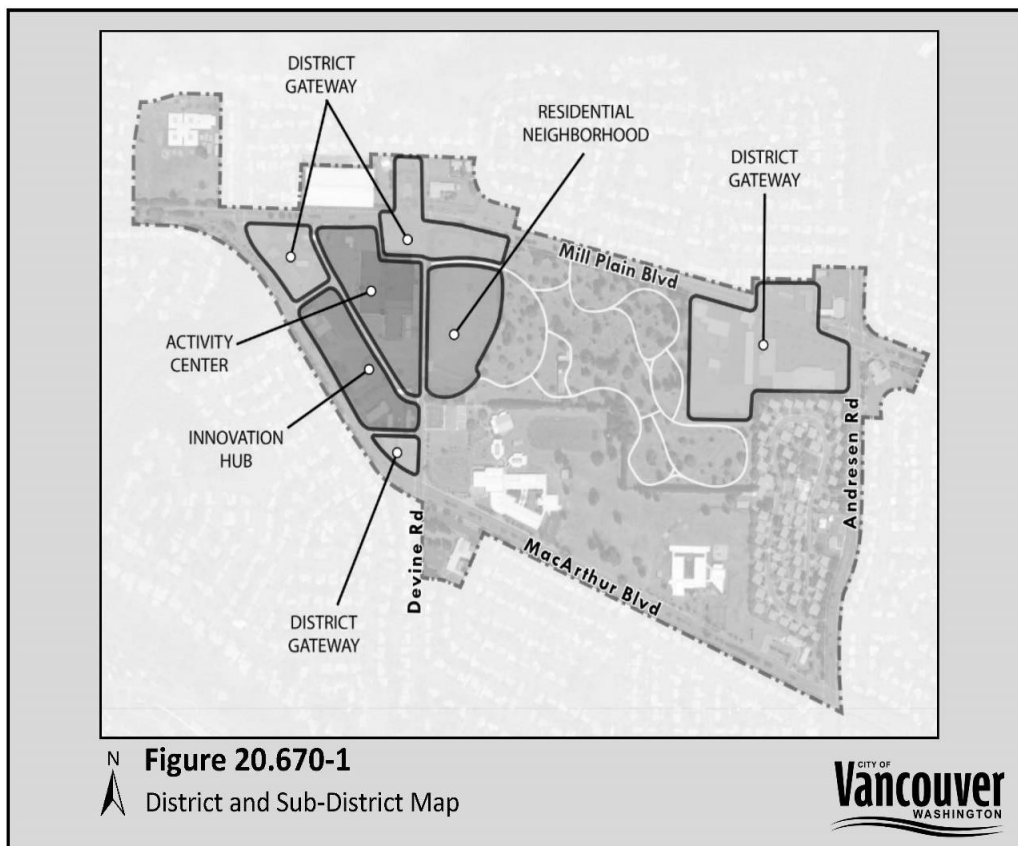
These modifications include:

1. Update the *Ground Floor Use Map*, Figure 20.670-2 consistent with the Master Plan refinements for street layout and block formation.
2. Modify the Ground-Floor Use Regulations by Frontage Type to promote active retail, entertainment, and dining oriented to the Civic Plaza.
3. Adjust portions of text to maintain consistency and delete some unclear or non-essential narrative.
4. Add a new standard to regulate off-street parking access by limiting vehicle, pedestrian, and bicycle conflicts and promoting better non-motorized access and use of the Grand Loop.

ORDINANCE - 11

As part of discussions about the project with interested developers, staff were informed that buildings in the District Gateway subdistrict that do not abut residentially zoned properties cannot develop to their intended building height of four stories and include ground floor commercial. This is because of the requirement in VMC 20.670.040 B 2 that the ground floor of buildings must have a minimum of 16 feet floor to floor height. Increasing the overall building height to address this allows for mixed use buildings that include ground floor retail and three stories of housing above as envisioned in the Heights District Plan and maintain a consistent pedestrian retail experience throughout the district. This raised additional code changes as detailed below.

5. Increase maximum building height in the District Gateway subdistrict from 50 feet to 55 feet for properties not abutting residentially zoned properties. For ease of reference, below is the District and Sub-District Map, Figure 20.670-1.



6. Differentiate the definition of commercial frontage between active uses surrounding the Civic Plaza and Devine Road and all other commercial uses, except office. Thus, creating two definitions of commercial frontage in VMC 20.670.030 B. Ground Floor Use Regulation by Frontage Type.
7. Modify the Ground-Floor Uses diagram to account for the two definitions of commercial frontage, explained in bullet number 6 above.

IV. REVIEW CRITERIA AND FINDINGS:

ORDINANCE - 12

Applicable Zoning Code Standards:

Section 20.285.070 Comprehensive Plan or Zoning Code Text Amendments

A. Text amendments to the Comprehensive Plan or VMC Title 20 zoning standards shall demonstrate the following:

- 1. The proposal is consistent with the applicable provisions of the Vancouver Strategic Plan and Comprehensive Plan; and*
- 2. The proposed change is necessary to further the public interest based on present needs and conditions.*

Applicable Strategic Plan Provisions:

Economic Opportunity Vancouver is a place where a of businesses of all sizes, from new startups to established enterprises, grow, and thrive.

Vibrant and Distinct Neighborhoods Vancouver offers a variety of accessible places and spaces to interact and enjoy nature, art, culture, food, shopping, and community.

Applicable Comprehensive Plan Provisions:

CD-4 *Urban centers and corridors*

Achieve the full potential of existing and emerging urban activity centers and the corridors that connect them, by:

- (a) Promoting or reinforcing a unique identity or function for individual centers and corridors*
- (b) Planning for a compact urban form with an appropriate mix of uses*
- (c) Working with stakeholders to develop flexible standards to implement the vision for that center or corridor*
- (d) Encouraging innovative, attractive private development that efficiently uses available land and resources*
- (e) Establishing connectivity within each center and to other areas to provide accessibility*
- (f) Providing a range of transportation options*
- (g) Investing in public facilities and amenities to enhance livability*

CD-5 *Mixed use development*

Facilitate development that combines multiple uses in single buildings or integrated uses.

CD-6 *Neighborhood livability*

Maintain and facilitate development of stable, multi-use neighborhoods that contain a compatible mix of housing, jobs, stores, and open and public spaces in a well-planned, safe pedestrian environment.

CD-8 *Design*

Facilitate development and create standards to achieve the following:

- (a) Increased streetfront use, visual interest, and integration with adjacent buildings*
- (b) Improved pedestrian connections and proximity of uses within developments*
- (c) Enhanced sense of identity in neighborhoods and subareas*
- (d) Publicly and/or privately owned gathering places facilitating interaction*

CD-9 *Compatible uses*

Facilitate development that minimizes adverse impacts to adjacent areas, particularly neighborhoods.

CD-10 Complementary uses

Locate complementary land uses near one another to maximize opportunities for people to work or shop near where they live.

CD-12 Integrated area planning

Promote cohesive, integrated planning of areas and sites through use of subarea planning, master planning, planned developments, and other methods.

CD-14 Sustainability

Facilitate sustainable land use development through measures including but not limited to the following:

- (a) Develop integrated land use patterns and transportation networks that foster reduced vehicle miles traveled and associated greenhouse gas emissions*
- (b) Develop individual buildings that minimize energy and resource consumption. Encourage home-based efficiencies such as installation retrofits, efficient water and air, heating systems, and use of solar panels or other forms of energy capture.*
- (c) Implement recommendations of the Vancouver-Clark County Sustainable Affordable Residential Development Report*

PFS-5 System balance

Allocate resources to balance transportation choices. Promote development of a broader range of transportation options including pedestrian, bike, and transit systems, rather than focusing all resources on satisfying peak commuting demand with roadway capacity alone.

Existing Vancouver [zoning code](#), [Comprehensive Plan](#), and [Strategic Plan](#)

Staff Findings: The proposed zoning code text changes are consistent with applicable portions of the Vancouver Strategic and Comprehensive Plans, and are necessary to further the public interest. The updates to the Ground Floor Use Map and Regulations improve the function of area, consistent with Comprehensive Plan policies CD-4 and CD-5. Adding a new off-street parking standard is consistent with PFS-5. Slightly increasing the height allowance in the District Gateway allowing for better implementation of the Heights District Plan, consistent with Comprehensive Plan policies CD-4, CD-8 and CD-12.

V. RECOMMENDED ACTION:

Staff recommends the Planning Commission forward to City Council a recommendation to approve the proposed amendments to the Heights HX Plan District.

Staff Contact Name, Amy Zoltie, amy.stewart@cityofvancouver.us, (360) 305-1909

Attachments: VMC 20.670 Code Amendment Language
Exhibit B

Revisions to Vancouver Municipal Code

CHAPTER 20.670 THE HEIGHTS (HX) PLAN DISTRICT

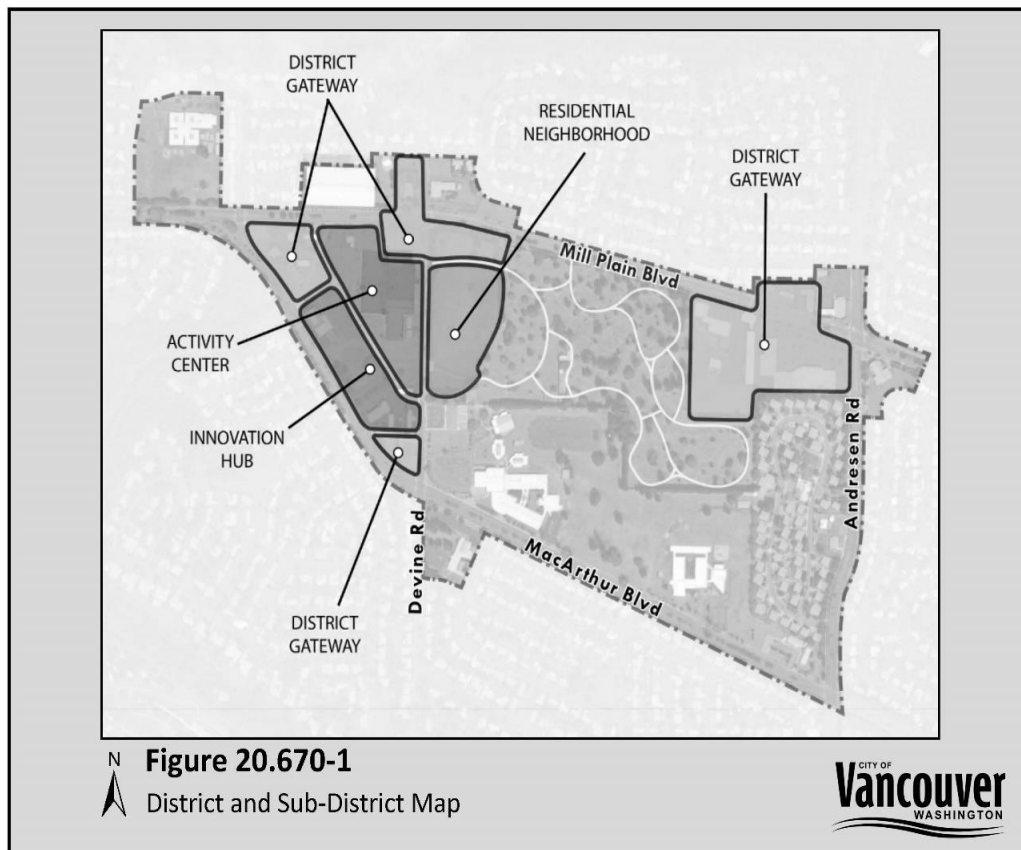
20.670.010 Purpose

The Heights District is envisioned as a vibrant neighborhood center that is sustainable, healthy, equitable, accessible and safe, and includes a mix of complementary uses, engaging public open space, diverse housing affordable to a wide range of community members and safe multimodal travel opportunities within the district and to transit and nearby neighborhoods. The purpose of the Heights Mixed Use (HX) Plan District is to implement the vision, goals, and policies of the Heights District Plan, and ensure future development is integrated, cohesive, context sensitive and contributes to the overall District Vision.

20.670.020 Applicability

These standards apply to the properties within the subdistrict areas shown on Figure 20.670-1. These standards shall be in addition to other applicable standards of Vancouver Municipal Code or state law, and shall supersede those standards where they conflict

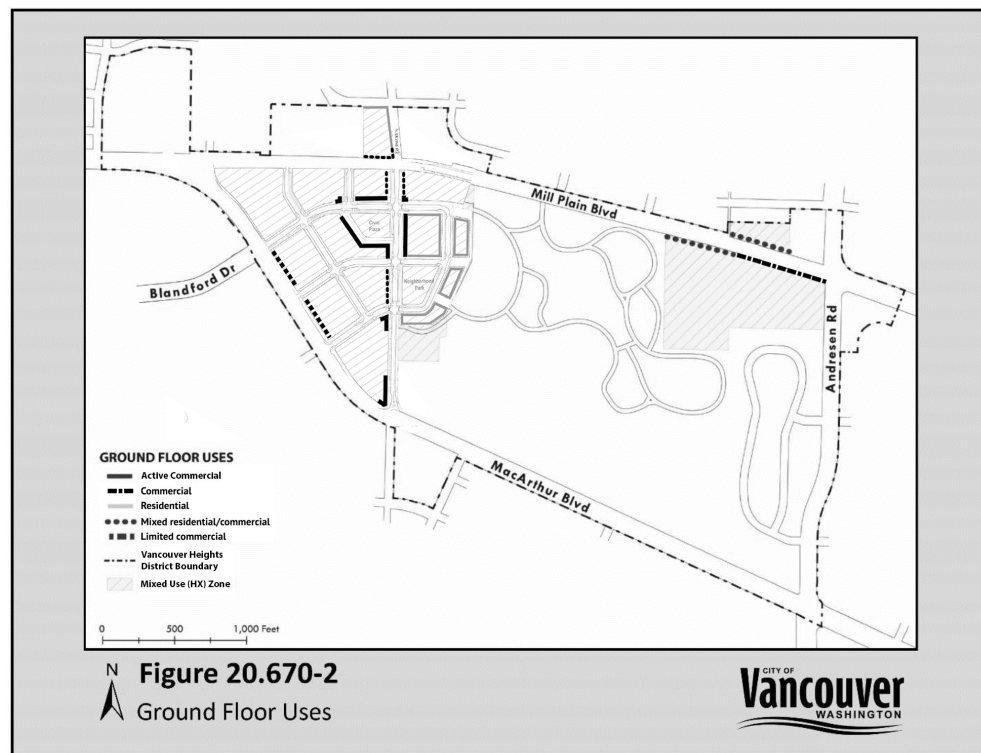
Figure 20.670-1. District and Sub-District Map



20.670.030 Regulation of Uses

- A. Uses are allowed as specified in Table 20.430.030-1 and as shown in Figure 20.670-2, subject to standards and guidelines for The Heights District established in this Chapter.
- B. *Ground Floor Use Regulation by Frontage Type.* Ground floor uses shall be regulated by Frontage Type as shown in Figure 20.670-2.
1. Commercial frontage:
 - a. All commercial uses permitted in the HX District, except office uses allowed
 - b. Residential uses prohibited except residential lobbies and entrances associated with upper story residential uses are allowed but limited to 25 percent of the total length of the street frontage.
 - c. Institutional uses prohibited
 2. Active Commercial frontage:
 - a. Only the following commercial uses are allowed: sales-oriented retail; eating, drink and entertainment establishments; fitness center and community center.
 - b. Residential and office uses prohibited except lobbies and entrances associated with upper story-uses are allowed but limited to 25 percent of the total length of the street frontage.
 - c. Institutional uses prohibited
 3. Residential frontage:
 - a. Residential uses allowed
 - b. Commercial and institutional uses are prohibited
 4. Mixed Residential/Commercial frontage:
 - a. Commercial uses allowed
 - b. Residential uses allowed but limited to no more than 50% of the total length of street frontage
 - c. Institutional uses prohibited
 5. Limited Commercial frontage:
 - a. Residential uses allowed
 - b. Commercial uses allowed but limited to no more than 25% of the total length of street frontage
 - c. Institutional uses prohibited

Figure 20.670-2. Ground Floor Use Map



ORDINANCE - 17

C. Live/work uses and standards.

Live/Work. A commercial space where residential and commercial uses are combined and where the dwelling unit is the principal residence of the business operator/proprietor.

1. Uses.

- a. Live/work uses are permitted where commercial uses are permitted in the District Gateway and Innovation Hub sub-districts of the HX District.
- b. The following commercial uses are prohibited in live/work units.
 - a. Any use not permitted in the HX District, as specified in Table 20.430.030-1;
 - b. The retail sale of food and/or beverages with customers arriving on-site. This does not include online (Internet) sales, mail order, or off-site catering preparation;
 - c. Entertainment, drinking, and public eating establishments;
 - d. Veterinary services, including grooming and boarding, and the breeding or care of animals for hire or for sale;
 - e. Businesses that involves the use of prescription drugs.
- c. A live/work unit is allowed instead of, or in addition to, a home occupation.
- d. The residential and the commercial space must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately.

2. Standards.

- a. The commercial use may occupy a maximum of 50 percent of the unit floor area.
- b. Residential uses are permitted above, to the side, or in back of the commercial use, provided that there is internal access between the residential and commercial uses;
- c. Signage intended to promote on-site commercial uses shall be restricted to two square foot signs permanently affixed to door or wall of the commercial use;
- d. No more than one employee (excluding residents of the dwelling unit) shall work or report to work on the premises, and the employment of any persons who do not reside in the live/work unit shall comply with all applicable building code requirements;
- e. Off-site impacts of the commercial use, such noise, glare, and vibration, shall be subject to City performance standards in VMC 20.935.030; and

- f. Explosive, toxic, combustible, or flammable materials in excess of what is allowed incidental to permitted residential uses shall not be stored or used on the premises.

20.670.040 Design and Development Standards

A. MASSING AND SCALE

1. *Minimum Density.* The minimum residential densities in Table 20.670.040-1 shall apply in the HX District.

Table 20.670.040-1. Minimum Residential Density

Sub-District	Minimum Density
Activity Center	75 dwelling units/acre
Residential Neighborhood	45 dwelling units/acre
Innovation Hub	30 dwelling units/acre
District Gateway	30 dwelling units/acre

2. *Building Heights.* The building height standards in Table 20.670.040-2 shall apply in the HX District.

Table 20.670.040-2 Maximum Building Heights

Sub-District	Maximum Height
Activity Center	Maximum of 85 feet
Residential Neighborhood	Maximum of 85 feet
Innovation Hub	Maximum of 50 feet
District Gateway	Maximum of 550 feet not abutting residentially zoned properties
Sub-District	Maximum Height
	Maximum of 40 feet abutting residentially zoned properties
	Maximum of 35 feet fronting Idaho Street

Note: For the Heights District, abutting is defined as sharing a property line with residentially zoned property

3. *Height exceptions.* In addition to the height exceptions allowed by VMC 20.910.030, maximum height limitations set forth in this Chapter and elsewhere in this Title shall apply to the following in the HX District:
- a. Parapets and railings. Parapets and rooftop railings may extend 4 feet above the maximum height limit;
 - b. Walls or fences located between individual rooftop decks may extend 6 feet above the maximum height limit if the wall or fence is set back at least 4 feet from the edges of the roof;
 - c. Rooftop mechanical equipment, any required screening for the mechanical equipment, and stairwell enclosures that provide rooftop access may extend above the maximum height limit as follows, with the requirement that the equipment and enclosures must be set back at least 15 feet from roof edges on street-facing facades:
 - 1. Elevator mechanical equipment may extend up to 16 feet above the maximum height limit; and
 - 2. Other mechanical equipment, required screening, and stairwell enclosures may extend up to 10 feet above the maximum height limit.
 - d. Roof-mounted solar energy production equipment may extend up to 3 feet above the maximum height limit; and
 - e. Wind energy production equipment may extend up to 30 feet above the maximum height limit.
4. *Building step downs and transitions.* In the District Gateway sub-district, building heights shall be reduced to a maximum of 40 feet within 60 feet of a shared property line with residential uses, and a maximum of 35 feet within 140 feet of Idaho Street.
5. *Building facades.* Building facades shall not exceed 165 feet in length without an intervening break.
6. *Build to Line.*
- a. Building shall comply with the provisions of VMC 20.630.020 that describe building lines provisions for street frontages except no portion of the structure shall extend into the right of way except as specified in VMC 20.670.040.E.2. Residential uses may include setbacks per VMC 20.670.040.C.2.
 - b. Setbacks for pedestrian amenities. Setbacks up to 20 feet for up to 50% of the building frontage is allowed if the setback is used for a walkway, plaza, courtyard, or other pedestrian-oriented amenity or public space.
7. *Ground floor plane.* For buildings five stories and above, the maximum ground floor plate area shall not exceed 16,000 square feet. An option to this standard is to demonstrate significant massing breaks in the building façade to include ~~recessed~~

breaks ~~(minimum of 20 feet in length and depth)~~ and ground plane openings as pedestrian connections.

B. MODULATION AND FAÇADE ARTICULATION

1. *Ground floor transparency.* Buildings with ground floor commercial uses visible from the public way or public areas such parks and other publicly accessible space shall have a minimum 75% ground level façade transparency between 2 feet and 8 feet above sidewalk grade.
2. *Ground floor to floor height.* The ground floor of buildings shall have a minimum of 16 feet building floor to floor height.
3. *Modulation.* A minimum building modulation along the façade shall be one foot in depth and the minimum width shall be five feet.
4. *Building entry.* Main entrances shall be easily identifiable through the use of building articulation and modulation. ~~Avoid recessed doorways to provide high visibility from the public right of way.~~

C. ENTRANCES

1. *Ground floor level.* Ground floor residential uses shall be elevated above the sidewalk grade a minimum of 2 feet 6 inches to create privacy adjacent to the public realm. For these units, ensure an alternate access point that is accessible (as required by the Building Code)
2. *Entryways.* Ground floor residential entrances shall be setback from the property line a minimum of 6 feet and a maximum of 10 feet to ensure privacy from the public realm. Porches, patios, private spaces allowed within the setback.
3. *Recessed ground floor level.* Recessed ground floors shall be restricted to one level height, except at main entrances.
4. *Vehicle entries.* For mixed use residential and commercial buildings requiring vehicular garage entrances, the garage opening shall be setback from the building frontage a minimum of six feet. Adhere to all required visual sight setbacks.
5. *Townhome Garage Parking.* A minimum of 3-foot setback shall be applied for alleyway garage or tuck under parking.

D. ROOF FORMS

2. *Roof lines.* The length of any continuous flat roofline shall not exceed more than ~~100~~ 165 feet without modulation. ~~The minimum modulation for roof lines is 3 feet.~~
3. *Roof Materials.* Roof materials shall meet the minimum SRI (solar reflectance index) standards to reduce urban heat gain. Inappropriate materials such as wood singles, cement tiles and plastic slate and shingles shall be discouraged.
4. *Roof Top Projections.* Elevator cores, stair projections, solar panels and mechanical equipment shall be incorporated into the architecture of the building with

consistent building materials. See VMC 20.670.040(A)(3) for provisions regarding height, setbacks, and screening of roof top features.

5. *Roof Decks.* Accessible roof decks shall provide safety setback standards from the roof edge and mechanical equipment as required.

E. SECONDARY ARCHITECTURAL FEATURES

1. *Visual Interest.* Add visual depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.

2. *Encroachment.* A building's enclosed occupiable space shall not encroach into the right-of way, with the exception of bay windows or balconies. Bay windows and balconies shall not extend more than 4 feet into the right-of-way and 30% of width of residential units or 50% of the width of hospitality units.

3. *Weather Protection.* Overhead weather protection shall be provided along all streets with a minimum clear height of 10 feet and maximum clear height of 15 feet consistent with the provisions of VMC 20.630.030 except in instances where the pedestrian amenities articulated in section A.6.b of this chapter are utilized.

4. *Pedestrian oriented features.* At least 75% of the width of any new or reconstructed ground-level building wall facing a street shall be devoted to pedestrian-oriented features or material variation, pedestrian entrances and/or windows affording views into retail, storefront, office or lobby space.

5. *Blank walls.* Continuous blank walls shall not exceed 15 feet in length. Where blank walls are present, incorporate a range of design approaches such as green walls, façade articulation, art or other approved applications to create interest at the adjacent pedestrian area.

F. MATERIALS AND COLORS

1. *Prohibited materials.* The following are prohibited exterior building materials: plastic laminate, glossy or large expanses of acrylic or plexiglass, pegboard, mirror, highly polished or plated metals (except as a trim), mirrored glass, fabric or paper wall coverings, plywood or particle board, sheet or modular vinyl, shingles, shakes and horizontal lap siding.

2. *Mechanical equipment.* Mechanical equipment and above grade utilities shall be located or screened with quality materials to minimize visual impact on the public right-of—way.

VMC 20.670.040(L) Limited Access Frontages

Vehicular access to development sites is prohibited along key frontages, where indicated, to reduce conflicts between automobiles and pedestrians and promote a safe and pleasant experience for walking. Vehicular access is restricted to one-curb-cut per block frontage where indicated in Figure 20.670-3:

Figure 20.670-3 Vehicular Access Restrictions



ORDINANCE - 25

Item #7.



TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/6/2023

SUBJECT Approval of Claim Vouchers

Action Requested

Approve claim vouchers for November 6, 2023.

ATTACHMENTS:

- ▯ Claim Vouchers for November 6, 2023

VOUCHER APPROVAL

We, the undersigned council members of the City of Vancouver, Clark County, Washington, do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of:

\$ 17,498,515.49 this 6th day of November 2023.

DocuSigned by:
Anne McNerny-Ogle
MAYOR

Cyndi A. Turner
Digitally signed by Cyndi A. Turner
Date: 2023.10.30 16:24:04 -07'00'
AUDITING OFFICER

DocuSigned by:
Ty Stib
COUNCILMEMBER

DocuSigned by:
MW
COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
October 16, 2023 - October 29, 2023	Accounts Payable Checks (see attached)	\$ 13,325,614.82
October 16, 2023 - October 29, 2023	Hansen City Payments (see attached)	\$ 54,617.72
October 16, 2023 - October 29, 2023	Visa Refunds (see attached)	\$ 5,072.67
October 16, 2023 - October 29, 2023	Payroll Checks (see attached)	\$ 4,113,210.28
TOTAL		\$ 17,498,515.49

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Miscellaneous Payment	Check	14428	10/18/2023	261.43	15 West Apartments	Claim #GL20230946
Miscellaneous Payment	Check	14429	10/18/2023	91.00	Arock Technologies LLC	Refund of duplicate payment to Invoice #77054776
Miscellaneous Payment	Check	14430	10/18/2023	747.80	Barbara Kipp	Witness transportation
Miscellaneous Payment	Check	14431	10/18/2023	55.00	Bella Vista Neighborhood Association	BBQ Rental Refund
Miscellaneous Payment	Check	14432	10/18/2023	10,000.00	Clark County Emergency Medical Services District #2	00036374
Miscellaneous Payment	Check	14433	10/18/2023	230.79	Cushing Terrell	CMI-343398; jobsite: 6820 NE 84th St (Attn: Rae Tennant, COSTCO0772 04)
Miscellaneous Payment	Check	14434	10/18/2023	218.16	Danielle Wass	
Miscellaneous Payment	Check	14435	10/18/2023	1,189.18	Deanna Jean Gunderson	Claim #GL20230932
Miscellaneous Payment	Check	14436	10/18/2023	70.00	ERICK T GILL	Refund of duplicate payment to Citation #7205001356
Miscellaneous Payment	Check	14437	10/18/2023	57.00	HURLEY BUILDING CONDOMINIUM ASSOCIATION	Refund of duplicate payment to INV#77055929
Miscellaneous Payment	Check	14438	10/18/2023	140.00	JACOBS	Refund of duplicate payment to INV#77056637
Miscellaneous Payment	Check	14439	10/18/2023	48.27	Julie Bohn	HPC Commissioner Reimbursement (RevitalizeWA conference)
Miscellaneous Payment	Check	14440	10/18/2023	8,797.23	Life Insurance Company of North America	Replacement check for June payroll
Miscellaneous Payment	Check	14441	10/18/2023	57.00	LISA KURTZ	Voucher #2010971.030
Miscellaneous Payment	Check	14442	10/18/2023	130.00	MARATHON PETROLEUM	Refund of overpayment do to incorrectly billed square footage Fire Inspection Fees
Miscellaneous Payment	Check	14443	10/18/2023	50.00	MICHAEL JAMES VAN DOORN	Refund of duplicate payment to Citation #7203809170
Miscellaneous Payment	Check	14444	10/18/2023	1,116.67	Michael Lyons	LEOFF Pension Board Member Travel
Miscellaneous Payment	Check	14445	10/18/2023	1,018.42	Patrick Kelly	LEOFF Pension Board Member Travel
Miscellaneous Payment	Check	14446	10/18/2023	7,023.00	State of Washington State Treasurer	3rd Qtr 2023 A8 Form
Miscellaneous Payment	Check	14447	10/18/2023	500.00	VANCOUVER PROFESSIONAL CENTER	Refund Duplicate payment to INV#77055796
Ad Hoc Payment	Check	14448	10/18/2023	578.06	AAAA-M LLC	Utility Refunds: 0071097560-01
Ad Hoc Payment	Check	14449	10/18/2023	612.50	Arden, Mary H	Utility Refunds: 0003027401-01 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	14450	10/18/2023	34.05	Berks, Sterling or Elizabeth	Utility Refunds: 0023050428-07
Ad Hoc Payment	Check	14451	10/18/2023	61.74	Berreth, Daniel	Utility Refunds: 0078029600-03
Ad Hoc Payment	Check	14452	10/18/2023	136.22	Blomquist, Julie	Utility Refunds: 0023005106-09
Ad Hoc Payment	Check	14453	10/18/2023	92.43	Borovina, Michael Jr or Veronica	Utility Refunds: 0052054028-05
Ad Hoc Payment	Check	14454	10/18/2023	216.00	Bruce James or Yolanda McClanahan	Utility Refunds: 0098028200-01 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	14455	10/18/2023	40.17	Christopher Drake Personal Rep. of Sheila Martinson Estate	Utility Refunds: 0052021700-03
Ad Hoc Payment	Check	14456	10/18/2023	315.96	Clendenon, Effie	Utility Refunds: 0097001260-02 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	14457	10/18/2023	119.62	Collentine, Silas	Utility Refunds: 0031029400-03
Ad Hoc Payment	Check	14458	10/18/2023	125.26	Daugherty, Michael or Melody	Utility Refunds: 0123003922-14
Ad Hoc Payment	Check	14459	10/18/2023	39.84	David J Woody Successor Trustee of the, Jean H Woody Family Trust	Utility Refunds: 0099050030-03
Ad Hoc Payment	Check	14460	10/18/2023	84.30	Dorie Ingersoll Personal Rep. of the Estate of Adelita Ingersoll	Utility Refunds: 0070082900-00
Ad Hoc Payment	Check	14461	10/18/2023	26.72	Duncan, Patricia	Utility Refunds: 0028030215-15
Ad Hoc Payment	Check	14462	10/18/2023	37.77	Ellison, Nicholas or Cathleen	Utility Refunds: 0000003863-03
Ad Hoc Payment	Check	14463	10/18/2023	23.66	Estate of Paul Lawrence	Utility Refunds: 0021084400-00
Ad Hoc Payment	Check	14464	10/18/2023	230.40	Evan Burnham or Sheree Raymore	Utility Refunds: 0069041300-03

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Ad Hoc Payment	Check	14465	10/18/2023	97.91	Fossen,Kevin or Shellie	Utility Refunds: 0072010700-16
Ad Hoc Payment	Check	14466	10/18/2023	58.56	Gallagher,Justin	Utility Refunds: 0500001015-02
Ad Hoc Payment	Check	14467	10/18/2023	101.71	Gamble,Brandon or Ashley	Utility Refunds: 0069044400-16
Ad Hoc Payment	Check	14468	10/18/2023	84.38	Garton,Wesley or Carolyn or Kathleen	Utility Refunds: 0053063000-08
Ad Hoc Payment	Check	14469	10/18/2023	207.60	Hatton,Lynelle	Utility Refunds: 0137009440-02
Ad Hoc Payment	Check	14470	10/18/2023	67.90	Hays, Lee	Utility Refunds: 0115025209-03
Ad Hoc Payment	Check	14471	10/18/2023	53.98	Herrera,Amie or Mario	Utility Refunds: 0023078000-04
Ad Hoc Payment	Check	14472	10/18/2023	132.92	Interwest Properties Inc	Utility Refunds: 0158002130-01
Ad Hoc Payment	Check	14473	10/18/2023	1,000.00	Irene Cole or Kenneth Marchant	Utility Refunds: 0166000840-01
Ad Hoc Payment	Check	14474	10/18/2023	47.10	Jared Sampson or Crystal Chulich	Utility Refunds: 0075003024-03
Ad Hoc Payment	Check	14475	10/18/2023	61.48	Jeanette A or W. Dale Heigh Trustees of the,Jeanette A Heigh Living Trust	Utility Refunds: 0101000606-02
Ad Hoc Payment	Check	14476	10/18/2023	43.05	JMJ Properties LLC	Utility Refunds: 0074016984-20
Ad Hoc Payment	Check	14477	10/18/2023	59.00	Josue Garcia or Alma Herrejon-Tinoco	Utility Refunds: 0000004564-02
Ad Hoc Payment	Check	14478	10/18/2023	42.96	Lawhorn,Karla or Jerry	Utility Refunds: 0085071000-08
Ad Hoc Payment	Check	14479	10/18/2023	77.54	Lee Michael Hays or Kaci Marilyn Kyler	Utility Refunds: 0115025209-03
Ad Hoc Payment	Check	14480	10/18/2023	75.16	Lizbeth Ramirez or Bradley Goff	Utility Refunds: 0017031600-18
Ad Hoc Payment	Check	14481	10/18/2023	152.89	Michaelis,Larissa	Utility Refunds: 0082020011-21 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	14482	10/18/2023	45.58	Michael McDaniel or Nichole Thorpe	Utility Refunds: 0061093230-06
Ad Hoc Payment	Check	14483	10/18/2023	186.44	Nei Global Relocation Services Attn Darcy Holmes	Utility Refunds: 0114008224-04
Ad Hoc Payment	Check	14484	10/18/2023	42.14	Nhuy Huu or My Mgod Trang	Utility Refunds: 0000007157-02
Ad Hoc Payment	Check	14485	10/18/2023	44.40	Nicolas Hosking or Katlin Price	Utility Refunds: 0039023000-06
Ad Hoc Payment	Check	14486	10/18/2023	51.63	Nye,Celeste	Utility Refunds: 0002041020-06
Ad Hoc Payment	Check	14487	10/18/2023	29.40	Olii,Mihail Z and Lilia G	Utility Refunds: 0000003548-03
Ad Hoc Payment	Check	14488	10/18/2023	72.96	Opendoor Labs Inc	Utility Refunds: 0108003675-22
Ad Hoc Payment	Check	14489	10/18/2023	239.74	Owen Manor trustee of Owen Manor Revocable Trust	Utility Refunds: 0008025900-06
Ad Hoc Payment	Check	14490	10/18/2023	140.00	Pay,Benjamin or Michelle	Utility Refunds: 0128433400-02
Ad Hoc Payment	Check	14491	10/18/2023	172.02	Raney,Steven	Utility Refunds: 0068018900-11
Ad Hoc Payment	Check	14492	10/18/2023	209.85	Raney,Steven	Utility Refunds: 0068018900-11
Ad Hoc Payment	Check	14493	10/18/2023	81.21	Robert or Gay Hite co trustees,Robert Hite Revocable Trust	Utility Refunds: 0101000133-04
Ad Hoc Payment	Check	14494	10/18/2023	25.68	Ruderman,Kimberly	Utility Refunds: 0073002890-05
Ad Hoc Payment	Check	14495	10/18/2023	51.00	Schauer,David	Utility Refunds: 0069064100-00 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	14496	10/18/2023	59.85	Steinbarga,Trudy	Utility Refunds: 0029033800-00
Ad Hoc Payment	Check	14497	10/18/2023	39.14	Sundstrom,Donald or Kellie	Utility Refunds: 0067049044-16
Ad Hoc Payment	Check	14498	10/18/2023	421.06	Winden,Yvette A	Utility Refunds: 0000006031-03
Supplier Payment	Check	14499	10/18/2023	480.00	Access Services Northwest, LLC	
Supplier Payment	Check	14500	10/18/2023	1,217.98	Accurate Corporate Services Inc	
Supplier Payment	Check	14501	10/18/2023	54.60	Airgas, Inc	
Supplier Payment	Check	14502	10/18/2023	381.00	Allegiance Benefit Plan Management Inc	
Supplier Payment	Check	14503	10/18/2023	6,201.00	Allegis Group Holdings Inc - Remit-To: TekSystems Inc - Atlanta	
Supplier Payment	Check	14504	10/18/2023	15,000.00	All Traffic Data Services Inc	
Supplier Payment	Check	14505	10/18/2023	136.00	American Sani-Can	
Supplier Payment	Check	14506	10/18/2023	146.42	Aramark Uniform & Career Apparel LLC - Remit-To: Aramark - Pasadena	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	14507	10/18/2023	1,852.50	Arborscape Ltd Inc	
Supplier Payment	Check	14508	10/18/2023	391.32	Avaya Inc - Remit-To: Avaya New York	
Supplier Payment	Check	14509	10/18/2023	8,641.65	Bloomberg Finance LP - Remit-To: Bloomberg - Boston	
Supplier Payment	Check	14510	10/18/2023	7,965.47	Bound Tree Medical LLC	
Supplier Payment	Check	14511	10/18/2023	300.00	Bradford Davis	
Supplier Payment	Check	14512	10/18/2023	7,568.00	CBG Communications Inc	
Supplier Payment	Check	14513	10/18/2023	11,587.31	CECO Inc	
Supplier Payment	Check	14514	10/18/2023	15,000.00	CFM Strategic Communications, Inc.	
Supplier Payment	Check	14515	10/18/2023	723.00	City of Vancouver - Remit-To: COV Main	
Supplier Payment	Check	14516	10/18/2023	900.00	Clark County Fire District 5	
Supplier Payment	Check	14517	10/18/2023	1,000.00	Clark County Latino Youth Conference	
Supplier Payment	Check	14518	10/18/2023	8,051.75	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	14519	10/18/2023	300.00	Clark County Title Company - Remit-To: Clark County - Reconveyance Fees	
Supplier Payment	Check	14520	10/18/2023	55,886.72	Clary Longview LLC	
Supplier Payment	Check	14521	10/18/2023	700.00	Columbia Play Project	
Supplier Payment	Check	14522	10/18/2023	50,000.00	Columbia River Economic Development Council Inc	
Supplier Payment	Check	14523	10/18/2023	15,000.00	Columbia Springs	
Supplier Payment	Check	14524	10/18/2023	21,746.56	CUES Inc - Remit-To: CUES Inc - Cincinnati	
Supplier Payment	Check	14525	10/18/2023	101,424.29	Dan's Tractor Inc	
Supplier Payment	Check	14526	10/18/2023	1,270.00	David A Neufeld	
Supplier Payment	Check	14527	10/18/2023	2,500.00	David Corey PHD PC	
Supplier Payment	Check	14528	10/18/2023	6,615.00	Davidson Benefits Planning	
Supplier Payment	Check	14529	10/18/2023	9,860.92	DKS Associates Inc	
Supplier Payment	Check	14530	10/18/2023	4,178.97	Eaton Corporation	
Supplier Payment	Check	14531	10/18/2023	38,155.87	Echo Electric LLC	
Supplier Payment	Check	14532	10/18/2023	1,170.00	Edward L Fogg	
Supplier Payment	Check	14533	10/18/2023	3,140.17	Emerald Services Inc - Remit-To: Emerald - Pittsburgh	
Supplier Payment	Check	14534	10/18/2023	815.25	EMS Technology Solutions LLC	
Supplier Payment	Check	14535	10/18/2023	275.00	ERF Company Inc	
Supplier Payment	Check	14536	10/18/2023	10,104.64	Ferguson Enterprises - Remit-To: Ferguson - Dallas	
Supplier Payment	Check	14537	10/18/2023	193,268.80	FFA Architecture and Interiors, Inc	
Supplier Payment	Check	14538	10/18/2023	247,436.33	Fire Mountain Farms Inc	
Supplier Payment	Check	14539	10/18/2023	1,400.00	First Responder Psychology	
Supplier Payment	Check	14540	10/18/2023	38,842.87	Fourth Plain Forward	
Supplier Payment	Check	14541	10/18/2023	1,973.57	Galls LLC	
Supplier Payment	Check	14542	10/18/2023	8,741.65	GB Manchester Inc	
Supplier Payment	Check	14543	10/18/2023	2,032.70	Genuine Parts Company - Remit-To: NAPA - Vancouver	
Supplier Payment	Check	14544	10/18/2023	500.00	Greg Brian Otto	
Supplier Payment	Check	14545	10/18/2023	19,531.25	Groundwater Solutions, Inc.	
Supplier Payment	Check	14546	10/18/2023	822.00	H&H Wood Recyclers	
Supplier Payment	Check	14547	10/18/2023	400.00	J. Timothy Wise	
Supplier Payment	Check	14548	10/18/2023	222.84	J-2 Blueprint Supply Co.	
Supplier Payment	Check	14549	10/18/2023	800.00	John A. Blackburn	
Supplier Payment	Check	14550	10/18/2023	27,440.21	KBT Distributing LLC	
Supplier Payment	Check	14551	10/18/2023	342.41	Kurita America Inc - Remit-To: US Water - Minneapolis	
Supplier Payment	Check	14552	10/18/2023	33,101.00	Kurt M. Schile	
Supplier Payment	Check	14553	10/18/2023	614.75	Legacy Laboratory Services Inc	
Supplier Payment	Check	14554	10/18/2023	41,717.10	Life Insurance Company of North America	
Supplier Payment	Check	14555	10/18/2023	8,400.00	LK Weiss	
Supplier Payment	Check	14556	10/18/2023	18,687.63	Maul Foster & Alongi Inc	
Supplier Payment	Check	14557	10/18/2023	1,000.00	National Testing Network, Inc.	
Supplier Payment	Check	14558	10/18/2023	469.27	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	14559	10/18/2023	30,796.13	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	Check	14560	10/18/2023	154.69	Orion Medical Supply	
Supplier Payment	Check	14561	10/18/2023	106,390.32	Parametrix, Inc	
Supplier Payment	Check	14562	10/18/2023	288.10	Parkeon	
Supplier Payment	Check	14563	10/18/2023	6,697.75	Passport Labs Inc. - Remit-To: Passport Labs Inc	
Supplier Payment	Check	14564	10/18/2023	1,440.00	Patricia R Bowman	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	14565	10/18/2023	2,700.00	PB LOADER CORPORATION	
Supplier Payment	Check	14566	10/18/2023	29,000.00	Plan-It GEO LLC	
Supplier Payment	Check	14567	10/18/2023	140.00	Porter W Yett Company	
Supplier Payment	Check	14568	10/18/2023	3,167.00	Portland Adventist Medical Center	
Supplier Payment	Check	14569	10/18/2023	2,870.70	PPC Solutions Inc	
Supplier Payment	Check	14570	10/18/2023	2,317.27	Proforce Marketing Inc	
Supplier Payment	Check	14571	10/18/2023	7,111.34	Qwest Corporation - Remit-To: Qwest Corp- Seattle	
Supplier Payment	Check	14572	10/18/2023	638.00	Rapid Response Bio Clean Inc.	
Supplier Payment	Check	14573	10/18/2023	22,823.73	Ron Turley Associates	
Supplier Payment	Check	14574	10/18/2023	141,883.94	Roof Toppers, Inc.	
Supplier Payment	Check	14575	10/18/2023	10,310.72	S&B Inc	
Supplier Payment	Check	14576	10/18/2023	2,820.77	San Diego Police Equipment Co Inc	
Supplier Payment	Check	14577	10/18/2023	623.75	Sarah Paszkiewicz Reporting, Inc.	
Supplier Payment	Check	14578	10/18/2023	2,450.10	Sauer Holdings LLC - Remit-To: Your Party and Event Center	
Supplier Payment	Check	14579	10/18/2023	434.91	SeaWestern Inc	
Supplier Payment	Check	14580	10/18/2023	163.06	Shrums Pest Control	
Supplier Payment	Check	14581	10/18/2023	448.42	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	14582	10/18/2023	114,070.00	Southwest Washington Humane Society	
Supplier Payment	Check	14583	10/18/2023	117,750.00	State of Washington Department of Employment Security - Remit-To: State of Washington Department of Employment Security / Seattle	
Supplier Payment	Check	14584	10/18/2023	0.96	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	
Supplier Payment	Check	14585	10/18/2023	1,287.93	State of Washington Department of Transportation	
Supplier Payment	Check	14586	10/18/2023	700.00	Summit Law Group	
Supplier Payment	Check	14587	10/18/2023	725.50	Sun Badge Company	
Supplier Payment	Check	14588	10/18/2023	34,972.51	Sunbelt Controls Inc - Remit-To: Sunbelt Controls - Pasadena	
Supplier Payment	Check	14589	10/18/2023	7,497.75	Tamarack Management LLC	
Supplier Payment	Check	14590	10/18/2023	581.00	The CNC Pros	
Supplier Payment	Check	14591	10/18/2023	6,250.00	Trauma Intervention Programs	
Supplier Payment	Check	14592	10/18/2023	29,915.33	Triangle Pump & Equipment, Inc.	
Supplier Payment	Check	14593	10/18/2023	82,212.23	TV Etc ESD 112	
Supplier Payment	Check	14594	10/18/2023	39.10	UKG Kronos Systems LLC Remit-To: Atlanta	
Supplier Payment	Check	14595	10/18/2023	327.00	Vancouver Aire LLC	
Supplier Payment	Check	14596	10/18/2023	8,000.00	Vancouver Arena	
Supplier Payment	Check	14597	10/18/2023	540.00	Vancouver School District #37	
Supplier Payment	Check	14598	10/18/2023	225,000.00	Vancouver USA Regional Tourism Office	
Supplier Payment	Check	14599	10/18/2023	831.60	W.B. Sprague Co. Inc.	
Supplier Payment	Check	14600	10/18/2023	518.30	Walter E Nelson Company	
Supplier Payment	Check	14601	10/18/2023	6,147.00	Washington State Criminal Justice Training Commission	
Supplier Payment	Check	14602	10/18/2023	48,155.38	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	14603	10/18/2023	9,849.44	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	14604	10/18/2023	7,434.00	WAVE Systems, Inc.	
Supplier Payment	Check	14605	10/18/2023	5,283.91	Wesco Distribution, Inc.	
Supplier Payment	Check	14606	10/18/2023	832,603.00	Willis Towers Watson Insurance Services West inc	
Supplier Payment	Check	14607	10/18/2023	1,900.00	Xiang Ding	
Customer Refund	Check	14608	10/18/2023	58.55	MIKHAIL ORLOVSKIY	Overpayment on account for CCON-00002650
Customer Refund	Check	14609	10/18/2023	58.54	SETH IRVINE	Overpayment on account for CCON-00002641.
Supplier Payment	Check	14610	10/18/2023	485,024.18	Clark Public Utility District No. 1	
Ad Hoc Payment	Check	14611	10/23/2023	2,000.00	Erving,Zachery L or Kerry L	Utility Refunds: 0089000982-14
Supplier Payment	Check	14612	10/25/2023	6,470.18	Aflac	
Supplier Payment	Check	14613	10/25/2023	5,590.58	AF-SCME Local #307	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	14614	10/25/2023	334.00	California State Disbursement Unit	
Supplier Payment	Check	14615	10/25/2023	491.00	Hawaii SDU	
Supplier Payment	Check	14616	10/25/2023	739.90	IAM Local #1374	
Supplier Payment	Check	14617	10/25/2023	8,747.73	Life Insurance Company of North America	
Supplier Payment	Check	14618	10/25/2023	875.00	MFS Service Center Inc	
Supplier Payment	Check	14619	10/25/2023	4,446.48	OPEIU Local #11	
Supplier Payment	Check	14620	10/25/2023	724.50	Teamsters Local #58	
Supplier Payment	Check	14621	10/25/2023	227.50	UA Local #290	
Supplier Payment	Check	14622	10/25/2023	3,320.58	Western Conference of Teamsters	
Supplier Payment	Check	14623	10/25/2023	923.22	Western Metal Industry Pension Plan	
Ad Hoc Payment	Check	14624	10/25/2023	2,443.83	1435 NE 4th LLC	Utility Refunds: 0097099300-01 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	14625	10/25/2023	542.25	1435 NE 4th LLC	Utility Refunds: 0097099300-01
Ad Hoc Payment	Check	14626	10/25/2023	276.50	Avery Assests LLC	Utility Refunds: 0021035702-04
Ad Hoc Payment	Check	14627	10/25/2023	190.00	Cartwright,Georgette	Utility Refunds: 0032042200-07
Ad Hoc Payment	Check	14628	10/25/2023	182.32	Courtney,Nanesha	Utility Refunds: 0028002100-03
Ad Hoc Payment	Check	14629	10/25/2023	198.53	Courtney,Nanesha or Charles	Utility Refunds: 0028002100-03
Ad Hoc Payment	Check	14630	10/25/2023	224.92	Deryavko,Mariya	Utility Refunds: 0045082510-03
Ad Hoc Payment	Check	14631	10/25/2023	151.70	Dickens,Daniel J	Utility Refunds: 0057035006-03
Ad Hoc Payment	Check	14632	10/25/2023	1,274.58	Dove Property Management	Utility Refunds: 0021035702-04
Ad Hoc Payment	Check	14633	10/25/2023	190.00	Dusenberry,Jack or Patricia	Utility Refunds: 0063005700-00 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	14634	10/25/2023	81.09	Evans,Michael	Utility Refunds: 0057054100-03
Ad Hoc Payment	Check	14635	10/25/2023	82.58	Hess,Mari Anne	Utility Refunds: 0004054500-16
Ad Hoc Payment	Check	14636	10/25/2023	37.42	Hess,Scott S or Mari Anne	Utility Refunds: 0004054500-16
Ad Hoc Payment	Check	14637	10/25/2023	67.31	I'm in Mud LLC	Utility Refunds: 0042007153-04
Ad Hoc Payment	Check	14638	10/25/2023	164.41	Jones,Raymond G	Utility Refunds: 0045027537-12
Ad Hoc Payment	Check	14639	10/25/2023	182.16	Jones,Roberta J	Utility Refunds: 0050009000-09 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	14640	10/25/2023	144.64	Lee,David	Utility Refunds: 0104100282-04
Ad Hoc Payment	Check	14641	10/25/2023	222.53	Maddox,Anastasia or Steve	Utility Refunds: 0107002474-04
Ad Hoc Payment	Check	14642	10/25/2023	112.11	McBroom,Bartley	Utility Refunds: 0107002894-08
Ad Hoc Payment	Check	14643	10/25/2023	194.02	Mitchell,Yvette C	Utility Refunds: 0005013100-05
Ad Hoc Payment	Check	14644	10/25/2023	35.38	Nylund Inc	Utility Refunds: 0135002050-04
Ad Hoc Payment	Check	14645	10/25/2023	236.34	Prairie Homes LLC	Utility Refunds: 0020043400-15 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	14646	10/25/2023	158.35	Ruth J Waller Trust	Utility Refunds: 0038019400-00
Ad Hoc Payment	Check	14647	10/25/2023	104.97	Ruth Waller or Laura Decker	Utility Refunds: 0038019400-00
Ad Hoc Payment	Check	14648	10/25/2023	64.62	Sean C Marchand or Penny Hightower	Utility Refunds: 0074034900-08
Ad Hoc Payment	Check	14649	10/25/2023	635.00	Ten Talents Investments 21 LLC	Utility Refunds: 0002000111-02
Ad Hoc Payment	Check	14650	10/25/2023	42.47	the Estates of Lavern and Patricia Jones,Mark Jones the personal	Utility Refunds: 0112000842-01
Ad Hoc Payment	Check	14651	10/25/2023	49.57	The Jerry L Myers Revocable Trust	Utility Refunds: 0108002130-02
Ad Hoc Payment	Check	14652	10/25/2023	208.79	Toni Birkenfeld or Toni Stevens	Utility Refunds: 0073003692-01
Ad Hoc Payment	Check	14653	10/25/2023	191.44	Trang Nguyen or Duy V Vu	Utility Refunds: 0023033750-05
Ad Hoc Payment	Check	14654	10/25/2023	46.34	Victoria J Schwarz as Personal Rep of the,Estate of Karen A Schmidt	Utility Refunds: 0000004941-02
Ad Hoc Payment	Check	14655	10/25/2023	320.07	Wong,Wade	Utility Refunds: 0150009454-04
Ad Hoc Payment	Check	14656	10/25/2023	296.46	Yates,Alisha	Utility Refunds: 0069026356-03

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Ad Hoc Payment	Check	14657	10/25/2023	110.95	Yue, Solomon	Utility Refunds: 0113016012-02
Cash Advance Payment	Check	14658	10/25/2023	355.50	Carson Hoover	
Customer Refund	Check	14659	10/25/2023	303.33	NATIONAL VISION, INC.	Payment rec'd after Credit Memo issued for acct billed in error.
Customer Refund	Check	14660	10/25/2023	303.33	NATIONAL VISION, INC.	Payment rec'd after Credit Memo issued for acct billed in error.
Customer Refund	Check	14661	10/25/2023	105.00	TYLER BRINKMAN	Refund for overpayment on May 25, 2023
Miscellaneous Payment	Check	14662	10/25/2023	150.00	Bridge the Gap	Credit on account refund
Miscellaneous Payment	Check	14663	10/25/2023	550.00	Cheyenne Brunk	Claim #GL20230943
Miscellaneous Payment	Check	14664	10/25/2023	1,000.00	Cirque Entertainment III, LLC	Refund of carnival deposit.
Miscellaneous Payment	Check	14665	10/25/2023	38.33	CRISTINA M SCHNIDER	Refund overpayment of new business license fees. Renewal was before new fees went into effect.
Miscellaneous Payment	Check	14666	10/25/2023	577.41	D & F Plumbing Co	MPE-345037 (jobsite: 12601 S 2nd Circle)
Miscellaneous Payment	Check	14667	10/25/2023	7,516.18	Denise Fairweather	Claim #GL20230882
Miscellaneous Payment	Check	14668	10/25/2023	1.00	FEMA	RETURN OF FUNDS - FEMA
Miscellaneous Payment	Check	14669	10/25/2023	11,989.40	George Chrunev	Claim #GL20230955
Miscellaneous Payment	Check	14670	10/25/2023	781.83	HEIDI SCARPELLI	
Miscellaneous Payment	Check	14671	10/25/2023	28.76	Jennifer Marie Mott	Refund of paid new business license fees mistakenly billed. Renewal was before new fees went into effect.
Miscellaneous Payment	Check	14672	10/25/2023	290.00	Kat's Insurance Agency LLC	Refund of COV Business License Fees - Business outside of city limits
Miscellaneous Payment	Check	14673	10/25/2023	30.00	Lydia Chamberlain	Credit on acct. clearing
Miscellaneous Payment	Check	14674	10/25/2023	120.00	Northfield Neighborhood Association	2023 RecycleU
Miscellaneous Payment	Check	14675	10/25/2023	238.42	Patrick Kelly	2023 - 3Qtr Mileage Reimbursement
Miscellaneous Payment	Check	14676	10/25/2023	33.00	Piper Mendoza	Credit on account refund
Miscellaneous Payment	Check	14677	10/25/2023	280.00	Professional Credit Service	Alarms-GREENHEAD CANNABIS acct T-3272 inv 99393968,99395311,9939 5391
Miscellaneous Payment	Check	14678	10/25/2023	60.31	Professional Credit Service	Refund to PCS for negative trust remittance statements. Invoice 32367
Miscellaneous Payment	Check	14679	10/25/2023	126.00	SavATree	LUP-83756 (jobsite: 1305 SE 132nd Ave)
Miscellaneous Payment	Check	14680	10/25/2023	113.00	Vancouver Swim Club	Credit on account refund
Supplier Payment	Check	14681	10/25/2023	1,043.52	Albina Holdings Inc	
Supplier Payment	Check	14682	10/25/2023	152.88	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	14683	10/25/2023	3,966.46	Anixter Inc	
Supplier Payment	Check	14684	10/25/2023	500.00	Bradley J Wager	
Supplier Payment	Check	14685	10/25/2023	819.00	City of Vancouver - Remit-To: COV Main	
Supplier Payment	Check	14686	10/25/2023	30,974.82	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	14687	10/25/2023	10.00	Clark County - Remit-To: Reeta Fees	
Supplier Payment	Check	14688	10/25/2023	300.00	Clark County Title Company - Remit-To: Clark County - Reconveyance Fees	
Supplier Payment	Check	14689	10/25/2023	683.92	Clark Public Utility District No. 1	
Supplier Payment	Check	14690	10/25/2023	653.34	Clark Public Utility District No. 1	
Supplier Payment	Check	14691	10/25/2023	55,736.45	Clary Longview LLC	
Supplier Payment	Check	14692	10/25/2023	713.08	Code Publishing Co	
Supplier Payment	Check	14693	10/25/2023	95.89	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	14694	10/25/2023	124.59	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	14695	10/25/2023	118.59	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	14696	10/25/2023	188.33	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	14697	10/25/2023	10,493.50	Comcast Holdings Corporation - Remit-To: Comcast Holding Corporation - Boston	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	14698	10/25/2023	11,270.52	Community Mediation Services - Remit-To: Community Mediation Services - Vancouver	
Supplier Payment	Check	14699	10/25/2023	8,176.00	Consort North America Inc	
Supplier Payment	Check	14700	10/25/2023	2,420.00	David Corey PHD PC	
Supplier Payment	Check	14701	10/25/2023	180.00	Evergreen School District 114	
Supplier Payment	Check	14702	10/25/2023	4,967.12	Genuine Parts Company - Remit-To: NAPA - Vancouver	
Supplier Payment	Check	14703	10/25/2023	1,534.84	Gray & Osborne Inc	
Supplier Payment	Check	14704	10/25/2023	735.60	Grey Stone Partners, Inc	
Supplier Payment	Check	14705	10/25/2023	17,687.81	Herrera Environmental Consultants Inc	
Supplier Payment	Check	14706	10/25/2023	6,500.00	Hispanic Metropolitan Chamber	
Supplier Payment	Check	14707	10/25/2023	1,133.48	Industrial Scientific Corporation - Remit-To: Industrial Scientific Corp - Pittsburgh	
Supplier Payment	Check	14708	10/25/2023	5,682.48	Janus Youth Programs Inc	
Supplier Payment	Check	14710	10/25/2023	15,633.08	Kennedy Jenks Consultants - Remit-To: Kennedy Jenks Consulting	
Supplier Payment	Check	14711	10/25/2023	1,331.07	L.N. Curtis & Sons - Remit-To: Supplier L.N. Curtis & Sons	
Supplier Payment	Check	14712	10/25/2023	15,511.17	Lakeside Industries Inc - Remit-To: Lakeside - LB Seattle	
Supplier Payment	Check	14713	10/25/2023	1,743.17	Lakeyard Inc	
Supplier Payment	Check	14714	10/25/2023	1,898.64	McFarlanes Bark Inc	
Supplier Payment	Check	14715	10/25/2023	821.61	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	14716	10/25/2023	9,048.08	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	Check	14717	10/25/2023	1,200.00	PDH Creative	
Supplier Payment	Check	14718	10/25/2023	13,160.00	Planeteria Media	
Supplier Payment	Check	14719	10/25/2023	2,594.00	Portland Adventist Medical Center	
Supplier Payment	Check	14720	10/25/2023	30,418.91	Precision Concrete Cutting Inc - Remit-To: Supplier Precision Concrete Cutting Inc	
Supplier Payment	Check	14721	10/25/2023	3,713.00	Public Safety Testing Inc	
Supplier Payment	Check	14722	10/25/2023	1,652.30	RH2 Engineering, Inc.	
Supplier Payment	Check	14723	10/25/2023	1,406.03	S&B Inc	
Supplier Payment	Check	14724	10/25/2023	1,641.97	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	14725	10/25/2023	85.00	State of Washington Department of Ecology - Remit-To: State of Washington Department of Ecology	
Supplier Payment	Check	14726	10/25/2023	300.00	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	
Supplier Payment	Check	14727	10/25/2023	1,794.50	Terraphase Engineering Inc	
Supplier Payment	Check	14728	10/25/2023	3,150.00	The Loudenback Corporation	
Supplier Payment	Check	14729	10/25/2023	244.58	Towing & Recovering Services Inc	
Supplier Payment	Check	14730	10/25/2023	400.00	TRC Environmental Corp - Remit-To: TRC - Pittsburgh	
Supplier Payment	Check	14731	10/25/2023	4,389.85	Triple J Enterprises	
Supplier Payment	Check	14732	10/25/2023	500.00	United States Postal Service - Remit-To: United States Postal Service Caples	
Supplier Payment	Check	14733	10/25/2023	244.59	W.B. Sprague Co. Inc.	
Supplier Payment	Check	14734	10/25/2023	3,068.88	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	14735	10/25/2023	136.53	XPO Logistics Enterprise Services, Inc - Remit-To: XPO - Portland	
Supplier Payment	Check	14736	10/25/2023	7,819.88	YOLO Washington LLC	
Miscellaneous Payment	Check	14737	10/25/2023	1,211.00	PLS Engineering	PIR-83740 (jobsite: parcel 31053000)
Supplier Payment	Check	14738	10/25/2023	7,896.68	Kamron Hedval	
Supplier Payment	Check	14739	10/26/2023	10,464.13	Brown & Wilson Partnership LLC	
Supplier Payment	Check	14740	10/26/2023	9,433.51	Esther Short Commons LLP	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	14741	10/26/2023	600.00	Nagra & Atwal Corporation	
Supplier Payment	Check	14742	10/26/2023	4,997.80	National Park Service - Remit-To: National Park Service - Pearson Lease	
			Check	3,895,458.87		
Expense Payment	Direct Deposit	EFT-00217162	10/19/2023	113.12	Rainy Rau	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217163	10/19/2023	203.05	Christopher Holmquist	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217164	10/19/2023	527.70	Michelle Henry	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217165	10/19/2023	500.00	Terry Cunnane	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217166	10/19/2023	37.25	Carlos Cedeno-Contreras	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217167	10/19/2023	229.18	Anna Vogel	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217168	10/19/2023	250.23	Mehrin Selimgir	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217169	10/19/2023	225.00	Jon Morgan	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217170	10/19/2023	203.05	Laura Frost	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217171	10/19/2023	473.57	Liz Penner	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217172	10/19/2023	2,435.39	Vanessa Jordan	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217173	10/19/2023	243.88	Luke Koistinen	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217174	10/19/2023	69.72	Annette Haley	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217175	10/19/2023	97.91	Eric Holmes	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217176	10/19/2023	462.97	Patricia Thompson	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217177	10/19/2023	74.58	Steve Harris	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217178	10/19/2023	325.50	Sheila Andrews	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217179	10/19/2023	334.50	Kasie Auger	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217180	10/19/2023	203.05	Zach Auld	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217181	10/19/2023	391.63	Katherine Nye	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00217182	10/19/2023	2,402.19	Aman Singh	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00217183	10/19/2023	139.50	Chris Malone	Travel advance
Cash Advance Payment	Direct Deposit	EFT-00217184	10/19/2023	179.00	Tommy Razo	Travel advance
Cash Advance Payment	Direct Deposit	EFT-00217185	10/19/2023	379.50	Noah Hilliker	Travel advance
Cash Advance Payment	Direct Deposit	EFT-00217186	10/19/2023	179.00	Eddie Alba	Travel advance
Cash Advance Payment	Direct Deposit	EFT-00217187	10/19/2023	310.50	Alex Zaferis	Travel advance
Cash Advance Payment	Direct Deposit	EFT-00217188	10/19/2023	179.00	Bernie Romiti	Travel advance
Cash Advance Payment	Direct Deposit	EFT-00217189	10/19/2023	209.50	Mark Ghezzi	Travel advance
Expense Payment	Direct Deposit	EFT-00219174	10/26/2023	160.00	Caleb Butler	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219175	10/26/2023	123.75	Jamie Spinelli	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219176	10/26/2023	125.00	Jim Bullinger	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219177	10/26/2023	22.50	Trent Harris	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219178	10/26/2023	200.00	James Allen	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219179	10/26/2023	350.00	Stuart Morley	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219180	10/26/2023	201.25	Kris Aponte	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219181	10/26/2023	168.49	Magaiva Herman	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219182	10/26/2023	165.43	Brett Setterfield	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219183	10/26/2023	30.00	Andrew Jorgenson	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219184	10/26/2023	1,756.11	Patrick Hanley	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219185	10/26/2023	160.00	Brennen Raynor	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219186	10/26/2023	6.10	Catherine Morey	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219187	10/26/2023	185.00	Anthony Tortorici	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219188	10/26/2023	97.50	Domenique Martinelli	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219189	10/26/2023	19.52	Samantha Moody	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219190	10/26/2023	49.00	Matt Hoover	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219191	10/26/2023	33.00	Erik Jennings	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219192	10/26/2023	38.80	Casey Holmes	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219193	10/26/2023	160.00	Zachary Hall	Employee Reimbursement

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Expense Payment	Direct Deposit	EFT-00219194	10/26/2023	132.12	Gary Grimes	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219195	10/26/2023	250.00	Eric Phillips	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219196	10/26/2023	1,952.05	Jerek Laursen	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219197	10/26/2023	38.38	Amanda Cestnik	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219198	10/26/2023	160.00	Michael Maginn	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219199	10/26/2023	144.00	Aaron Lande	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219200	10/26/2023	160.00	Brandon Collier	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219201	10/26/2023	50.00	Stacey Dalgaard	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219202	10/26/2023	160.00	Zachary Witsberger	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00219203	10/26/2023	183.75	Melissa Sager	Travel advance
Cash Advance Payment	Direct Deposit	EFT-00219204	10/26/2023	211.50	Clesson Werner	Travel advance
Cash Advance Payment	Direct Deposit	EFT-00219205	10/26/2023	211.50	Meagan Renner	Travel advance
Cash Advance Payment	Direct Deposit	EFT-00219206	10/26/2023	211.50	McAvoy Shipp	Travel advance
Cash Advance Payment	Direct Deposit	EFT-00219207	10/26/2023	931.50	Jake Carlow	Travel advance
Cash Advance Payment	Direct Deposit	EFT-00219208	10/26/2023	118.50	David Sturbelle	Travel advance
Cash Advance Payment	Direct Deposit	EFT-00219209	10/26/2023	118.50	Thomas Schell	Travel advance
Cash Advance Payment	Direct Deposit	EFT-00219210	10/26/2023	59.25	Jennie Casey	Travel advance
Cash Advance Payment	Direct Deposit	EFT-00219211	10/26/2023	183.75	Jamie Haske	Travel advance
Expense Payment	Direct Deposit	EFT-00219212	10/26/2023	160.00	Logan Danforth	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219213	10/26/2023	229.30	Ryan Starbuck	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219214	10/26/2023	59.24	Shane LaBeck	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219215	10/26/2023	79.50	Carlos Cedeno-Contreras	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00219216	10/26/2023	312.25	Chad Eiken	Employee Reimbursement
			Direct Deposit	21,547.51		
Supplier Payment	EFT	EFT-00217190	10/19/2023	69,970.87	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00217191	10/19/2023	5,293.17	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00217192	10/19/2023	230,788.90	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00217193	10/19/2023	7,669.59	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00217194	10/19/2023	4,118.00	Andrews Terry Jeffers LLP	
Supplier Payment	EFT	EFT-00217195	10/19/2023	194,494.64	Western United Civil Group, LLC - Remit-To: Western United Civil Group, LLC	
Supplier Payment	EFT	EFT-00217196	10/19/2023	722.51	Praxair Distribution Inc	
Supplier Payment	EFT	EFT-00217197	10/19/2023	301.65	Power Systems West	
Supplier Payment	EFT	EFT-00217198	10/19/2023	25,434.20	Live Love Outreach	
Supplier Payment	EFT	EFT-00217199	10/19/2023	7,826.40	Workday Inc	
Supplier Payment	EFT	EFT-00217200	10/19/2023	18,432.89	Salazar Architect Inc	
Supplier Payment	EFT	EFT-00217201	10/19/2023	11,682.46	C & J Contracting	
Supplier Payment	EFT	EFT-00217202	10/19/2023	211,366.30	Mark43 Inc.	
Supplier Payment	EFT	EFT-00217203	10/19/2023	5,262.02	Outsiderinn.org	
Supplier Payment	EFT	EFT-00217204	10/19/2023	7,500.00	Arbutus Consulting LLC	
Supplier Payment	EFT	EFT-00217205	10/19/2023	114,144.01	Jeffrey D. Barrar, PS	
Supplier Payment	EFT	EFT-00217206	10/19/2023	3,600.00	CivicPlus, LLC	
Supplier Payment	EFT	EFT-00217207	10/19/2023	8,363.84	Distinctive Landscape LLC	
Supplier Payment	EFT	EFT-00217208	10/19/2023	30,404.75	HDR Engineering Inc - Remit-To: HDR Engineering - Chicago	
Supplier Payment	EFT	EFT-00217209	10/19/2023	142,123.71	Halbert Construction Services LLC	
Supplier Payment	EFT	EFT-00217210	10/19/2023	580.00	Six Degrees Inc	
Supplier Payment	EFT	EFT-00217211	10/19/2023	6,350.00	PBS Engineering and Environmental Inc	
Supplier Payment	EFT	EFT-00217212	10/19/2023	1,372.05	Wager Audio Inc	
Supplier Payment	EFT	EFT-00217213	10/19/2023	15,901.94	MacKay Sposito Inc	
Supplier Payment	EFT	EFT-00217214	10/19/2023	565.41	Waxie's Enterprises Inc	
Supplier Payment	EFT	EFT-00217215	10/19/2023	2,535.00	ERP Analysts, Inc.	
Supplier Payment	EFT	EFT-00217216	10/19/2023	795.00	Brad Piesch Aggressive Enterprises, Inc	
Supplier Payment	EFT	EFT-00217217	10/19/2023	44,303.05	Operations Management International Inc	
Supplier Payment	EFT	EFT-00217218	10/19/2023	3,537.50	Haley & Aldrich, Inc	
Supplier Payment	EFT	EFT-00217219	10/19/2023	2,025.00	Lee Contractors LLC	
Supplier Payment	EFT	EFT-00217220	10/19/2023	13,987.80	PC Specialists Inc	
Supplier Payment	EFT	EFT-00217221	10/19/2023	822,140.05	Rotschy Inc	
Supplier Payment	EFT	EFT-00217222	10/19/2023	404.51	Columbia West Engineering	
Supplier Payment	EFT	EFT-00217223	10/19/2023	3,078.08	Loma Media Partners	
Supplier Payment	EFT	EFT-00217224	10/19/2023	311,711.87	Ross Builders Northwest, LLC	
Supplier Payment	EFT	EFT-00217225	10/19/2023	498.93	Lasko Printing Specialties Inc	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	EFT	EFT-00217226	10/19/2023	1,687.50	Brown and Caldwell - Remit-To: Brown & Caldwell - San Francisco	
Supplier Payment	EFT	EFT-00219125	10/25/2023	12,544.08	Vancouver Police Officer Guild	
Supplier Payment	EFT	EFT-00219126	10/25/2023	1,431.78	Vancouver Command Guild	
Supplier Payment	EFT	EFT-00219127	10/25/2023	153.91	Legal Shield	
Supplier Payment	EFT	EFT-00219128	10/25/2023	17,773.97	Allegiance Benefit Plan Management Inc	
Supplier Payment	EFT	EFT-00219129	10/25/2023	28,791.74	IAFF Local #452	
Supplier Payment	EFT	EFT-00219217	10/26/2023	12,899.00	Lifeline Connections	
Supplier Payment	EFT	EFT-00219218	10/26/2023	4,085.32	Restored and Revived	
Supplier Payment	EFT	EFT-00219219	10/26/2023	10,298.00	C & R Tractor & Landscape Supply	
Supplier Payment	EFT	EFT-00219220	10/26/2023	261,761.25	Tapani Inc	
Supplier Payment	EFT	EFT-00219221	10/26/2023	495.31	Praxair Distribution Inc	
Supplier Payment	EFT	EFT-00219222	10/26/2023	9,405.00	StreamlineAM LLC	
Supplier Payment	EFT	EFT-00219223	10/26/2023	2,299.76	Share Inc - Remit-To: Checking	
Supplier Payment	EFT	EFT-00219224	10/26/2023	26,098.45	Share Inc - Remit-To: Checking	
Supplier Payment	EFT	EFT-00219225	10/26/2023	867.16	Share Inc - Remit-To: Checking	
Supplier Payment	EFT	EFT-00219226	10/26/2023	73,782.19	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00219227	10/26/2023	3,667.17	Eagle Newspaper Inc	
Supplier Payment	EFT	EFT-00219228	10/26/2023	5,497.55	Council for the Homeless	
Supplier Payment	EFT	EFT-00219229	10/26/2023	12,532.12	Thrive2Survive	
Supplier Payment	EFT	EFT-00219230	10/26/2023	5,525.00	JCI Jones Chemicals, Inc.	
Supplier Payment	EFT	EFT-00219231	10/26/2023	10,026.81	Second Step Housing	
Supplier Payment	EFT	EFT-00219232	10/26/2023	19,439.26	Live Love Outreach	
Supplier Payment	EFT	EFT-00219233	10/26/2023	13,396.19	Consolidated Electrical Distribution	
Supplier Payment	EFT	EFT-00219234	10/26/2023	77.74	Waxie's Enterprises Inc	
Supplier Payment	EFT	EFT-00219235	10/26/2023	1,168.06	Purple Communications Inc	
Supplier Payment	EFT	EFT-00219236	10/26/2023	45,422.16	HDR Engineering Inc - Remit-To: HDR Engineering - Chicago	
Supplier Payment	EFT	EFT-00219237	10/26/2023	400.00	Rotschy Inc	
Supplier Payment	EFT	EFT-00219238	10/26/2023	7,660.84	Boys and Girls Clubs of Southwest Washington	
Supplier Payment	EFT	EFT-00219239	10/26/2023	18,256.18	Partners in Careers	
Supplier Payment	EFT	EFT-00219240	10/26/2023	682.75	PBS Engineering and Environmental Inc	
Supplier Payment	EFT	EFT-00219241	10/26/2023	37,943.26	Halme Excavating Inc	
Supplier Payment	EFT	EFT-00219242	10/26/2023	40.81	Ziply Fiber	
Supplier Payment	EFT	EFT-00219243	10/26/2023	337,553.79	Blackline Inc	
Supplier Payment	EFT	EFT-00219244	10/26/2023	4,615.00	Coffman Engineers Inc	
		EFT		3,317,565.21		
Supplier Payment	Manual Wire		10/16/2023	19,628.20	Washington Dental Service	
Supplier Payment	Manual Wire		10/16/2023	199,880.60	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		10/17/2023	144.40	Bank Of America N.A. - Remit-To: Account Analysis	
Procurement Card Payment	Manual Wire		10/19/2023	820,506.54	CoV JPM Procurement Card	
Supplier Payment	Manual Wire		10/20/2023	6,536.42	Washington Dental Service	
Supplier Payment	Manual Wire		10/20/2023	1,600.80	VSP Vision Care Inc	
Supplier Payment	Manual Wire		10/20/2023	93,354.95	Reliastar Life Insurance Co	
Supplier Payment	Manual Wire		10/20/2023	89,932.90	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		10/20/2023	1,022,536.81	Fidelity National Title Co of Washington	
Supplier Payment	Manual Wire		10/23/2023	11,677.70	Washington Dental Service	
Supplier Payment	Manual Wire		10/23/2023	185,424.30	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		10/23/2023	69,520.81	Paymentus Corporation	
Supplier Payment	Manual Wire		10/24/2023	390,768.53	Kaiser Permanente - Remit-To: Kaiser Permanente	
Supplier Payment	Manual Wire		10/25/2023	31,635.28	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Manual Wire		10/25/2023	654.00	Oregon SDU	
Supplier Payment	Manual Wire		10/25/2023	267,523.84	International City Management Association Retirement Corporation	
Supplier Payment	Manual Wire		10/25/2023	22,460.35	Western States Health & Welfare Trust	
Supplier Payment	Manual Wire		10/25/2023	22,300.00	Washington State Firefighters	
Supplier Payment	Manual Wire		10/25/2023	1,438.46	Vancouver Fire Command Officers	
Supplier Payment	Manual Wire		10/25/2023	5,784.58	Washington SDU	
Supplier Payment	Manual Wire		10/25/2023	53,162.75	State of Washington Department of Retirement Systems (DRS)	
Supplier Payment	Manual Wire		10/26/2023	1,233,717.37	Internal Revenue Service	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Manual Wire		10/26/2023	51,008.09	Liberty Mutual Group Inc.	
Supplier Payment	Manual Wire		10/26/2023	45,248.12	State of Washington Department of Revenue	
Supplier Payment	Manual Wire		10/26/2023	505,452.57	State of Washington Department of Revenue	
Supplier Payment	Manual Wire		10/26/2023	5,793.31	Superior, LLC	
Supplier Payment	Manual Wire		10/27/2023	891,171.73	State of Washington Department of Retirement Systems (DRS)	
Supplier Payment	Manual Wire		10/27/2023	30,525.77	Liberty Mutual Group Inc.	
Supplier Payment	Manual Wire		10/27/2023	11,654.05	Bank Of America N.A. - Remit-To: Charlotte NC	
			Manual Wire	6,091,043.23		
			Checks	3,895,458.87		
			Direct Deposit	21,547.51		
			EFT	3,317,565.21		
			10/30/2023	36,080.83	City Payments	Posted 10-16-23 to 10-22-23
			10/30/2023	18,536.89	City Payments	Posted 10-23-23 to 10-29-23
			Hansen Total	54,617.72		
			10/30/2023	984.37		Parks Class Refunds FCC 10-16-23 to 10-22-23
			10/30/2023	1,483.13		Parks Class Refunds MCC 10-16-23 to 10-22-23
			10/30/2023	1,390.17	Miscellaneous	Parks Class Refunds FCC 10-23-23 to 10-29-23
			10/30/2023	1,215.00	Miscellaneous	Parks Class Refunds MCC 10-23-23 to 10-29-23
			VISA Total	5,072.67		
			Payroll Total	4,113,210.28		
			GRAND TOTAL	17,498,515.49		

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City of Vancouver
Payroll Council Report
October 16, 2023 - October 29, 2023

Check No.	Date	Explanation	Amount
1694 - 1720	10/25/23	October 25th Payroll	\$ 15,715.14
217227 - 219119	10/25/23	October 25 Direct Deposits	\$ 4,097,495.14

\$ 4,113,210.28



Staff Report: 187-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/6/2023

SUBJECT Evergreen and Grand Commercial Corridors Overlay District

Key Points

- Council adopted the Evergreen and Grand Commercial Corridors Strategy in February 2022, after a two-year planning process, which included significant community engagement, both in person and virtual.
- The Evergreen and Grand Commercial Corridors Overlay District before Council for adoption implements the Corridor Strategy by updating the development regulations to ensure future development aligns with its vision.
- City Council reviewed proposed overlay provisions at several points in the process, including a under communications on June 5, 2023, at a workshop on July 17, 2023, and under communications on October 2, 2023.
- The Planning Commission reviewed proposed overlay provisions throughout the code development process, including February 14, 2023, April 11, 2023, and June 13, 2023
- At their July 17 workshop, Council directed staff to review proposed step-down requirements to ensure they appropriately balanced managing impacts on adjacent residential development with development feasibility and the need for more housing.
- Following this, the project team reviewed the step down requirement and refined it to have different standards when abutting single family residential versus multifamily residential. This included a development feasibility analysis that confirmed this would have minimal impact on housing production.
- At a September 12 public hearing, the Planning Commission reviewed the refined proposal and voted 4-1 to forward a recommendation to Council to approve the Evergreen and Grand Commercial Corridors overlay as outlined in the PC staff report and presentation.

Strategic Plan Alignment

Transportation and Mobility - a safe, future-ready and convenient transportation system.

Housing and Human Needs – meeting basic needs and partnering with organizations to support the community.

Vibrant and Distinct Neighborhoods – a variety of accessible places and spaces.

Present Situation

The Evergreen and Grand Commercial Corridors Strategy document was adopted by City Council on February 28, 2022, intended to guide short-term zoning code changes and other longer-term land use, community development and transportation goals. The Strategy vision is to promote equitable and diverse corridor development that is vibrant, sustainable, and mixed use, as well as to foster development that recognizes and builds upon the neighborhood's unique setting, history, and character. Specific goals for future development outlined in the Strategy were to create ground floor use requirements to aid in the creation of active edges and a pleasant pedestrian environment, update building height and parking requirements, and identify opportunities to promote walkability, vitality, and affordability in the corridors.

Following the adoption of the Strategy, City Staff completed a competitive request for proposal process to secure a consultant to aid in the work of creating development regulations and additional implementation measures. Cascadia Partners, a full-service urban planning, real estate, environmental sustainability, and public engagement firm was chosen. The project team began work in October 2022 on development of the Evergreen and Grand Commercial Corridors Overlay District and Implementation Plan. Regular progress reports were given to the Planning Commission throughout the process, including workshops on February 14, 2023, April 11, 2023, and June 13, 2023. At these workshops the Planning Commission continued to indicate overall support of the project and provided feedback on a variety of code concepts, design requirements, and implementation efforts. Planning Commission feedback and guidance have been incorporated into the proposed final version of the Overlay District and Implementation Plan (See attachments B and D below). The project team presented under City Council communications on June 5, 2023, at a Council workshop on July 17, 2023, and at Council communications on October 2, 2023. The Council indicated overall support for the project and the direction of implementation work. At the July workshop Council asked staff a series of clarifying questions to which staff responded via memo (See attachment E). Council also asked staff to review and confirm Planning Commission support of proposed step-down requirements, which were refined in advance of the Planning Commission public hearing and were confirmed by the PC in discussions and with their vote to recommend approval.

Implementation is intended to facilitate development consistent with the overall Strategy goals and vision, through the development code as well as longer term implementation efforts. The code development process has included community outreach, including a public open house and a developer focus group to share code concepts and gather community input. Feedback received from the open house indicated continued support for the goals of the Strategy and that the development code language was in line with the vision of the Strategy. During the conversation there was a focus on identifying the other programmatic activities the city planned to do to support the corridor's growth. At the developer focus group, developers expressed that the draft code standards struck the right balance between high quality design outcomes and development feasibility and flexibility. There was considerable outreach conducted as part of the earlier Strategy planning process (see Attachment E for summary).

Following adoption of Overlay District, the next phase of work will focus on economic development, community building, and transportation improvements, and will occur over the next several years. The Evergreen and Grand Implementation Plan will guide this next phase of work.

Proposed development standards for the Evergreen & Grand Commercial Corridors Overlay District include the following code concept recommendations:

- Building Height- Maintain the existing 4-story height limit along Evergreen and western half of Grand. Increase to 5-story limit along eastern half of Grand near the new transit line.
- Building Form- Adopt new standards that address the shape and size of new buildings to address concerns about buildings being compatible with existing neighborhood.
- Required Ground Floor Commercial- Require ground floor commercial uses only along Grand and allow more flexibility for ground floor residential along Evergreen.
- Parking- Reduce parking requirements for multifamily developments and for commercial uses and eliminate required parking for ground floor commercial uses.

These code concepts have been integrated into the Evergreen and Grand Commercial Corridors Overlay District (see Attachment B) that will apply to the corridor boundaries consistent with the original Strategy document. The overlay district outlines the types of land uses permitted in the district and development standards around density, building orientation, building setbacks and buffers, building heights, building massing, and parking.

Through the overlay development process, the project team has identified needed adjustments to some of the specific provisions outlined in the Strategy Document. These proposed refinements are outlined in the chart titled “Evergreen and Grand Commercial Corridors Strategy Refinements” on page 5 of this report and respond to changing market conditions reflected in the findings in the Pro Forma analysis conducted by Cascadia Partners (see Attachment C) as well as new information about the scale of the City’s housing deficit. The pro forma analysis incorporated a parcel-by-parcel site inventory, development modeling, and current development patterns. Given the development climate today, the project team believes the below changes are necessary to make development in the corridor feasible. These changes continue to reflect the Strategy vision and community aspirations for the area, and support development feasibility and flexibility. In addition to addressing current market conditions, these changes align with goals outlined in the Climate Action Framework and respond to new state regulations related to housing production and parking requirements.

Objective design standards are also included in the Evergreen and Grand Commercial Corridors Overlay District to meet the vision of the Strategy document, focusing on the ground floor of buildings to create a vibrant street and pedestrian experience, and to address the unique challenges of creating an active street while preserving resident privacy. The standards are not intended to promote a particular architectural style or aesthetic. Use of objective standards is intended to allow for consistent administration and interpretation as opposed to more discretionary guidelines, with the goal of striking a balance between the number/complexity of standards and encouraging new development in the Corridor.

The following are the proposed design standards:

- Building Orientation
 - *Build-to-Line*: A minimum of 50% of the street-facing facade of the building must be located within 0-10 feet of the street.
 - *Parking Areas*: No more than 50% of the street frontage may be used for vehicle areas. Where parking is adjacent to the street, it must be screened with low wall and/or landscaping.

- Main Entrances
 - *Commercial Uses*: Must provide at least one entrance on either Evergreen or Grand. If on a corner, the entrance must be oriented to the corner.
 - *Residential Uses*:
 - Minimum 50% of ground floor residential units must have individual entrances.
 - Additional setback and design standards to create a transition from street to private units and activate the street.
- Ground Floor Commercial
 - *Minimum Height*: Ground floor commercial spaces must be 12-15 feet in height.
 - *Windows*: Minimum 60% of the ground floor elevation must be windows or other glazed openings.
 - *Weather Protection*: A minimum of 25-50% of the width of street-facing facade must include weather protection (awnings, canopies, etc.)
- Ground Floor Residential
 - Entrances to residential units must be setback 5-10 feet from street.
 - Must provide either a hardscape patio, landscaped private open space, raised private open space (patio, porch, etc.) or the dwelling unit must be raised above the street, or include steps to a terrace, among other design features that create a public private realm.
 - Must provide either a transparent low wall or fence (18-24") or landscape screening.
- Facade Articulation
 - *Applicability*: Buildings more than 20 feet high. The standard would only apply to larger buildings, not single-story commercial buildings.
 - *Standard*: Buildings must incorporate vertical and horizontal elements that articulate the facade.
 - These elements help to divide the mass of the building into a base, middle, and top with distinct physical transitions.
 - This standard does not dictate architectural style.
 - It requires details that break up larger facades, so they are interesting to people walking by and contribute to the identity of the Corridor.
- Screening and Fences
 - *No High Fences/Walls on Street*: Fences, walls, or hedges higher than 3 feet shall be prohibited between the street and the building.
 - *Ground Mounted Utilities/Equipment/Waste Receptacles*: New electric meters, gas meters, HVAC equipment, and waste receptacles must be screened from view from the street.
 - *Rooftop Utilities/Equipment*: must be set back at least 15 feet from roof edges on street-facing facades and include screening

Evergreen and Grand Commercial Corridors Strategy Refinements Table

	Current Development Code	2022 Strategy Document	Proposed Development Code
Maximum Building Height	50-feet throughout, typically 4 stories	3-5 stories, varying by parcel	50ft along Evergreen and west Grand (4 stories) 60ft on east side of Grand and crossroads of Grand and Mill Plain Blvd

			(5 stories)
Building Bulk and Massing	Silent beyond height limits and setbacks. Commercial abutting lower density residential requires 10-foot setback Upper portions need ½ foot setback for each foot of building height above 20 feet.	No standard directly proposed to address the development form beyond active edge requirements, maximum front setback of 0-5 feet at the ground floor	Maximum height step down only on rear face within 25 feet of a residentially zoned site Maximum building width, with breaks within the building
	Current Development Code	2022 Strategy Document	Proposed Development Code
Required Ground Floor Commercial	At least half of frontage along arterial/collector streets must be commercial or office	More flexibility along Evergreen, keep existing requirement on Grand	Allow for either ground floor commercial or residential along Evergreen. Require ground floor commercial along Grand
Required Minimum Off-Street Parking Spaces	0.75 per multi-family unit near frequent transit such as Evergreen and Grand 1/300sf for goods and services, 1/250sf for eating and drinking, 1/400sf office	1 per unit for residential 1/1000sf for commercial uses Zero for ground floor retail	0.5 per multi-family unit 1/1000sf commercial Zero for ground floor retail

Evergreen & Grand Commercial Corridors Implementation Plan

The full extent of the vision outlined in the Evergreen and Grand Commercial Corridors Strategy requires both development code regulations and other longer-term programmatic investments. The Evergreen and Grand Implementation Plan has been drafted to guide the work that falls outside the purview of the development code (see Attachments D) and is intended to guide ongoing City investments while also bringing in key partners like neighborhood associations, mobility advocates, businesses and technical assistance providers, nearby schools and service providers, affordable housing developers, and the community at large. The tasks have been broken down to four focus areas including housing and economic development, urban design, mobility, and parking, as outlined below. All will require resources to implement in the coming years.

- *Economic Development:*
 - Foster a unique and attractive corridor identity
 - Establish a business-friendly climate that supports a diversity of neighborhood-serving businesses
- *Housing:*
 - Maintain economic diversity and housing affordability, especially for low- and moderate-income households
- *Urban Design:*
 - Support a vibrant and active corridor

- Pursue opportunities for climate resilient design
- *Mobility:*
 - Leverage ongoing corridor and neighborhood-wide infrastructure projects
 - Support targeted interventions to improve mobility for all users and connectivity to transit
 - Improve safety for all corridor users
- *Parking:*
 - Evaluate and manage vehicular parking impacts to local residents
 - Support climate and parking goals by increasing micro mobility, shared parking options, and EV infrastructure

The two tasks below are highlighted here as shorter term non-regulatory implementation priorities, as they play a critical role in catalyzing several of the other implementation tasks.

- *ED 1.1:* Provide seed support for a locally based, self-created neighborhood Business District Organization that can meet the shared needs of new and future businesses through networking, marketing, promotions, special events, beautification, and advocacy.
- *ED 1.2:* Provide staff and resource support to the Business District Organization so it can develop into a fully-fledged, self-sustaining, and independent organization.

The goals and associated tasks that fall under the four implementation focus areas reflect input and expertise from various City departments who will lead them, with a particular emphasis on feasibility, timing, and resource needs. It will continue to be refined as the team collaborates with other partners. Note that Housing action 1.1 – *Extend the Multi-Family Tax Exemption (MFTE) program calibrated to implement the vision and goals for the corridor and consider adding workforce housing-* has already been completed and approved by City Council.

Advantage(s)

Adopts the Evergreen and Grand Commercial Corridors Overlay District to guide future development that supports the Evergreen and Grand Commercial Corridors Strategy vision and achieve Citywide goals and policies.

Disadvantage(s)

None

Budget Impact

No direct impacts of adopting Strategy documents, but of non-regulatory implementation actions will require resources and staffing to advance and will be addressed in future budget processes.

Prior Council Review

Presented under City Council communications on June 5, 2023, workshop on July 17, 2023, and communications on October 2, 2023.

First reading on October 16, 2023, was remanded back to staff.

First reading on October 23, 2023.

Action Requested

On Monday, November 6, 2023, following a public hearing, approve the ordinance.

Bryan Snodgrass, Principal Long Range Planner, 360-487-7899

ATTACHMENTS:

- ▣ Public Hearing Presentation
- ▣ Memo
- ▣ Attachment A - Ordinance Evergreen and Grand Commercial Corridors Overlay
- ▣ Attachment B- Evergreen and Grand Commercial Corridors Overlay District Chapter 20.950
- ▣ Attachment C- Cascadia Partners ProForma Feasibility Analysis
- ▣ Attachment D- Evergreen and Grand Implementation Plan
- ▣ Attachment E- City Council Memo providing follow up information requested by Council at their July 17, 2023, Workshop



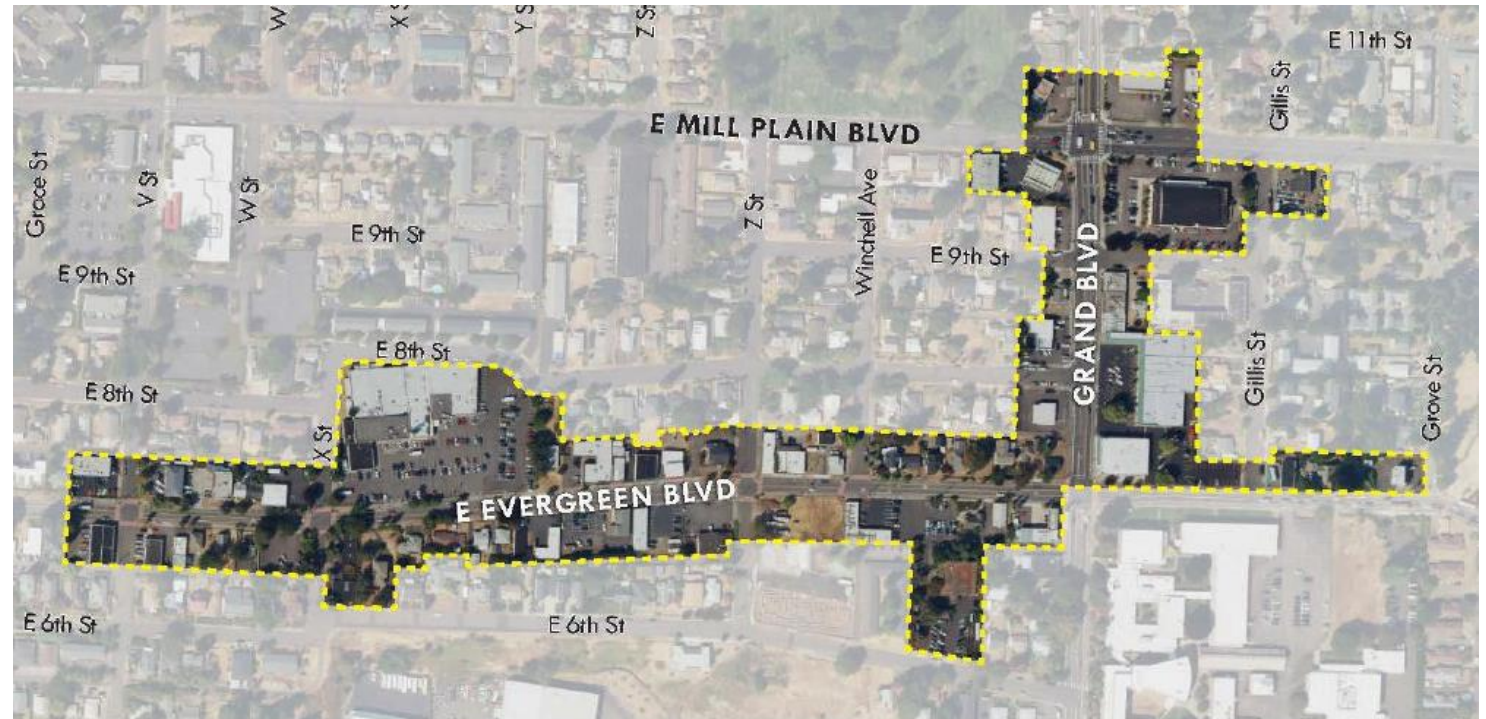
Evergreen and Grand Commercial Corridors Overlay District City Council Public Hearing October 23, 2023



Community Development Department
Bryan Snodgrass, Principal Planner

Overview of Evergreen and Grand Commercial Corridors Strategy Document

- Subarea plan adopted by City Council in February 2022
- Part of larger commercial corridors Citywide initiative



Evergreen and Grand Commercial Corridors Overlay District— 2

Evergreen and Grand Commercial Corridors Overlay District: Development and Design Standards



Uses and Density

Uses: Encourage pedestrian-oriented, active uses along the corridor.

Proposal: Prohibit auto-oriented uses such as gas stations, auto repair, and auto sales.

Density: Encourage higher density development to support transit ridership and economic vitality.

Proposal: Minimum density standards:

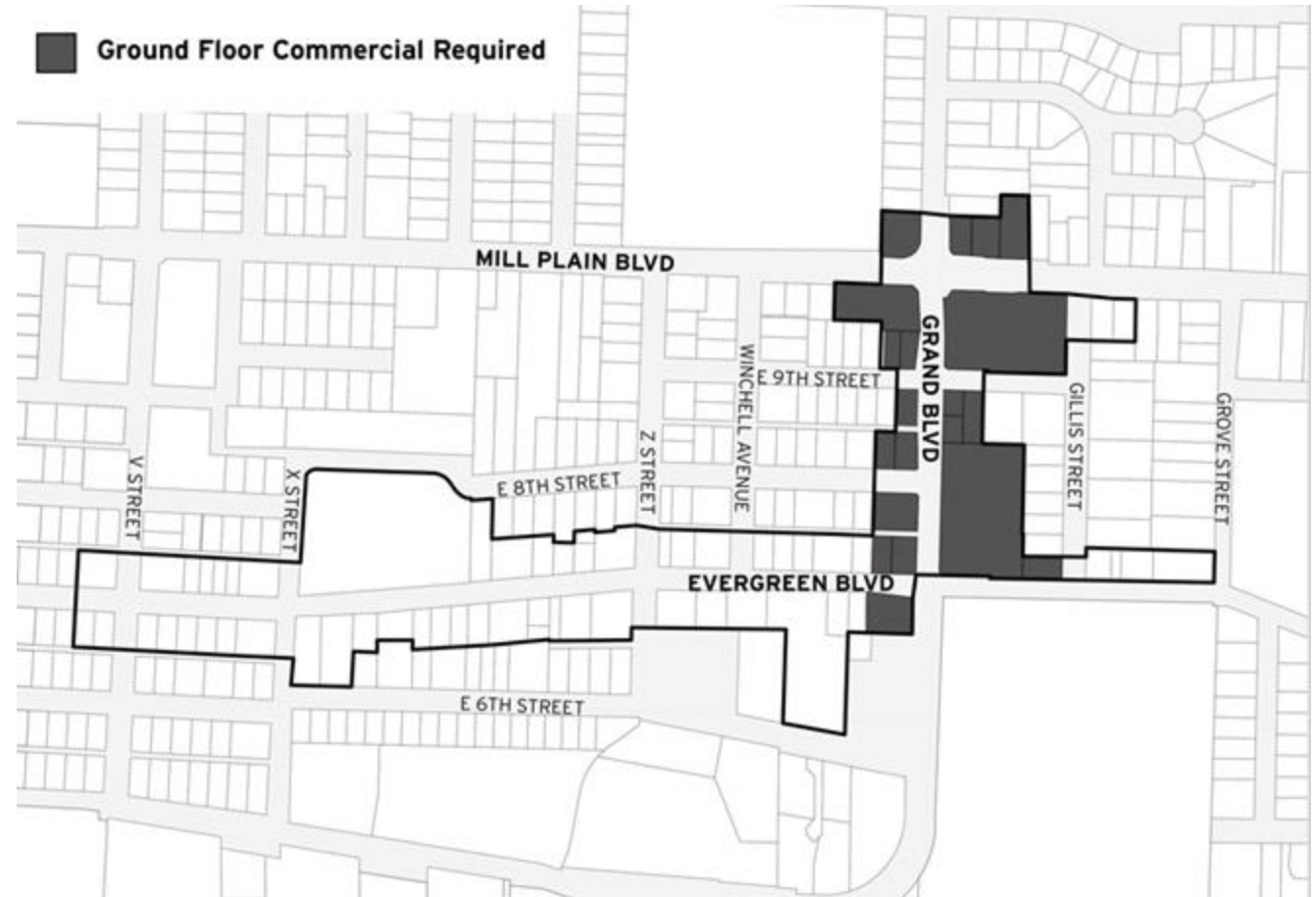
- 30 dwelling units/acre on Grand
- 22 dwelling units/acre on Evergreen



Required Ground Floor Commercial

Proposal:

- Require ground floor commercial along Grand.
- Allow for either commercial or residential uses along Evergreen.



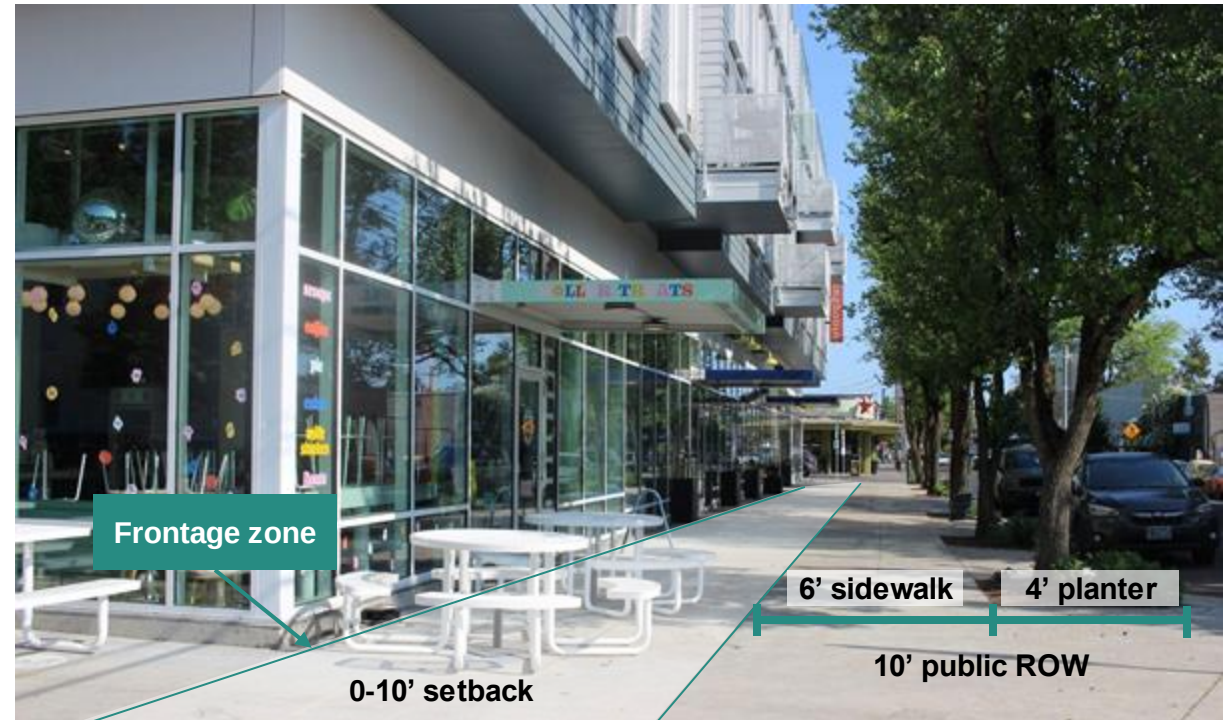
Building Orientation and Setbacks

Setbacks Proposal:

- Set a maximum front setback of 10 feet for ground floor commercial uses.
- No minimum setback

Building Orientation Proposal:

- All buildings must have at least one primary entrance facing the street
- A minimum of 50% of all ground floor residential units must have individual main entrances.



Maximum Building Height

Proposal:

- Maintain existing 50 feet (4-story) height on Evergreen / western half of Grand.
- Increase to 60 feet (5-story) on eastern half of Grand and the intersection of Grand and Mill Plain



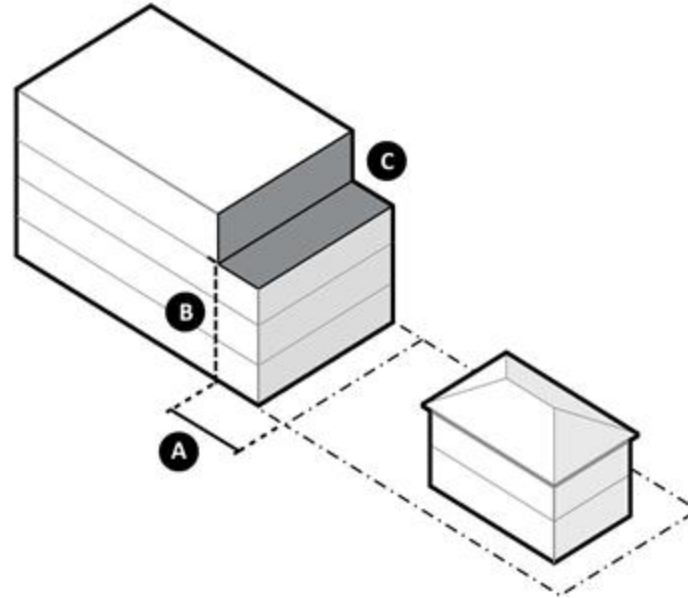
Height Stepdown Standard

Proposal:

- Low Density Residential Zones: Require rear of building next to low-density zones to step down portions of the building within 25 ft of the zone to 20 ft in height.
- High Density Residential Zones: Require rear of building next to low-density zones to step down portions of the building within 25 ft of the zone to 35 ft in height.

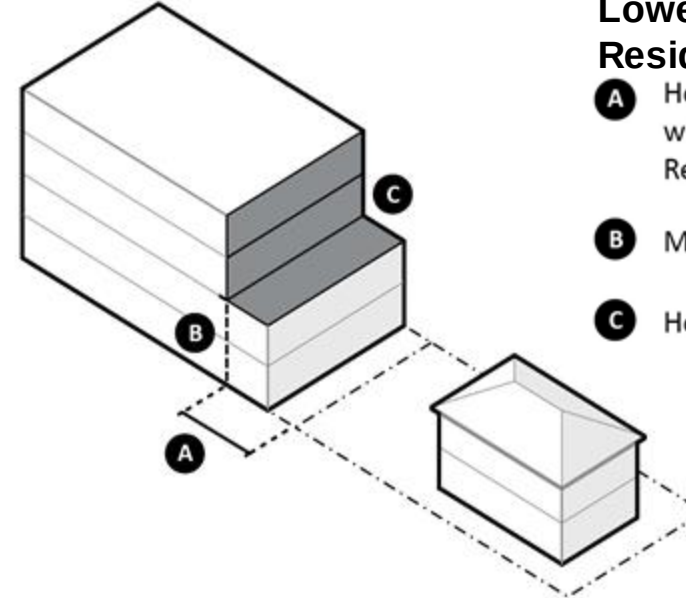
Higher Density Residential Zone

- Ⓐ Height step-down required within 25' of Higher Density Residential Zone.
- Ⓑ Maximum height of 35'
- Ⓒ Height step-down



Lower Density Residential Zone

- Ⓐ Height step-down required within 25' of Lower Density Residential Zone.
- Ⓑ Maximum height of 25'
- Ⓒ Height step-down



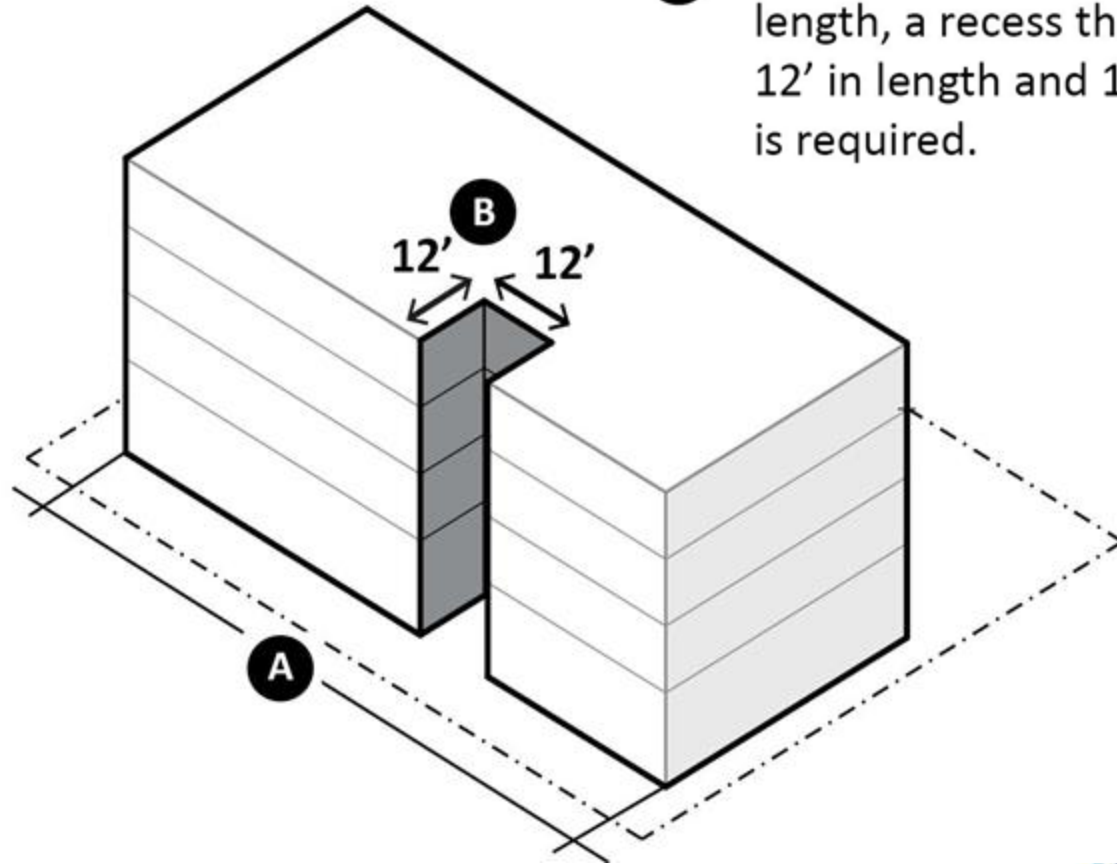
Bulk and Massing

Proposal:

- Add new standard to limit maximum building length and require breaks in the building.

A Maximum building length for the portion of a building located within 12' of the street lot line is 100'.

B If a building is over 100' in length, a recess that is at least 12' in length and 12' in depth is required.



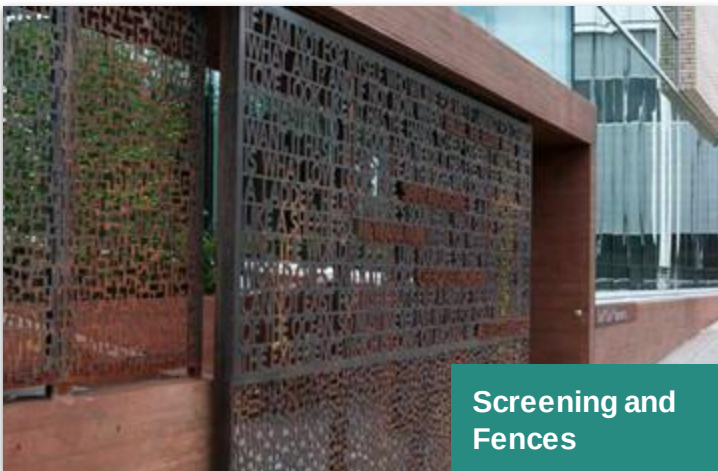
Parking Required

Proposal:

- Reduce ratios for commercial uses and do not require ground floor commercial uses to provide parking.
- Further reduce residential ratio from 0.75 to 0.5 spaces/unit.
- For bicycle parking, up to 50% of long-term spaces may be provided in individual dwelling units, if more than 20 spaces, must provide in shared facility

Parking Requirement	Existing	Proposed	Proposed Bicycle Parking
Multifamily	0.75/unit	0.50/unit	1/unit for buildings with 5+ units
Commercial	1/250sf	1/1000 sf	1/15,000 sf, 2 spaces minimum

Overview of Design Standards



Ground Floor Commercial

- **Minimum Height:** Ground floor commercial spaces must be 12 feet in height.
- **Windows:** Minimum 60% of the ground floor elevation must be transparent. Windows or doors may be used to meet this standard.
- **Weather Protection:** A minimum of 50% of the width of street-facing facade must include weather protection (awnings, canopies, overhangs, or other architectural features)



Ground Floor Residential

Ground floor residential requires a different approach than commercial.

- Create a transition from the public to private realm.
- Residential units must be setback a minimum of 5 feet, maximum of 10 feet from the street.
- Ground floor entrances must be separated from the street with minimum of two design treatments selected from a menu of options.



This would **not be allowed** under new standards



This would be **required** under new standards

Next Steps

- Implementation efforts will continue beyond development code and will be carried out through multiple departments and outside agency partners

Thank You

To learn more, visit <https://www.beheardvancouver.org/eag>



DATE: October 16, 2023

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

CC: Bryan Snodgrass, Principal Planner, Community Development; (360) 487-7946, bryan.snodgrass@cityofvancouver.us

RE: Follow Up Information from 11/2 Evergreen & Grand Communications Item

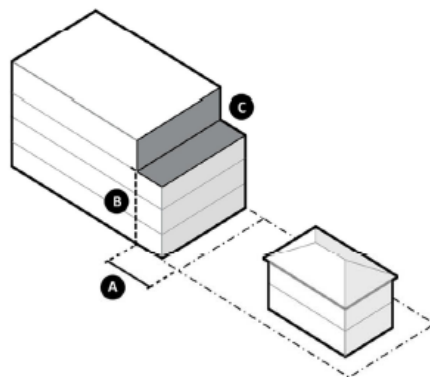
At the October 2 Communications discussion of the proposed Evergreen and Grand Commercial Corridors Implementation Standards, Council requested examples of what development could look like under the stepdown requirements being proposed.

The proposed new Vancouver standards is summarized as follows:

- Low Density Residential Zones: Require rear of building next to low-density zones to step down portions of the building within 25 ft of the zone to 20 ft in height.
- High Density Residential Zones: Require rear of building next to low-density zones to step down portions of the building within 25 ft of the zone to 35 ft in height.

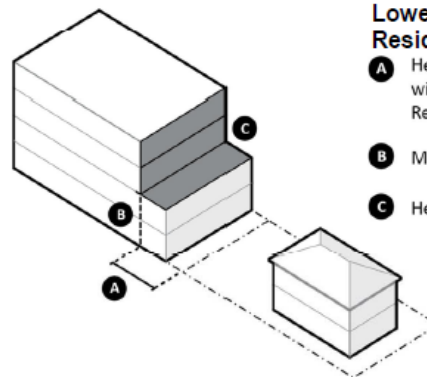
Higher Density Residential Zone

- A** Height step-down required within 25' of Higher Density Residential Zone.
- B** Maximum height of 35'
- C** Height step-down



Lower Density Residential Zone

- A** Height step-down required within 25' of Lower Density Residential Zone.
- B** Maximum height of 25'
- C** Height step-down



Below are three Oregon examples provided by project consultant Cascadia Partners:



ATTACHMENT A: ORDINANCE

10/16/23

10/23/23

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; adopting the Evergreen and Grand Commercial Corridors Overlay District, intended to ensure new development contributes to achieving the goals of the Evergreen and Grand Commercial Corridors Strategy; providing for severability and an effective date.

WHEREAS, pursuant to the Growth Management Act the City Council has adopted a Comprehensive Plan for the City of Vancouver (Ordinance M-3994), and Title 20 zoning standards (last amended through Ordinance M-4034); and

WHEREAS, the Vancouver City Council adopted the Evergreen and Grand Commercial Corridors Strategy on February 14, 2022, which resulted from a two year community planning process to support neighborhood livability and create a walkable environment where businesses can thrive and envisioned implementation through subsequent regulatory changes achieved through an overlay zone; and

WHEREAS, the Vancouver Planning Commission reviewed draft proposals of the Evergreen and Grand Commercial Corridors Overlay District at duly advertised work sessions on February 14, 2023; April 4, 2023; and June 13, 2023, with each proposal addressing community feedback and Planning Commission deliberations and incorporating responsive revisions; and

WHEREAS, the Planning Commission held a duly advertised public hearing on September 12, 2023, considering the Evergreen and Grand Commercial Corridors Overlay District presented here, and at that hearing voted four to one to adopt certain findings of fact and conclusions, as set forth in the staff report presented at the hearing, determined that the Overlay District complies with

ORDINANCE - 1

the Washington Growth Management Act, the City's Comprehensive Plan, and the Vancouver Strategic Plan, and recommended that the City Council adopt the Overlay District described herein; and

WHEREAS, the City Council held a duly advertised workshop on July 17, 2023. The City Council conducted a duly advertised first reading of the proposed ordinance on October 16, 2023, and a public hearing on October 23, 2023, following which the Council agrees with the Planning Commission recommendation; and

WHEREAS, community outreach on the proposed Overlay District implementing the adopted Evergreen and Grand Commercial Corridors Strategy was conducted through a virtual community open house on March 16, 2023, a developer focus group on May 22, 2023, online survey and comment box, and mailing notification to the surrounding neighborhoods;

WHEREAS, the City Council finds and concludes that the proposed Overlay District is consistent with the policies and provisions of the Comprehensive Plan that encourage orderly development within the community and the Growth Management Act pursuant to the requirements of Chapter 36.70A. RCW;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The Planning Commission findings of fact and conclusions, as set forth in the staff report for the September 12, 2023, public hearing, are hereby adopted as the City Council's findings of fact and conclusions.

Section 2. Adoption of Overlay District. The Evergreen and Grand Commercial Corridor Overlay District, attached hereto, is adopted, with the intent to ensure new development contributes to achieving the goals of the Evergreen and Grand Commercial Corridor Overlay District.

Section 3. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 5. Effective Date. This ordinance shall go into effect thirty (30) days after adoption.

Section 6. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

DATE OF FINAL PASSAGE by the Vancouver City Council: _____.

SIGNED this _____ day of _____, 2023

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathon Young, City Attorney

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; adopting the Evergreen and Grand Commercial Corridors Overlay District, with the intent to ensure new development contributes to achieving the goals of the Evergreen and Grand Commercial Corridors Overlay District; providing for severability and an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

Chapter 20.590

EVERGREEN/GRAND CORRIDOR OVERLAY DISTRICT

Sections:

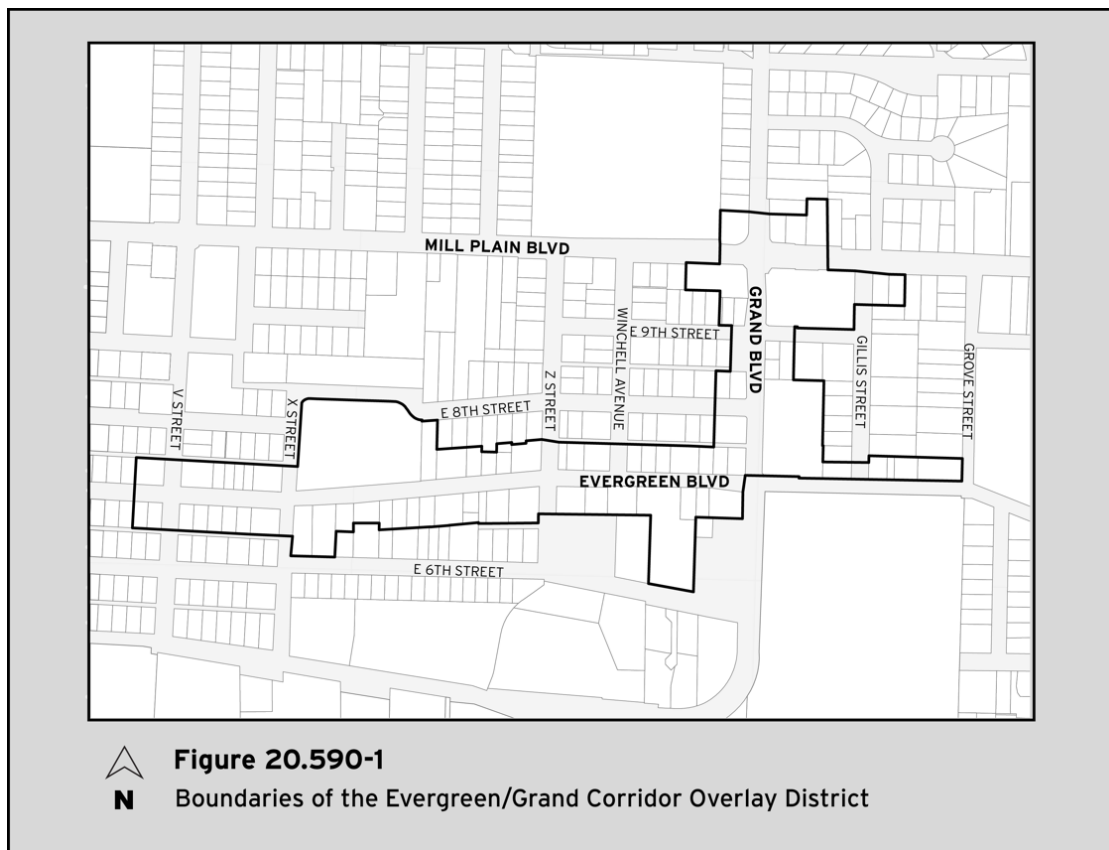
20.590.010	Purpose
20.590.020	Applicability
20.590.030	Regulation of Uses
20.590.040	Development Standards
20.590.050	Design Standards

20.590.010 Purpose

- A. *Purpose.* This chapter establishes standards for the Evergreen/Grand Corridor Overlay District (“Corridor”) in order to ensure new development contributes to achieving the goals of the Evergreen/Grand Corridor Strategy (“Strategy”) as follows:
1. Strengthen current businesses while providing an appropriate mix of commercial and residential uses.
 2. Establish a balanced, multi-modal network of motor vehicle, transit, walking, and biking routes through the corridors.
 3. Provide adequate parking to serve existing uses and future development.
 4. Create public and private spaces that are inclusive, integrated, and contribute positively to the livability of the corridors.
 5. Provide ample opportunities for small-scale, locally owned businesses to thrive.
 6. Contribute to a vibrant public realm that encourages interaction with an active edge along the ground floor, high-quality public spaces, and a walkable pedestrian environment.
- B. This chapter is not intended to prevent continued use, repair or modest expansion of lawfully existing buildings, or to render otherwise lawful development as nonconforming.

20.590.020 Applicability

- A. *Establishment of Boundaries.* The standards of this chapter apply to properties along Evergreen Boulevard and Grand Boulevard as indicated in Figure 20.590-1.



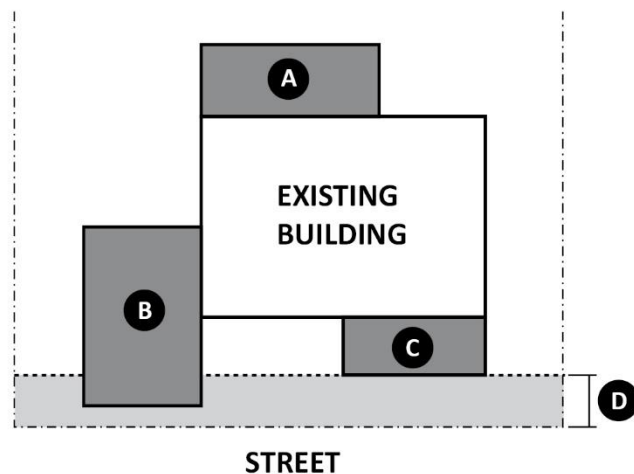
- B. *Relation to Other Standards.* These standards shall be in addition to other applicable standards of Vancouver Municipal Code or state law and shall supersede those standards where they conflict.
- C. *Types of Development.* All projects that involve new construction, modification of the exterior of an existing building or parking lot located within the area defined in Figure 20.590-1 shall be subject to approval by the Planning Official pursuant to this Chapter.
- D. *Exemptions:* The following activities shall be administratively exempt from complying with these standards:
1. Exterior work not visible from the public way;
 2. Public art; and
 3. Other minor construction such as replacement of doors, windows, awnings, etc., determined by the Planning Official to be exempt.
 4. Additions or modifications to single family dwellings and duplexes.
 5. Replacements for buildings or structures destroyed by fire or calamity as provided in VMC 20.930.
- E. *Nonconforming Development:* Existing lawful structures and/or improvements that exist at the effective date of this chapter may be continued so long as it remains otherwise lawful per Section 20.930.030.B.

The Vancouver Municipal Code is current through Ordinance M-4392, passed November 21, 2022.

- F. *Expansions and Alterations to Existing Nonresidential Buildings.* The standards of this chapter apply to expansions and alterations to nonresidential buildings that are subject to Site Plan Review. The standards are applicable as follows:
1. Expansions or additions to nonresidential buildings of over 500 square feet that are visible from a public street are required to be in conformance with the standards of this chapter. The standards only apply to the expansion or addition.
 2. Expansions or additions to nonresidential buildings must not increase the length of street-facing façade that does not conform to the maximum setback standard. The expansion or addition must, to the extent feasible, reduce the area dedicated to parking and vehicular circulation between the building and the right-of-way. See Figure 20.590-2.
 3. Exterior alterations or remodels of existing nonresidential buildings that do not conform to the design standards of Section 20.590.050 must improve compliance with these standards where possible, and at a minimum must not increase nonconformance.

Figure 20.590-2. Applying the Maximum Setback Standard to Additions/Expansions

- A** Additions not visible from a public street not required to conform to the standards of this chapter.
- B** Additions that increase the length of the street-facing façade must meet maximum setback standard.
- C** Additions that do not increase the length of the street facing façade that does not conform with the maximum setback standard are required to reduce the area dedicated to parking and vehicular circulation between the building and the right-of-way.
- D** Maximum allowed setback



20.590.030 Regulation of Uses

- A. *Uses.* Uses on properties in the Corridor shall be permitted, conditional, limited, or prohibited as per Table 20.430.030-1 Commercial and Mixed-Use Districts Use Table, with the following exceptions in Table 20.590.030-1.

Table 20.590.030-1. Special Use Regulations for Evergreen/Grand Corridor Overlay District

USE	
Household Living	L ¹
Group Living	L ¹
Home Occupation	L ^{1, 2}
HOUSING TYPES	
Single Dwelling Units, Attached	L ¹
Duplexes	X
Multi-Dwelling Units	L ¹
Affordable Housing Projects	L ^{1, 3}
CIVIC	
Park & Ride Facilities	
-Surface	X
-Structure	X
COMMERCIAL	
Motor Vehicle Related	
- Motor Vehicle Sales/Rental	X
- Motor Vehicle Servicing/Repair	X
- Vehicle Fuel Sales	X
Non-Accessory Parking	X
Self-Service Storage	X

¹ Residential uses are limited in some locations as specified by VMC 20.590.030(B)(1).

² Subject to the provisions of Chapter 20.860 VMC, Home Occupations.

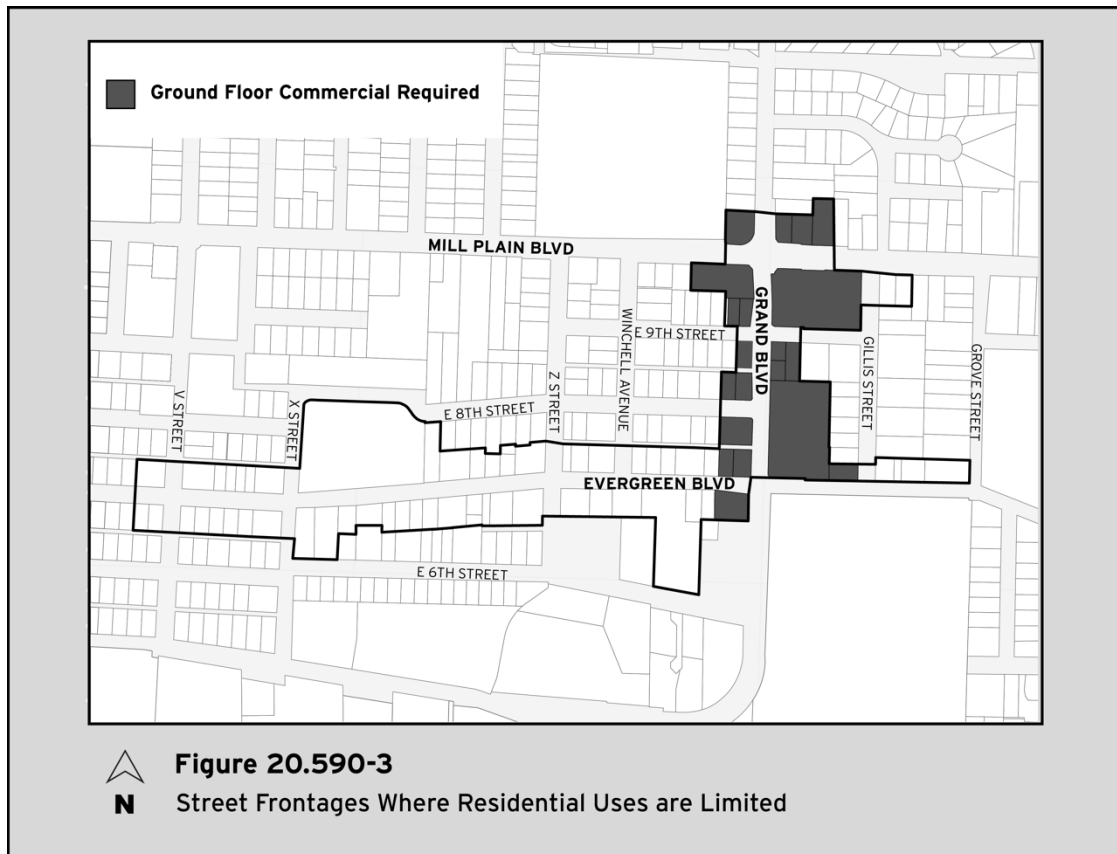
³ Eligible affordable housing projects must (a) demonstrate eligibility for Washington State Housing Finance Commission Low Income Housing Tax Credits by providing at least 40 percent of units affordable to households at 60 percent of Area Median Income or otherwise as demonstrated eligible for credits; (b) include a guarantee that the threshold is maintained for at least 30 years unless specified longer by the finance commission; and (c) be located on properties whose borders are within 1,000 feet of a bus rapid transit or other high capacity transit corridor, or transit corridors with existing weekday peak service frequencies of 35 minutes or less, as indicated in the C-Tran 2018-2033 Transit Development Plan.

B. Additional Use Standards.

1. A minimum of 50% of the lineal street front of the ground floor buildings along streets designated in Figure 20.590-3 must be devoted to commercial uses.
2. Drive-through facilities are prohibited on all properties.

C. Existing Uses. Limitations on uses set forth in Section 20.590.030 do not apply to existing uses continuing in existing buildings or structures, or in buildings or structures permitted to be replaced in the event of fire or calamity pursuant, as provided in VMC 20.930.

The Vancouver Municipal Code is current through Ordinance M-4392, passed November 21, 2022.



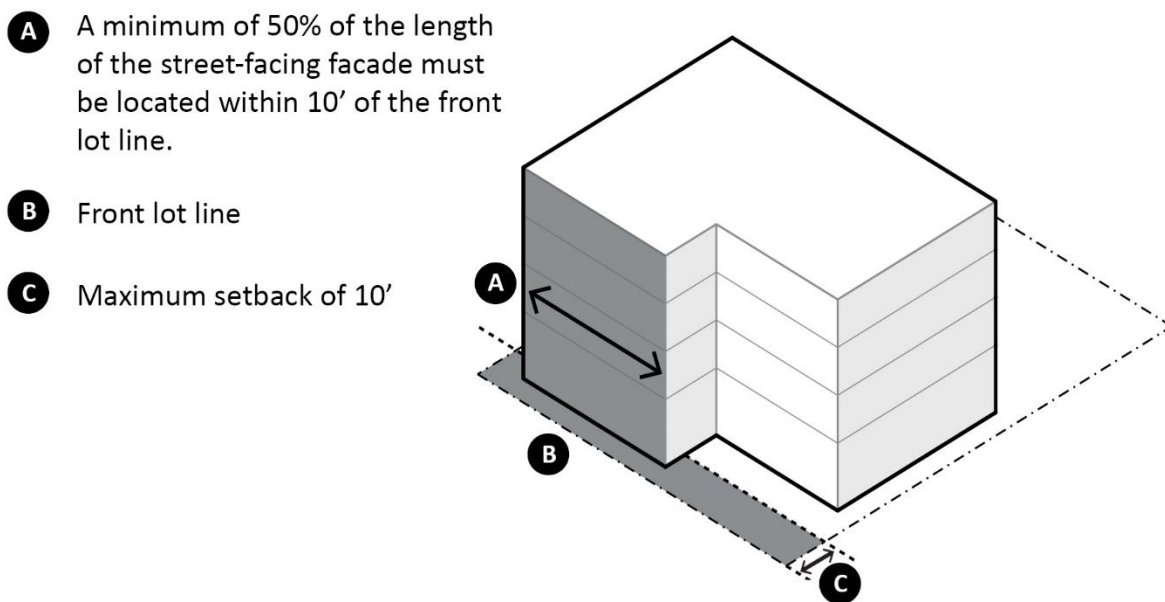
20.590.040 Development Standards

- A. *Minimum Density.* Any development that includes residential uses must include a minimum of the following number of dwelling units per acre of site area:
 1. *Sites on Grand Avenue:* 30 dwelling units per acre
 2. *Sites on Evergreen Boulevard:* 22 dwelling units per acre
- B. *Building Orientation*
 1. *Maximum Setback.* A minimum of 50 percent of the length of the street-facing façade of the building must be located within ten feet of the front lot line. See Figure 20.590-4 below.
 2. *Ground Floor Residential Setbacks.* A minimum setback of five feet and a maximum setback of ten feet is required for ground-floor residential uses. A transition area must be provided per VMC 20.590.050.3 Ground Floor Separation standard.
 3. *Improvements Between the Building and the Street.* Off-street parking is not allowed between a building and a street lot line along the following streets in the Corridor: E. Evergreen Boulevard, Grand Boulevard, and E. Mill Plain Boulevard. The land between any building and a street lot line must be landscaped to at least the L1 level (see VMC 20.925) and/or hard surfaced for use by pedestrians.
 4. *Main Entrance.* These standards apply to the primary building(s) on a site (e.g., not to accessory structures).

The Vancouver Municipal Code is current through Ordinance M-4392, passed November 21, 2022.

- a. *Entry Orientation.* All buildings must have at least one primary entrance facing the street (i.e., within 45 degrees of the street property line). For multi-tenanted nonresidential buildings, buildings with multiple entrances, or buildings with multiple frontages, only one primary entrance must comply with this standard.
- b. *Walkway Connection.* All primary entrances to a building (e.g., tenant entrance, lobby entrance, breezeway entrance, or courtyard entrance) must comply with VMC 20.945.040(H)(7) Pedestrian access, circulation and connections.
- c. *Ground Floor Residential Entrances.* A minimum of 50 percent of all ground floor residential units abutting the street must have individual main entrances that open directly onto the right of way rather than the interior of the building or parking lot. Entries must meet the Ground Floor Separation Design Standard (VMC 20.590.050.C.3). For buildings with a central common open space opening to the street, primary entries for ground floor units abutting the courtyard must open directly onto the courtyard.

Figure 20.590-4. Building Orientation Standards



C. Building Setbacks and Buffer Landscaping.

1. *Front Yard or Street Side Yard.* No front or street-side yard setback is required except for residential uses as provided in 20.590.040(B). Buildings must meet the maximum setback standard of VMC 20.590.040(B).
2. *Side or Rear Yard.*
 - a. *Abutting a Residential Zone.* Minimum building setback of 10 feet. Parking or open space areas may be placed within the side or rear setback. A 5-foot buffer that is landscaped to the L4 High Wall standard (see VMC 20.925) is required.
 - b. *Abutting a Commercial or Mixed-Use Zone.* No side or rear yard setback required.

D. Building Height

1. **Maximum Height.** Maximum building height varies by location as provided in Figure 20.590-5.
2. **Height Step Down.** Buildings must be stepped down to create a transition to adjacent residential zones with lower maximum building heights:
 - a. Sites with property lines that abut residential zones for less than a five-foot length are exempt from these standards.
 - b. Any portion of a building within 25 feet of a Lower Density Residential Zone shall be no higher than 25 feet. See Figure 20.590-6.
 - c. Any portion of a building within 25 feet of a Higher Density Residential Zone shall be no higher than 35 feet. See Figure 20.590-7.
 - d. No height step down is required on the portion of a site adjacent to a Commercial and Mixed Use Zone.

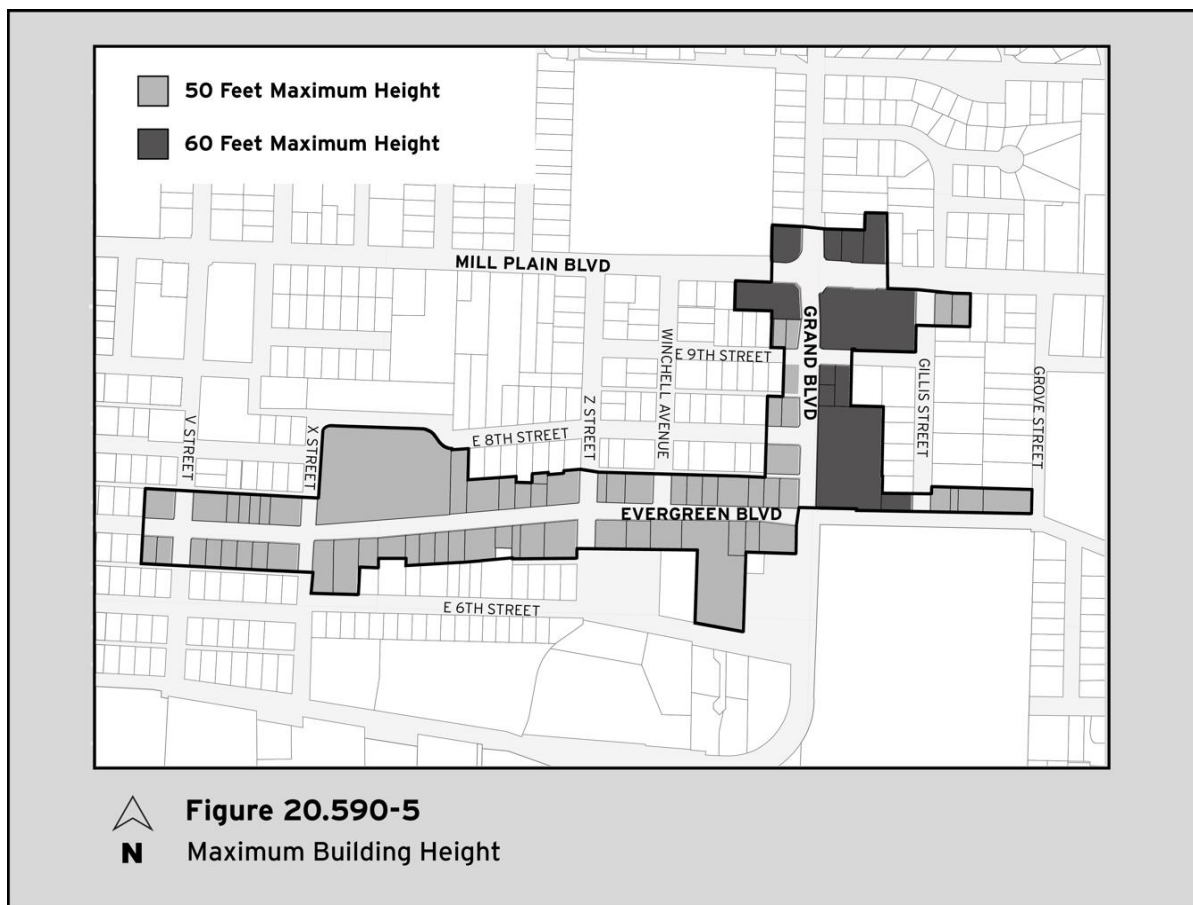
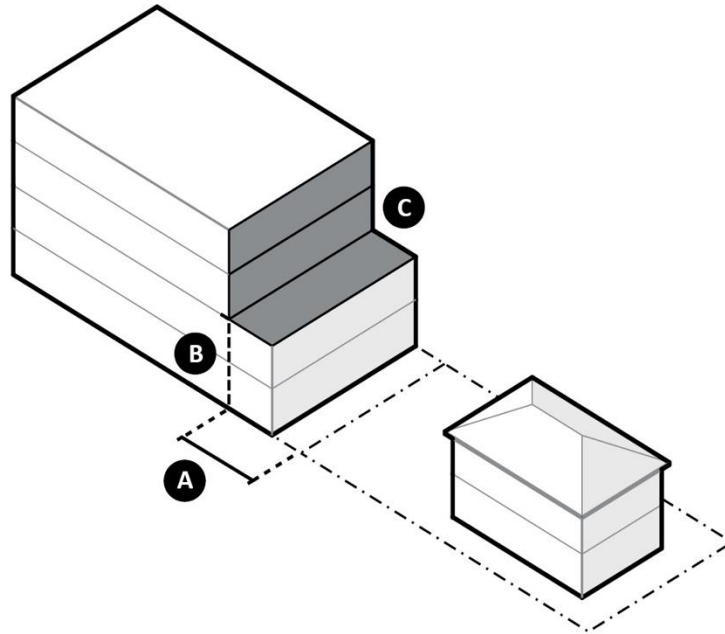
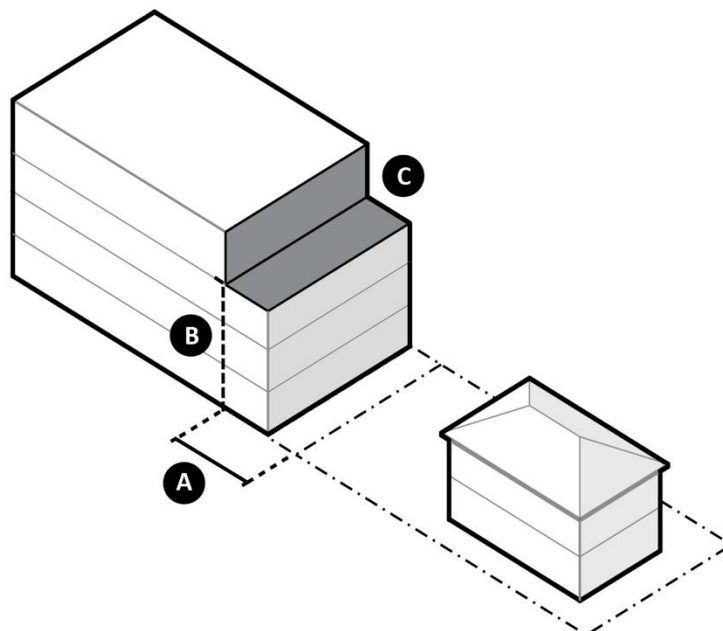


Figure 20.590-6. Height Step Down Adjacent to Lower Density Zones

- A** Height step-down required within 25' of Lower Density Residential Zone.
- B** Maximum height of 25'
- C** Height step-down

**Figure 20.590-7. Height Step Down Adjacent to Higher Density Zones**

- A** Height step-down required within 25' of Higher Density Residential Zone.
- B** Maximum height of 35'
- C** Height step-down

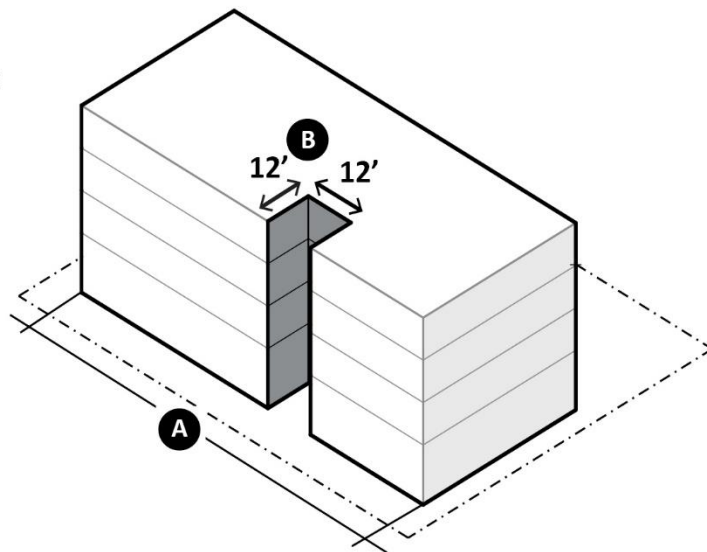


- E. Maximum Building Length.* The maximum building length for the portion of a building located within 12' of the street lot line is 100'. This standard is met if two buildings are entirely separated, or when one building over 100' includes a recess that is at least 12 feet in length and 12 feet in depth (see Figure 20.590-8).

The Vancouver Municipal Code is current through Ordinance M-4392, passed November 21, 2022.

Figure 20.590-8. Maximum Building Length

- A** Maximum building length for the portion of a building located within 12' of the street lot line is 100'.
- B** If a building is over 100' in length, a recess that is at least 12' in length and 12' in depth is required.



F. Parking

1. *Minimum Spaces Required.* Parking and loading requirements shall be as specified in VMC 20.945, with the following exceptions for properties in the Corridor:
 - a. Market Rate Multifamily Dwelling Units: 0.5 spaces per dwelling unit.
 - b. Housing for Low-Income Households Earning Under 60% Median Area Income: 0.5 spaces per dwelling unit.
 - c. All Commercial Uses permitted in the CC zone: 1 space/1,000 gross square feet.
 - d. Commercial uses on the ground floor of a mixed use building that includes residential uses are exempt from minimum off-street parking requirements in Table 20.945.070-2.
 2. *Location of Parking Areas.* Parking and loading areas are prohibited per VMC 20.590.040.B.3. The following additional standard applies:
 - a. *Attached single dwelling units.* Garage entrances are prohibited on the street-facing façade of attached single dwelling units. A shared drive aisle may be used to access parking located to the rear of dwelling units. Where possible, access shall be provided from an alley or, if located on a corner parcel, from a secondary street.
- G. *Bicycle Parking.* Bicycle parking shall be provided in a safe, accessible, and convenient location. Bicycle parking shall meet the standards contained in Table 20.590.040-1 and shall be consistent with the standards of VMC 20.945.050 and the city of Vancouver Bicycle Parking Guidelines.

1. *Standard.* Up to 50 percent of long-term bicycle parking spaces shall be provided in individual residential dwelling units, if they meet the following criteria:
 - a. The bicycle parking is located within 15 feet of the entrance to the dwelling unit.
 - b. The bicycle parking is located in a closet or alcove of the dwelling unit that includes a rack.
 - c. For buildings with no elevators, only ground floor units can utilize in-unit long-term bicycle parking provision.

Table 20.590.040-1. Bicycle Parking Minimums

Uses	Required Short-Term Bicycle Parking	Required Long-Term Bicycle Parking
Residential	0.05 per dwelling unit, 2 spaces minimum	1 per dwelling unit for buildings with 5 or more dwelling units
Commercial	1 per 5,000 sf of floor area, 2 spaces minimum	1 per 15,000 sf of floor area, 2 spaces minimum
Office	1 per 25,000 sf of floor area, 2 spaces minimum	1 per 5,000 sf of floor area, 2 spaces minimum
Civic/Institutional Buildings	1 per 5,000 sf of floor area, 2 spaces minimum	1 per 15,000 sf of floor area, 2 minimum
Lodging	2 spaces minimum	1 per 10 rooms, 2 spaces minimum
Parks	1 per 5,000 sf park area, 2 spaces minimum	None

2. *Additional Development Standards.* The following standards apply to sites where more than 20 long-term bicycle parking spaces are required and provided in one or more shared bicycle parking facilities outside of individual dwelling units:
 - a. *Minimum Number of Horizontal Bicycle Parking Spaces.* At least 20 percent of spaces must be in a horizontal rack, or on the lower level of a stacked bicycle parking rack.
 - b. *Parking for Larger Bicycle Spaces.* At least five percent of spaces must accommodate a larger bicycle space for cargo bikes, placed in a horizontal rack. These spaces must be a minimum of three feet (36 inches) in width, 10 feet (120 inches) long with three feet and four inches (40 inches) of height clearance.

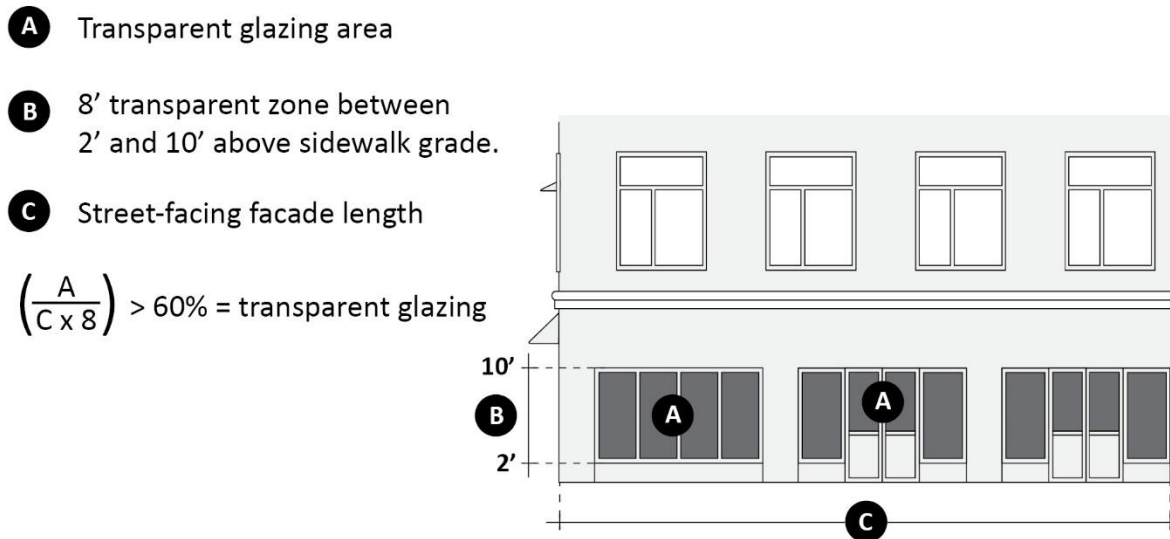
- c. *Electrical Outlet Requirement.* At least 20 percent of spaces must have electrical sockets within four feet of the spaces. Each electrical socket must be accessible to horizontal bicycle parking spaces.
- d. *Signage.* Entry and directional signs shall be provided by the property owner if bicycle parking facilities are not directly visible and obvious from the public right-of-way. The signs shall be used to properly direct bicyclists from the public right-of-way to the bicycle parking facilities.
- e. *Grade.* Bicycles should not be required to ride up and down ramps greater than 12%.

20.590.050 Design Standards

- A. *Exceptions.* The Planning Official may allow exceptions to a design standard in Section 20.590.050 without the need to obtain a variance in accordance with Section 20.290. For each standard for which an exception is sought, the applicant must demonstrate that at least one of the following criteria is met:
 - 1. The alternative design results in a variance of 20 percent or less to a numerical design standard and the design cannot be modified to meet the standard due to the physical characteristics of the site or existing structure(s).
 - 2. The alternative design better complies with the intent of the standard as described in the relevant subsection of this chapter.
- B. *Ground Floor Design, Nonresidential Uses.*
 - 1. *Applicability.* These standards apply to all multi-story buildings with non-residential uses on the ground floor. The following standards apply to the portions of ground floor walls of a street-facing façade that is 20 feet or closer to a street lot line or a publicly-accessible plaza.
 - 2. *Minimum Height.*
 - a. *Intent.* The intent of this standard is to promote building designs which maximize the visibility of ground floor spaces to passing pedestrians, emphasize the importance of the ground floor in providing access to services and amenities, and encourage active commercial uses on the ground floor.
 - b. *Standards.*
 - i. The minimum distance from the finished floor to the bottom of the ceiling structure must be at least 12 feet.
 - ii. The area meeting this standard must be at least 25 feet deep, measured from the street-facing façade.
 - 3. *Transparency.*
 - a. *Intent.* The intent of this standard is to create an interesting environment for pedestrians by opening up the ground floors of buildings for views into activity and merchandise. The intent of the standard is also to support natural surveillance of public spaces.
 - b. *Standards.* The ground floor wall of street-facing facades must provide at a minimum 60 percent transparency between 2 and 8 feet above sidewalk grade.

- i. Windows and/or doors may be used to meet this standard.
- ii. Windows shall not be mirrored or treated in such a way to block visibility into the building.
- iii. Windows into storage areas, vehicle parking areas, mechanical and utility areas, and garbage and recycling areas do not qualify.

Figure 20.590-9. Ground Floor Transparency, Non-Residential Uses



4. *Weather Protection.*

- a. *Intent.* The intent of this standard is to create a more comfortable experience for pedestrians on the sidewalk by providing protection from sun and rain.
- b. *Standards.* Weather protection must be provided along at least 50 percent of the street-facing façade located within 20 feet of a street property line. For the purposes of this standard, weather protection may be in the form of awnings, canopies, overhangs, or other architectural features. The weather protection must:
 - i. Project out at least 4 feet from the adjoining wall;
 - ii. The height must be between 9 and 15 feet above the grade underneath it and consistent with the provisions of VMC 20.630.030; and
 - iii. Where applicable, weather protection shall be designed to accommodate pedestrian signage (e.g., blade signs) while maintaining required vertical clearance.

B. Ground Floor Design, Residential Uses

- 1. *Applicability.* These standards apply to any residential dwelling unit that is located on the ground floor of a building and that is 20 feet or closer to a street lot line or a publicly accessible plaza.
- 2. *Minimum Height.*

The Vancouver Municipal Code is current through Ordinance M-4392, passed November 21, 2022.

- a. *Intent.* The intent of this standard is to promote attractive and livable ground floor residential units and emphasize the importance of the ground floor as the architectural base of the building.
 - b. *Standard.* The minimum distance from the finished floor to the bottom of the ceiling structure must be at least 10 feet.
3. *Transparency.*
- a. *Intent.* The intent of this standard is to promote attractive and livable ground floor residential units and support natural surveillance of public spaces.
 - b. *Standards* The ground floor wall of street-facing facades must provide at a minimum 25 percent transparency between 2 and 8 feet above sidewalk grade.
 - iv. Windows and/or doors may be used to meet this standard.
 - v. Windows shall not be mirrored or treated in such a way to block visibility into the building.
 - vi. Windows into storage areas, vehicle parking areas, mechanical and utility areas, and garbage and recycling areas do not qualify.
4. *Ground Floor Separation.*
- a. *Intent.* The intent of this standard is to provide an interesting experience for pedestrians, define the transition between public and private space, provide spaces for residents to gather and spend time outdoors, and provide sufficient privacy for residents.
 - b. *Standards.* For the purposes of this standard, separation is required between the public right of way and residential entrances. Entrances must be set back at least 5 feet from the street lot line but no more than 10 feet and have at least two of the following elements within the setback to create a sense of transition from the public space to the private dwelling space and encourage interaction between residents and passerby. In addition to any elements provided from the list below, the standards of VMC 20.95.030-2 must be met.
 - i. A low wall, railing, or fence that is a maximum of 30 inches in height and at least 75 percent transparent;
 - ii. Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contains landscaping;
 - iii. One small canopy tree per unit;
 - iv. Individual private space of at least 48 square feet with a minimum dimension of 4 feet in width that is 20% paved and areas not paved are landscaped with a combination of shrubs, groundcover, and perennials; or
 - v. A change of grade where the door to the dwelling unit is 18 to 36 inches above the grade of the right of way. All residential development must comply with all applicable state and federal accessibility requirements.

C. *Façade Articulation.*

The Vancouver Municipal Code is current through Ordinance M-4392, passed November 21, 2022.

1. *Applicability.* The standard applies to the street-facing elevations of buildings more than 20 feet in height.
2. *Intent.* The intent of this standard is to promote visually interesting building facades by prohibiting large expanses of blank walls facing the street and requiring building facades to be divided into smaller planes.
3. *Standard.* Buildings must incorporate vertical and horizontal articulation and divide the vertical mass of the building into a base, middle, and top using distinct physical transitions.
 - a. Base: The ground level of the building must be articulated using at least one of the following elements:
 - i. Materials that are different than upper stories
 - ii. Awning or canopy line
 - iii. Molding, belt course or other horizontally articulated transition piece that makes ground floor distinguishable from upper floors
 - iv. Transom windows
 - b. Middle: The middle of the building must be articulated using at least one of the following elements:
 - i. Recesses or extensions a minimum depth of two feet
 - ii. Vertically oriented windows
 - iii. Pilasters that project from the façade
 - c. Top: The top of the building must be articulated using at least one of the following elements:
 - i. Cornice that is a minimum of eight inches tall and projects a minimum of three inches beyond the façade of the façade
 - ii. Change in material or color
 - iii. Upper-level setback
 - iv. A roof overhang that is a minimum of eight inches beyond the face of the façade
 - v. Change in roof form

D. *Materials.*

1. *Intent.* The intent of this standard is to limit the use of materials that lack surface texture and visual interest, do not promote a sense of quality and permanence, or more easily deteriorate over time.
2. *Standard.* The following building materials are prohibited on street-facing building façades and shall not collectively be used on more than 35% of any other building façade:
 - a. Vinyl PVC siding
 - b. T-111 Plywood

- c. Exterior insulation finishing (EIFS)
- d. Corrugated metal
- e. Plain concrete or concrete block
- f. Sheet pressboard

E. Location of Utilities.

1. *Applicability.* These standards apply to any roof-mounted mechanical equipment under two feet in height or ground level mechanical or service equipment located at grade. These standards shall not apply to any solar energy production equipment, wind energy production equipment, and/or green roof features.
2. *Intent.* The intent of this standard is to ensure that utilities and equipment are screened, integrated into building and landscape design and/or located in less prominent locations to minimize the visual impact on the pedestrian experience.
3. *Standard.* Utilities shall be located away from primary streets and pedestrian sidewalks and located on alleys or secondary streets wherever possible. Utilities shall be located below grade in vaults or inside buildings where possible. If not possible, the following standards apply:
 - a. *Ground Level:* Ground level mechanical and service equipment shall be located behind or beside buildings. Equipment must be set back a minimum of five feet from the front lot line. Ground level mechanical and service equipment, including but not limited to electric meters, gas meters, HVAC equipment, and waste receptacles, shall be screened with landscaping or a site-obscuring fence or wall per VMC 20.970 and may not be visible from the street, ground-level private open space, or common open space.
 - b. *Rooftop:* Rooftop mechanical equipment shall be set back at least 15 feet from roof edges on street-facing facades and include screening to minimize visual impact on the public right-of-way by one of the following methods:
 - i. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building, wood fencing, or masonry.
 - ii. Green roof features or regularly maintained dense evergreen foliage that forms an opaque barrier when planted.

Required screening shall not be included in the building's maximum height calculation.

- c. *Venting System Locations.* Venting of air exhaust and mechanical building systems shall be away from primary streets and main pedestrian areas and shall be architecturally incorporated into buildings.
- d. *Wall-Mounted Utilities.* Utilities mounted on building walls shall not intrude on the public right-of-way space adjacent to a pedestrian path of travel, shall be set back, or have a landscape zone for a buffer.
- e. *Mechanical Vents.* Mechanical vents required on building exteriors shall be located eight feet above grade or between grade and 18 inches and shall be integrated into the facade design to minimize visual impacts.

F. Fences.

The Vancouver Municipal Code is current through Ordinance M-4392, passed November 21, 2022.

1. *Applicability.* These standards shall be in addition to VMC 20.912 and shall supersede those standards where they conflict.
2. *Intent.* The intent of this standard is to limit the visual impact of taller fences and surface parking areas on the pedestrian experience and to promote natural surveillance of public spaces.
3. *Standard.*
 - a. Solid free-standing walls, fences, or hedges higher than 3 feet shall be prohibited between the street-facing façade of a building and a street lot line. Fences greater than 36" must be at least 75% transparent.
 - b. New barbed razor wire, electric, vinyl, or chain link fences shall be prohibited in the Overlay district.
 - c. Off-street parking areas shall be screened per VMC 20.945.040(1)(2) to a maximum height of 3 feet.

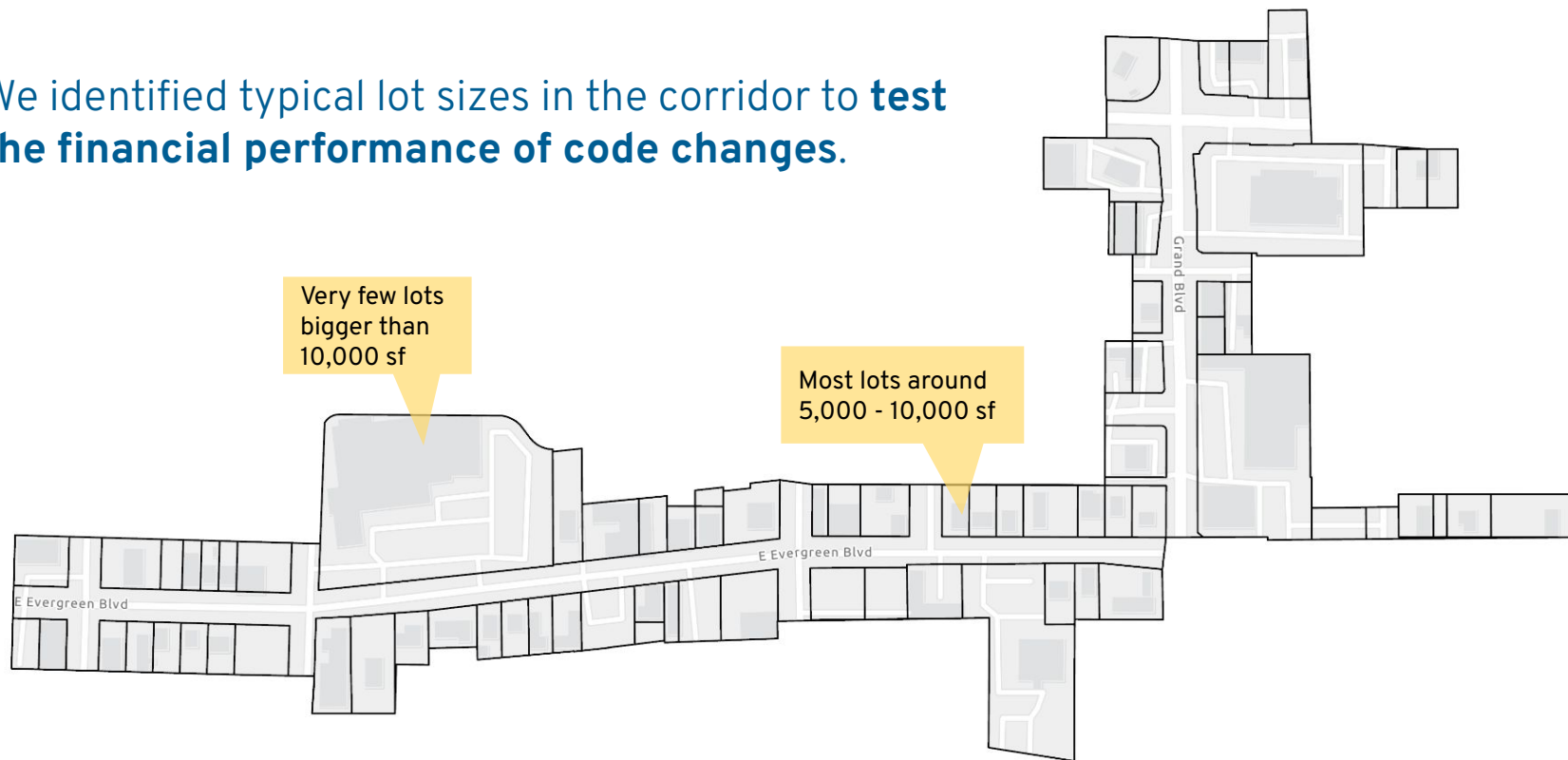


APPENDIX A

FINANCIAL FEASIBILITY ANALYSIS OF CODE CONCEPTS

LOT SIZE ANALYSIS: 5,000 AND 10,000 SF LOTS

We identified typical lot sizes in the corridor to **test the financial performance of code changes.**



TEST PROTOTYPES

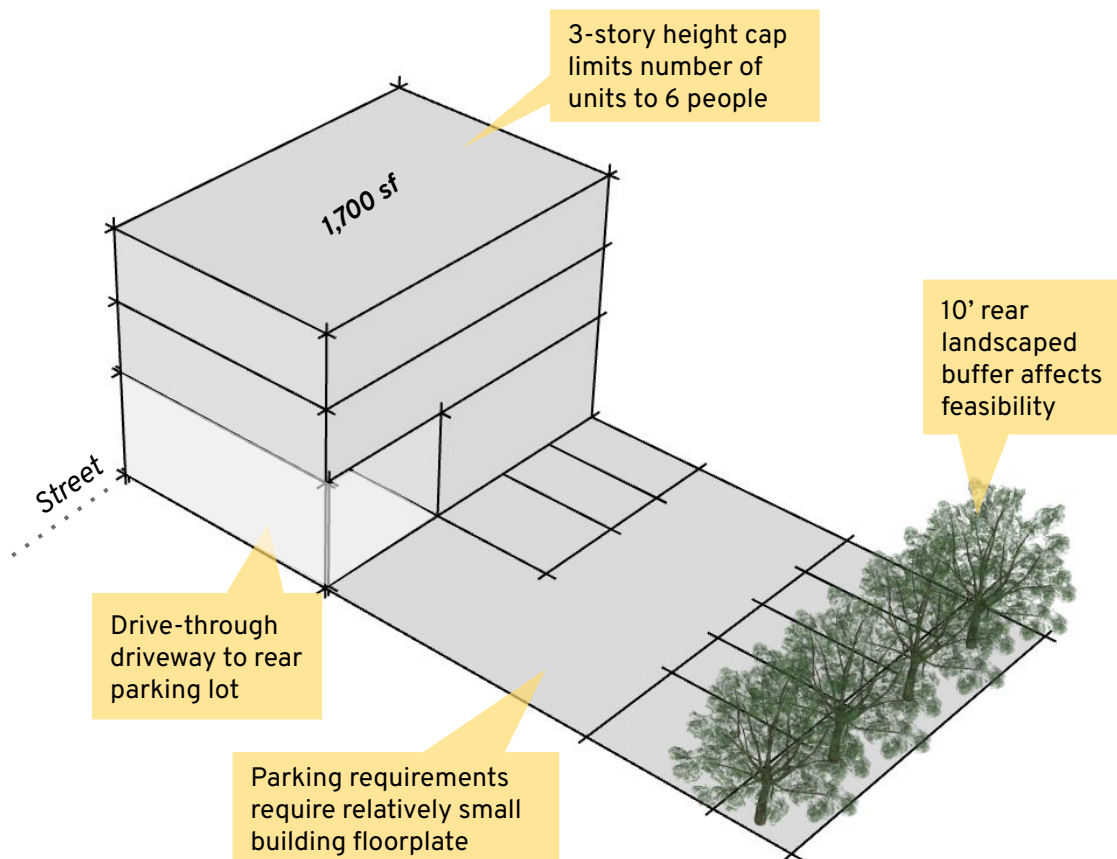
TEST NAME	LOT SIZE(S)	HEIGHT	GROUND FLOOR COMMERCIAL	PARKING RATIOS
1. Residential Small Lot (3-stories)	5,000 sf	3 stories	None	0.75 per unit
2. Mixed-Use Small Lot (3-Stories)	5,000 sf	3 stories	50% of frontage	0.75 per unit No parking for ground floor commercial spaces
3. Residential Small Lot (4-stories)	5,000 sf	4 stories	None	0.75 per unit
4. Mixed-Use Small Lot (4-stories)	5,000 sf	4 stories	50% of frontage	0.75 per unit No parking for ground floor commercial spaces
5. Residential Large Lot (5-stories)	10,000 sf	5 stories	None	0.75 per unit
6. Mixed-Use Large Lot (5-stories)	10,000 sf	5 stories	50% of frontage	0.75 per unit No parking for ground floor commercial spaces

RESIDENTIAL SMALL LOT (3-STORIES)

52 units/acre

1. Residential Small Lot

Lot Size	5,000 sf
Height	3 stories
Parking Spaces	8
# of Residential Units	6
Avg. Unit Size (sf)	600
Retail Space (sf)	-
Construction Cost	\$260/sf
Avg. Residential Rent / Unit	\$1,500/month
Retail Rent	-
Internal Rate of Return (Target 10%)	6.1%

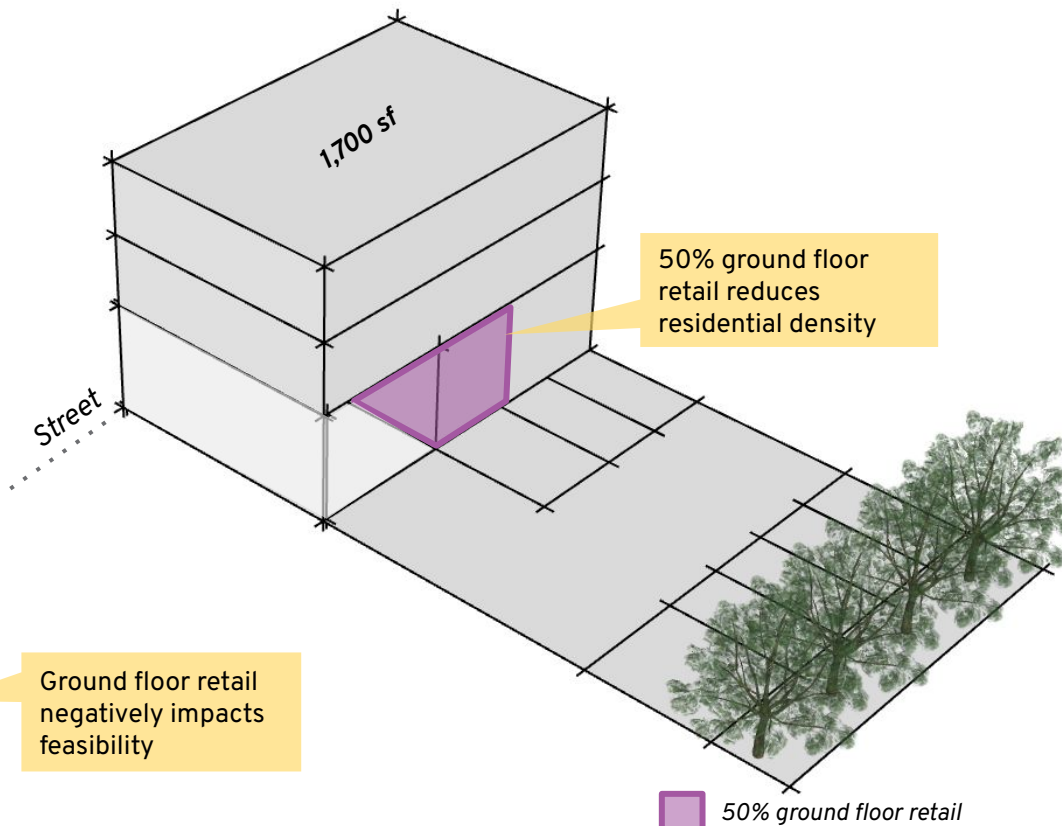


MIXED-USE SMALL LOT (3-STORIES)

44 units/acre

2. Mixed-Use Small Lot

Lot Size	5,000 sf
Height	3 stories
Parking Spaces	8
# of Residential Units	5
Avg. Unit Size (sf)	600
Retail Space (sf)	510
Construction Cost	\$260/sf
Avg. Residential Rent / Unit	\$1,500/month
Retail Rent	\$25/sf
Internal Rate of Return (Target 10%)	5.3%

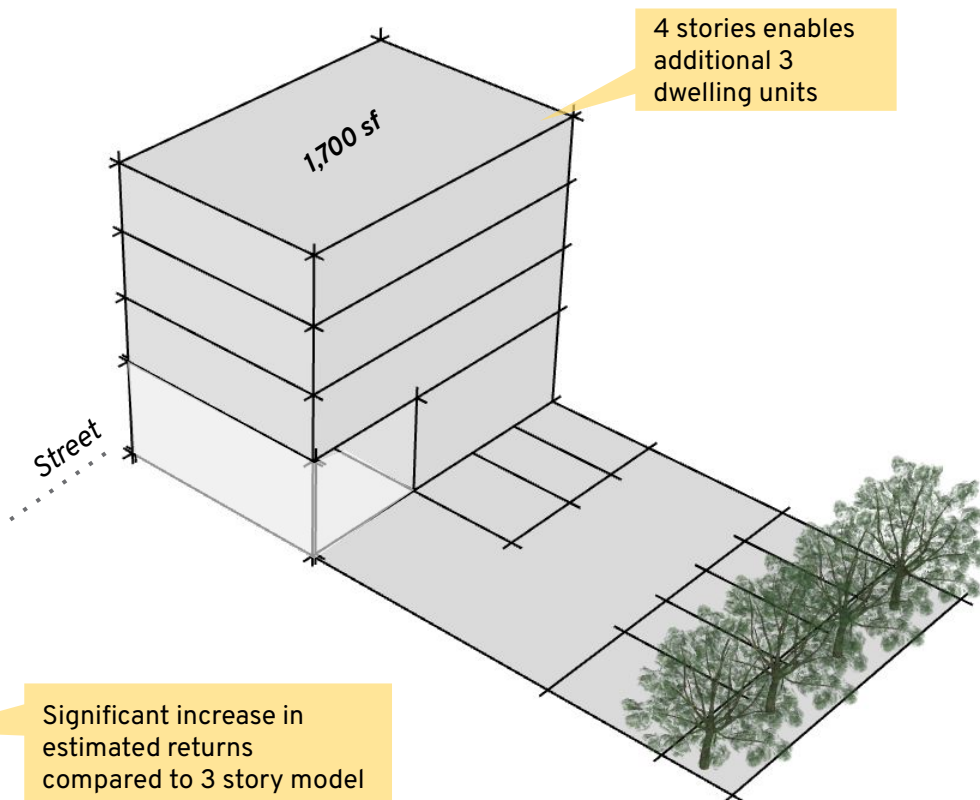


RESIDENTIAL SMALL LOT (4-STORIES)

78 units/acre

3. Residential Small Lot

Lot Size	5,000 sf
Height	4 stories
Parking Spaces	8
# of Residential Units	9
Avg. Unit Size (sf)	600
Retail Space (sf)	-
Construction Cost	\$215/sf
Avg. Residential Rent / Unit	\$1,500/month
Retail Rent	-
Internal Rate of Return (Target 10%)	7.9%

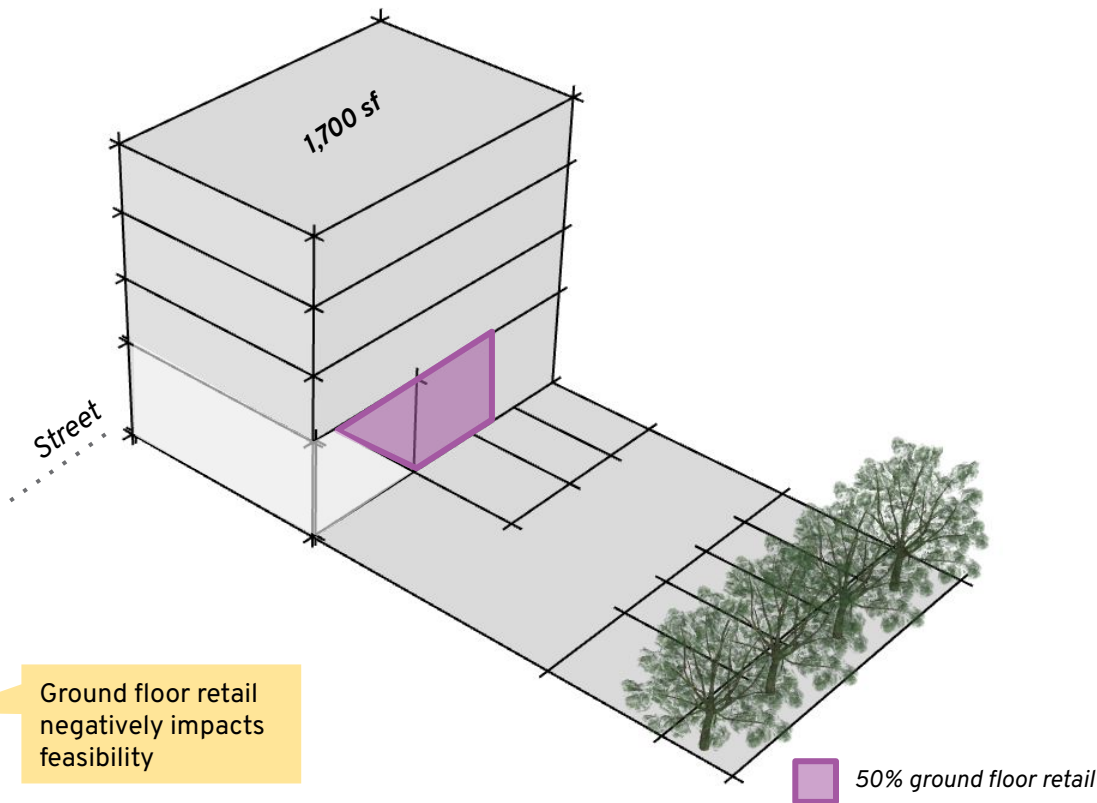


MIXED-USE SMALL LOT (4-STORIES)

70 units/acre

4. Mixed-Use Small Lot

Lot Size	5,000 sf
Height	4 stories
Parking Spaces	8
# of Residential Units	8
Avg. Unit Size (sf)	600
Retail Space (sf)	510
Construction Cost	\$260/sf
Avg. Residential Rent / Unit	\$1,500/month
Retail Rent	\$25/sf
Internal Rate of Return (Target 10%)	7.4%

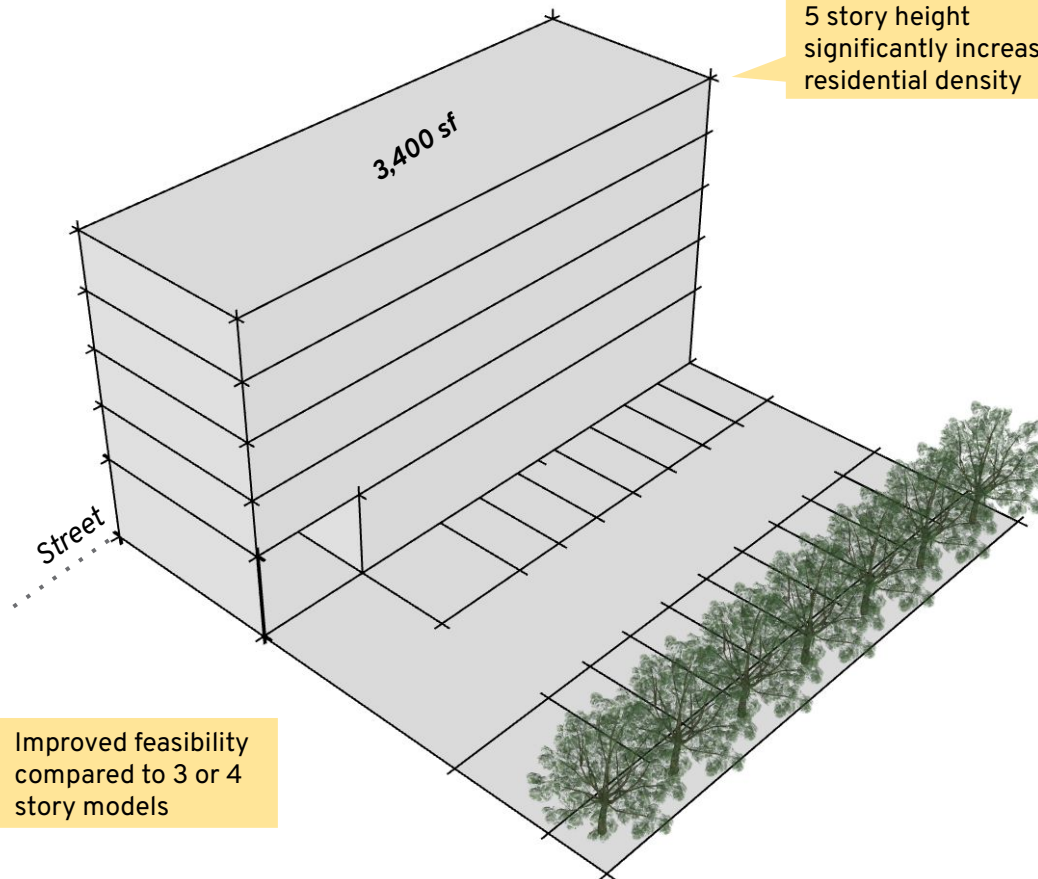


RESIDENTIAL LARGE LOT (5-STORIES)

100 units/acre

5. Residential Large Lot

Lot Size	10,000 sf
Height	5 stories
Parking Spaces	18
# of Residential Units	23
Avg. Unit Size (sf)	600
Retail Space (sf)	-
Construction Cost	\$260/sf
Avg. Residential Rent / Unit	\$1,500/month
Retail Rent	-
Internal Rate of Return (Target 10%)	8.5%

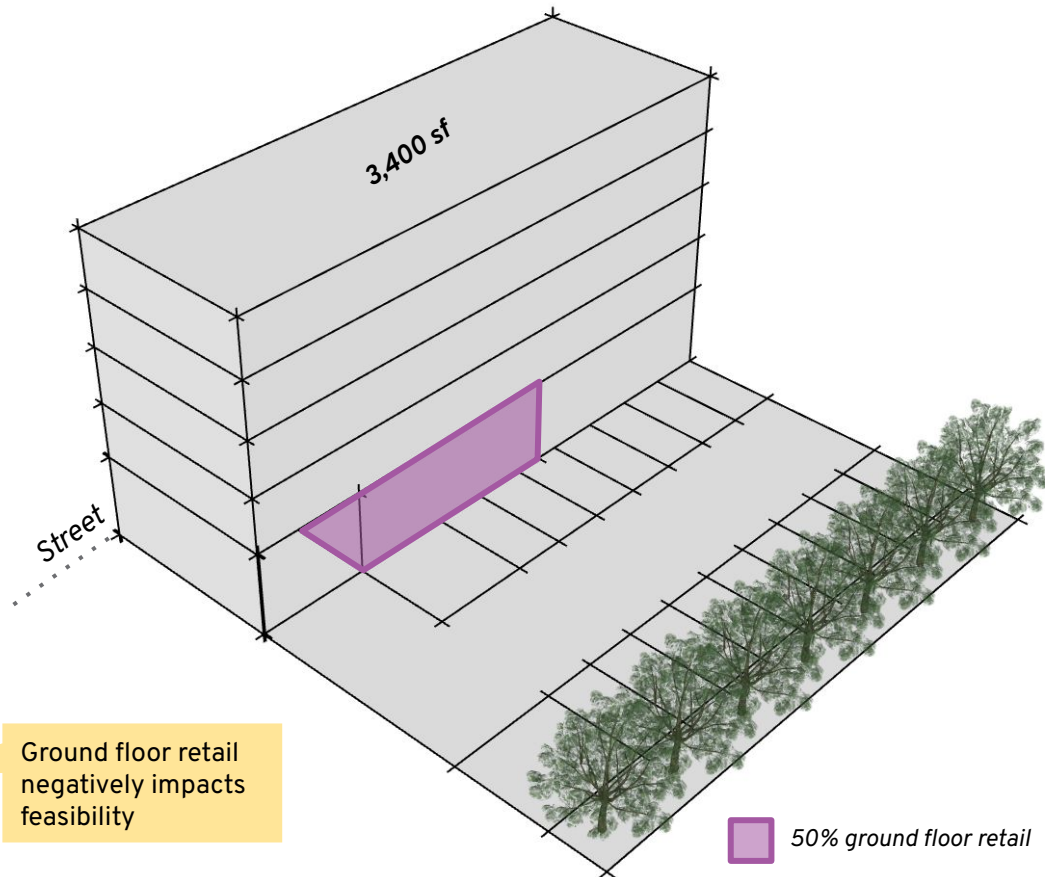


MIXED-USE LARGE LOT (5-STORIES)

91 units/acre

6. Mixed-Use Large Lot

Lot Size	10,000 sf
Height	5 stories
Parking Spaces	18
# of Residential Units	21
Avg. Unit Size (sf)	600
Retail Space (sf)	1,360
Construction Cost	\$260/sf
Avg. Residential Rent / Unit	\$1,500/month
Retail Rent	\$25/sf
Internal Rate of Return (Target 10%)	8.2%



SUMMARY OF RESULTS

SCENARIO	1. Residential Small Lot (3-Stories)	2. Mixed-Use Small Lot (3-Stories)	3. Residential Small Lot (4-Stories)	4. Mixed-Use Small Lot (4-stories)	5. Residential Large Lot (5-Stories)	6. Mixed-Use Large Lot (5-stories)
Lot Size	5,000 sf	5,000 sf	5,000 sf	5,000 sf	10,000 sf	10,000 sf
Height	3 stories	3 stories	4 stories	4 stories	5 stories	5 stories
Site Program	Pure Residential	Residential w/ 50% Ground Floor Retail	Pure Residential	Residential w/ 50% Ground Floor Retail	Pure Residential	Residential w/ 50% Ground Floor Retail
# of Residential Units	6	5	9	8	23	21
Retail Space (sf)	-	510	-	510	-	1,360
# of Parking Spaces	8	8	8	8	18	18
Internal Rate of Return (Target 10%)	6.1%	5.3%	7.9%	7.4%	8.5%	8.2%

PRO FORMA TESTING | IMPLICATIONS

- **Height increase from 3 to 4 stories has a significant positive impact on development feasibility.** The impact of increasing to 5 stories is also positive but not as significant as the increase from 3 to 4 stories. This is partly explained by the small lots on the corridor: height is more important for maximizing density on small, constrained lots.
- **All-residential buildings performed better than mixed use buildings.** Retail spaces are not as productive because rents are lower on a per square foot basis than residential units. However, the negative impact on feasibility is limited because only 50% of the ground floor is required to be commercial space. On sites larger than 10,000 square feet (not modeled here) it is not clear that overall demand for retail will support filling those spaces at the rents modeled here. Lowered rents in this situation would further erode feasibility.
- **Reduced parking standards proposed in the Corridor Strategy were critical to feasibility on smaller lots.** If current Title 20 parking standards for commercial spaces were required then many of these models would be physically impractical to build.
- **Further parking reductions may result in more projects being economically feasible.** If the residential parking standards were reduced to 0.5 spaces per unit or lower, it may stimulate more infill development in the corridor than if the current ratio of 0.75 spaces per unit were maintained. However, it is unclear if the current parking standards are binding; developers may continue to provide parking at a higher ratio than 0.5 if they are concerned about marketability.
- **The 10' rear landscaped buffer negatively impacts feasibility on smaller lots.** Allowing parking spaces, but not buildings, in this buffer area would have a meaningful impact on achievable densities on small lots.

		SOURCE	LEAD	PARTNERS	Scope for Strategy			Funding		Timing				Priority
					Time Commitment	Public Engagement	Requires Council Consideration	Staffing/FTE Needs	Upfront Costs, Ongoing Costs, or Both	Immediate Term (Coming Year)	Short-Term (1-3 Years)	Long-Term (3+ Years)	Ongoing	* = Priority
HOUSING & ECONOMIC DEVELOPMENT Provide ample opportunities for small-scale, locally-owned businesses to thrive, and maintain livability for current and future residents														
Economic Development 1: Foster a unique and attractive corridor identity														
ED 1.1	Provide seed support for a locally based, self created neighborhood Business District Organization (or a less legally formal non-profit business association) that can meet the shared needs of new and future businesses through coordinated networking, marketing, promotions, special events, beautification, and advocacy. <i>First steps: Meet with Fourth Plain Forward to learn about its founding and how its first leader was selected or identified. Network with Corridor Strategy engagement participants as well as local businesses and non-profits to identify leads for who might assist with the endeavor. Consider expanding the district's geographic area beyond the Evergreen-Grand corridor itself to encompass adjacent businesses and home-based businesses.</i>	Commerical Corridor Strategy	Economic Prosperity and Housing Department	Communications, Office of Neighborhoods							X			★
ED 1.2	Provide staff and resource support to the Business District Organization so it can develop into a fully fledged, self-sustaining, and independent organization. <i>First step: Explore whether a Business District Organization might be eligible for CDBG funds administered by the City to organizations like Fourth Plain Forward, as well as what other funds might be accessible. For example, donations from businesses to Main Street Organizations seem to be eligible for significant tax credits, offsetting the value of the donation. And Business Improvement Districts seem to be able to create a special assessment within a restricted geography, raising money for programs and services.</i>		Economic Prosperity and Housing Department	Communications, Office of Neighborhoods, Business District Organization								X		★
ED 1.3	Support the Business District Organization as it establishes a brand identity for the corridor and launches an initial marketing campaign (e.g. launching a website, attracting journalistic and social media coverage), providing staff, resources, and connections as needed.	Commerical Corridor Strategy	Economic Prosperity and Housing Department	Communications, Office of Neighborhoods, Business District Organization								X		
ED 1.4	Establish a placemaking program along Grand Boulevard and in the BRT Hub, using signage and tactical urbanism (see Urban Design 1.2) to affordably communicate the place's new identity and support.		Economic Prosperity and Housing Department	Communications, Office of Neighborhoods, Business District Organization				Lodging tax grant				X		
ED 1.5	Support the establishment of a storefront improvement program, based on prior programs, in partnership with the Business District Organization to promote corridor identity and attractiveness of existing business spaces	Reside Vancouver + Vancouver Culture, Arts, & Heritage Plan	Economic Prosperity and Housing Department	Business District Organization							X			
ED 1.6	Periodically convene a meeting between a liaison from the local Hudson's Bay and Edgewood Park Neighborhood Associations and Business District Organization to coordinate on corridor improvements and programming.	Hudson's Bay Neighborhood Action Plan (ED Action Item 1.4)	Office of Neighborhoods	Hudson's Bay and Edgewood Park NAs, Business District Organization								X		
ED 1.7	Provide technical assistance and seed funding to designate a non-profit in pursuit of a state Main Street designation that will support the vision for the corridor's identity and economic development		Economic Prosperity and Housing Department	Business District Organization							X			
Economic Development 2: Establish a business-friendly climate that supports a diversity of neighborhood-serving businesses														
ED 2.1	Evaluate existing federal, state, and local grants and incentives (e.g. Opportunity Zone designation, City's Pre-Lease and Adaptive Reuse programs) that would support corridor businesses or real-estate development. Promote incentives to ensure existing businesses are aware of these opportunities.		Economic Prosperity and Housing Department										X	★
ED 2.2	Promote the Public Works' Street Eats program and the use of other relevant programs and incentives along the corridor.	Corridor Strategy	Public Works	Community Development Department							X			★
ED 2.3	Identify if any sites on the corridor would require environmental remediation (brownfields), then leverage environmental remediation funding opportunities as an incentive to develop eligible sites	Corridor Strategy	Economic Prosperity and Housing Department	Business District Organization		Property Owners	No	Existing grant funds		X				★
ED 2.4	Meet with a representative from the Greater Vancouver Chamber of Commerce's to explore the possibility of greater partnership, such as creating an Evergreen-Grand business cohort to participate in GVCOC's business workshops, coaching, and consultation.		Economic Prosperity and Housing Department	Greater Vancouver Chamber of Commerce							X			
ED 2.5	Explore opportunities for outdoor local markets, sellers, and microbusinesses (e.g. farmers market, art fair), such as by connecting with representatives from Micro-Enterprise Services of Oregon (MESO) and the Vancouver Farmers Market to better understand potential scale, scope, City role, and first steps.	Reside Vancouver + Vancouver Culture, Arts, & Heritage Plan	Economic Prosperity and Housing Department	Vancouver Farmers Market, Micro-Enterprise Services of Oregon								X		
ED 2.6	Support evidence-based approaches to enhancing community safety along the corridor, including by coordinating between the Vancouver Police Department, Business District Organization, and other relevant City staff and community stakeholders.		Economic Prosperity and Housing Department	Business District Organization, Vancouver Police Department								X		
Housing 1: Maintain economic diversity and housing affordability, especially for low- and moderate-income households														
Housing 1.1	Extend the Multi-Family Tax Exemption (MFTE) program calibrated to implement the vision and goals for the corridor and consider adding workforce housing	Corridor Strategy	Economic Prosperity and Housing Department	Community Development Department		BeHeard	Yes			X				★
Housing 1.2	Access Vancouver Affordable Housing Levy funds, recently reapproved by voters, to support the creation or preservation of affordable housing in the neighborhood.	Cascadia Partners	Economic Prosperity and Housing Department	Community Development Department, Local Affordable Housing Providers									X	
Housing 1.3	Contact the Vancouver Housing Authority for a copy of the displacement risk assessment they commissioned in 2023 and use it to inform the City's understanding of the local risk factors. Similarly, review "Reside Vancouver: An Anti-Displacement Plan" produced by a PSU Masters of Urban Planning student group for the City in 2019 as well as recent academic literature on the highly nuanced connections between development, investment, and displacement.	Cascadia Partners	Economic Prosperity and Housing Department	Vancouver Housing Authority							X			★
Housing 1.4	Identify opportunities to support houseless communities	Corridor Strategy	Economic Prosperity and Housing Department							X				

URBAN DESIGN Create public and private spaces that are inclusive, integrated, and contribute positively to the livability of the corridors.														
Urban Design 1: Support a vibrant and active corridor														
Urban Design 1.1	Work with development community to identify and dedicate publicly accessible community or plaza space as part of private development projects in a central location along the corridor	Corridor Strategy	Community Development Department	Parks and Recreation, Business District Organization									X	
Urban Design 1.2	Identify potential locations for a food cart pod to affordably activate the corridor, providing a local amenity, and offer opportunities for new low-barrier businesses.	City Staff	Economic Prosperity and Housing Department											
Urban Design 1.3	In partnership with the Business District Organization, execute programmatic and tactical urbanism interventions in the public spaces (such as farmers markets, arts installations, cultural events, pop-up parklets, painted intersections, bikes lanes, etc) to promote pedestrian-friendly, activated, and inviting spaces.	(1) Reside Vancouver (2) Vancouver Culture, Arts, & Heritage Plan	Community Development Department	Business District Organization, Office of Neighborhoods								X		★
Urban Design 1.4	In pursuit of a complete arts and culture ecosystem, leverage Culture, Arts, and Heritage Grant funding to fulfill critical gaps in the corridor's arts and cultural network, such as performance spaces, public art, or historical plaques in the public realm.	(1) Vancouver Culture, Arts, & Heritage Plan	Business District Organization	Parks and Recreation									X	
Urban Design 1.5	Explore the possibility of seeking a historic district designation for the corridor, so long as it does not undermine the intent and purpose of this work's parallel updates to development code.	City Staff	Economic Prosperity and Housing Department	Community Development Department										
Urban Design 2: Pursue opportunities for climate resilient design														
Urban Design 2.1	Coordinate with Surface Water Management to implement stormwater best management practices in alignment with the City's Low Impact Development standards and the Climate Action Framework.	(1) Corridor Strategy (2) Climate Strategy NS-3	Community Development Department	Environmental advocacy and educational groups (Watershed Alliance, Columbia Springs, Lower Columbia Nature Network, Water Resources Education Center) and Residential and commercial building owners									X	★
Urban Design 2.2	In accordance with the Complete Streets Program and the Climate Action Plan, preserve existing street trees and identify opportunities to introduce additional climate resilient tree canopy	(1) City's Tree Canopy Assessment (2021) (2) Climate Strategy NS-1 and NS-2 (3) Complete Streets Program	Urban Forestry Department	Community Development Department, City Manager's Office									X	
Urban Design 2.3	Increase community awareness by using educational plaques or public art to commemorate climate-resilient infrastructure or design elements.	Cascadia Partners												
MOBILITY Establish a balanced, multi-modal network of motor vehicle, transit, walking, and biking routes through the corridors.														
Mobility 1: Leverage ongoing corridor and neighborhood-wide infrastructure projects														
Mobility 1.1	Explore funding strategies for transportation investments that serve the entire district, such as improvements at critical intersections that connect the corridor with neighborhoods to the North.	(1) Corridor Strategy	C-Tran	Community Development Department									X	★
Mobility 1.2	Ensure the designs for future transportation projects and real estate developments prioritize creating safe, multi-modal streets throughout the corridor.	(1) Complete Streets Policies	Community Development Department											X
Mobility 1.3	Improve the neighborhood's connectivity to nearby destinations such as Downtown Vancouver, the Fort Vancouver National Historic Site, and the Pearson Field Airport by identifying and being at the table for key transportation projects (e.g. Vine BRT)	(1) Corridor Strategy	Economic Prosperity and Housing Department	Community Development Department										X
Mobility 1.4	Advocate on behalf of the corridor in support sustainable and active transportation within citywide initiatives, such as the Transportation System Plan, improvements to transit, the deployment of electric scooters, and regulation and buildout of public and private EV charging infrastructure.	Planning Commission	Economic Prosperity and Housing Department	City and State Transportation Departments								X		★
Mobility 2: Support targeted interventions to improve walkability, bikeability, and connectivity to transit														
Mobility 2.1	Develop a funding strategy for projects that retrofit Evergreen and Grand with a street design aligned with the corridor's TSP Modal Designation.	Corridor Strategy	Public Works	City and State Transportation Departments					Would require FTE					X
Mobility 2.2	Boost the effect of the forthcoming Transportation Demand Management program through complementary programming and built environment interventions that promote multimodal travel to and through the corridor and manage overall commuting activity.	Corridor Strategy	Community Development Department	Public Works, Economic Prosperity and Housing					Grant funding		X	X		
Mobility 3: Improve safety for all corridor users														
Mobility 3.1	Improve user safety and comfort through crossing signage, speed limits, and school zone demarcations in key areas.	Corridor Strategy	Public Works Department										X	
Mobility 3.2	Study and construct enhanced safe crossings at Grand & 6th and Evergreen & V as well as traffic calming measures along the length of Grand (e.g. school zone near Washington School for the Deaf, speed cushions)	Corridor Strategy (pg 45)	Public Works Department						Funding for design and construction needed				X	
Mobility 3.3	Create an intake process for residents to request traffic calming measure for vehicle speeds and traffic volumes when thresholds for the City's existing Neighborhood Traffic Calming Program are met	Corridor Strategy	Public Works Department	Hudson's Bay and Edgewood Park Neighborhood Associations, Business District Organization									X	

PARKING Support adequate parking to serve existing uses and future development.													
Parking 1: Evaluate and manage vehicular parking impacts to local residents													
Parking 1.1	Conduct parking study to inventory all on-street parking available and current utilization rate	Cascadia Partners	Economic Prosperity and Housing Department							x			*
Parking 1.2	Create a parking mitigation plan once parking occupancy exceeds 85% on adjacent residential streets, as found through a parking study.	Corridor Strategy	Economic Prosperity and Housing Department								x		
Parking 1.3	Explore the possibility of a parking benefit district with permitted parking for residents to address concerns related to spillover parking	Cascadia Partners	Economic Prosperity and Housing Department									x	
Parking 1.4	Apply the Vancouver Curb Policy to the corridor	Curb Policy Document	Economic Prosperity and Housing Department									x	
Parking 2: Support climate and parking goals by increasing micromobility, shared parking options, and EV													
Parking 2.1	Advance availability of short-term bike parking amenities by identifying suitable right of way sections on or near residential and commercial sites; support implementation of new parking stations.	TSP	Public works									x	
Parking 2.2	Support the Vancouver Climate Strategy by setting evidence-based EV charging station targets in the corridor and participating in any citywide code updates related to EV charging	Climate Strategy TLU-3 (19)	Economic Prosperity and Housing Department	Community Development Department, Private Developers					Federal grant money			x	*



MEMORANDUM

DATE: August 18, 2023

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

RE: **Follow up information on the Evergreen & Grand overlay following a July 17 Council workshop on this topic.**

CC: Bryan Snodgrass, Principal Planner, and Becky Coutinho, Associate Planner, Community Development Department

Introduction

This memorandum is intended to provide additional information and clarification on the Evergreen and Grand commercial corridors implementation process, following discussion at a July 17 City Council workshop.

Response to Council Questions

- Potential impacts of HB 1110 and 1337:
HB 1110 will allow for 4 units per lot, 6 units per lot that are within a ¼ mile walk to a major transit stop, and 6 units per lot if 2 of the units are affordable on properties zoned for single family development. HB 1337 mandates that the City create development regulations to encourage the use of accessory dwelling units (ADUs), subject to a program adopted by the city with effective binding commitments or covenants that the units will be primarily utilized for long-term housing consistent with the public purpose generating the authorization. This includes the R-9 lower density zone adjacent to the Evergreen and Grand Corridors. Any units built on parcels within the R-9 zone will still have to follow the base zoning development requirements, including maximum height of 35 feet. While this law increases allowed density, it will not significantly impact the overall form of the residential development surrounding the Corridors. Regulations for the new density requirements established by both bills will be developed as part of the Comprehensive Plan and Title 20 update process that is currently underway.
- Potential impacts of HB 1220:
 - HB 1220 requires cities to plan for and accommodate set numbers of housing units for all income levels. The proposed Evergreen & Grand overlay standards accommodate for and encourage infill and medium density development, which is intended to create the maximum housing units appropriate for the Corridors. In

addition, the City extended the boundaries of the MFTE program to include the Corridors to encourage housing development that will support the production of housing units and in some cases encourage some level of affordability. A full vision for how the City will accommodate the total number of units at the affordability levels required based on our allocation (to be determined this fall through the County population and jobs allocation process) will be established through the Comprehensive Plan and Title 20 update process that is currently underway.

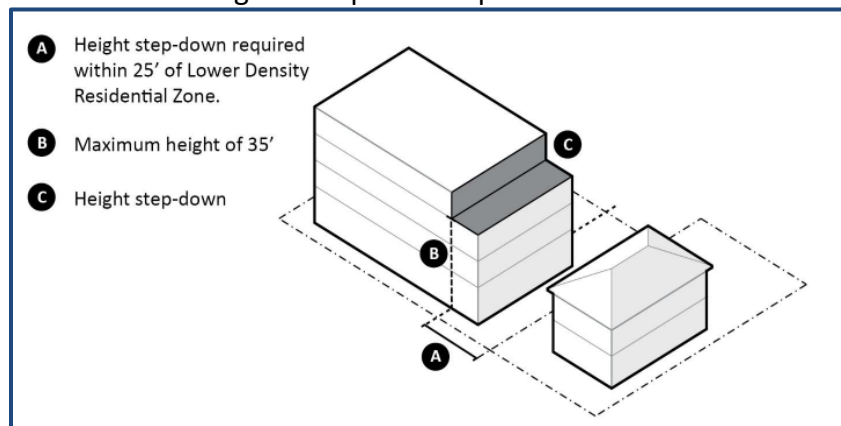
- Proposed bicycle parking standards:
 - Proposed required bicycle parking ratios are listed in the below table:

Uses	Required Short-Term Bicycle Parking	Required Long-Term Bicycle Parking
Residential	0.05 per dwelling unit, 2 spaces minimum	1 per dwelling unit for buildings with 5 or more dwelling units
Commercial	1 per 5,000 sf of floor area, 2 spaces minimum	1 per 15,000 sf of floor area, 2 spaces minimum
Office	1 per 25,000 sf of floor area, 2 spaces minimum	1 per 5,000 sf of floor area, 2 spaces minimum
Civic/Institutional Buildings	1 per 5,000 sf of floor area, 2 spaces minimum	1 per 15,000 sf of floor area, 2 minimum
Lodging	2 spaces minimum	1 per 10 rooms, 2 spaces minimum
Parks	1 per 5,000 sf park area, 2 spaces minimum	None

- Up to 50% of long-term bicycle parking spaces may be provided in individual units.
- In properties where more than 20 long-term bicycle parking spaces are required (this would be in buildings with more than 20 units) and provided in a shared bicycle parking facility inside the building rather than in individual dwelling units, additional standards apply including a minimum number of spaces that are not vertically stacked, a minimum number of larger spaces for cargo-type bikes, entry and directional signage, and standards around grade to ensure ease of access for users.

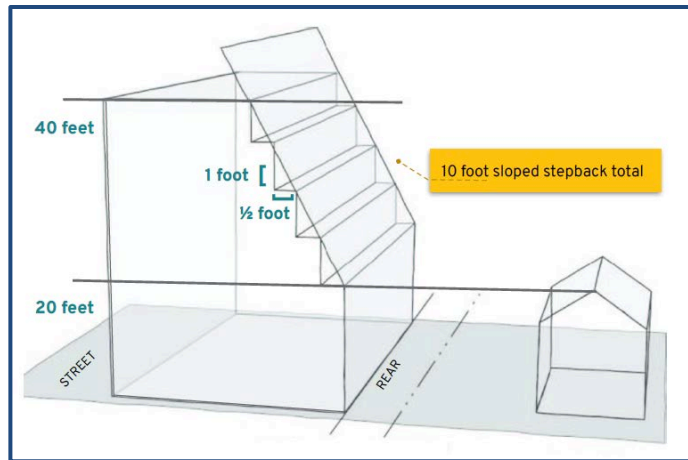
- Vehicle parking standards for use changes from commercial to residential or a flexible use:
 - See the reference [20.945.E Change of use](#) to address concerns about adequate parking. When an existing structure is changed from one use to another, the amount of required parking is required to meet the standards of the new use. This is determined through the site plan review process. If a project is proposed as a flexible use, the highest parking requirement must be followed.
- Step-down at the rear of new buildings:
 - The proposed standard requires development abutting a lower density residential zone to step-down any portion of the building within 25 feet of that lower density residential zone. The maximum height of the stepped-down portion of the building must be no higher than 35 feet. The remaining portion of the building beyond 25 feet of the lower density residential zone can be a maximum height of 50 or 60 feet, depending on the location parcel within the Corridors. In addition, buildings abutting a residential zone must be setback 10 feet. See below image 1. The intention of this standard is to create opportunities for higher density development to meet the Cities housing goals, while also allowing for a gradual transition between the Corridors and surrounding neighborhood. The new proposed standard was calibrated so that properties abutting the Corridors would maintain access to privacy and light.

Image 1- Proposed Step-down standard



- The current zoning in the Corridors require buildings in the CC zone abutting lower density zones to step-down a 1/2 foot for every foot of building height over 20 feet with a maximum height of 50 ft and must be setback 5 feet- see below image 2.

Image 2 - Existing standard



- The project team is currently reevaluating the proposal to understand if there are alternative ways to balance compatibility with existing development and allowing for higher density development on corridors to address housing needs. This will be discussed in detail with the Planning Commission at the Sept. 12 public hearing, per direction from Council at the July 17 workshop.
- *Note: the project team is developing clearer graphics for existing versus proposed stepdown standards for the PC and Council process and will share these when available.
- Community Engagement conducted to date:
 - Outreach conducted as part of the planning phase of the Evergreen and Grand Commercial Corridors Strategy, which was adopted by Council in early 2022:
 - One-on-one and small group coordination with primary stakeholders, including neighborhood associations and leaders, property owners, businesses, neighborhood residents, agency partners like the State School for the Deaf, State School for the Blind, and C-TRAN, as well as other community stakeholders.
 - In person open house on February 13, 2020
 - Online survey in early 2020
 - Four virtual open houses on August 26, 2020, and August 27th, 2020, February 4th, 2021, October 21st, 2021
 - Offered and attended meetings with neighborhood associations.
 - Small group meetings with property owners
 - Regular email updates on project workshops and public hearings sent to project emailing list and neighborhood associations.
 - Physical mailing notice of open houses and public hearings
 - Outreach conducted to date as part of implementation of the Strategy document:
 - Virtual open house on March 16, 2023
 - Physical mailer notice of open house
 - Online survey and project webpage
 - Developer focus group on May 22, 2023

- Three Planning Commission workshops in February, April, and June of 2023
- Primary stakeholders included eight neighborhood associations and leaders, property owners, businesses, neighborhood residents, agency partners.
- Active communication with the eight neighborhood associations located in proximity to the project area throughout process, including notification of public hearings.
- Physical mailing notice of Planning Commission public hearing
- Ongoing opportunity to provide comment on project website.
- Regular email updates on project workshops and public hearings sent to project emailing list and neighborhood associations.

Next Steps

- The project team has deferred the Planning Commission public hearing to September 12 to provide additional time to notify key stakeholders and share the proposed standards, as well as to consider potential refinements to the proposed building stepdown standards based on Council feedback.
- Following Planning Commission public hearing, staff anticipate providing Council a brief update under Communications in advance of scheduled first read and public hearing.
- City Council first reading is scheduled on October 16th and the public hearing is scheduled on October 23rd. A mailer noticing the Council dates will be sent out to properties within the Evergreen and Grand Corridors and surrounding neighborhoods, in addition to email and notification and direct outreach to key partners.



Staff Report: 193-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/6/2023

SUBJECT Garbage, Recycling and Organics Collection Rate Increases for 2024

Key Points

- The comprehensive contract between the City of Vancouver and Waste Connections of Washington includes a rate-setting model that allows for an annual Inflation Adjustment Factor (IAF; a combination of the consumer price index and a fuel index), tip fee, and adjustments to the City Fee to be applied to rates paid by customers.
- Rates paid by customers for garbage, recycling and organics collection services were last modified effective January 1, 2023. (Ordinance M-4381).
- Rate increases calculated for January 1, 2024, and detailed in the ordinance and rate summary sheet, vary based on the type and level of services provided and generally range from 5.3 percent to 6.9 percent.
- For the typical residential customer, the net impact is a 9.9 percent increase (or \$3.50/month) for combined garbage, recycling and organics collection services.
- On January 1, 2024, the tip fee for waste disposal at the three transfer stations located in Clark County is anticipated to increase by 5.3 percent (or \$5.60 per ton) to \$111.94 per ton and this also impacts the rates that Vancouver customers will pay in 2024.
- A review of the Clark County approved per ton recyclables processing fee (going from \$41.73 per ton to \$72.89 per ton) results in increases to the recyclables processing surcharge amounts to be paid by City curbside (\$1.41/month) and multi-family (\$0.65/month) customers.
- The subject ordinance amends VMC 6.12.208, 6.12.209, 6.12.210, 6.12.211, 6.12.212, and 6.12.213 to provide for increases or adjustments in solid waste rates effective January 1, 2024.

Strategic Plan Alignment

Housing and Human Needs – meeting basic needs and partnering with organizations to support the community.

High Performing Government – a government that is reliable, fiscally responsible, equitable, and open to compromise.

Present Situation

City Council is the rate-making authority for garbage, residential recycling, and organics collection services within the City of Vancouver. The City contracts with a private company, Waste Connections of Washington, to provide comprehensive garbage, recycling and organics collection services to residents and businesses within city limits. The contract terms authorize Waste Connections to receive annual adjustments to customer rates based on changing operating conditions including:

- an inflation adjustment factor tied to a percentage of the CPI and fuel cost changes over the past year (July through June),
- disposal tip fee changes scheduled for the coming year,
- the number of customers served and,
- fees paid to the City to support solid waste related programs.

All adjustments to rates are made in accordance with Exhibit D of the contract. Garbage rates also include the City's utility tax that is embedded within them. The City's utility tax does not apply to recycling or organics collection services.

Consistent with the contract, the updated model for 2024 requires an increase of 6.9 percent for most garbage rates, while many recycling, organics and selected other fees, not linked to the disposal tip fee or utility tax, will need to increase by 5.3 percent, effective January 1, 2024. Key reasons for this increase are a 6.547 percent increase in the first half of the CPI for 2023, an 8.4 percent increase in the diesel fuel index, and an anticipated 5.3 percent increase in the disposal tip fee and an increase in the annual City Fee collected through rates to assure that current revenues are balanced with current solid waste fund expenditures. For the most typical residential customer with 32-gallons per week of garbage, every-other-week recycling and every-other-week organics collection (96-gallons for each) this means a monthly rate increase of 9.9 percent, from \$35.54 per month to \$39.04 per month, an increase of \$3.50.

Inflation Adjustment Factor

Under the contract, collection costs for garbage, recycling and organics are allowed to adjust at 80 percent of a blended and combined CPI (92 percent) and diesel fuel index (8 percent) – Inflation Adjustment Factor (IAF), which leads to a 5.36 percent increase for the collection and disposal cost component, the City Fee, and other miscellaneous fees.

Disposal Tip Fees

On January 1, 2024, the Clark County disposal tip fee is scheduled to increase \$5.60 per ton (or 5.3 percent) from \$106.34 per ton to \$111.94 per ton. In addition to the allowed CPI increase on the base tip fee (going from \$104.40 per ton to \$110.00 per ton), this tip fee includes \$0.51 per ton for additional work previously approved under the Clark County contract by Columbia Resource Company at the Central Transfer and Recycling Station and related to construction access improvements for safety, as well as \$1.43 per ton for a surcharge approved by the Clark County Council in 2017 to make up for lost state funding for regional solid waste programs and planning.

Recycling Fees

The rates proposed for January 1, 2024, removes the one-time rate-buy down approved in

2023 rates, and applies typical adjustments to curbside recycling collection fee (increasing from \$2.97 to \$3.89) and multi-family recycling collection fee (increasing from \$1.49 to \$1.57) based on the IAF (5.36%) detailed above, as well as annual adjustments to the recycling processing surcharges which were added April 1, 2019 to recover costs associated with the local response to the global market issues and the ongoing need for supplying quality materials to these markets. Based on a review of operational factors, Clark County has indicated that the \$41.73 per ton processing fee in 2023 will be adjusted to \$72.89 on January 1, 2024. The combined impact for curbside recycling fee and processing surcharge components is a 38.3 percent increase (\$1.46 per month) in curbside recycling charges. The multi-family combined impact for the recycling fee and processing surcharge is an increase of 16.1 percent (\$0.31 per month).

Organics Fees

The rates proposed for January 1, 2024, include 5.3 percent adjustments to the organics rates which are tied to the IAF, detailed above. For the standard subscription service of 96-gallons collected every-other-week, the current rate of \$8.81 per month adjusts to \$9.28 per month. Recommended 2024 rates at other levels of service, following the same every-other-week schedule, are \$8.03 for 64-gallon carts, \$6.78 for 32-gallon carts, and \$5.53 for 20-gallon carts.

City Fee

In adherence with the City's Financial Management Policies, the City Fee collected through rates will increase in 2024 to balance annual total revenues with annual enterprise fund expenditures. The City Fee paid by Waste Connections each month in 2024 as a result of rate adjustments detailed above is \$200,330.78. The 2023 monthly City Fee was set at \$162,027.00. The 31.07 percent adjustment to the City Fee in 2024 reflects three key factors: 1) reduced revenues over the last seven years due to lower global recycling market commodity values, 2) the one-time rate buy-down applied to residential recycling fee in 2023 drew from the City's Solid Waste fund balance and 3) City Financial Management Policies included in the 2023-2024 Biennial Budget associated with: balancing current revenues with current operating expenditures (Long-Range Financial Planning and Resource Utilization #3), exercising sound financial estimation of revenues through reasonably conservative but realistic assumptions (#8), applying the principle of full cost recovery in enterprise fund operations and utility rates (#17), maintenance of working capital reserves (Reserves #2) and maintenance of designated liability funding reserves (#4).

Typical Residential Rate Impact

For 2024 overall, the combined typical residential customer rates for 32-gallons of weekly garbage service with recycling and organics collection increases 9.9 percent or \$3.50 per month, under the proposed rates. This is comprised of a \$1.57 increase in garbage charges, a net \$1.46 increase in the combined recycling collection rate and recycling processing surcharge fees, and a \$0.47 increase in the organics charge. Households that have chosen different service levels may experience slightly different rate impacts.

Staff recommends adjusting customer rates as detailed in the Summary of Proposed 2024 Solid Waste Rates to meet the contractual obligations associated with the defined IAF and to set the City Fee amount for the coming year. If approved, all adjustments will be effective January 1, 2024.

Advantage(s)

1. Increasing customer rates maintains the City's high level of solid waste services including many different options for curbside collection of garbage, recycling and optional organics.
2. The recommendation continues to provide funds for the neighborhood cleanup programs including spring yard debris coupons and fall leaf coupons, Curbside Bulky Item Pickup or Saturday cleanup events and Saturday chipper events, as well as neighborhood mini grants.
3. Assures funds for addressing solid waste code compliance and litter abatement and illegal dumping response across the City.
4. Provides funds (through included tip fee element) for regional Solid Waste programs for administration of the solid waste transfer and disposal system, long-term solid waste management planning, as well as education and outreach.

Disadvantage(s)

Customers will have rate increases generally ranging from 5.3 percent to 6.9 percent, depending upon the types and levels of service selected.

Budget Impact

Recommended rate increases will provide the Solid Waste fund with an additional \$459,645 per year in revenue beginning in 2024. Adjusting solid waste rates and increasing the City Fee also positively impacts the General Fund programs through the embedded 28.9 percent City utility tax on city-owned and contracted utilities and provides an additional \$144,500 per year in revenue in 2024.

Prior Council Review

- This is an annual rate-setting process for Council.
- Council reviewed and approved Solid Waste funded programs and services within the 2023-2024 Biennial Budget setting process.
- Council previously reviewed solid waste rates during the November 7, 2022, public hearings on the 2023 Solid Waste Rates.
- October 23, 2023, City Council Consent agenda.

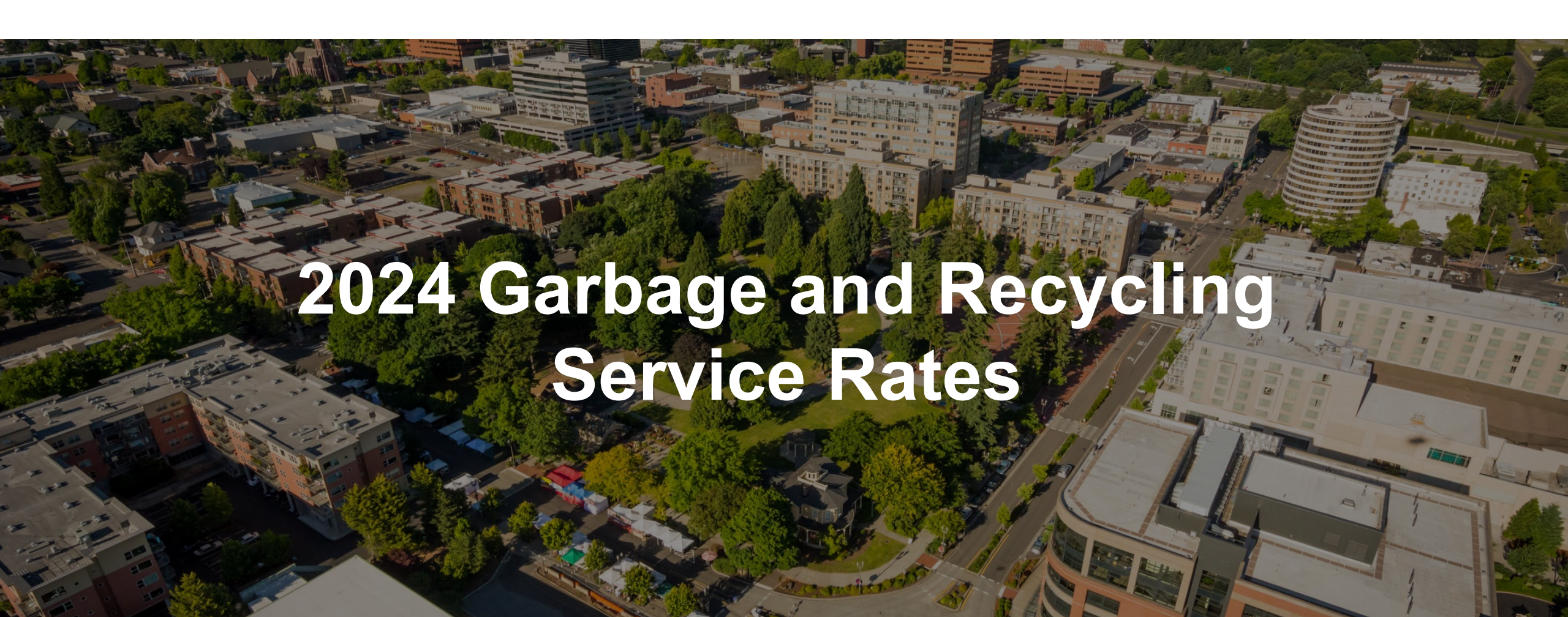
Action Requested

On November 6, 2023, following the public hearing, approve the ordinance.

Julie Gilbertson, Solid Waste Supervisor, 360-487-7162

ATTACHMENTS:

- ▢ Presentation
- ▢ Ordinance
- ▢ Summary of Proposed 2024 Solid Waste Rates



2024 Garbage and Recycling Service Rates



November 6, 2023
City Council Public Hearing
Julie Gilbertson, Solid Waste Supervisor

Presentation Overview



- Solid Waste program goals
- Factors that affect rates
- Review recommended garbage & recycling rates
- Benchmark comparison of residential rates

Solid Waste Program Goals

- Assure high quality and economical garbage and recycling services for Vancouver residents, businesses and neighborhoods
- Engage the community in reducing volumes and toxicity of land-filled wastes
- Conserve resources, protect health and safety



Vancouver Solid Waste Program Goals - 3

Who We Serve



**49,106 Single Family
households**

59% organics
subscribers



**32,081 Multi-family
units**

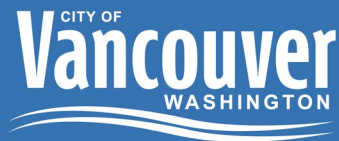
563 Multi-family
complexes



**2,878 Commercial
accounts**

Factors that Affect Solid Waste Rates

**Result: 5.3% to 6.9%
rate increase for typical
services**



- Adherence to City Financial Management Policies in 2023-24 Biennial Budget
- City's collection contract specifies exact rate model for calculating and annually adjusting Solid Waste rates.
- Data updated for 2024 includes:
 - Inflation Adjustment Factor of 5.36%
 - Garbage Tip Fee increase of 5.3%, or \$5.60 per ton
 - No change to City Utility Tax of 28.9% (garbage rates only)
 - Increase in City Fee to support City programs for coupons, cleanups, etc.
 - Other: Customer Census, Recycling Processing Surcharge

Proposed Solid Waste Commercial Rates

Typical Commercial Customer	2023 Monthly Adopted Rate	2024 Monthly Recommended Rate	Difference
2-yards garbage picked up weekly	\$235.77	\$251.94	\$16.17

All rates shown above include City of Vancouver utility tax.



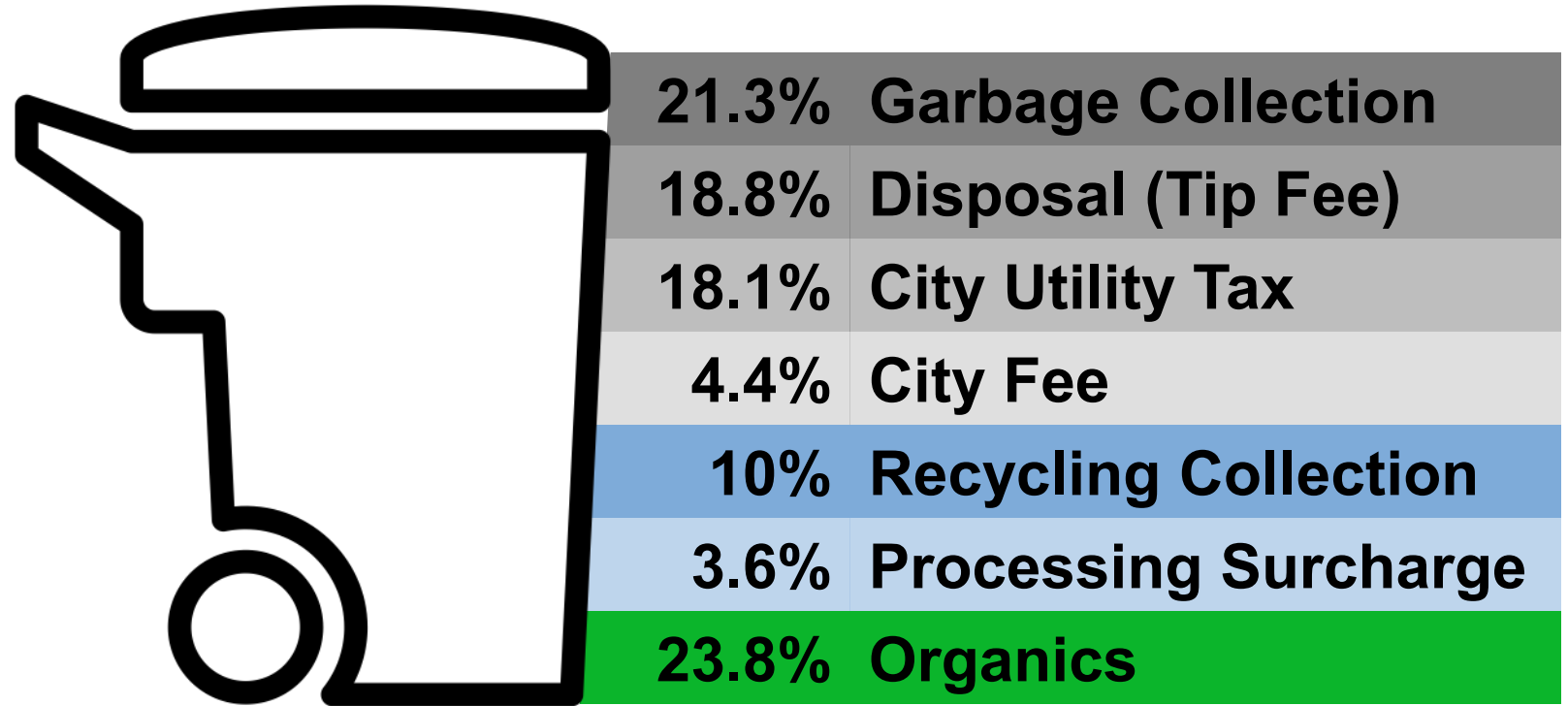
Proposed Solid Waste Residential Rates

Current and Recommended Rates	2023	2024	Difference
Typical Residential Customer			
Garbage (32-gallon cart weekly)	\$22.89	\$24.46	\$1.57
Recycling (EOW)*	\$3.84	\$5.30	\$1.46
Garbage and Recycling Combined	\$26.73	\$29.76	\$3.03
Organics (96-gallon cart EOW)	\$8.81	\$9.28	\$0.47
Garbage and Recycling Combined with optional Organics Service	\$35.54	\$39.04	\$3.50
* Recycling includes processing surcharge			

All rates shown above are for single-family monthly service and include City of Vancouver utility tax on garbage.

Rate Component Analysis

% of the total
monthly cost of
service for the
typical residential
customer



*\$39.04 per month (proposed 2024 rate) for weekly 32-gal garbage,
recycling and 96-gal organics every-other-week.*

Notification About Rates



4 Legal Ads

- Full page ad – all rates
- Public Hearing notice
- After approval of rate ordinance



Various Channels

Frontline staff,
Partner agencies,
January Connects

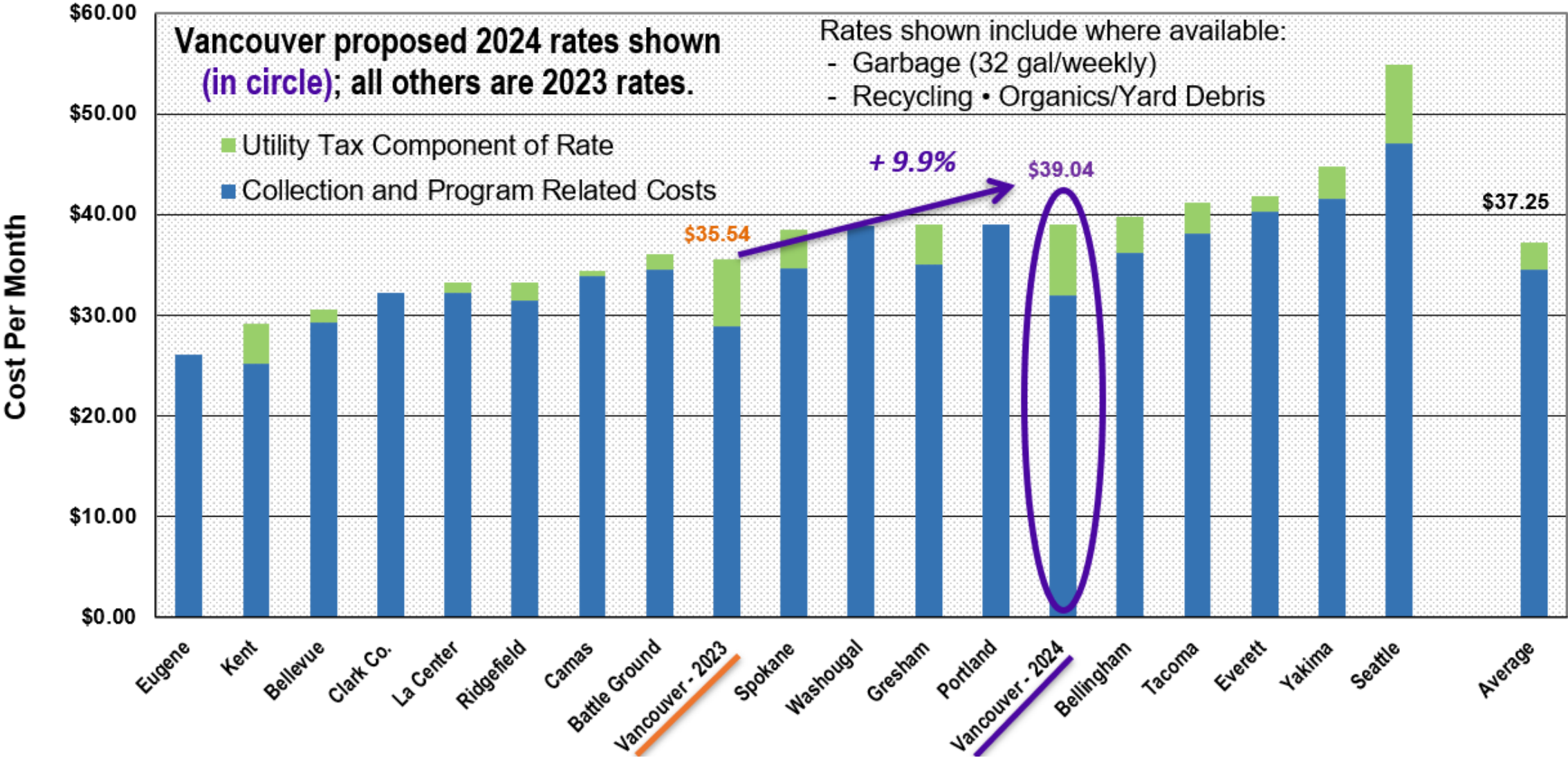


Message on Customer Bills & Websites

Questions and Discussion

A young boy with short dark hair, wearing a bright blue t-shirt and khaki cargo shorts, stands in profile next to a large blue recycling bin. He is looking towards a dense green hedge in the background. The bin has several labels: 'VANCOUVER' and 'Sparkless' in a script font, a small logo, and the number 'Y302813'. The scene is outdoors with bright sunlight filtering through the leaves.

COMPARING CURRENT AND PROPOSED
VANCOUVER SOLID WASTE RATES WITH OTHER COMMUNITIES



10/23/23 (Date of First Reading)
11/06/23 (Date of Public Hearing)

ORDINANCE NO. M- [Ordinance Number]

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.

WHEREAS, solid waste collection, residential recycling, and organics rates within VMC 6.12 were last changed by adoption of Ordinance M-4381 (November 7, 2022), and current rates became effective January 1, 2023; and

WHEREAS, the City's contract for Comprehensive Garbage, Recyclables, and Organics Collection Services, effective April 1, 2019, contains provisions for annual adjustments to rates charged by the Contractor based upon changes in the Consumer Price Index (CPI), a Fuel Index, changes in disposal and recyclables processing tip fees, and changes in the City Fee as calculated through the contract's Exhibit D rate model; and

WHEREAS, the Inflation Adjustment Factor (IAF) for rates set for the 2024 period has been calculated at 5.36% by combining a 6.547 percent increase in the Seattle-Tacoma-Bellevue CPI-W and a 8.4 percent increase in the Fuel Index (weighted 92 percent and 8 percent respectively) factored at 80 percent as the allowed annual compensation adjustment for the collection contractor; and

ORDINANCE - 1

WHEREAS, pursuant to Clark County's contract with Columbia Resource Company for the waste, recycling processing, transfer and disposal services, tip fees at transfer stations used to dispose of waste collected by the Contractor under the specifications of the comprehensive collection contract are set to increase by 5.3 percent to \$111.94 per ton of municipal solid waste effective January 1, 2024; and

WHEREAS, on February 19, 2019, Clark County established a recyclables processing fee for residential recyclables delivered under the contract with Columbia Resources Company. Based on a review of operational factors, revenues and allowable costs, Clark County has indicated the recyclables processing fee will be adjusted to \$72.89 per ton on January 1, 2024 (a 74.7 percent increase), therefore the recyclables processing surcharge amounts established for City curbside and multi-family customers will be impacted; and

WHEREAS, the City's comprehensive collection contract also contains provisions for annual adjustments in hauler compensation through rates for recycling and organics collection services based on the above-noted changes in the IAF (CPI and fuel index); and

WHEREAS, the City's Financial Management Policies, updated for the 2023-2024 Biennial Budget, provide guidance for balancing current revenues with current operating expenditures (#3), for exercising sound financial estimation of revenues through reasonably conservative but realistic assumptions (#8), for applying the principle of full cost recovery in enterprise (Solid Waste) fund operations (#17), and for maintenance of both working capital (#2) and designated liability funding (#4) reserves; and as these policies are variously addressed through the adjustment of rates and City Fee paid by the collector as allowed for in Exhibit D; and

NOW, THEREFORE,

ORDINANCE - 2

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. VMC 6.12.208, adopted by Ordinance M-2665 and last amended by M-4381, is amended as follows:

6.12.208 Residential/multifamily cart rates.

The following table lists rates charged for residential/multifamily cart service:

Curb Service:	2023 <u>2024</u>
32-gallon cart service	
Weekly collection	22.89 <u>24.46</u> per month
Each additional cart	22.89 <u>24.46</u> per month
Every other week	17.17 <u>18.35</u> per month
Each additional cart	17.17 <u>18.35</u> per month
Once a month	10.30 <u>11.01</u> per month
64-gallon cart service	
Weekly collection	45.78 <u>48.92</u> per month
Each additional cart	45.78 <u>48.92</u> per month

Every other week	22.89 <u>24.46</u> per month
96-gallon cart service	
Weekly collection	68.67 <u>73.38</u> per month
Each additional cart	68.67 <u>73.38</u> per month
20-gallon cart service	
Weekly collection	17.17 <u>18.35</u> per month
Every other week	13.73 <u>14.68</u> per month

Carryout Service:

32-gallon cart service	
Weekly collection	34.34 <u>36.69</u> per month
Each additional cart	34.34 <u>36.69</u> per month
Every other week	25.76 <u>27.53</u> per month
Each additional cart	25.76 <u>27.53</u> per month

Once a month	15.45 <u>16.52</u> per month
64-gallon cart service	
Weekly collection	57.23 <u>61.15</u> per month
Every other week	48.65 <u>51.99</u> per month
96-gallon cart service	
Weekly collection	80.12 <u>85.61</u> per month
20-gallon cart service	
Weekly collection	25.76 <u>27.53</u> per month
Every other week	20.60 <u>22.02</u> per month

Special/Optional Services:

Extra 32-gallon or equivalent (or portion thereof)

Curb	9.02 <u>9.64</u> per pick up
Carryout	13.51 <u>14.44</u> per pick up

Return trip fee	13.15 <u>13.85</u> per trip
Overweight/overfilled cart	Billed as an extra
Cart replacement fee	At cost
Cart delivery, initial	0.00 <u>0.00</u>
Cart delivery, subsequent	16.36 <u>17.24</u>

Late Fee:

1.5 percent of balance outstanding at 30 days past due date.

Vacation Allowance:

Minimum period of two weeks.

Maximum of three vacations per year.

Section 2. VMC 6.12.209, adopted by Ordinance M-2665 and last amended by Ordinance M-4381, is amended as follows:

6.12.209 Commercial cart rates.

The following table lists garbage rates charged for commercial cart service:

Curb Service:**~~2023~~ 2024**

20-gallon cart service

Weekly cart service ~~19.10~~ 20.41 per monthEvery other week ~~15.28~~ 16.33 per month

32-gallon cart service

Weekly collection ~~25.46~~ 27.21 per monthEach additional cart ~~25.46~~ 27.21 per monthEvery other week ~~19.10~~ 20.41 per monthEach additional cart ~~19.10~~ 20.41 per monthOnce a month ~~11.46~~ 12.24 per month

64-gallon cart service

Weekly collection ~~50.92~~ 54.42 per monthEach additional cart ~~50.92~~ 54.42 per monthEvery other week ~~25.46~~ 27.21 per month

96-gallon cart service

Weekly collection	76.38 <u>81.63</u> per month
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Every other week	57.30 <u>61.23</u> per month
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Carryout Service:

20-gallon cart service

Weekly collection	28.65 <u>30.62</u> per month
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Every other week	22.92 <u>24.50</u> per month
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32-gallon cart service

Weekly collection	38.19 <u>40.82</u> per month
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Each additional cart	38.19 <u>40.82</u> per month
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Every other week	28.65 <u>30.62</u> per month
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Each additional cart	28.65 <u>30.62</u> per month
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Once a month	17.19 <u>18.36</u> per month
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64-gallon cart service

Weekly collection	63.65 <u>68.03</u> per month
Every other week	38.19 <u>40.82</u> per month
96-gallon cart service	
Weekly collection	89.11 <u>95.24</u> per month

Special/Optional Services:

Extra 32-gallon or equivalent (or portion thereof)

Curb	9.98 <u>10.66</u> per pick up
Carryout	15.05 <u>16.08</u> per pick up
Return trip fee	13.15 <u>13.85</u> per trip
Overweight/overfilled cart	Billed as an extra
Cart replacement fee	At cost
Cart delivery, initial	0.00
Cart delivery, subsequent	16.46 <u>17.34</u>

Subscription-based commercial organics collection service is available at rates listed in VMC 6.12.213.

Late Fee:

1.5 percent of balance outstanding at 30 days past due date.

Vacation Allowance:

Minimum period of two weeks.

Maximum of three vacations per year.

Section 3. VMC 6.12.210, adopted by Ordinance C-33 and last amended by Ordinance M-4381, is amended as follows:

6.12.210 Container rates.

The following Table 6.12.210 lists garbage rates charged for container service:

Table 6.12.210. (~~2023~~ 2024 Rates)

Regular Containers
Weekly Frequency

Size (In Yards)	1	2	3	4	5	6	7
1	\$ 157.18 <u>\$167.96</u>	\$ 314.36 <u>\$335.92</u>	\$ 471.54 <u>\$503.88</u>	\$ 628.72 <u>\$671.84</u>	\$ 785.90 <u>\$839.80</u>	\$ 943.08 <u>\$1,007.76</u>	\$ 1,100.26 <u>\$1,175.72</u>
1.5	\$ 196.48 <u>\$209.95</u>	\$ 392.95 <u>\$419.90</u>	\$ 589.43 <u>\$629.85</u>	\$ 785.90 <u>\$839.80</u>	\$ 982.38 <u>\$1,049.75</u>	\$ 1,178.85 <u>\$1,259.70</u>	\$ 1,375.33 <u>\$1,469.65</u>
2	\$ 235.77 <u>\$251.94</u>	\$ 471.54 <u>\$503.88</u>	\$ 707.31 <u>\$755.82</u>	\$ 943.08 <u>\$1,007.76</u>	\$ 1,178.85 <u>\$1,259.70</u>	\$ 1,414.62 <u>\$1,511.64</u>	\$ 1,650.39 <u>\$1,763.58</u>
3	\$ 314.36 <u>\$335.92</u>	\$ 628.72 <u>\$671.84</u>	\$ 943.08 <u>\$1,007.76</u>	\$ 1,257.44 <u>\$1,343.68</u>	\$ 1,571.80 <u>\$1,679.60</u>	\$ 1,886.16 <u>\$2,015.52</u>	\$ 2,200.52 <u>\$2,351.44</u>
4	\$ 392.95 <u>\$419.90</u>	\$ 785.90 <u>\$839.80</u>	\$ 1,178.85 <u>\$1,259.70</u>	\$ 1,571.80 <u>\$1,679.60</u>	\$ 1,964.75 <u>\$2,099.50</u>	\$ 2,357.70 <u>\$2,519.40</u>	\$ 2,750.65 <u>\$2,939.30</u>
5	\$ 471.54 <u>\$503.88</u>	\$ 943.08 <u>\$1,007.76</u>	\$ 1,414.62 <u>\$1,511.64</u>	\$ 1,886.16 <u>\$2,015.52</u>	\$ 2,357.70 <u>\$2,519.40</u>	\$ 2,829.24 <u>\$3,023.28</u>	\$ 3,300.78 <u>\$3,527.16</u>
6	\$ 550.13 <u>\$587.86</u>	\$1,100.26 <u>\$1,175.72</u>	\$ 1,650.39 <u>\$1,763.58</u>	\$ 2,200.52 <u>\$2,351.44</u>	\$ 2,750.65 <u>\$2,939.30</u>	\$ 3,300.78 <u>\$3,527.16</u>	\$ 3,850.91 <u>\$4,115.02</u>
8	\$ 707.31 <u>\$755.82</u>	\$ 1,414.62 <u>\$1,511.64</u>	\$ 2,121.93 <u>\$2,267.46</u>	\$ 2,829.24 <u>\$3,023.28</u>	\$ 3,536.55 <u>\$3,779.10</u>	\$ 4,243.86 <u>\$4,534.92</u>	\$ 4,951.17 <u>\$5,290.74</u>

Regular Containers at Space Constrained Locations (Space Saver Rate)

Weekly Frequency

Size (In Yards)	1	2	3	4	5	6	7
1		\$ 259.35 <u>\$277.13</u>	\$ 345.80 <u>\$369.51</u>	\$ 432.25 <u>\$461.89</u>	\$ 518.69 <u>\$554.27</u>	\$ 605.14 <u>\$646.65</u>	\$ 778.04 <u>\$831.40</u>
1.5		\$ 345.80 <u>\$369.51</u>	\$ 561.92 <u>\$600.46</u>	\$ 605.14 <u>\$646.65</u>	\$ 821.27 <u>\$877.59</u>	\$ 950.94 <u>\$1,016.16</u>	\$ 1,167.06 <u>\$1,247.10</u>
2		\$ 432.25 <u>\$461.89</u>	\$ 605.14 <u>\$646.65</u>	\$ 778.04 <u>\$831.40</u>	\$ 1,037.39 <u>\$1,108.54</u>	\$ 1,210.29 <u>\$1,293.29</u>	\$ 1,383.18 <u>\$1,478.05</u>
3		\$ 605.14 <u>\$646.65</u>		\$ 1,210.29 <u>\$1,293.29</u>	\$ 1,556.08 <u>\$1,662.80</u>	\$ 1,815.43 <u>\$1,939.94</u>	\$ 2,074.78 <u>\$2,217.07</u>
4		\$ 778.04 <u>\$831.40</u>		\$ 1,556.08 <u>\$1,662.80</u>		\$ 2,334.12 <u>\$2,494.21</u>	
5							
6							
8							

Compactor Containers

Weekly Frequency

Size (In Yards)	1	2	3	4	5	6	7
1	\$ 352.80 <u>\$377.00</u>	\$ 705.60 <u>\$754.00</u>	\$ 1,058.40 <u>\$1,131.00</u>	\$ 1,411.20 <u>\$1,508.00</u>	\$ 1,764.00 <u>\$1,885.00</u>	\$ 2,116.80 <u>\$2,262.00</u>	\$ 2,469.60 <u>\$2,639.00</u>
1.5	\$ 441.00 <u>\$471.25</u>	\$ 882.00 <u>\$942.50</u>	\$ 1,323.00 <u>\$1,413.75</u>	\$ 1,764.00 <u>\$1,885.00</u>	\$ 2,205.00 <u>\$2,356.25</u>	\$ 2,646.00 <u>\$2,827.50</u>	\$ 3,087.00 <u>\$3,298.75</u>
2	\$ 529.20 <u>\$565.50</u>	\$ 1,058.40 <u>\$1,131.00</u>	\$ 1,587.60 <u>\$1,696.50</u>	\$ 2,116.80 <u>\$2,262.00</u>	\$ 2,646.00 <u>\$2,827.50</u>	\$ 3,175.20 <u>\$3,393.00</u>	\$ 3,704.40 <u>\$3,958.50</u>
3	\$ 705.60 <u>\$754.00</u>	\$ 1,411.20 <u>\$1,508.00</u>	\$ 2,116.80 <u>\$2,262.00</u>	\$ 2,822.40 <u>\$3,016.00</u>	\$ 3,528.00 <u>\$3,770.00</u>	\$ 4,233.60 <u>\$4,524.00</u>	\$ 4,939.20 <u>\$5,278.00</u>
4	\$ 882.00 <u>\$942.50</u>	\$ 1,764.00 <u>\$1,885.00</u>	\$ 2,646.00 <u>\$2,827.50</u>	\$ 3,528.00 <u>\$3,770.00</u>	\$ 4,410.00 <u>\$4,712.50</u>	\$ 5,292.00 <u>\$5,655.00</u>	\$ 6,174.00 <u>\$6,597.50</u>
5	\$ 1,058.40 <u>\$1,131.00</u>	\$ 2,116.80 <u>\$2,262.00</u>	\$ 3,175.20 <u>\$3,393.00</u>	\$ 4,233.60 <u>\$4,524.00</u>	\$ 5,292.00 <u>\$5,655.00</u>	\$ 6,350.40 <u>\$6,786.00</u>	\$ 7,408.80 <u>\$7,917.00</u>
6	\$ 1,234.80 <u>\$1,319.50</u>	\$ 2,469.60 <u>\$2,369.00</u>	\$ 3,704.40 <u>\$3,958.50</u>	\$ 4,939.20 <u>\$5,278.00</u>	\$ 6,174.00 <u>\$6,597.50</u>	\$ 7,408.80 <u>\$7,917.00</u>	\$ 8,643.60 <u>\$9,236.50</u>
8	\$ 1,587.60 <u>\$1,696.50</u>	\$ 3,175.20 <u>\$3,393.00</u>	\$ 4,762.80 <u>\$5,089.50</u>	\$ 6,350.40 <u>\$6,786.00</u>	\$ 7,938.00 <u>\$8,482.50</u>	\$ 9,525.60 <u>\$10,179.00</u>	\$ 11,113.20 <u>\$11,875.50</u>

Note: Above rates are for containers supplied by contractor. Rates for compacted solid waste apply only when such waste has been compacted by any mechanical device prior to its pickup by the collector. Loose waste dumped into the collector's packer truck from a container will be subject to the rates for noncompacted material. However, waste that has

been compressed or compacted by any mechanical device and then subsequently dumped into a loose yard container to be picked up by the contractor shall be subject to compacted container rates only upon prior written approval of the Director.

Special Services:

Special pickups shall be charged the extra yard rate multiplied by the size of the container plus the return trip charge.

	2023 <u>2024</u>
One-time delivery/pickup/disposal of 3-yard "Rent-a-Bin"	199.24 <u>212.91</u>
Additional "Rent-a-Bin" pickup	123.46 <u>131.93</u>
Return trip (blocked container, etc.)	19.28 <u>20.31</u>
Lock charge (if manual system used)	3.09 <u>3.26</u> per collection
Subsequent deliveries/moves/replacements	35.08 <u>36.96</u> per trip
Accessibility charge	4.38 <u>4.61</u> per collection
Rollout charge	
Greater than 15 feet	4.38 <u>4.61</u> per collection
Greater than 20 feet	7.01 <u>7.39</u> per collection
Steam cleaning (customer request or requirement)	52.63 <u>55.45</u> per container
Overfill/extra yardage (or portion thereof)	19.89 <u>21.25</u> per event

Overweight charges for container service:

If the contractor identifies that a customer's disposal weights are consistently in excess of 130 pounds per loose yard (if charged loose container rates) or 455 pounds per compacted yard, or per yard of heavy material such as dirt, rock, etc. (if charged compacted container rates) the contractor may charge a flat overweight surcharge in addition to the regular rates. The surcharge will be equal to the weight in excess of 200 pounds per loose yard or 700 pounds per compacted yard multiplied by the current disposal rates per pound, multiplied by the number of yards serviced per month. The surcharge may also be applied to any extra or special pickups. The contractor shall not charge the overweight container charge until the on-going overweight account has been brought to the attention of the director. The contractor may charge the overweight charge once the director has investigated the issue and made a written determination as to whether or not the proposed charge is appropriate to the situation.

Late Fee: 1.5 percent of balance outstanding at 30 days past due date.

Vacation Allowance:

Minimum period of two weeks.

Maximum of three vacations per year.

Section 4. VMC 6.12.211, adopted by Ordinance M-2665 and last amended by Ordinance M-4381, is amended as follows:

6.12.211 Drop box and compactor rates.*

The following table lists garbage rates charged for drop box and compactor service:

Regular Service:	2023 <u>2024</u>
Initial placement fee	43.82 <u>46.17</u> per trip
Moving fee	43.82 <u>46.17</u> per trip
Steam clean	
(per customer request or as required)	4.72 <u>4.97</u> per yard
Minimum	45.87 <u>48.33</u> min
Plus: pickup and redelivery	43.82 <u>46.17</u> per trip
Trucking Fee (empty and return - roundtrip haul charge):	
Drop box	
10-yard	171.88 <u>181.09</u>
20-yard	171.88 <u>181.09</u>
30-yard	171.88 <u>181.09</u>
40-yard	171.88 <u>181.09</u>
Compactor	
10-yard	190.99 <u>201.22</u>
20-yard	190.99 <u>201.22</u>
30-yard	190.99 <u>201.22</u>
40-yard	190.99 <u>201.22</u>

Organics Trucking Fee (empty and return - roundtrip haul charge):

Drop box

10-yard	122.21 <u>128.75</u>
20-yard	122.21 <u>128.75</u>
30-yard	122.21 <u>128.75</u>
40-yard	122.21 <u>128.75</u>

Compactor

10-yard	135.79 <u>143.07</u>
20-yard	135.79 <u>143.07</u>
30-yard	135.79 <u>143.07</u>
40-yard	135.79 <u>143.07</u>

Add disposal pass through at amount of tipping fee and disposal transaction fees or taxes to above charges.

Daily demurrage - Per day	4.10 <u>4.32</u> per day
Monthly demurrage - Monthly maximum	123.39 <u>130.00</u> monthly max
Special/modified box rental	
(Lid/screen/winch, etc.) - Per day	5.88 <u>6.19</u> per day
Monthly maximum	177.04 <u>186.52</u> monthly max

Waiting time

(after first 10 minutes) - Charge per minute	2.08 <u>2.19</u> per minute
Mileage Charge (over 10)	3.80 <u>4.00</u> per mile
Locking system	
Materials plus labor - per hour	43.82 <u>46.17</u> per hour
"Check only" service	
(price per container and per check)	13.13 <u>13.83</u>
Return trip charge (per container)	35.08 <u>36.96</u>
Box Liner fee (per collection)	63.38 <u>66.77</u>

For organics and/or yard debris collection drop box service – the noted organics trucking fee applies in place of the regular trucking fee; however, the same rates apply to these streams as for all other regular drop box related services, and disposal will be charged at current organics and/or yard debris tip fees.

Late Fee: 1.5 percent of balance outstanding at 30 days past due date.

Section 5. VMC 6.12.212, adopted by Ordinance M-2665 and last amended by Ordinance M-4381, is amended as follows:

6.12.212 Other rates.

The following table lists garbage rates for types of pickup other than those set out in VMC 6.12.208 through 6.12.211:

Bulky item pickup:	2023 <u>2024</u>	
Stove	19.25 <u>20.28</u>	each
Washing machine	21.05 <u>22.18</u>	each
Dryer	17.43 <u>18.36</u>	each
Water heater	21.40 <u>22.55</u>	each
Refrigerator, freezer	34.81 <u>36.67</u>	each
Sofa	17.43 <u>18.36</u>	each
Chair	13.91 <u>14.66</u>	each
Mattress or box spring	15.76 <u>16.60</u>	each
Tires		
Auto/light pickup	8.29 <u>8.73</u>	each
with rim	12.83 <u>13.52</u>	each
Bus/heavy truck	25.99 <u>27.38</u>	each
with rim	42.89 <u>45.19</u>	each
Other bulky items	18.34 <u>19.32</u>	each

Note: the above rates are for pre-scheduled curbside pick-up at residential locations; however, they also may be applied to commercial and multifamily site pickups. For commercial and multifamily collections additional fees, detailed in VMC 6.12.210, may apply for requested special services that differ from the standard pre-scheduled curbside bulky item pickup.

Hourly equipment rental:

Sideloaded compactor truck	116.62 <u>122.87</u>	per hour
Rolloff truck/front load compactor Truck	120.11 <u>126.54</u>	per hour
Extra labor	53.18 <u>56.03</u>	per hour
Overtime rate	Extra labor rate x 1.5	

Section 6. VMC 6.12.213, adopted by Ordinance M-3069 and last amended by Ordinance M-4381, is amended as follows:

6.12.213 Residential recycling fees.

The following fees shall be charged for recycling program costs within the city of Vancouver:

1. *Curbside Recycling*
 - a. For each dwelling unit in a structure containing from one to four residential dwelling units, ~~\$2.97~~ 3.89 per month.
 - b. For each dwelling unit in a structure containing from one to four residential dwelling units, the contractor may invoice a recyclables processing surcharge of ~~\$0.87~~ 1.41 per month.
2. *Multi-family Recycling*
 - a. Five or more residential dwelling units on a consolidated solid waste collection bill, ~~\$1.49~~ \$1.57 per month per unit.

b. For each dwelling unit in a structure containing five or more residential dwelling units, the contractor may invoice a recyclables processing surcharge of ~~\$0.42~~ 0.65 per unit per month.

The following optional fees shall be charged to those residents or businesses who voluntarily subscribe for service:

Organics Collection Service

Residential Subscription Options:

~~2023~~ 2024

Basic subscription, with 96-gallon cart	\$8.81 <u>9.28</u> per month
Basic subscription, with 64-gallon cart	7.62 <u>8.03</u> per month
Basic subscription, with 32-gallon cart	6.44 <u>6.78</u> per month
Basic subscription, with 20-gallon cart	5.25 <u>5.53</u> per month

Commercial / Multifamily Subscription Options:

Every Other Week subscription, with 64-gallon cart	\$9.80 <u>10.32</u> per month
Weekly subscription, with 64-gallon cart	19.60 <u>20.65</u> per month

Special / Optional Organics Services:

Additional 32-gallon equivalent (or portion thereof, per volume)	4.03 <u>4.24</u> per pickup
Service restart fee, within one year of last service	11.99 <u>12.63</u>
Optional extra cart rental	1.99 <u>2.10</u> per month

Cart replacement fee	At cost
Cart delivery fee, initial	0.00
Cart delivery fee, subsequent (including cart swap request)	16.00 <u>16.86</u>
Late fee: 1.5 percent of balance outstanding at 30 days	
Vacation allowances in conjunction with garbage service vacations only.	

Note: For commercial and multifamily sites participating in organics collection service, the above subscription rates and special / optional Services fees apply so long as the customer is responsible for placing the cart(s) curbside or designated servicing location for the scheduled collection day(s). If the cart(s) at these sites is not placed at the curb on collection day(s) and/or if other special services are requested for these sites, then the special services fees detailed in VMC 6.12.210 may be added as additional charges for each collection. Depending on location specific challenges, organics collection service may not be offered at all multifamily or commercial sites.

Section 7. Savings. Those ordinances or parts of ordinances which are amended by this ordinance shall remain in full force and effect until the effective date of this ordinance.

Section 8. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstance shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not effect or invalidate the remainder of any parts thereof to any person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 9. Effective date. This ordinance shall become effective as of January 1, 2024, following the date of final adoption.

Read first time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Read second time:

PASSED by the following vote:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2023.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

ORDINANCE - 23

SUMMARY

ORDINANCE NO. _____

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.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 360-487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

SUMMARY OF PROPOSED SOLID WASTE COLLECTION RATES for 1/01/24 as compared to rates in effect since 1/01/23 (3 pages)

\$X.XX shaded values are PROPOSED changes based on CPI/Fuel/Tip Fee, City Fee and adjusted Recycling Processing Fee. Changes to be adopted by Vancouver City Council:

First Reading: 10/23/2023

Second Reading/Public Hearing: 11/06/2023

The fees are expected to remain unchanged through 2024 (until Jan. 2025).

Questions on the rate changes may be addressed to Julie Gilbertson (360-487-7162)

Available Service Levels		Monthly Charge		
		Jan-23	Jan-24	Change
Residential/Multifamily Curb Service (VMC 6.12.208)				
32-gallon cart service				
A	weekly collection	\$22.89	\$24.46	6.9%
	each additional	\$22.89	\$24.46	6.9%
	every other week collection	\$17.17	\$18.35	6.9%
	each additional cart	\$17.17	\$18.35	6.9%
	once per month collection	\$10.30	\$11.01	6.9%
64-gallon cart service				
	weekly collection	\$45.78	\$48.92	6.9%
	each additional cart	\$45.78	\$48.92	6.9%
	every other week collection	\$22.89	\$24.46	6.9%
96-gallon cart service				
	weekly collection	\$68.67	\$73.38	6.9%
	each additional cart	\$68.67	\$73.38	6.9%
20-gallon cart service				
	weekly collection	\$17.17	\$18.35	6.9%
	every other week collection	\$13.73	\$14.68	6.9%
Residential Carryout Service				
32-gallon cart service				
	weekly collection	\$34.34	\$36.69	6.8%
	each additional cart	\$34.34	\$36.69	6.8%
	every other week collection	\$25.76	\$27.53	6.9%
	each additional cart	\$25.76	\$27.53	6.9%
	once per month collection	\$15.45	\$16.52	6.9%
64-gallon cart service				
	weekly collection	\$57.23	\$61.15	6.8%
	every other week collection	\$48.65	\$51.99	6.9%
96-gallon cart service				
	weekly collection	\$80.12	\$85.61	6.9%
20-gallon cart service				
	weekly collection	\$25.76	\$27.53	6.9%
	every other week collection	\$20.60	\$22.02	6.9%
Residential Special/Optional Services				
Extra Cart (32-gallon equivalent)				
	Curb (per pick-up)	\$9.02	\$9.64	6.9%
	Carryout (per pick-up)	\$13.51	\$14.44	6.9%
	Return Trip fee	\$13.15	\$13.85	5.3%
	Overweight/overfilled can	<i>Billed as an extra</i>		
	Cart replacement fee	<i>At cost</i>		
	Cart Delivery, Initial	\$0.00	\$0.00	
	Cart Delivery, Subsequent	\$16.36	\$17.24	5.4%
Residential Recycling & Organics Curbside (VMC 6.12.213)				
B	Single Family Recycling (EOW)	\$2.97	\$3.89	31.0%
	B' Recycling Processing Surcharge	\$0.87	\$1.41	62.5%
	Multi-Family Recycling (per unit/month)	\$1.49	\$1.57	5.4%
	Recycling Processing Surcharge	\$0.42	\$0.65	54.1%
C	Single Family Organics (EOW, subscription service)			
	Basic subscription 96-gal cart	\$8.81	\$9.28	5.3%
Pg. 3 Lists all Organics Cart Size & Pricing Options				
	Additional 32-gal per pickup	\$4.03	\$4.24	5.2%
	Service restart fee (<1yr)	\$11.99	\$12.63	5.3%
	Optional 64-gal Cart Rental	\$1.99	\$2.10	5.5%
	Cart replacement fee	<i>At Cost</i>		
	Cart delivery fee, initial	\$0.00	\$0.00	
	Cart delivery, subsequent	\$16.00	\$16.86	5.4%

Standard Service Level for Residential Customers (A + B)				
		Jan-23	Jan-24	Change
A	32-Gallon Weekly Garbage	\$22.89	\$24.46	6.9%
B	Single Family Recycling B + B'	\$3.84	\$5.30	38.3%
	TOTAL A + B (+B')	\$26.73	\$29.76	11.4%
C	Single Family Organics (w/basic 96-gal)	\$8.81	\$9.28	5.3%
	TOTAL A + B + C (Organics)	\$35.54	\$39.04	9.9%

Available Service Levels		Monthly Charge		
		Jan-23	Jan-24	Change
Commercial Curb Service (VMC 6.12.209)				
32-gallon cart service				
	weekly collection	\$25.46	\$27.21	6.9%
	each additional cart	\$25.46	\$27.21	6.9%
	every other week collection	\$19.10	\$20.41	6.9%
	each additional cart	\$19.10	\$20.41	6.9%
	once per month collection	\$11.46	\$12.24	6.8%
64-gallon cart service				
	weekly collection	\$50.92	\$54.42	6.9%
	each additional cart	\$50.92	\$54.42	6.9%
	every other week collection	\$25.46	\$27.21	6.9%
96-gallon cart service				
	weekly collection	\$76.38	\$81.63	6.9%
	every other week collection	\$57.30	\$61.23	6.9%
20-gallon cart collection				
	weekly collection	\$19.10	\$20.41	6.9%
	every other week collection	\$15.28	\$16.33	6.9%
Commercial Carryout Service				
32-gallon cart service				
	weekly collection	\$38.19	\$40.82	6.9%
	each additional cart	\$38.19	\$40.82	6.9%
	every other week collection	\$28.65	\$30.62	6.9%
	each additional cart	\$28.65	\$30.62	6.9%
	once per month collection	\$17.19	\$18.36	6.8%
64-gallon cart service				
	weekly collection	\$63.65	\$68.03	6.9%
	every other week collection	\$38.19	\$40.82	6.9%
96-gallon cart service				
	weekly collection	\$89.11	\$95.24	6.9%
20-gallon cart service				
	weekly collection	\$28.65	\$30.62	6.9%
	every other week collection	\$22.92	\$24.50	6.9%
Commercial Special/Optional Services				
Extra Cart (32-gallon equivalent)				
	Curb (per pick-up)	\$9.98	\$10.66	6.8%
	Carryout (per pick-up)	\$15.05	\$16.08	6.8%
	Return Trip fee	\$13.15	\$13.85	5.3%
	Overweight/overfilled cart	<i>Billed as an extra</i>		
	Cart replacement fee	<i>At cost</i>		
	Cart Delivery, Initial	\$0.00	\$0.00	
	Cart Delivery, Subsequent	\$16.46	\$17.34	5.3%
Container (Commercial) Special Services (VMC 6.12.210)				
Special Pickup - yard rate X yards + return trip charge				
One Time Delivery/Pickup/Disposal				
	of 3-yard "Rent-A-Bin"	\$199.24	\$212.91	6.9%
	Additional "Rent-A-Bin"	\$123.46	\$131.93	6.9%
	Return Trip fee	\$19.28	\$20.31	5.3%
	Lock Charge (automatic system)	\$0.00	\$0.00	
	Lock Charge (manual system)	\$3.09	\$3.26	5.5%
Subsequent Deliveries/Moves				
	Replacements (per trip)	\$35.08	\$36.96	5.4%
Accessibility Charge				
		\$4.38	\$4.61	5.3%
Rollout Charge (per collection)				
	Greater than 15 feet	\$4.38	\$4.61	5.3%
	Greater than 20 feet	\$7.01	\$7.39	5.4%
	Steam Cleaning (requested)	\$52.63	\$55.45	5.4%
	Overfilled/Extra Yardage (portion)	\$19.89	\$21.25	6.8%
Other Garbage Rates (Bulky Items and Hourly - VMC 6.12.212)				
	Stove	\$19.25	\$20.28	5.4%
	Washing Machine	\$21.05	\$22.18	5.4%
	Dryer	\$17.43	\$18.36	5.3%
	Water Heater	\$21.40	\$22.55	5.4%
	Refrigerator, Freezer	\$34.81	\$36.67	5.3%
	Sofa	\$17.43	\$18.36	5.3%
	Chair	\$13.91	\$14.66	5.4%
	Mattress or Box Springs	\$15.76	\$16.60	5.3%
	Tires			
	auto light pickup	\$8.29	\$8.73	5.3%
	with rim	\$12.83	\$13.52	5.4%
	bus/heavy truck	\$25.99	\$27.38	5.3%
	with rim	\$42.89	\$45.19	5.4%
	Other Bulky Items	\$18.34	\$19.32	5.3%
Hourly Equipment Rental				
	Sideloaded compactor	\$116.62	\$122.87	5.4%
	Rolloff truck	\$120.11	\$126.54	5.4%
	Extra labor	\$53.18	\$56.03	5.4%
	Overtime rate	Extra labor rate X 1.5		

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Available Service Levels	Monthly Charge		
	Jan-23	Jan-24	Change
Commercial Container Service (Non Compacted - VMC 6.12.210)			
One Yard Container (includes disposal w/in weight limits)			
once per week collection	\$157.18	\$167.96	6.9%
twice per week collection	\$314.36	\$335.92	6.9%
three collections/week	\$471.54	\$503.88	6.9%
four collections/week	\$628.72	\$671.84	6.9%
five collections/week	\$785.90	\$839.80	6.9%
six collections/week	\$943.08	\$1,007.76	6.9%
seven collections/week	\$1,100.26	\$1,175.72	6.9%
1.5 Yard Container (includes disposal w/in weight limits)			
once per week collection	\$196.48	\$209.95	6.9%
twice per week collection	\$392.95	\$419.90	6.9%
three collections/week	\$589.43	\$629.85	6.9%
four collections/week	\$785.90	\$839.80	6.9%
five collections/week	\$982.38	\$1,049.75	6.9%
six collections/week	\$1,178.85	\$1,259.70	6.9%
seven collections/week	\$1,375.33	\$1,469.65	6.9%
Two Yard Container (includes disposal w/in weight limits)			
once per week collection	\$235.77	\$251.94	6.9%
twice per week collection	\$471.54	\$503.88	6.9%
three collections/week	\$707.31	\$755.82	6.9%
four collections/week	\$943.08	\$1,007.76	6.9%
five collections/week	\$1,178.85	\$1,259.70	6.9%
six collections/week	\$1,414.62	\$1,511.64	6.9%
seven collections/week	\$1,650.39	\$1,763.58	6.9%
Three Yard Container (includes disposal w/in weight limits)			
once per week collection	\$314.36	\$335.92	6.9%
twice per week collection	\$628.72	\$671.84	6.9%
three collections/week	\$943.08	\$1,007.76	6.9%
four collections/week	\$1,257.44	\$1,343.68	6.9%
five collections/week	\$1,571.80	\$1,679.60	6.9%
six collections/week	\$1,886.16	\$2,015.52	6.9%
seven collections/week	\$2,200.52	\$2,351.44	6.9%
Four Yard Container (includes disposal w/in weight limits)			
once per week collection	\$392.95	\$419.90	6.9%
twice per week collection	\$785.90	\$839.80	6.9%
three collections/week	\$1,178.85	\$1,259.70	6.9%
four collections/week	\$1,571.80	\$1,679.60	6.9%
five collections/week	\$1,964.75	\$2,099.50	6.9%
six collections/week	\$2,357.70	\$2,519.40	6.9%
seven collections/week	\$2,750.65	\$2,939.30	6.9%
Five Yard Container (includes disposal w/in weight limits)			
once per week collection	\$471.54	\$503.88	6.9%
twice per week collection	\$943.08	\$1,007.76	6.9%
three collections/week	\$1,414.62	\$1,511.64	6.9%
four collections/week	\$1,886.16	\$2,015.52	6.9%
five collections/week	\$2,357.70	\$2,519.40	6.9%
six collections/week	\$2,829.24	\$3,023.28	6.9%
seven collections/week	\$3,300.78	\$3,527.16	6.9%
Six Yard Container (includes disposal w/in weight limits)			
once per week collection	\$550.13	\$587.86	6.9%
twice per week collection	\$1,100.26	\$1,175.72	6.9%
three collections/week	\$1,650.39	\$1,763.58	6.9%
four collections/week	\$2,200.52	\$2,351.44	6.9%
five collections/week	\$2,750.65	\$2,939.30	6.9%
six collections/week	\$3,300.78	\$3,527.16	6.9%
seven collections/week	\$3,850.91	\$4,115.02	6.9%
Eight Yard Container (includes disposal w/in weight limits)			
once per week collection	\$707.31	\$755.82	6.9%
twice per week collection	\$1,414.62	\$1,511.64	6.9%
three collections/week	\$2,121.93	\$2,267.46	6.9%
four collections/week	\$2,829.24	\$3,023.28	6.9%
five collections/week	\$3,536.55	\$3,779.10	6.9%
six collections/week	\$4,243.86	\$4,534.92	6.9%
seven collections/week	\$4,951.17	\$5,290.74	6.9%

** For Reference Only **

Tip Fees at Columbia Resource Company Transfer Stations			
	Jan-23	Jan-24	Change
Municipal Solid Waste (\$/ ton)	\$106.34	\$111.94	5.3%
Drop Box Waste (\$/ ton)	\$94.46	\$99.43	5.3%
Plus - Transaction Fee (per load)	\$10.00	\$10.00	0.0%
Organics Tip Fee (\$/ ton)	\$92.53	\$92.53	0.0%
Yard Debris - West Van (\$/ ton)	\$74.98	\$74.98	0.0%
Yard Debris - CTR (\$/ ton)	\$75.45	\$75.45	0.0%
Recyclables Processing (\$/ ton)	\$41.73	\$72.89	74.7%

Available Service Levels	Monthly Charge		
	Jan-23	Jan-24	Change
Commercial Compactor Container Service (VMC 6.12.210)			
One Yard Container (includes disposal)			
once per week collection	\$352.80	\$377.00	6.9%
twice per week collection	\$705.60	\$754.00	6.9%
three collections/week	\$1,058.40	\$1,131.00	6.9%
four collections/week	\$1,411.20	\$1,508.00	6.9%
five collections/week	\$1,764.00	\$1,885.00	6.9%
six collections/week	\$2,116.80	\$2,262.00	6.9%
seven collections/week	\$2,469.60	\$2,639.00	6.9%
1.5 Yard Container (includes disposal)			
once per week collection	\$441.00	\$471.25	6.9%
twice per week collection	\$882.00	\$942.50	6.9%
three collections/week	\$1,323.00	\$1,413.75	6.9%
four collections/week	\$1,764.00	\$1,885.00	6.9%
five collections/week	\$2,205.00	\$2,356.25	6.9%
six collections/week	\$2,646.00	\$2,827.50	6.9%
seven collections/week	\$3,087.00	\$3,298.75	6.9%
Two Yard Container (includes disposal)			
once per week collection	\$529.20	\$565.50	6.9%
twice per week collection	\$1,058.40	\$1,131.00	6.9%
three collections/week	\$1,587.60	\$1,696.50	6.9%
four collections/week	\$2,116.80	\$2,262.00	6.9%
five collections/week	\$2,646.00	\$2,827.50	6.9%
six collections/week	\$3,175.20	\$3,393.00	6.9%
seven collections/week	\$3,704.40	\$3,958.50	6.9%
Three Yard Container (includes disposal)			
once per week collection	\$705.60	\$754.00	6.9%
twice per week collection	\$1,411.20	\$1,508.00	6.9%
three collections/week	\$2,116.80	\$2,262.00	6.9%
four collections/week	\$2,822.40	\$3,016.00	6.9%
five collections/week	\$3,528.00	\$3,770.00	6.9%
six collections/week	\$4,233.60	\$4,524.00	6.9%
seven collections/week	\$4,939.20	\$5,278.00	6.9%
Four Yard Container (includes disposal)			
once per week collection	\$882.00	\$942.50	6.9%
twice per week collection	\$1,764.00	\$1,885.00	6.9%
three collections/week	\$2,646.00	\$2,827.50	6.9%
four collections/week	\$3,528.00	\$3,770.00	6.9%
five collections/week	\$4,410.00	\$4,712.50	6.9%
six collections/week	\$5,292.00	\$5,655.00	6.9%
seven collections/week	\$6,174.00	\$6,597.50	6.9%
Five Yard Container (includes disposal)			
once per week collection	\$1,058.40	\$1,131.00	6.9%
twice per week collection	\$2,116.80	\$2,262.00	6.9%
three collections/week	\$3,175.20	\$3,393.00	6.9%
four collections/week	\$4,233.60	\$4,524.00	6.9%
five collections/week	\$5,292.00	\$5,655.00	6.9%
six collections/week	\$6,350.40	\$6,786.00	6.9%
seven collections/week	\$7,408.80	\$7,917.00	6.9%
Six Yard Container (includes disposal)			
once per week collection	\$1,234.80	\$1,319.50	6.9%
twice per week collection	\$2,469.60	\$2,639.00	6.9%
three collections/week	\$3,704.40	\$3,958.50	6.9%
four collections/week	\$4,939.20	\$5,278.00	6.9%
five collections/week	\$6,174.00	\$6,597.50	6.9%
six collections/week	\$7,408.80	\$7,917.00	6.9%
seven collections/week	\$8,643.60	\$9,236.50	6.9%
Eight Yard Container (includes disposal)			
once per week collection	\$1,587.60	\$1,696.50	6.9%
twice per week collection	\$3,175.20	\$3,393.00	6.9%
three collections/week	\$4,762.80	\$5,089.50	6.9%
four collections/week	\$6,350.40	\$6,786.00	6.9%
five collections/week	\$7,938.00	\$8,482.50	6.9%
six collections/week	\$9,525.60	\$10,179.00	6.9%
seven collections/week	\$11,113.20	\$11,875.50	6.9%

Tip Fees subject to approval by Clark County

Disposal Fees: (pass through of tip fee, transaction fee & taxes)

Other Divertable Materials accepted at local transfer stations:
(pass through at current disposal fee or processing rate)

Special Waste: Yard Debris/Organics Fees: Adjustments for 2024 pending review
(pass through at current disposal fee or processing rate)

Recycling Processing Surcharge fee (pass through)

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Available Service Levels	Monthly Charge		
	Jan-23	Jan-24	Change
Space Saver Rate - Regular Containers at Space Constrained Locations (VMC 6.12.210)			
One Yard Container (includes disposal w/in weight limits)			
once per week collection	\$157.18	\$167.96	6.9%
twice per week collection	\$259.35 *	\$277.13	6.9%
three collections/week	\$345.80	\$369.51	6.9%
four collections/week	\$432.25	\$461.89	6.9%
five collections/week	\$518.69	\$554.27	6.9%
six collections/week	\$605.14	\$646.65	6.9%
seven collections/week	\$778.04	\$831.40	6.9%
1.5 Yard Container (includes disposal w/in weight limits)			
once per week collection	\$196.48	\$209.95	6.9%
twice per week collection	\$345.80 *	\$369.51	6.9%
three collections/week	\$561.92	\$600.46	6.9%
four collections/week	\$605.14	\$646.65	6.9%
five collections/week	\$821.27	\$877.59	6.9%
six collections/week	\$950.94	\$1,016.16	6.9%
seven collections/week	\$1,167.06	\$1,247.10	6.9%
Two Yard Container (includes disposal w/in weight limits)			
once per week collection	\$235.77	\$251.94	6.9%
twice per week collection	\$432.25 *	\$461.89	6.9%
three collections/week	\$605.14	\$646.65	6.9%
four collections/week	\$778.04	\$831.40	6.9%
five collections/week	\$1,037.39	\$1,108.54	6.9%
six collections/week	\$1,210.29	\$1,293.29	6.9%
seven collections/week	\$1,383.18	\$1,478.05	6.9%
Three Yard Container (includes disposal w/in weight limits)			
once per week collection	\$314.36	\$335.92	6.9%
twice per week collection	\$605.14 *	\$646.65	6.9%
three collections/week	\$943.08	\$1,007.76	6.9%
four collections/week	\$1,210.29	\$1,293.29	6.9%
five collections/week	\$1,556.08	\$1,662.80	6.9%
six collections/week	\$1,815.43	\$1,939.94	6.9%
seven collections/week	\$2,074.78	\$2,217.07	6.9%
Four Yard Container (includes disposal w/in weight limits)			
once per week collection	\$392.95	\$419.90	6.9%
twice per week collection	\$778.04 *	\$831.40	6.9%
three collections/week	\$1,178.85	\$1,259.70	6.9%
four collections/week	\$1,556.08	\$1,662.80	6.9%
five collections/week	\$1,964.75	\$2,099.50	6.9%
six collections/week	\$2,334.12	\$2,494.21	6.9%
seven collections/week	\$2,750.65	\$2,939.30	6.9%
Five Yard Container (includes disposal w/in weight limits)			
once per week collection	\$471.54	\$503.88	6.9%
twice per week collection	\$943.08	\$1,007.76	6.9%
three collections/week	\$1,414.62	\$1,511.64	6.9%
four collections/week	\$1,886.16	\$2,015.52	6.9%
five collections/week	\$2,357.70	\$2,519.40	6.9%
six collections/week	\$2,829.24	\$3,023.28	6.9%
seven collections/week	\$3,300.78	\$3,527.16	6.9%
Six Yard Container (includes disposal w/in weight limits)			
once per week collection	\$550.13	\$587.86	6.9%
twice per week collection	\$1,100.26	\$1,175.72	6.9%
three collections/week	\$1,650.39	\$1,763.58	6.9%
four collections/week	\$2,200.52	\$2,351.44	6.9%
five collections/week	\$2,750.65	\$2,939.30	6.9%
six collections/week	\$3,300.78	\$3,527.16	6.9%
seven collections/week	\$3,850.91	\$4,115.02	6.9%
Eight Yard Container (includes disposal w/in weight limits)			
once per week collection	\$707.31	\$755.82	6.9%
twice per week collection	\$1,414.62	\$1,511.64	6.9%
three collections/week	\$2,121.93	\$2,267.46	6.9%
four collections/week	\$2,829.24	\$3,023.28	6.9%
five collections/week	\$3,536.55	\$3,779.10	6.9%
six collections/week	\$4,243.86	\$4,534.92	6.9%
seven collections/week	\$4,951.17	\$5,290.74	6.9%

*Note: For Space Saver Rates, the darker shaded cells indicate collection frequencies where space constrained customers will experience savings

Available Service Levels	Monthly Charge		
	Jan-23	Jan-24	Change
Drop Box and Compactor Services (VMC 6.12.211)			
Regular Service (pass through amount of tipping fee and transaction fee taxes)			
Initial Placement (per trip)	\$43.82	\$46.17	5.4%
Moving Fee (per trip)	\$43.82	\$46.17	5.4%
Steam Clean (per yard)	\$4.72	\$4.97	5.3%
Minimum (Plus P/R)	\$45.87	\$48.33	5.4%
Box placement/move onsite	\$43.82	\$46.17	5.4%
Daily Demurrage	\$4.10	\$4.32	5.4%
Monthly Demurrage (Max.)	\$123.39	\$130.00	5.4%
Special/Modified Box Rent			
(lid,screen,winch/day)	\$5.88	\$6.19	5.3%
monthly maximum	\$177.04	\$186.52	5.4%
Waiting Time (per minute)	\$2.08	\$2.19	5.3%
Mileage Charge (over 10/mi)	\$3.80	\$4.00	5.3%
Locking System (materials			
plus labor @: per hr	\$43.82	\$46.17	5.4%
"Check Only" (per check)	\$13.13	\$13.83	5.3%
Return Trip Charge	\$35.08	\$36.96	5.4%
Drop Box Liner Fee	\$63.38	\$66.77	5.3%
Drop Box Trucking Fee (empty & return - roundtrip) (VMC 6.12.211)			
10-yard			
Drop Box	\$171.88	\$181.09	5.4%
Compactor	\$190.99	\$201.22	5.4%
20-yard			
Drop Box	\$171.88	\$181.09	5.4%
Compactor	\$190.99	\$201.22	5.4%
30-yard			
Drop Box	\$171.88	\$181.09	5.4%
Compactor	\$190.99	\$201.22	5.4%
40-yard			
Drop Box	\$171.88	\$181.09	5.4%
Compactor	\$190.99	\$201.22	5.4%
Drop Box ORGANICS Trucking Fee (roundtrip haul - VMC 6.12.211)			
Other VMC 6.12.211 service rates apply to Organics drop boxes/compactors.			
	Jan-23	Jan-24	Change
10-yard			
Drop Box	\$122.21	\$128.75	5.4%
Compactor	\$135.79	\$143.07	5.4%
20-yard			
Drop Box	\$122.21	\$128.75	5.4%
Compactor	\$135.79	\$143.07	5.4%
30-yard			
Drop Box	\$122.21	\$128.75	5.4%
Compactor	\$135.79	\$143.07	5.4%
40-yard			
Drop Box	\$122.21	\$128.75	5.4%
Compactor	\$135.79	\$143.07	5.4%
Organics Tip Fees: (pass through at current material processing rate)			
*2024 West Van Organics Tip Fee (\$/ ton):	\$92.53		0.0%
*Note: Organics Tip Fee for 2024 pending review and approval by Clark Co.			

Organics Collection Service (Yard Debris + Food)

Residential/Commercial ORGANICS Fees (VMC 6.12.213)

Residential Subscription Options:

Single Family Organics - subscription service, every other week collection

	Jan-23	Jan-24	Change
C 96-gallon cart (EOW)	\$8.81 *	\$9.28 *	5.3%
64-gallon cart (EOW)	\$7.62	\$8.03 *	5.3%
32-gallon cart (EOW)	\$6.44	\$6.78	5.3%
20-gallon cart (EOW)	\$5.25	\$5.53	5.3%

*Basic Rate (Pg 1) charge C

Commercial / Multifamily Subscription Options:

	Jan-23	Jan-24	Change
64-gallon cart service			
every other week collection	\$9.80	\$10.32**	5.3%
weekly collection	\$19.60	\$20.65**	5.3%

**Indicated monthly Commercial/Multi-Family Organics rates apply if carts are set at the curb for scheduled collection days - other 'Special Services' detailed in VMC 6.12.210 may be added as additional charges for each collection if the cart(s) are not placed at the curb. Depending on location specific challenges, organics collection service may not be offered at all multifamily or commercial sites.



Staff Report: 195-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/6/2023

SUBJECT Annexation- 94th Avenue Vancouver Operations Center

Key Points

- City initiated annexation proposal for the future site of the Vancouver Operations Center.
- Municipal Purposes annexation method will be used.

Strategic Plan Alignment

Safe and Prepared Community – a safe place to live, work, learn, and play.

Present Situation

The City of Vancouver Public Works Department has requested annexation of this property, which has been chosen as the site of the future City Public Works and Emergency Operations Center. The proposed 31.94-acre annexation area is located at 8713 NE 94th Avenue.

The property is within the City of Vancouver's Urban Growth Area (UGA), which is established by Clark County. Under the State's Growth Management Act, all properties within the City's UGA are intended to be annexed into the City at some point.

The site is currently zoned Light Industrial in Clark County. Surrounding uses include single family residences to the south, east and west, with vacant industrial lands to the north.

The City typically uses the "Direct Petition" method for annexation areas that directly abut city limits. In this case, however, the proposed annexation area does not directly abut current city limits. The annexation area is approximately .75 miles east of the current City limits. Therefore, the "Municipal Purposes" method will be used. RCW 35.33.570 allows first class charter cities such as the City of Vancouver to exercise all powers that are available to second class cities. This includes the authority to use the Municipal Purposes method described in RCW 35.13.180 to facilitate an annexation of non-contiguous property into the City of Vancouver. The municipal purposes method requires that the annexed site be used only for municipal purposes. In this case the site will be the future City of Vancouver operations and maintenance facility. Another

requirement of the municipal purposes method is that all property owners consent to the annexation. At the time of the preliminary annexation resolution meeting in December of 2021 it was discovered that a 35 x 100-foot area of land owned by Clark County was erroneously included in the purchase agreement and annexation legal description. A property boundary line adjustment around the existing Clark County flare station equipment has been completed and the City now owns 100% of the property within the annexation area. The annexation area maps and legal description have been adjusted accordingly. In this instance for maintenance and continuity purposes the abutting right-of-way for NE 94th Avenue will not be included in the proposed annexation area.

A public notice of the proposed annexation was published in the Columbian newspaper and posted in several locations near the subject property. In addition to the annexation hearing notice requirement an additional outreach campaign has already begun with the abutting neighborhood regarding the project site plan land use entitlement process.

The County comprehensive plan designation for this site is currently Industrial with a Light Industrial zoning designation. Upon annexation the comprehensive plan and zoning designations of the annexation area would remain the same. The regulations of the City land use and building code ordinances would be applied to future development. Following the annexation, the proposed building and site improvements will be processed under the City's development standards by the City of Vancouver. In addition to controlling review timelines, annexation will also allow the City of Vancouver to capture permitting fees and sales tax revenue generated from the construction of the facility.

Advantage(s)

1. Future development will be subject to City land use and building regulations.
2. The City will receive any permitting fees resulting from the future site development.
3. The City will receive any related construction sales taxes resulting from the future site development.

Disadvantage(s)

Creates a temporary jurisdictional island until surrounding properties annex into the City of Vancouver.

Budget Impact

None. Construction sales tax will be generated and collected from future site construction.

Prior Council Review

- Ratification of the Property Purchase and Sale Agreement of the future Operations Center site November 2019
- Initial Annexation Resolution meeting December 20, 2021
- First reading on October 23, 2023

Action Requested

On Monday, November 6, 2023, adopt an ordinance to approve the annexation request.

Bryan Monroe, Associate Housing Project Coordinator, 360-487-7958

ATTACHMENTS:

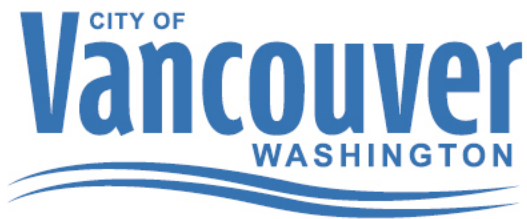
- ▣ Annexation- Vancouver Operations Center Presentation
- ▣ Annexation- Vancouver Operations Center Ord.
- ▣ Ordinance Exhibits



Vancouver Operations Center Annexation

November 6th, 2023

Vancouver City Council

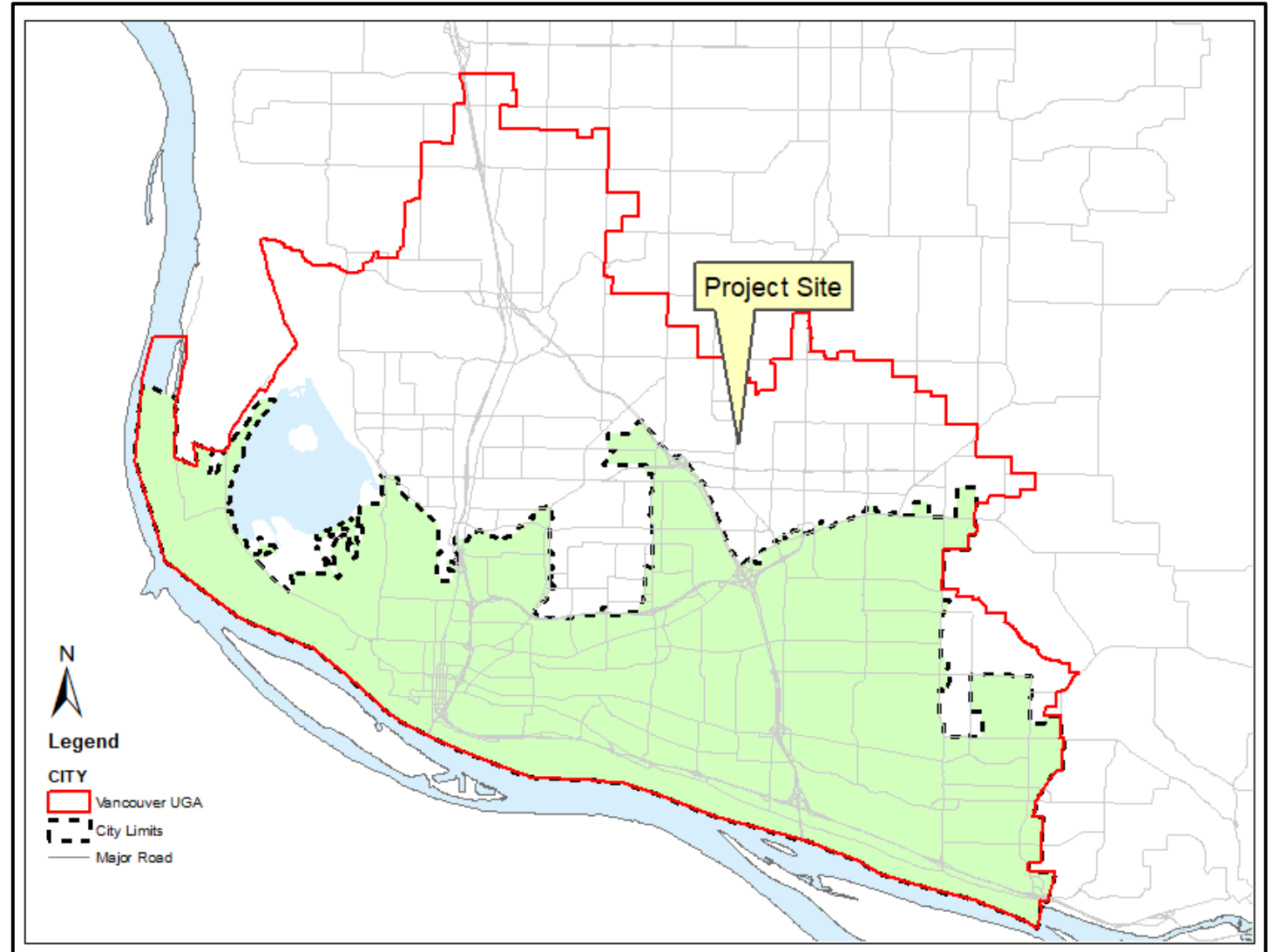


Bryan Monroe
Associate Housing Coordinator
Economic Housing and Prosperity

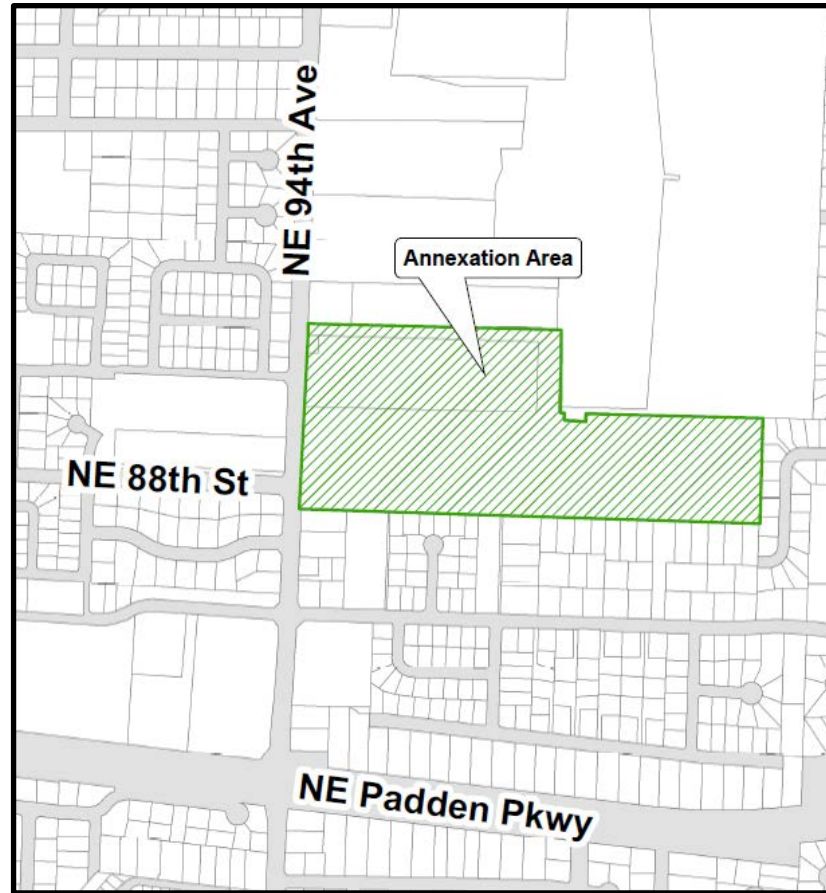
Presentation Agenda

- Annexation Location
- Method of Annexation
- Comp Plan / Zone Designations
- Assumption of Debt
- Next Steps

Proposed Annexation Area



Proposed Annexation Area



- 31.94-acre site
- 8713 NE 94th Avenue
- East of I-205 /North of Padden Parkway
- 94th Avenue right-of-way excluded

Vancouver Operations Center Annexation- 4

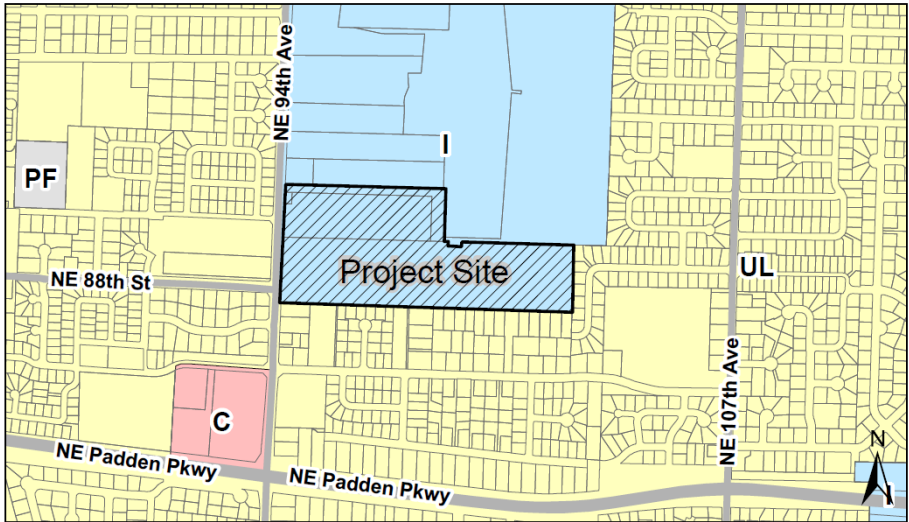
Method of Annexation

Municipal Purposes (RCW 35.13.180)

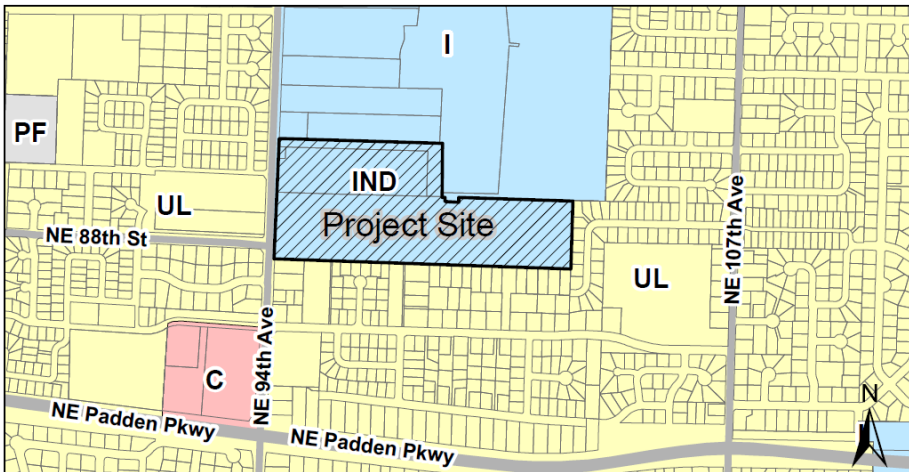
- Land may be non-contiguous
- Land must be used for municipal purposes
- 100% ownership required

Comprehensive Plan

Currently Clark County Comprehensive Plan – Industrial (I)



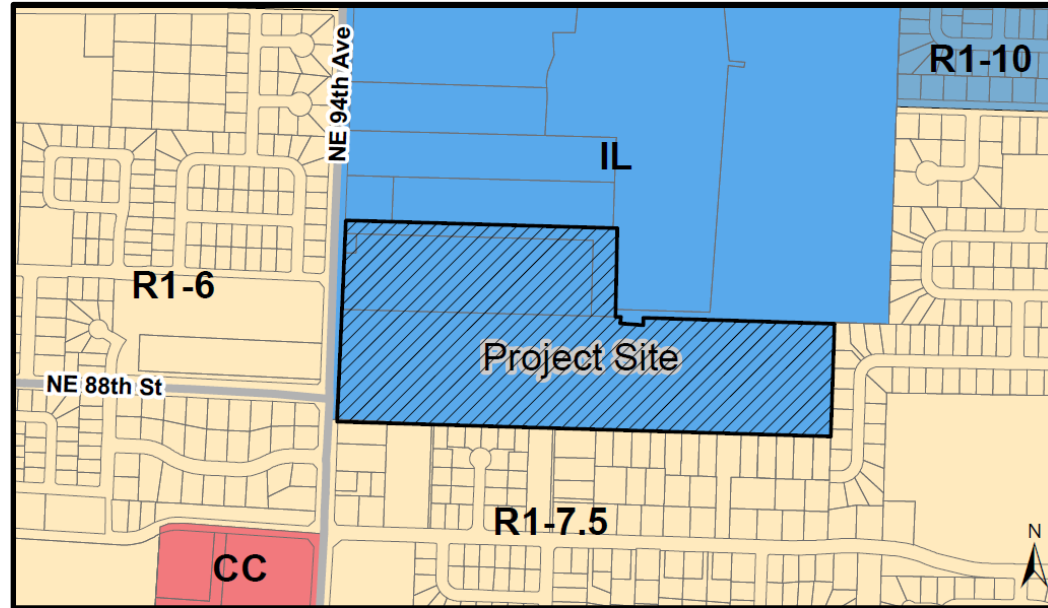
Proposed City of Vancouver Comprehensive Plan – Industrial (IND)



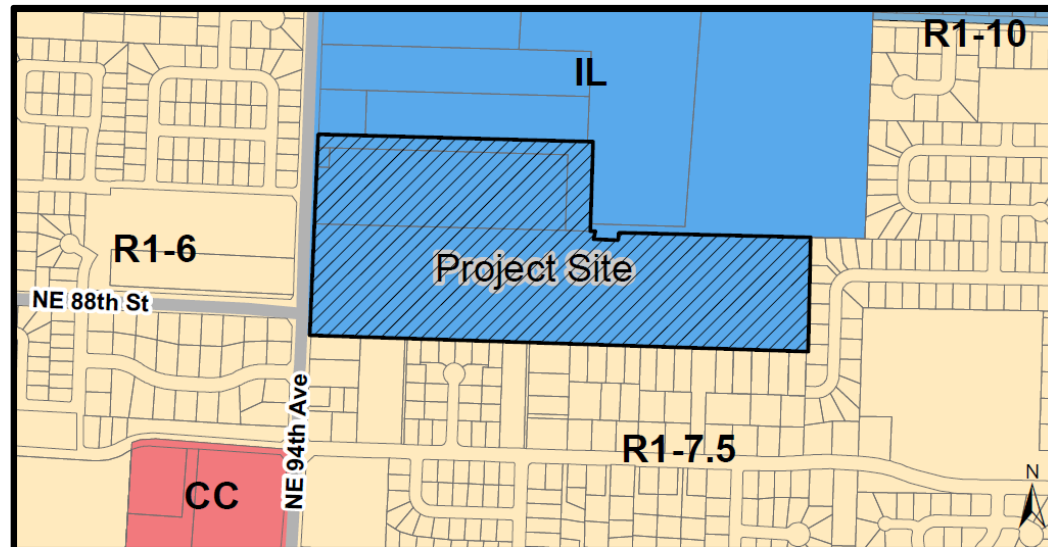
Zoning Designation

Subhead or
description text
here

Current County Zoning Designation – Light Industrial (IL)



Proposed City Zoning Designation- Light Industrial (IL)



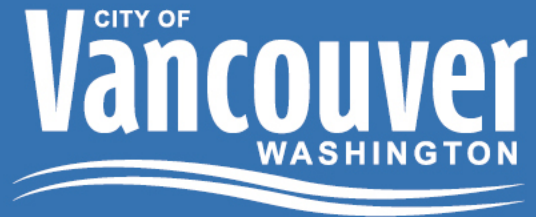
Assumption of Debt

As the City of Vancouver is the applicant there will be no assumption of any debt to pass on.

Next Steps

- Annexation effective in 30 days
- Land Use / Building Permitting 2024
- Construction 2025

Thank You



10/23/2023
11/6/2023

ORDINANCE NO. _____

AN ORDINANCE relating to approval of an annexation pursuant to RCW 35.13.180; establishing the geographic extent, defining the Comprehensive Plan and land use designations, and determining the assumption of all or any portion of existing City indebtedness; accepting the certified petition supporting annexation; and providing for an effective date for the Vancouver Operations Center annexation.

WHEREAS, pursuant to RCW 35.13.005, no city located in a county in which urban growth areas have been designated under RCW 36.70A.110 may annex territory beyond an urban growth area; and

WHEREAS, pursuant to chapter 36.70A RCW, the City has an urban growth area designated under the Growth Management Act; and

WHEREAS, the 31.94 acre proposed annexation area is located in the City's urban growth boundary at 8713 NE 94th Avenue, Vancouver, WA 98662; and

WHEREAS, City and town councils may by a majority vote annex new unincorporated territory outside the city or town limits, whether contiguous or noncontiguous, for municipal purposes when such territory is owned by the city or town; and

WHEREAS, the land proposed to be annexed is non-contiguous to the current City limits;
and

WHEREAS, the City owns 100% of the land proposed to be annexed; and,

WHEREAS, pursuant to RCW 35.13.180, the land in question must only be used for
municipal purposes; and

WHEREAS, the land proposed to be annexed will be used for a municipal operations
center; and

WHEREAS, on December 20, 2021, Vancouver City Council conducted an initial public
meeting, considered public testimony, voted to allow the annexation request to proceed; defined the
geographic extent of the proposed annexation; determined the Comprehensive Plan and zoning
designations; and did not require assumption of all or any portion of the existing city indebtedness
by the area to be annexed.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Location of Annexation Area: Pursuant to chapter 35.13 RCW, the proposed
Vancouver Operations Center annexation area is located within Vancouver's urban growth
boundary. The legal description of such annexing land is set forth in Exhibit "A", attached hereto
and incorporated herein. A parcel map of such annexing land is set forth in Exhibit "B", attached
hereto and incorporated herein.

Section 2. Comprehensive Plan and Zoning Designations: Currently the proposed
annexation area has Clark County Comprehensive Plan designation of Industrial (I), and zoning
designation of Light Industrial (IL). Upon annexation, the Comprehensive Plan designation for the
parcel will be City of Vancouver - Industrial (IND). Upon annexation the zoning designation shall

be City of Vancouver - Light Industrial (IL) as set forth in Exhibits “C” and “D” attached hereto and incorporated herein.

Section 3. Comprehensive Plan and Zoning Maps: The Comprehensive Plan and zoning designations provided for in Section 2 shall, upon the designated effective date, be applied to the land being annexed, as shown on the maps attached hereto and incorporated herein as Exhibits “C” and “D”.

Section 4. Indebtedness: As decided by City Council on December 20, 2021, the City will not require the property owner within the annexation boundary to assume any existing City indebtedness.

Section 5. Annexation Approval: City Council hereby approves the Vancouver Operations Center annexation as described herein.

Section 6. Effective Date: This ordinance shall become effective thirty (30) days following the date of final adoption.

DATE OF FINAL PASSAGE by the Vancouver City Council: _____.

SIGNED this 6th day of November, 2023.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE relating to approval of an annexation pursuant to RCW 35.13.180; establishing the geographic extent, defining the comprehensive plan and land use designations, and determining the assumption of all or any portion of existing city indebtedness; and providing for an effective date for the Vancouver Operations Center annexation thirty (30) days following the date of final adoption.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

Exhibit A

Legal Description

A tract of land lying in Section 4, Township 2 North, Range 2 East of the Willamette Meridian, Clark County, Washington, being a portion of the McAllister Donation Land Claim, more particularly described as follows:

Beginning at the Southwest corner of the James McAllister Donation Land Claim;

Thence easterly a distance of 45.00 feet along the South line of said Donation Land Claim, also being the South line of Parcel 2 as described in Statutory Warranty Deed, Clark County to City of Vancouver, recorded December 17, 2020 under Auditor's File Number 5836206, records of Clark County, Washington, to the East right-of-way line of NE 94th Avenue, also being the True Point of Beginning;

Thence northerly along said right-of-way line, parallel with and 45.00 feet east of the West line of said Donation Land Claim, a distance of 236.53 feet to the South line of Parcel 1 as described in Statutory Warranty Deed, Clark County to City of Vancouver, recorded December 17, 2020 under Auditor's File Number 5836206, records of Clark County, Washington;

Thence westerly along said right-of-way line and the South line of said Parcel 1 a distance of 5.00 feet to a point 40.00 feet east of the West line of said Donation Land Claim;

Thence northerly along said right-of-way line, parallel with and 40.00 feet east of the West line of said Donation Land Claim a distance of 140.00 feet to the North line of Parcel 4 as described in Statutory Warranty Deed, Clark County to City of Vancouver, recorded December 17, 2020 under Auditor's File Number 5836206, records of Clark County, Washington;

Thence easterly along the North line of said Parcel 4 a distance of 1143.34 feet to the West line of that certain Tract conveyed to Northern Pacific Railway Company by deed, recorded in Book 71, at Page 255 of said records, as shown on Record of Survey Book 18, Page 9 of said records;

Thence southerly along said West line a distance of 376.53 feet to the South line of said Donation Land Claim, also being the North line of Parcel 3 as described in Statutory Warranty Deed, Clark County to City of Vancouver, recorded December 17, 2020 under Auditor's File Number 5836206, records of Clark County, Washington, and as shown on Record of Survey Book 18, Page 9 of said records;

Thence easterly along the South line of the said Donation Land Claim line and the North line of said Parcel 3 a distance of 913.11 feet to the East line of said Parcel 3 as shown on Record of Survey Book 50, Page 97 of said records;

Thence southerly along the East line of said Parcel 3 a distance of 473.71 feet to the South Line of said Parcel 3 as shown on Record of Survey Book 50, Page 97;
Thence westerly along the South line of said Parcel 3 a distance of 981.21 feet as shown on said Survey, Book 50, Page 97;

Thence southerly along said South line of Parcel 3 a distance of 0.41 feet as shown on said Survey Book 50, Page 97;

Thence westerly along the South line of said Parcel 3 a distance of 1074.46 feet to the said East right-of-way line of NE 94th Avenue being 45.00 feet east of the West line of said Donation Land Claim;

Thence northerly along said East right-of-way line a distance of 466.2 feet to the Point of Beginning.

Excepting any lands conveyed to Clark County through the boundary line exemption recorded on 6/27/2023 under auditors file 6127774 BLA.

Exhibit B
Annexation Boundary Map

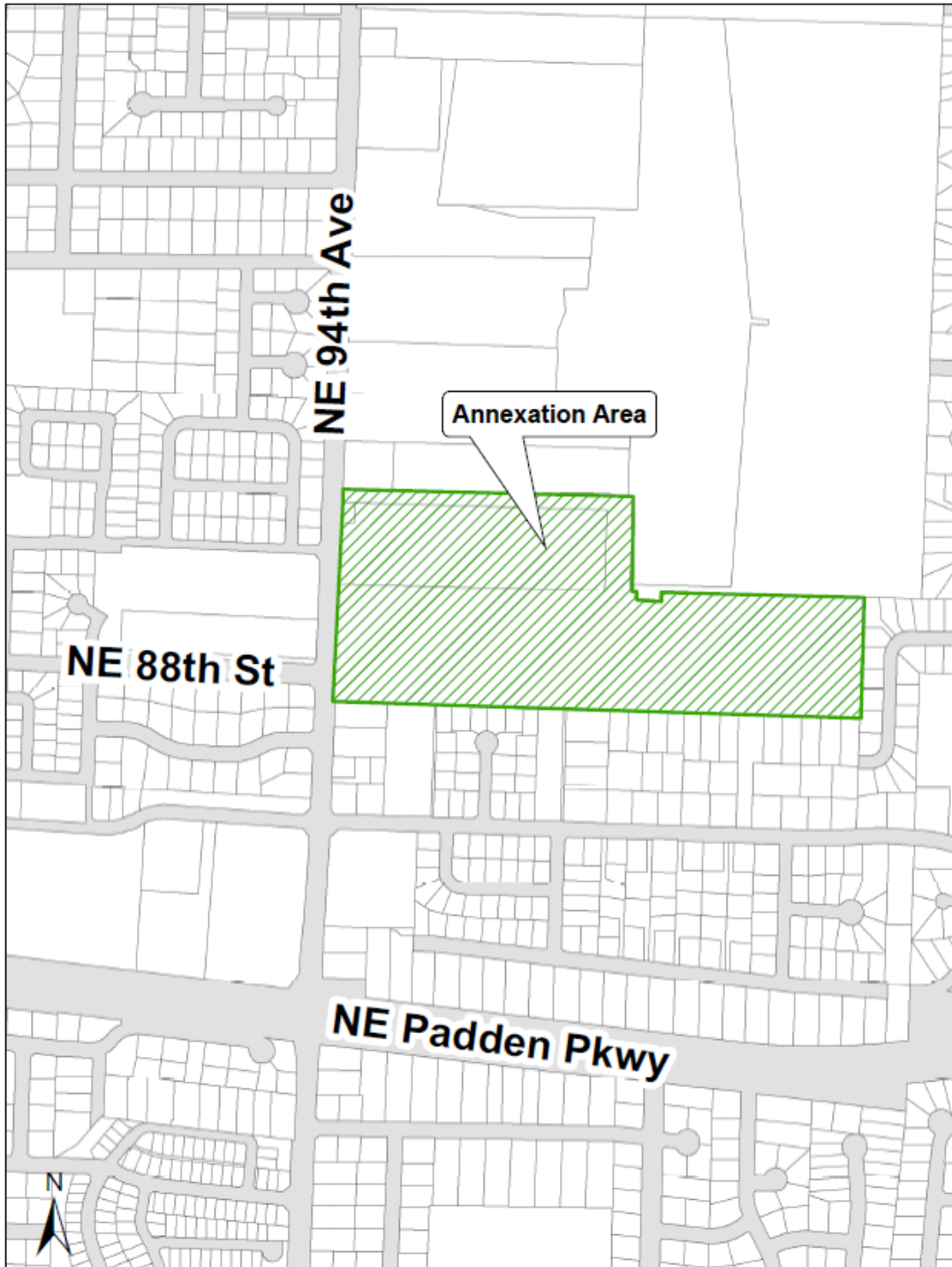
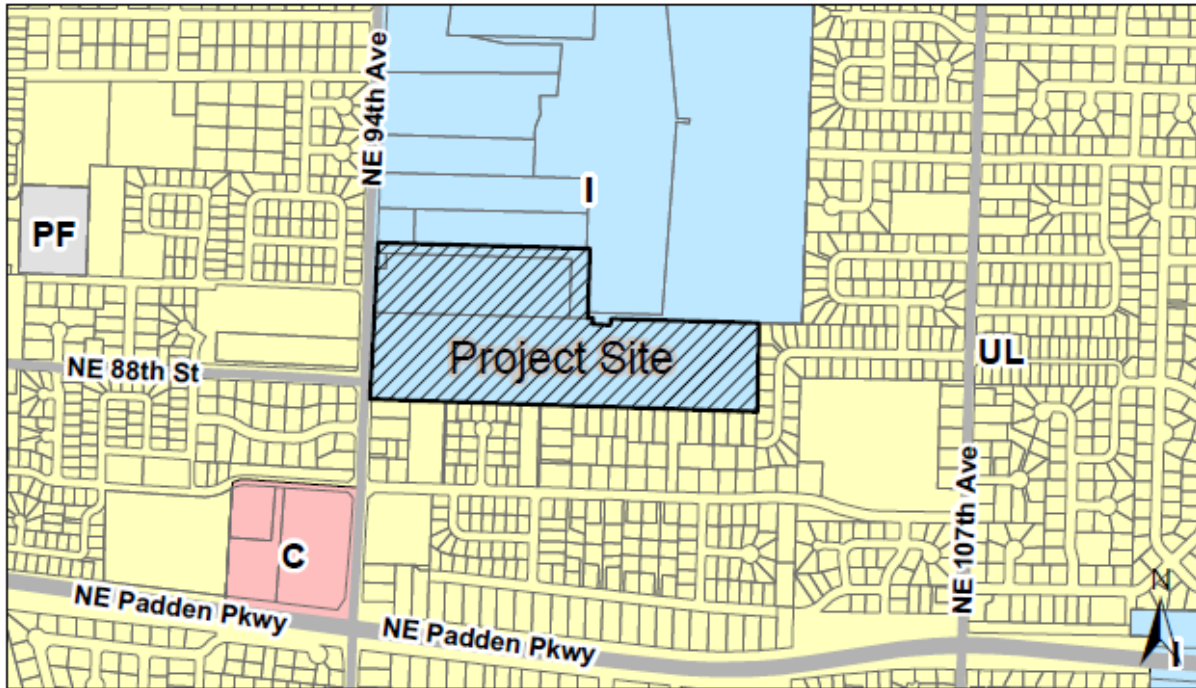


Exhibit C
Comprehensive Plan Maps

Current Clark County Comp Plan Designation



Proposed City of Vancouver Comp Plan Designation

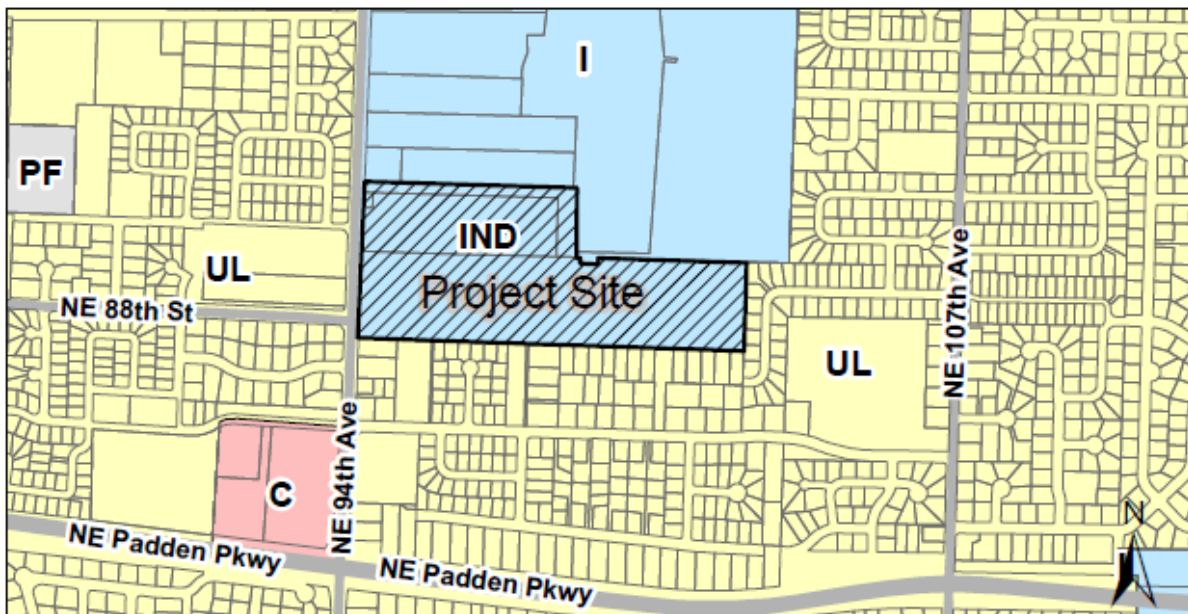
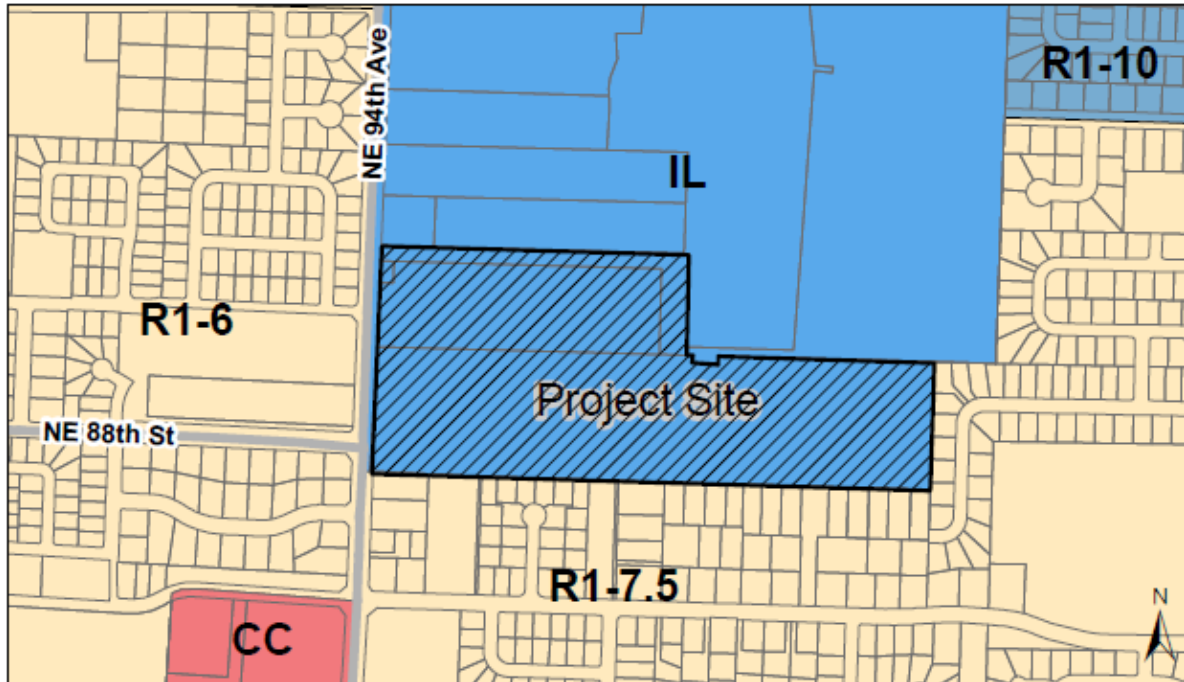
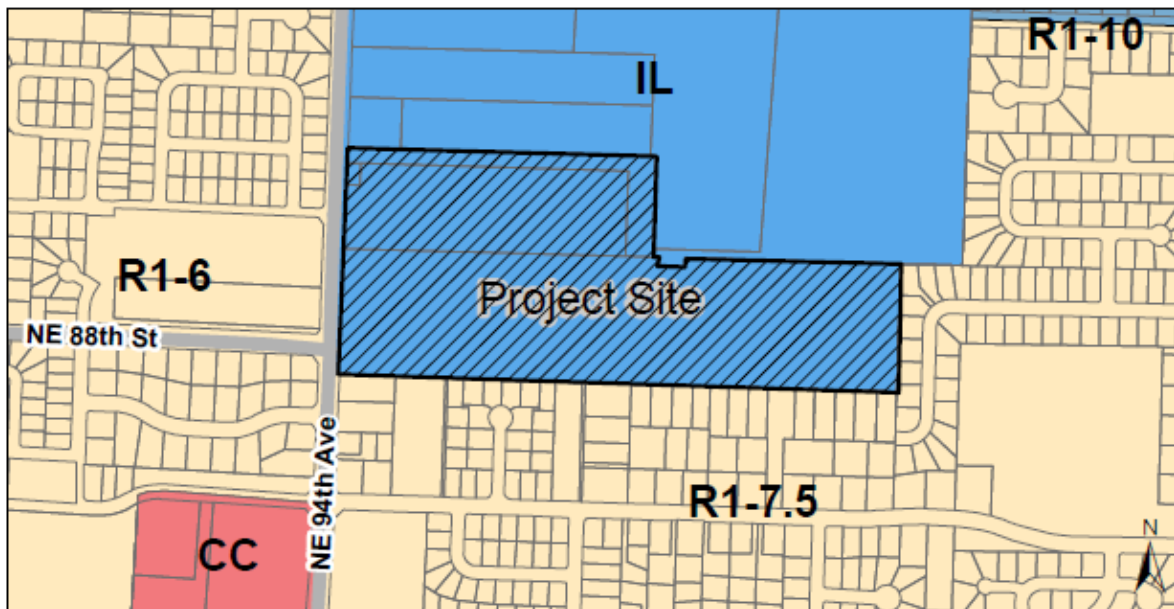


Exhibit D
Zoning Designation Maps

Current Clark County Zoning Designation



Proposed City of Vancouver Zoning Designation





MEMORANDUM

DATE: November 6, 2023

TO: Mayor and Council

FROM: Aaron Lande, Policy and Program Manager

RE: **Clark County Transportation Alliance 2024 Policy Statement**

For more than two decades, the Clark County Transportation Alliance (CCTA) has developed and presented an annual policy statement on transportation priorities in and around southwest Washington. A strong, united voice increases the chances that our region will receive funding for critical transportation projects, which we need to keep our residents, freight, commerce, guests, and economy moving safely and efficiently.

Last year, the policy statement received 65+ endorsements demonstrating broad-based support from a variety of sectors in our region from both banks of the Columbia River. The City of Vancouver is being asked to endorse the 2024 policy statement.

The 2024 policy statement includes six projects of particular importance to the City of Vancouver:

- Support for the I-5 bridge replacement and influence area improvements
- Fruit Valley Freight Access and Safety Improvement (\$130 million): planning, engineering, environmental review, and construction for new north-south freight arterial.
- MacArthur between N Blandford and S Lieser (\$40 million): corridor improvements including multi-modal path, roundabouts at key intersections, and traffic safety enhancements.
- SR-500/Fourth Plain/SR-503 (\$20 million): following recent planning study, provide funds for initial intersection improvement to address congestion hot spot.
- I-205/SR-500 to Padden Expressway (\$50 million): following recent planning study, provide funds for initial intersection improvement to address congestion hot spot.
- Public Transit (\$10 million): help fund construction of C-TRAN's extension of the Fourth Plain BRT line that will interconnect with its Mill Plain BRT line.

Clark County Transportation Alliance

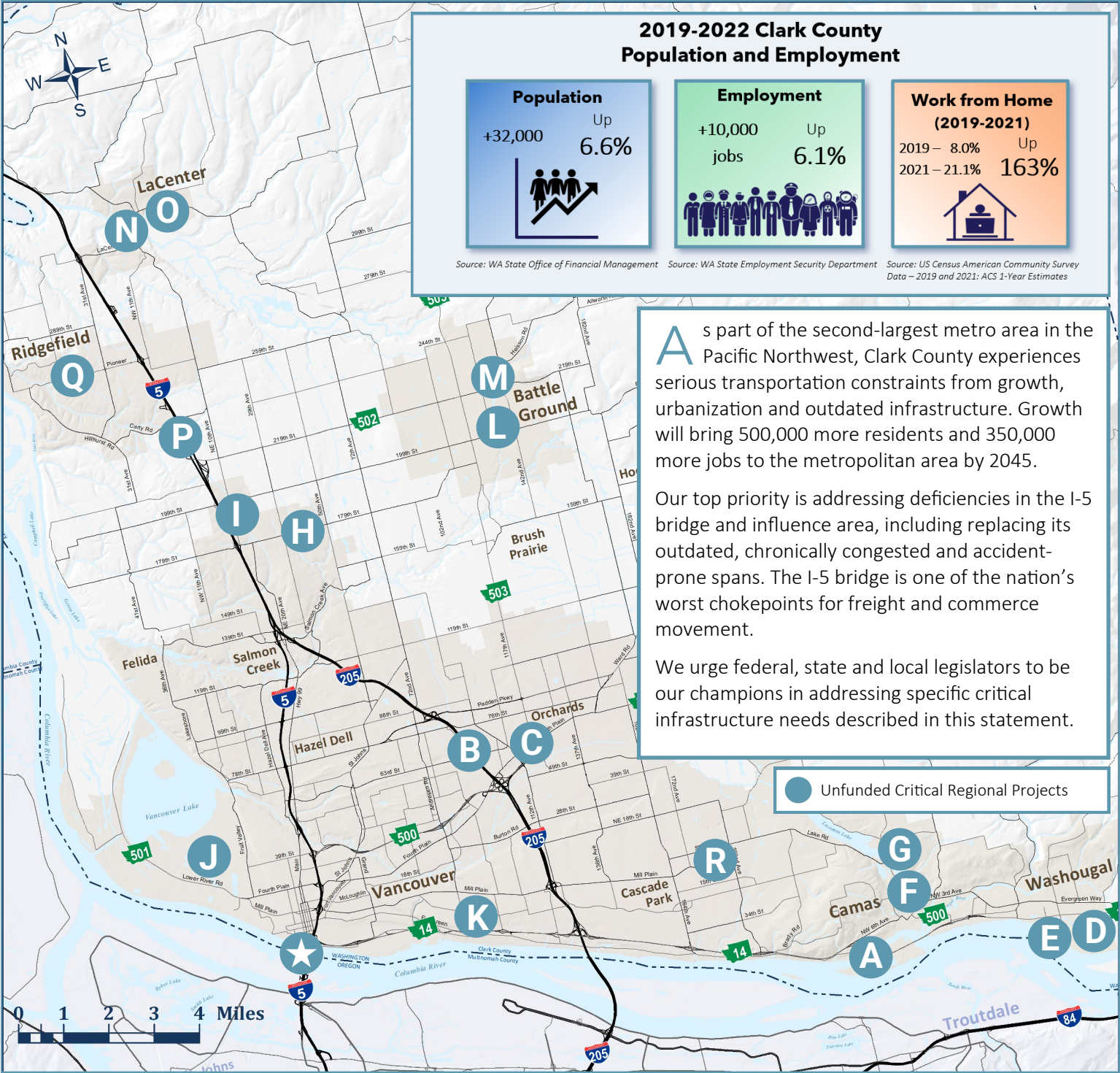
2024 Policy Statement

Clark County Transportation Alliance

2024 Policy Statement

[ENDORISING ORGANIZATION LOGOS HERE]

[LIST OF ENDORISING ORGANIZATIONS HERE]



A CALL TO FURTHER ACTION

I-5 Bridge Replacement and Influence Area Improvements



Action #1

Support Timely I-5 Bridge Replacement: We fully support replacement of the I-5 bridges and related corridor improvements:

- **Supplemental EIS:** support timely completion of studies, reports and permit applications
- **Bi-state legislative consensus:** drive toward regional consensus for long-term solution responsive to economic prosperity, climate stewardship, social equity and local workforce opportunities
- **Funding commitments:** secure balanced project funding including emerging federal bridge and transit grants, commitments from both states and local contributions

The I-5 bridge spans are functionally obsolete, seismically vulnerable and require outsized maintenance investments to remain operational. A bi-state approach focused on practical solutions to improve mobility throughout this primary freight, commerce and commuter corridor is a regional imperative congruent with the 2002 I-5 Corridor Strategic Plan.



107-year old I-5 Bridge

Regional Maintenance and Operations Needs

Action #2

Pursue Funding to Advance State of Good Repair and Operations: carefully evaluate recommendations of the Joint Transportation Committee's Statewide Transportation Needs Assessment, and consider enhanced and new funding models (e.g. road-usage charge).

Fund Critical Area Operations: dedicate additional maintenance, planning and traffic operations funds for critical urban areas (SR-14, SR-500, I-5, I-205) to optimize safety and mobility on our existing system.

The 2022 Move Ahead Washington package was a welcome down payment on our maintenance and preservation backlog. Additional funding is needed to support our regional economy and community with an optimized transportation network.

Target Zero and Safety Program Enhancements

Action #3

We fully support rapid deployment of high impact state and federal resources to stem the tide of fatal and serious injury crashes on regional and local roadways. Inaction annually costs Washingtonians \$18.1B inclusive of medical care, emergency services, market productivity and other incident-related expenses (FHWA).

Prioritize grant and program enhancements for:

- Safe Routes to Schools, Complete Streets and Active Transportation programs
- State and federal local road safety planning and implementation grants
- Public awareness programs deployed by local agencies and the Washington Traffic Safety Commission
- Expand resources and tools for traffic enforcement

Facilitating Transportation Mobility, Economic Growth and Equity

We urge legislators to embrace the following priorities where possible:

- Support funding to adequately maintain the Columbia River marine highway shipping channel for the next 20-years, and for ongoing implementation of the channel maintenance plan
- Fund regionally significant freight mobility improvements for river, road and rail for Ports, as well as track improvements for the county-owned Chelatchie Prairie Railroad
- Stabilize statewide programs including the Public Works Trust Fund, CERB, FMSIB, TIB and FRAP, and protect Tax Increment Financing (TIF) which facilitates economic and infrastructure opportunities
- Support broadband infrastructure to disperse economic opportunity, foster telecommuting and better compete in the evolving digital economy
- Actively embrace smart technologies to ease pressures on the transportation grid and support conversion of public and private fleets to alternative fuels
- Support the evaluation of transportation investments to help ensure equity and climate goals
- **We place high priority on long-range land-use and strategic new transportation corridor planning to serve steadily rising population and commerce forecasts**

CATALYTIC REGIONAL PROJECTS AND NEEDS

Action #4

Fund Regionally Catalytic Projects to Address Immediate Needs: secure funding for priorities that reduce congestion hotspots, improve safety and deliver multi-modal investments. Each project has been vetted through the regional planning process.



	PROJECT NAME	PROJECT DESCRIPTION	~ COST	LEAD AGENCY
A	WEST CAMAS SLOUGH BRIDGE WIDENING	Develop parallel bridge structure for westbound SR-14 traffic and added capacity	\$65M	WSDOT
B	I-205/SR-500 TO PADDEN EXWY	Following recent planning study, provide funds for initial intersection improvement to address congestion hot spot	\$50M	WSDOT
C	SR-500/FOURTH PLAIN/SR-503	Following recent planning study, provide funds for initial intersection improvement to address congestion hot spot	\$20M	WSDOT
D	WASHOUGAL 32ND STREET RAIL UNDERPASS	Have secured \$50M of total need, to eliminate at-grade rail-crossing, improving safety, community connectivity and economic opportunity	\$65M	City of Washougal
E	WASHOUGAL TOWN CENTER TRANSPORTATION ACCESS IMPROVEMENT	Improve corridors connecting Washougal Town Center (TC) and adjacent developable land, including TC Connectors; 27th/Index Improvements for Port and SR-14 access	\$35M	City of Washougal
F	SR-500/EVERETT STREET — LACAMAS LAKE BRIDGE	Install new Lacamas Lake Bridge and landings above the floodplain with multimodal capacity	\$15M	City of Camas
G	SR-500/EVERETT STREET — NE 35TH AVE TO NE 43RD AVE	Improve SR-500 to multi-modal urban arterial standards supporting new economic development opportunities	\$15M	City of Camas
H	179TH ST FROM NE 15TH AVE TO NE 50TH AVE	Improve roadway to multi-modal arterial standards supporting expanded capacity and economic development opportunities	\$65.7M	Clark County
I	NE 15TH AVE FROM 179TH ST TO NE 10TH AVE	Add arterial connection to increase capacity in conjunction with 179th/I-5 interchange upgrade	\$21.8M	Clark County
J	FRUIT VALLEY FREIGHT ACCESS AND SAFETY IMPROVEMENTS	Planning, engineering, environmental review and construction for new north-south freight arterial	\$130M	City of Vancouver
K	MACARTHUR BETWEEN N BLANDFORD AND S LIESER	Corridor improvements including multi-modal paths, roundabouts at key intersections and traffic safety enhancements	\$40M	City of Vancouver
L	EATON BLVD FROM SW 20TH AVE TO SR-503	Improve roadway to urban arterial standards and improve traffic safety	\$4.0M	City of Battle Ground
M	DOWNTOWN REVITALIZATION AND CIRCULATION STUDY	Design for the downtown circulation and revitalization plan including focus on alternative transportation options	\$0.5M	City of Battle Ground
N	4TH ST WIDENING/BREEZE CREEK CULVERT	Complete street makeover with fish bearing culvert replacement for improved environmental outcomes	\$16M	City of La Center
O	PACIFIC HWY SHARED USE PATH	Complete pathway connection between downtown and northeast communities	\$3.35M	City of La Center
P	RIDGEFIELD/I-5 SOUTH CONNECTOR/I-5 TO HILLHURST RD	Add western ramp access at I-5 and arterial street extension to Hillhurst Rd	\$40M	City of Ridgefield
Q	SR-501/PIONEER BETWEEN 56TH AND ROYLE ROAD	Improve roadway to four-lane multimodal standard, supporting economic development and community partnership opportunities	\$30M	City of Ridgefield
R	PUBLIC TRANSIT	Help fund construction of C-TRAN's extension of the Fourth Plain BRT line that will interconnect with its Mill Plain BRT line	\$10M	C-TRAN



MEMORANDUM

DATE: November 6, 2023

TO: Anne McEnerny-Ogle, Mayor
City Council

FROM: Eric J. Holmes, City Manager
Lon Pluckhahn, Deputy City Manager/Interim Public Works Director

CC: Lisa Brandl, Deputy City Manager
Geraldene Moyle, General Services Director
Tim Buck, Public Works Operations Manager
Jean Singer, Facilities Capital Projects Division Manager

RE: **New Public Works Operations Campus Update**

Executive Summary:

This document provides a status update on the New Public Works Operations Campus project activities since the last City Council update in June 2022 and a timeline of milestones moving through 2024.

The project charter is attached as an appendix for background on the project need, history, initial basis of design and target project goals developed in context of citywide initiatives and policies.

A 30% schematic design concept review workshop is scheduled with City Council on December 11, 2023. There will be a detailed companion memorandum with that workshop demonstrating the alignment of project design elements and features with city initiatives and policies.

Project work since last City Council update:

Design Team Selection

TCF Architecture was selected to lead a design team comprised of architects, engineers, planners, landscape architects, geologists, estimators, and interior designers. TCF Architecture was the Architecture of Record for several maintenance and operations campuses in Washington including Pierce County Public Works/Utilities Sewer and Traffic Operations Center and the Pierce County Central Maintenance Facility as well as multiple complexes for Chelan County PUD. The design team is committed to delivering innovative, high performing, sustainable facilities.

Annexation

- Water Service Area
---- Sewer Service Area
---- City Limits
---- Vancouver UGA Limits
- Existing Public Works Operations Center
● Future Public Works Operations Campus

New Public Works Operations Campus Update November 6, 2023



Programmatic Design

The kickoff of the pre-design/programming phase of the New Public Works Operations Campus Project began at the start of 2023. This year also was the beginning of multiple Citywide initiatives and future planning actions which could affect the geographical area and scale of Public Works services to the City of Vancouver and the surrounding community.

The programmatic review took to balance an approach for unknowns of timelines and long-term service needs with the immediate action of designing a new campus. Future potential boundaries of service considering the entire Vancouver UGA; long range planning for city assets; the future of the work (telework, shift work); city emergency response needs, and fleet management targets were considered for the totality of programming. All divisions of Public Works operations, maintenance, program management, fleet services, the facilities division of General Services, that are currently collocated at the existing center on Mill Plain Blvd, as well as fire fleet, are programmed to relocate to the new site.

The final analysis yields that, at a future full build out, this site could accommodate the anticipated maximum number of staff, vehicles, equipment, and materials to provide the full suite of Public Works services to the existing water/sewer utility boundary. This could include the addition of the Public Works divisions of administration, transportation, engineering, and construction services at the new location. Providing Public Works services beyond the current water/sewer utility area will require additional work sites. The service expansion (utility boundary) growth area as the nexus for services will align the customer base with the proposed water utility rate increase for construction bond repayment.

Site Evaluations

Multiple geotechnical, geological and hydrogeological explorations of the site were completed this summer. These explorations and studies provide for a critical understanding of the extent of soil conditions and the dynamics of the soils for opportunities and mitigation requirements.

The determined opportunities are excellent infiltration rates for complete surface water management on site as well as the possibly for development of a ground source heat exchange field. Mitigation is anticipated for contaminants and soil reinforcement for resiliency and full capabilities of response after the highest level modeled seismic event (Cascadia subduction earthquake).

The project team worked with Clark County to coordinate the proposed campus structures and site development around the existing landfill monitoring system that is required to remain on city owned parcels. The extent and composition of the slopes which support the landfill on the City's parcels were also determined. An interlocal agreement (ILA) with Clark County for design coordination has been created to support this project and ongoing landfill monitoring and maintenance activities. The ILA is scheduled for City Council approval on November 20, 2023.

Schematic Design

The project design will reach the 30% milestone by the end of 2023. The schematic design is an interpretation of Vancouver's vision, presence, and goals through architecture. Schematic design completes initial building massing and floor plans; overall exterior architectural style; site layout and development as well as the determination of critical systems such as structural, HVAC, surface water conveyance and treatment and soil/ground improvements. **The 30% design will be presented to City Council in detail through the December 11, 2023 workshop and companion memorandum.**

Project Alignment with Policy

The project charter tasks the project design to align strategic policy initiatives with implementation of goals established for four focus areas: resiliency and safety; environmental sustainability; equity and inclusion; capital planning, asset management, and financial policies.

The project goals for resiliency and safety have been reflected in the programmatic work completed this year along with the expansive site explorations for a confident understanding of the anticipated performance following a high-level seismic event.

The project goals for environmental sustainability were reviewed this year in context of the adopted Climate Action Framework (CAF) targets. **The project goals and the essential services which the Public Works department provides for the community are in alignment with the adopted CAF targets and applicable actions.**

Project goals for equity and inclusion have both a community and a staff nexus. The design process has engaged all the different divisions that will operate from the new campus. Multiple workshops and intentional listening were utilized to develop work processes and flows that consider how the future work force may function in these spaces and support the community. The project team is

New Public Works Operations Campus Update November 6, 2023

exploring alternative construction delivery methods which will allow for consideration of contractor outreach approaches for engagement of small and diverse businesses.

The review of the long-term future of service needs and possible area of the City of Vancouver demonstrates attention to capital planning and asset management. A detailed and regularly updated cost model provides the foundation for exploring design alternatives to keep the project scope with targeted budget.

Documentation of approaches to design and project elements with these four focus areas will be presented in the companion memorandum with the December 11, 2023 workshop.

Community Outreach and Engagement

The project website has been updated to include a video sharing the purpose and need for the new Operations Campus, general project information and a FAQs. The website link is below:

[Future Public Works Operations Campus | City of Vancouver, Washington, USA](#)

Expanded public outreach and engagement will begin in 2024 to align with the start of design development. That will allow for more detailed information to be shared with the community after City Council has offered reflection and feedback on the concept schematic design. Anticipated initial tools include project newsletters with updates quarterly and neighborhood meetings.

Project Budget Evolution and Considerations

In October 2021 the project estimate was re-analyzed based on actual conditions (escalation, sales tax increases) and risk management factors based on unknowns. The analysis offered an estimate range of \$155 Million - \$165 Million (in 2024 dollars).

The October 2023 project estimate which accompanies the midpoint of 30% design has a range of \$168 Million - \$178 Million (in 2025 dollars). Primary drivers of the cost increase are anticipated escalation associated with a 2025 construction year start and a better understanding of site-specific parameters such as geotechnical conditions.

Several factors will continue to influence the project budget moving forward, including:

- Construction cost escalation
- Internal fund modeling and impacts on the overall water fund capital projects' program
- Leadership direction on priorities
- Project delivery method

Funding for the new Operations Campus is still anticipated to be provided by reserves, general obligation, and utility revenue bonds, plus proceeds from the sales of Public Works owned properties. As design progresses, feasible grant opportunities to fund portions of sustainability and resiliency components will be pursued along with incentive and rebate programs through Clark Public Utilities.

[Project Delivery Approach \(GC/CM\)](#)

General Contractor/Construction Manager (GC/CM) contracting is an alternative public works delivery method that is available to a Public Owner under RCW 39.10. Unlike traditional design-bid-build contracts, the GC/CM contractor is selected early and is engaged during the design phase to meet the cost, scheduling and quality criteria for the project. The owner competitively selects a GC/CM firm early in the design process based primarily on qualifications and specified cost elements such as their fee and staffing costs. As the design is developed, the GC/CM works with the Architect to help control project costs, ensure constructability, identify/manage risks and complete the project on schedule.

To utilize the GC/CM contracting method, Public Owners must be approved by the State of Washington Capital Projects Advisory Review Board (CPARB) Project Review Committee (PRC). There are many potential benefits to the GC/CM route, with three significant ones as follows:

- Allows qualifications of the Contractor and their proposed staff to be part of basis for selection.
- Brings the Contractor on board early to work as a team member with the Owner and Architect during the design and preconstruction phases.
- The PRC approval and Contractor selection process will offer an opportunity for consideration of Citywide strategic objectives, such as work force development, which is not possible with a low bid contract award format.

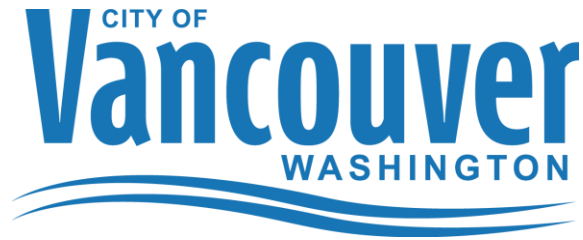
Staff evaluated the viability of project delivery using this method and has made the recommendation to proceed with applying for GC/CM contracting approval for the new Public Works Operations Campus.

2023-2024 Timeline/next steps

End 2023	Preliminary 30% Design Milestone
Q1 2024	Land Use and Permitting Processes begin
Q1 2024	30% Design Review with Internal and External Stakeholders
Q2 2024	Approval for GCCM project delivery method by Washington State Board
Q2 2024	General Contractor selection
Q4 2024	60% Design Milestone

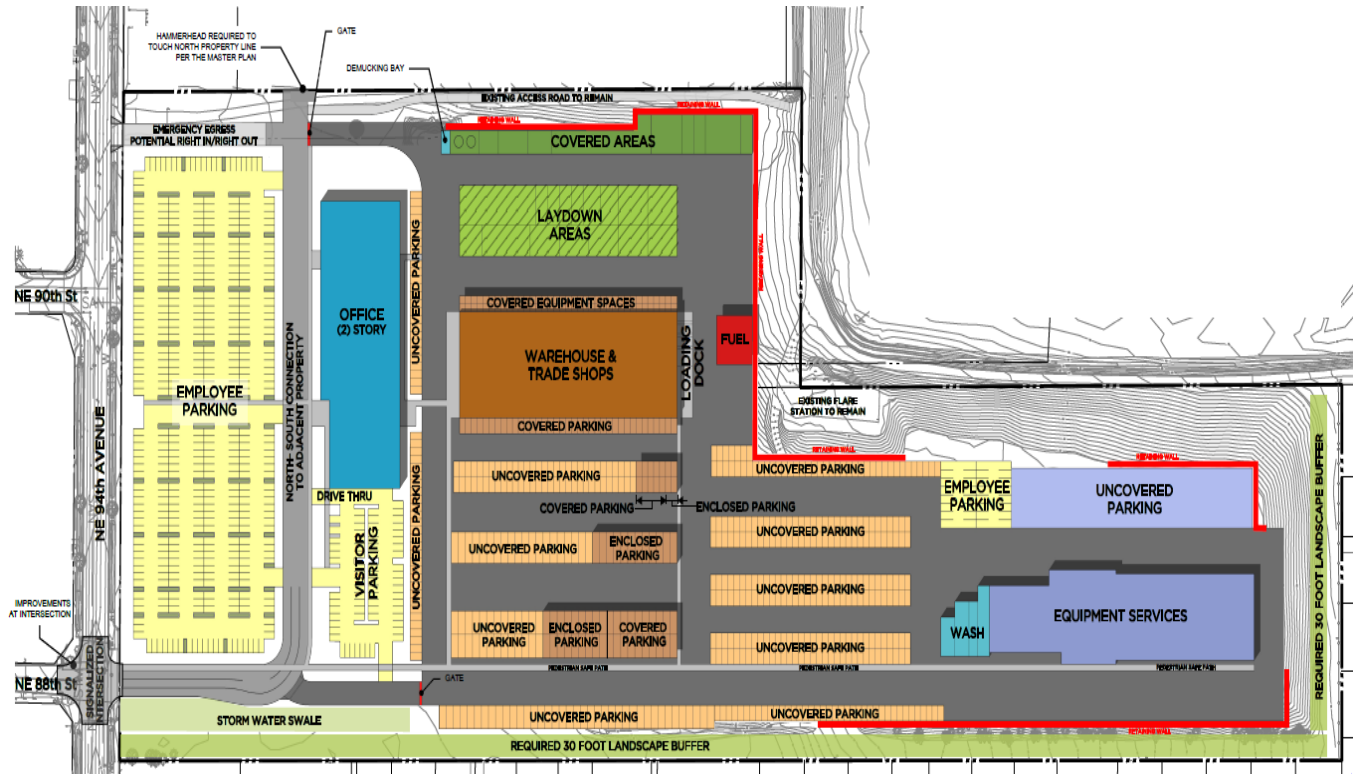
Staff contact: Jean Singer, Facilities Capital Projects Division Manager
Jean.Singer@cityofvancouver.us

[Attachments: Project Policy Charter; List of Previous City Council Workshops](#)



PROJECT POLICY CHARTER

New Public Works Operations Center Project #PRJ083491



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Project Charter Document History

Date	Document Title	Version #
9/10/2021	Project Policy Charter	1

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1. Purpose/Executive Summary

This Project Policy Charter establishes and memorializes the project expectations for the City of Vancouver Public Works Department's New Operations Center. This document serves to define the visions and values as well as governance structures that will synchronize key City of Vancouver (City) strategic policies and goals across project development. A separate Project Delivery Plan will govern design and execution of the project once the Project Policy Charter is approved.

1.1 Project Purpose and Need Statement

The City of Vancouver Public Works Department is responsible for providing essential infrastructure and services for water, sewer, streets, bridges, traffic signals, street lighting, grounds maintenance, facilities, fleet services and surface water management, including the administration, engineering and operational support of these services.

The City of Vancouver Public Works Operations Center is the maintenance hub for providing these essential public services for the City of Vancouver and the surrounding urban area. Existing facilities are inadequate to serve the current and forecasted population, are vulnerable to moderate seismic events and do not meet current minimum building code standards. The existing Operations site at Fourth Plain Blvd and General Andersen cannot be efficiently or economically restructured to meet present and future needs.

The purpose of the New Operations Center Project is to meet service levels for public works, provide efficiency of operations, modernization of services, and serve as an Emergency Operations Center (EOC). Development and use of the new Operations Center will achieve multiple City of Vancouver policy and strategic planning objectives.

1.2 Project Description

This project will build a more accessible, sustainable, and resilient operations center in a strategic location to serve the current and future City of Vancouver. It will relocate and consolidate the Public Works Department as, well as the Vancouver Fire Department Fleet Services, to a suitable "green field site" (an undeveloped property). Services are anticipated to be provided for 50 years from the new site. A separate project will craft a redevelopment strategy for the existing Fourth Plain site in support of the applicable subarea plan. This project requires Planning, Land Acquisition, Contracting, Design, Permitting, Construction, Relocation and Management of a new Public Works Operations Center.

2. Project Development Information

2.1 Initiate and Align

2.1.1 Project Background/History/Site Selection

The existing City of Vancouver Public Works Operations Center complex location is inadequate to meet current and future populations and is at the end of its useful life. The complex is also on a site that will be vulnerable to damage from a moderate seismic event. This would limit the availability of critical public services to support and enable emergency cleanup and recovery efforts after a seismic event.

Public Works administration, streets and traffic, grounds, greenway maintenance functions, fleet services, warehouse, facilities maintenance, utility operations, customer service and some engineering are housed at the existing Operations Center. Additional Public Works administration, construction, engineering, utility, finance, materials storage, property management and asset management groups are scattered at various sites around the city.

A 2018 analysis determined that the existing site was not suitable to redevelop. The most appropriate alternative was to relocate operations to an undeveloped “green field site.” The existing site was determined infeasible for redevelopment into a resilient operation center due to the following:

- Seismic Deficiencies, including high liquefaction risk
- Zoning Conflicts
- Public Street Bi-Section of Site
- Construction phasing challenges while maintaining continuous operations
- Cost to redevelop significantly exceeding cost to develop on a new site: 2018 Cost Estimate - \$160 Million (in 2021 Construction \$)

A preliminary program and cost estimate for a new Operations Center were developed in June 2018 with an initial target start construction date of 2021. The preliminary program accounted for future expanded service to approximately 1/3 of the currently unincorporated Vancouver Urban Growth Area (UGA), in addition to the existing City of Vancouver. In 2020, a new site was acquired, and site-specific concept planning and design development began.

2.1.2 Visions and Values

Delivering a New Public Works Operations Center achieves many of the current policy and strategic planning goals of the City of Vancouver, which have been previously identified by City Council. This is an opportunity to build a project that addresses a holistic set of Council and community goals.

Project Vision:

Building a more accessible, sustainable, resilient operations center to serve the current and future City of Vancouver.

Project Values:

Assure the project is in alignment with strategic goals, policies, and planning for the City of Vancouver.

Four primary planning areas for this project are:

- **Resilience and Safety** recognizing the role of Public Works as an essential service hub and the need for resiliency, flexibility and future-readiness.
- **Environmental Sustainability** demonstrating climate leadership and stewardship for the community.
- **Equity and Inclusion** with consideration of local and regional impacts of project and improving the resilience and safety of the community.
- **Capital Planning, Asset Management and Financial Policies** offering consistency with current and long-term financial and capital planning/asset management City policies for project financing and funding.

The primary planning areas will be used as screening criteria and performance measures for design options and shape both the approach and scope of the project.

2.1.3 Project Goals

These project goals will be developed, as feasible within the project budget, into project metrics and project deliverables, which will be documented in the Project Delivery Plan. The project metrics and project deliverables demonstrate policy in action.

Project Goals: Resilience and Safety

- Fully operational status after major seismic/weather events
- Continuity of Operations and scalable response capabilities
- Operations Center supports efficient delivery of all services
- Operations Center is right-sized to provide safe and functional use of space
- Flexibility to accommodate and adapt to future needs
- Improved resiliency through multiple energy sources and site infrastructure to meet regular, peak demand and emergency response operational functions

Project Goals: Environmental Sustainability

- Align with overall City environmental strategy and City Green Building Policy
- Inclusion of electric vehicle (EV) support infrastructure
- Establish design approach and a target date for carbon neutrality for energy usage of the campus based on required operations and available cost-effective technology
- Include energy and facility features that optimize sustainability and resiliency
- Buildings demonstrate an enhanced level of sustainable construction material utilization and/or performance over standard construction; targeting EnVision framework and rating criteria
- Focus on heat island reduction, native plantings, and enhanced tree canopy, where appropriate
- Update equipment and systems to current standards and best practices during cyclical renewals
- Partnerships with utilities for sustainable practices
- Waste minimization during construction

Project Goals: Equity and Inclusion

- Enhance an equitable economy through contracting approaches
- DBE/WBE target goal for construction
- Workforce development and Apprenticeship goals to support living wage job growth
- Outreach to local businesses regarding contracting opportunities

Project Goals: Capital Planning/Asset Management and Financial Policies

- Document project benefits and align with policy goals
- Life-cycle cost management: optimize capital outlay, equipment & long-term maintenance expenses
- Application of climate sustainability and equity practices
- Utilize Lean Construction practices and Target Value Delivery to maximize project efficiency

2.1.4 Project Governance: Objectives, Authority and Responsibilities, Operating Guidelines

2.1.4a Objectives

The project governance objectives of the New Operations Center project policy charter are to:

- Assure on-going alignment with policymaker expectations in development and execution of the project
- Provide clear and comprehensive executive ownership and oversight of the project and any associated activities having an influence on project delivery
- Offer efficient change management and a means for issue escalation
- Ensure coordinated management and expectations from the project team up to City Council

2.1.4b Authority and Responsibilities

City Council

RESPONSIBILITIES: Provides policy direction and authority.

ACTIONS: Approval of concepts and Level of Service, Funding/ Financing, and oversight of community engagement. Engagement on project alignment with policy charter through concepts, Level of Service, and cost/benefit evaluations will be held at 30% and 60% design; with review of overall project at 90% design.

Executive Sponsors Committee

City Manager, Deputy City Manager, Chief Financial Officer, and Public Works Director

RESPONSIBILITIES: Provide executive level oversight to align with organization-wide objectives. Provide oversight in context of Citywide policies, services and performance. Assure project delivery meets goals and metrics.

ACTIONS: Approval of overall concepts and high level scope elements; monitoring of project budget, contingency and scope; adherence to project goals and risk management strategies. Bridge and facilitate support for project across city departments. Approval of recommendations to Council on project budget changes; alignment with charter through concepts and Level of Service.

Management Team

The Public Works Director, Operations Manager, and the General Services Director are the Project Sponsors.

The management team includes the Public Works Director, General Services Director, Operations Manager, Construction Manager and City Engineer. The Public Works Finance and Asset Manager as well as the Streets and Transportation Manager will be engaged as needed for management decisions.

RESPONSIBILITIES: Determine scope for project in terms of complex elements, equipment and staffing as well as level of service. Ensures that preferred options meet the project metrics/purpose and need statement within available budget. This team is responsible and accountable to make decisions and apply resources to solve problems that arise beyond the typical day-to-day management of the project.

ACTIONS: Review of major milestone plan sets from both technical and practical perspectives. Provide input on large scope/budget design decisions that are of a subjective nature and/or develop decision making processes for these project elements. Support the project within respective divisions and assist with change management for staff. Filter input from staff regarding work/site needs through decision making matrices. Support the project as needed through public outreach, public input and City Council workshops.

Operations Advisory Committee

City of Vancouver Managers from operations, utilities, fleet, facilities, IT and construction

RESPONSIBILITIES: Provide the user/practitioner expertise and input to project design and delivery.

ACTIONS: Input on programmatic elements, project specific needs and direction on how these elements and needs will support delivery of services.

Project Delivery Team

RESPONSIBILITIES: The Project Delivery Team provides management of working-level activities. The project delivery team is a multi-discipline team, both with internal and consultant members, in charge of the final project delivery.

ACTIONS: Define the major phases of each constituent project element/area. Develop scoping, scheduling and budgeting management documents, create program and project level deliverables, run the procurement selection processes for design and construction contractors, and manage the day-to-day planning, design, engineering, permitting, progress review, and construction efforts for the successful delivery of the project into operation.

Additional peer review teams and focus groups, working with the Project Delivery Team, may be developed under the Project Delivery Plan.

Technical Advisors

Advisors, external to the City, who have finance, construction and facilities industry experience. Advisors will be drawn from the Downtown Redevelopment Authority and municipal peers with relevant project experience.

RESPONSIBILITIES: Offer opportunities and expertise to validate and stress-test project assumptions.

ACTIONS: Review, meet and discuss the 30/60/90% designs. Provide input to project design regarding constructability and functionality.

2.1.4c Operating Guidelines

Operating Guidelines, a more detailed charge from the Responsibilities above, will be provided in the Project Delivery Plan for each committee and team. Generally, each committee or team acts as an advocate, expert and/or executive decision maker for the function they represent.

2.2 Project Baseline

The project baseline is the result of the master planning efforts and site-specific concept plan. The project design and construction will build from this baseline, applying the established visions and values, project goals and governance provided in the project policy charter. **The current project cost estimate and project budget is based on the project baseline (developed in 2020). Known scope and budget areas that require updating since the baseline was completed are identified below. These areas will be addressed during an early project design validation task.**

2.2.1 Project Initial Scope: Site Specific Concept Plan

- Space is developed with existing and projected future needs, City Standards and national best practices from Public Works Departments. Buildings are simple in layout and function for efficiency and flexibility.

- Designed to “No Collapse, Fully Operational” criteria for seismic response, as appropriate for each specific building or structure, including all building systems.
- Service life of individual facilities and building systems will be typical life cycle, assuming cyclical renewals.
- Finishes are industrial or mid-range, as applicable.
- Buildings (approximately) at LEED certified or 1 Globe/Green Globe Program (note, Council goals have been updated to a higher level of sustainability since the baseline was established. The project budget and scope require updating to address the newer goals)

Public Works Operations Center Campus

Administration Office Building

Warehouse/Trade Shop Building

Fleet Services Building (merged with Fire)

Fuel Station

Wash Station

Laydown areas (materials)

Covered storage (materials)

Uncovered and covered parking

Frontage improvements including a new traffic signal and turn lanes

Enhanced landscaping and low impact development stormwater management features

Staffing

Staff to be relocated include the operations and maintenance divisions, construction division, streets & transportation division, Public Works finance & asset management, Public Works administration and fire fleet/fleet services.

The campus is designed for 410 employees in the baseline project. The staff estimation was developed based on annexing and servicing the existing complete water/sewer system area. This is an expansion of 20.45 square miles from current City of Vancouver limits, which requires additional staffing and equipment for streets and transportation; grounds, greenways and stormwater; administration. Staffing projections increase only 28% over 2020 current staffing levels, while the expansion of service area increases approximate 40%. This can be attributed partially due to the existing operations and maintenance teams, water and sewer, already sized for full utility service areas. Service expansion (utility) growth area as the nexus for staffing will align the proposed rate increase for the bond payment with the customer base.

Space needs that require further review (as of 2021) include considering potential expansion of Parks and landscape maintenance staffing and level of service, Urban Forestry, engineering and capital project delivery staffing, and evolution of space needs based on hybrid remote/in-person work.

2.2.2 Project Initial Schedule Development: Site Specific Concept Plan

The preliminary schedule utilizes typical phase durations based on scope of work, permitting and needs of the project - assuming a linear and sequential process through planning, design, permitting and construction. Touchpoints for committees, technical advisory, focus groups, council updates, financing and public engagement are incorporated.

Major Milestones are highlighted below:

- 2021 Project Policy Charter
- 2021 Design RFQ/Design Contract
- 2022 30% and 60% Design
- 2023 Permitting
- 2023 90% and Final Design
- 2024 Bidding/Construction Start
- 2025 Construction Ongoing
- 2026 Construction Completion
- 2026 Relocation to New Site

2.2.3 Preliminary Cost Estimation & Budget Development: Site Specific Concept Plan

In 2018 a concept estimate for a generic “green field site” was developed with a target of 2021 as the start year of construction. That total project cost estimate was approximately \$126 Million (2021 \$). That analysis also included escalation to 2024 (the currently programmed construction start year) which yielded a total project cost estimate of \$136 Million (2024 \$). The 2020 updated site-specific concept plan total project cost estimate was \$132 Million (2024 \$). The \$4 million reduction between 2018 and 2020 was the result of further refinement of the master plan and development of a concept plan. Escalation and contingencies applied were consistent with current, at the time, market and industry standards.

2.2.4 Preliminary Funding and Financing Plan and Assumptions

The project delivery assumes a funding/financing split commensurate with the project ownership: 60% of funding and debt service will be supported by the benefiting utilities (water, sewer, drainage, garbage) and 40% will be supported by the general fund.

The project assumes a combination of cash and debt financing, with debt supported proportionate to project ownership by current and projected utility rate revenue (60%) and general fund tax revenues (40%). General fund tax revenues have been identified and earmarked to support this project.

Cash reserves funded the property acquisition, and will fund project planning, project design development, permitting and final design construction documents. A general obligation bond and a utility revenue bond will be issued for the cost of construction. Bond repayment duration will be based on market conditions and financing needs and is anticipated at 20-25 years.

Grant funding opportunities, particularly for facilities that support resiliency, will be pursued where feasible.

2.3 Constraints and Areas of Focus

2.3.1 Constraints

As a condition of the property sale, the new Public Works Operations Center must comply with an existing approved site Master Plan completed by Clark County prior to the City’s interest in the site. Ongoing confirmation will be required during design that the proposed site development works with all the necessary program elements in context of the existing Master Plan. The project is limited to the acquired parcels at the site and constrained by the associated easements, covenants and property/purchase agreements. The project is also constrained by legal and regulatory limits (environmental regulations, Statutes, etc.). This Project Policy Charter serves a boundary document for the project.

2.3.2 Areas of Focus

Escalation and Project Schedule – There is currently an unprecedented material and labor shortage as well as global supply chain challenges that have pressed construction costs to a high level of unpredictability. Project schedule extensions and delays will result in direct cost increases due to the natural pace of construction escalation, in addition to the unpredictability noted previously. For this project, **each year of delay could equal \$7,000,000 in increased construction cost**, assuming only a standard 6% rate of escalation.

Scope and Budget – As discussed above, there are elements of the Project Baseline and Budget that require updating to fully align with newer City and Council goals. In particular, these include sustainability approaches and future space needs for changed levels of service and capital program delivery.

Project Partnerships – Actively seeking out opportunities for partnerships, targeting utilities and service providers, for alignment of project goals with agency opportunities and capabilities. Depending on the existing infrastructure of the service provider and the site needs, the project may need to augment or fully pay for additions to their capital program. Alternatively, the site functions may need to be phased in as the utilities and service providers build out their capacities and customer programs. Project partnerships within City projects and programs may also be explored.

Future thinking – This area of focus offers a lens for review of project scope and components for both short- and long-term range of performance. This includes scale, life cycles and proactive discussion of anticipated reasonable future requirements.

3. APPENDIX - Associated Documents

Clark County Master Plan, Past Operations Center Redevelopment Alternatives Analysis, Site Specific Concept Plan and Basis of Design document

4. REFERENCE DOCUMENTS

Reference documents include City of Vancouver Policies and Strategic Plans, current as of signature date; and Past City Council Workshops

5. Approval Signatures

By approval of this Charter at City Council, Council members are providing their approval of the document. The Signatures of the additional people below document acceptance and approval of the formal Project Charter. The Project Sponsors have authority to commit the organization’s resources to the project. The Project Manager is empowered by this charter to proceed with the project as outlined in the charter.

Position / Title	Name	Signature	Date
City Manager			
Deputy City Manager			
Chief Financial Officer			
Public Works Director			
Operations Manager			

New Public Works Operations Campus Previous Workshops and Updates

July 16, 2018 City Council Workshop – Project Update – CVTV Coverage

https://www.cvtv.org/ajax_video_popup.php?id=26381

November 26, 2018 City Council Workshop – Project Update – CVTV Coverage

https://www.cvtv.org/ajax_video_popup.php?id=27421

April 26, 2021 City Council Workshop- Project Update – CVTV Coverage

https://www.cvtv.org/ajax_video_popup.php?id=32511

June 28, 2021 City Council Workshop – Project Update – CVTV Coverage

https://www.cvtv.org/ajax_video_popup.php?id=33066

September 27, 2021 City Council Consent Agenda – Project Charter – CVTV Coverage

https://www.cvtv.org/ajax_video_popup.php?id=33796

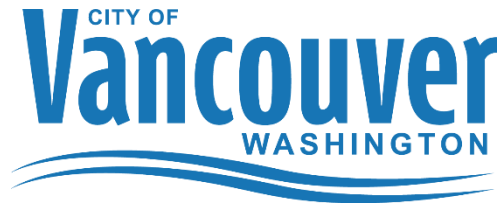
December 20, 2021 Public Hearing – Annexation of Future Operations Center

https://www.cvtv.org/ajax_video_popup.php?id=34129

June 27, 2022 City Council Briefing Memorandum – Project Update

October 23, 2023 Public Hearing – Annexation 94th Avenue Vancouver
Operations Center // Ordinance for first reading

https://www.cvtv.org/vid_link/35983?startStreamAt=0&stopStreamAt=3652



Date: October 10, 2023

To: Anne McEnery-Ogle, Mayor
City Council

From: Eric J. Holmes, City Manager
Lisa Brandl, Deputy City Manager
Geraldene Moyle, General Services Director

RE: **General Services Capital Facility Projects Update – 2023-24**

Executive Summary

In the current biennium, the City has the largest capital investment in city buildings in decades. From fire stations to police facilities to recreation centers, these investments in capacity building, efficiency, resiliency, and deferred maintenance will position the city to better serve the community for years to come. This memorandum provides:

- An overview of the General Services Department
- A summary of facility projects valued at over \$1 million.
- An overview of the status and recommendation to repurpose the 521 Chkalov site for general city services *and* police functions.
- An introduction of the General Contractor/Construction Management (GC/CM) project delivery method for larger, more complex facility projects
- An introduction of future long range facility planning efforts

It is notable that we have been building capacity and planning our ramp up of investment in general facilities simultaneous with a range of other major changes in our operating environment. In the last three years, the City has:

- Experienced a pandemic (and all associated operations, office, and facility lessons),
- Hired new leadership in most director-level positions, who bring different ideas, experience, and expertise,
- Created a General Services department with new capacity and expertise in facility best practices management,
- Planned, negotiated, and entered into a contract for redevelopment of all land surrounding city hall,
- Is actively contemplating expanded annexation efforts, and
- Has seen dramatic inflation in construction costs.

The combination of these factors suggests new and different approaches to how we invest in and utilize our facility assets.

Introduction

This communication provides an overview of the status of General Services-led capital facility projects within the City of Vancouver. Projects relating to sewer, water, roads, and affordable housing are handled by the Public Works Department and the Economic Prosperity and Housing Department, respectively.

General Services Department Formation

During the 2021-2022 Biennium Budget, a need for the creation of the General Services Department was identified and approved by the City Council. The General Services Department provides enterprise-wide services supporting overall City operations. The department includes the following divisions / responsibilities: real property acquisition, disposition, and administration; new capital facility projects; preventative and corrective facilities maintenance; citywide records management; emergency services; and mail services. This department is continuing to be filled out with recruitment of new talent and project management capabilities.

Capital Facility Projects

Capital facility projects include new construction and expansion, renovation, or replacement projects for existing facilities. New facility and existing facility expansions and renovation projects are multi-year, multi-phase projects with a minimum of a 4–5-year timeline from the identification of the capital need, to site selection, to design and construction, and tenant move-in and project close-out. Complicated, multi-discipline corrective maintenance capital projects can have shorter timelines based on the immediacy of the action required.

Capital Facility Project Status

The following provides an overview of FY23-24 capital facility projects over \$1.0M:

PROJECT	PHASE		Upcoming City Council engagement
	2023	2024	
Public Works Operations Center	Design	Design	12/23 Workshop
521 Chkalov Drive	Design	Design	TBD consultant contract award
Esther Short Park Bell Tower Repair	Design	Construction	
City Hall (CH) Lighting Resiliency Upgrade	Consultant RFP	Design / Construction	
CH Accessibility & Security	Design	Construction	
CH – Gateway Interface	Design (Ph 1, 2)	Design (Ph 1, 2) / Construction (Ph 1)	
Facility Solar Master Plan	Assessment	Initiate implementation	10/23 Climate Action Framework (CAF) workshop
City Fleet EV Infrastructure	Roll out with Fleet	Roll out with Fleet	10/23 CAF workshop
VFD Station 3	Property Acquisition	Design	12/23 Purchase Sale Agreement approval
VFD Station 6	Property Management	Property Management	
VFD Station 8	Pre-Design	Design	

VFD Station 5 Logistics Expansion	Design	Construction	
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521 Chkalov Drive

The Chkalov building and adjacent property were presented to City Council as a site for a new Vancouver Police Department (VPD) headquarters. The building and abutting parking lot were leased, with an option to purchase, in 2019; subsequently, the building, abutting property, and the adjacent parking lot across SE 116th Street, were purchased in 2022. Between the lease and purchase timeline, design plans for the renovation of the existing building were developed, and the Fire Marshal's office moved into the second floor.

Between that time and now, significant events and new information have shifted how the building could be used for City purposes. These include:

- **Construction cost increases:** An inflationary economy has driven up the cost of construction, with latest figures showing an increase of 28% over the last three years within the Vancouver/Portland metro region (according to the Mortensen Construction Cost Index).
- **Building adaptation requirements:** The Chkalov building was purpose built in the 1990's as a call center; during the design development, the building was found to require significant changes to accommodate Police administration and training uses.
- **Use suitability:** The building design is more suitable for open-office uses, with the first-floor amenities providing opportunities for public-facing services.
- **Citywide service location:** Anticipated downtown construction impacts over the next few years will present access and parking challenges for the public needing in-person service assistance. 521 Chkalov is in a more central part of the City and outside of the downtown core, provides an alternative location for public-facing services as well as office space for City departments that work outside the downtown core.
- **Property use analysis:** an analysis of the development potential of the entire site (the building, abutting property and adjacent parking lot) identified alternative development plans with sufficient room to fit a new purpose-built VPD headquarters on the abutting property and use the existing building for city office space.

The combined impact of the construction costs increases and building adaptation requirement for police use results in a current planning-level cost estimate of \$30 million (2025 year of construction) to convert the building for police training and headquarters uses.

Based on the new information, City staff recommends:

- The 521 Chkalov building be repurposed for office and public facing service uses, such as the permit center, code compliance, customer service counter, fire marshals' office and community meeting space.
- A new purpose-built VPD Headquarters be planned for the northern portion of the site, adjacent to the 521 Chkalov building. This new building will include the Office of the Police Chief, VPD Administration and Human Resources, and other related uses, subject to building and site capacity. General Services is working on next steps for both projects.

This mix of uses are well suited to the current building design and can be accommodated with an investment of approximately \$18 million (2024 year of construction; approximately 40% less than improving the building for VPD uses). Further, this combination of general fund and enterprise functions brings a different mix of financial resources to support the project, freeing current appropriation for VPD space to be invested in a new facility.

The General Services team would continue to identify cost effective, high value, short- to mid-term solutions to meet VPD needs during development of the 521 Chkalov site.

Project Delivery Methods

A Citywide Capital Projects Delivery team convenes monthly to discuss delivery methods, project management practices and the various elements needed to advance a project. The current focus is General Contractor/Construction Manager (GC/CM) as an alternative public works delivery method for projects over \$10M that are less than 30% complete.

GC/CM is available to the City under RCW39.10. Unlike traditional design-bid-build contracts, the GC/CM is selected early and is engaged during the design phase to meet the cost, scheduling, and quality criteria for the project. The owner competitively selects a GC/CM firm early in the design process based primarily on qualifications and specified cost elements such as their fee and general conditions (staffing costs). As the design is developed, the GC/CM works with the Architect to help control costs, ensure constructability and identify/manage risks. To utilize the GC/CM contracting method, Public Owners must be approved by the State of Washington Capital Projects Advisory Review Board (CPARB) Project Review Committee. There are many potential benefits to the GC/CM route, including:

- Allows qualifications of the Contractor and their proposed staff to be part of basis for selection.
- Allows for some consideration of sustainability experience as well as utilization of Minority Business Enterprise (MBE) on past projects; and
- Brings the Contractor on board early to work as a team member with the Owner and Architect during the design and preconstruction process.

At over \$10M and currently in the preliminary design phase, the Public Works Operations Campus project has identified GC/CM as the preferred project delivery method. As such, Council will see more references and information on GC/CM over the next few months, including the selection of both a GC/CM citywide advisor and the PW Operations Campus GC/CM contract.

Future City Facility Planning

General Services expects to initiate a Long-Range Facilities Plan (LRFP) this fall. The LRFP will identify the facilities needed to support the delivery of City services over the next 10-20 years and includes an assessment of existing facilities and department space needs, the evaluation of facility deficiencies, the identification of opportunities to optimize the City's current portfolio, and forecasts of facility types, sizes, and general geographic areas for future space needs.



Fall 2023 Comprehensive Plan and Zoning Map and Text Amendments

Vancouver City Council Communications November 6, 2023



Bryan Snodgrass
Principal Planner
City of Vancouver Community Development Department

2023 Comprehensive Plan and Zoning Changes – Communications

- Follow up from October 23 Council workshop review and October 24 Planning Commission public hearing
- Identify Council concerns and additional information needed prior to December 4 First Reading and December 18 Public Hearing
- Potential further Communications discussion on November 13 if needed

192nd Avenue e Map Change – Conceptual Site Plan

- Scaled back to R-22 zoning instead of R-30, 210-223 units instead of 296
- 2-3 story buildings instead of 3-4 stories
- 35 foot north and west setbacks, with 20 foot mature tree buffer
- 5% units at 80% AMI



192nd Avenue Map Change - UL/R-6 to UH/R-22 at SE 192nd Avenue/15th Street.

PC unanimously recommends approval based on need for housing, commercial and public services near site, and mitigation offered by applicant



Wood Duck Springs map change - UL/R- 9 to UH/R-22 and Commercial/CC on 63rd Street/82nd Court

PC hearing continued to
November 14



Miller map change - UL/R-9 to UH/R-30 on 4 acres at 63rd Street/72nd Avenue

PC recommended
approval 4-2, citing need
for housing, nearby
commercial and public
services, ability to
address stormwater
specifics at site plan
review stage



Datepark Map Change – R-18 to R-30 on 18th Street/Todd Road

Planning Commission
unanimously
recommended approval



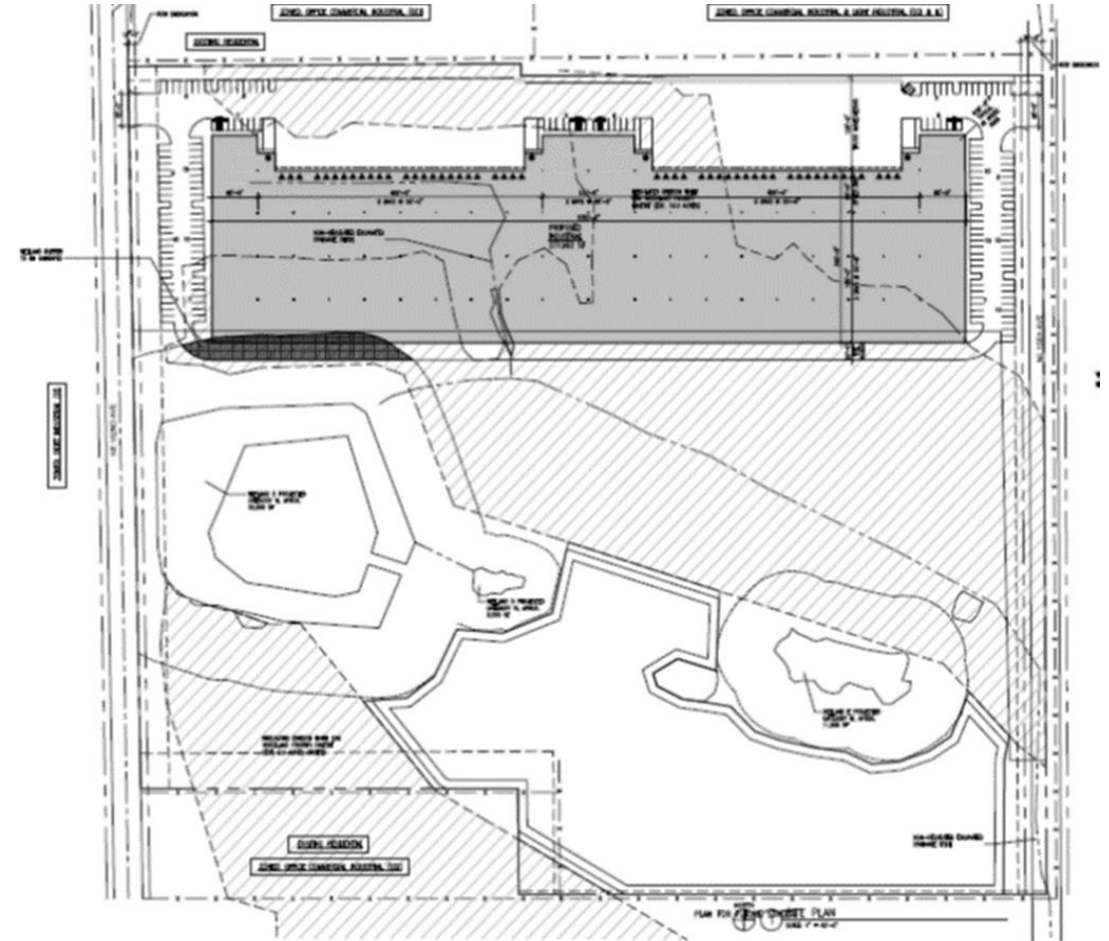
Burnt Bridge Creek West Zoning map change – OCI to IL southwest of Fourth Plain and 162nd Avenue

PC recommended
approval 4-2 on
September 12



Burnt Bridge Creek West Map Change - Background

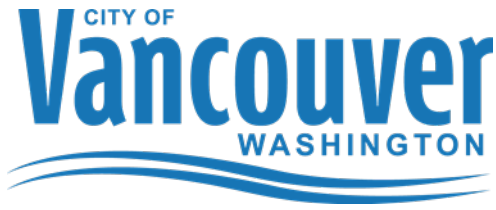
- Site plan envisions 278,000 sf warehouse on northern third of site
- Site heavily forested with Oregon White Oak trees, identified by state as Priority Habitat
- VMC 20.740 Critical Areas Protection: requires no net loss of functions and values, encourages mitigation to occur on site.



Proposed Comprehensive Plan and Zoning Text Changes (14)

PC unanimously
recommended approval,
except adoption by
reference of UFMP,
which they didn't review
due to timing

- Comprehensive Plan text changes to add two individual parking projects to capital facilities plan, and update to reference latest parks Comprehensive Plan, and adopt by reference Council adopted Urban Forestry Management Plan (UFMP).
- Zoning code text changes to definitions and use classifications, measurements, outdated references, submittal requirements, effective dates, and pre-existing home allowances in cluster developments.
- Zoning code text change to SEPA thresholds under VMC 20.790 SEPA as allowed by statutory changes intended to facilitate housing
 - MFR projects of 200 units or fewer, SFR of 30 units or fewer exempted from SEPA
 - SEPA still required if critical lands present



Memorandum

DATE: October 26, 2023

TO: Mayor and City Council

FROM: Bryan Snodgrass, Principal Planner, Community Development Department

RE: November 6, 2023 Council Communications ongoing review of fall 2023 Comprehensive Plan and Vancouver Municipal Code Title 20 zoning map and text changes

CC: Eric Holmes, City Manager

Background:

Proposed 2023 Comprehensive Plan and zoning code changes were reviewed at a City Council workshop on October 23, and at Planning Commission workshops on July 25 and September 12, and public hearing on October 24. This memorandum is intended to update the Council on the Planning Commission hearing and respond to questions from the October 23 Council workshop. A second Council Communications discussion is available if needed on November 13. A public hearing is scheduled for December 18 following first reading on December 4.

A tape of the October 24 Planning Commission hearing is available [here](#). The hearing staff report including most application materials is [here](#). Written comments received are [here](#).

Staff technical contact is Bryan Snodgrass, bryan.snodgrass@cityofvancouver.us. City planning, transportation, and stormwater staff will be available for the November 6 Communications discussion.

Individual Proposals:

- 1. 192nd Avenue rezone Comprehensive Plan and zoning map change UL/R-6 to UH/R-22 at SE 15th Street and SE 192nd Avenue.** The Planning Commission voted unanimously in favor of the designation change, with an added recommendation that the associated Development Agreement also address issues suggested by the applicant that were discussed at the hearing, including percentage of income-based housing units, general compliance with the initial site plan prepared by the applicant, compliance with the intent of the City's interim green building policy, and setbacks and buffering from adjacent lower density development, and addressing SE 15th Street walking and biking safety. Six people testified against the proposal, citing concerns about overall compatibility, impacts to traffic on SE 15th Street

abutting the site and to cut through traffic on SE 195th Avenue northeast of the site, and concerns that the proposal will not significantly improve housing affordability. Addressing community housing needs at other locations, or at the rezone site through single family zoning only were also suggested. In support of their recommendation the Commissioners cited the need for increased housing citywide, the commercial and public services abutting or near the site, and the adjustments made by the applicant in response to neighborhood concerns.

Staff and the applicant are negotiating a proposed Development Agreement to ensure future development follows the conceptual site plan submitted, including provisions for building heights and placement, enhanced buffers and landscaping, and for 5% of the total units to be affordable to people earning at or below 80% of Area Median Income (AMI) for 25 years, and for future development to comply with the Interim Green Building Policy. Staff anticipates finalizing a draft Agreement shortly pending finalization of Interim Green Building Policy implementation details.

Transportation staff indicates a willingness to explore traffic calming measures on SE 15th Street through other programs but indicates future sidewalk infill on the small number of undeveloped properties on SE 15th Street will be addressed through future development. Traffic calming measures have previously been installed on SE 195th Avenue and have shown to be working as intended through ongoing monitoring of traffic speeds and volumes.

In response to Council questions from the October 23 workshop, the applicant estimates the proposed rezone would yield between 210 and 223 multi-family housing units, housing between 500 and 575 people at buildout. One bedroom units would likely comprise between 30% and 50% of the total, two bedroom units 45% to 65% , and three bedroom units 5% to 10%. The conceptual site plan proposes two story buildings on the north and west site perimeters, subject to a 35-foot setback from the property line which includes a 20-foot landscaped buffer, most of which contains existing mature trees that will be preserved. Existing homes in the abutting neighborhoods are predominantly two story.

Concerns raised in opposition to the proposal cite [WAC 365-196-410](#), which contains guidance for local governments in meeting GMA requirements for Housing Elements of Comprehensive Plans. The guidance does recommend housing goals and policies address preservation of neighborhood character, but also recommends addressing housing affordability, and providing a variety of housing types and housing densities. Vancouver Comprehensive Plan policy CD-9 Compatible uses, similarly calls for facilitation of development that minimizes adverse impacts to adjacent areas, particularly neighborhoods, but is one of more than 80 policies.

The 210 to 223 housing units envisioned if the rezone is approved would contribute significantly to Vancouver housing production. From April 2022 to April 2023, 1,382 housing units were constructed and permits issued for 2,185 units.

2. **Wood Duck Springs rezone – UL/R-9 to UH/R-22 and Commercial/CC on 13 acres on NE 63rd Street at NE 82nd Court, in order to allow future development of approximately 218 market rate townhome and apartment units, with an undetermined commercial component.** The Planning Commission continued the proposal until November 14, in order to finalize changes the application and narrative to reflect recent changes in the proposal from the original R-18 request to the current R-22 and CC.

The one-acre CC-zoned area was added at the request of staff, to provide potential commercial services to residents in the rezone development and broader surrounding area, and further City climate and 15-minute neighborhood Strategic Plan objectives. The applicant has not identified an intended use but has raised the possibility that a fitness center could be sited.

3. **Miller Rezone – UL/R-9 to UH/R-30 on 4 acres at the NE corner of NE 63rd Street and NE 72nd Avenue, in order to allow future development of approximately 100 market rate apartment units.** The Planning Commission voted 4-2 to recommend approval of the rezone. Five persons testified in opposition to the proposal, with concerns about flooding, traffic, air pollution, overflow parking, consistency with City code, and potential construction quality under the proposed R-30 zone.

Commissioners voting against indicated concept support for rezoning to lower multi-family densities but not R-30 given uncertainties until the development review stage about how the site could be developed because of extensive on-site wetlands, and potential flooding concerns. Commissioners voting in favor expressed confidence in City standards applied at the time of site plan review to address flooding and other concerns, and indicated support for R-30 in order to provide flexibility in providing the maximum number of units appropriate for the site.

4. **Datepark Rezone - R-18 to R-30 on 1.2 acres at E. 18th Street and Todd Road to allow future construction of approximately 72 affordable housing units.** The Planning Commission voted unanimously to approve the proposal. No persons testified at the hearing. A written comment was submitted in opposition, citing negative impacts from other lower income housing in the area.

Pursuant to standing City policy, the Community Development Department co-sponsored the application because staff found it consistent with rezone criteria and the applicants commitment to developing at least 40% of the proposed units affordable to people earning 60% of AMI. The applicant intends to develop all the units at between 50% and 80% AMI.

Staff and the applicant are negotiating a proposed Development Agreement to ensure future development follows the conceptual site plan submitted and complies with the Interim Green Building Policy, and provides affordable housing at level required for City application co-sponsorship. Staff anticipates finalizing a draft Agreement shortly pending finalization of Interim Green Building Policy implementation details.

5. **Burnt Bridge Creek West Rezone – OCI to IL on 33 acres at 6105 NE 152nd Avenue to allow likely future construction of a 278,000 square foot warehouse.** This proposal was not reviewed at the October 23 Planning Commission hearing, having been previously been reviewed at PC workshops on March 14, June 13, and July 25 and recommended for approval by 4-2 vote at a September 12 public hearing.

At the October 23 workshop, Council questions were raised about the likelihood that mitigation for on-site impacts to existing Oregon White Oak habitat from future development proposals would occur off-site at a Ridgefield location identified by the Department of Fish and Wildlife (DFW). Specific impacts from anticipated warehouse development on the northern third of the rezone site aren't known at this time, but DFW informally advises that up to six acres of the existing 27-acre on-site stand of designated habitat would be disturbed, triggering potential need off-site planting of 12 new acres, and off-site enhancement of 48 acres.

City of Vancouver Critical Area Protection standards require no net loss of the function and value of critical areas. Where mitigation is required, VMC 20.740.060.C states that it should occur on-site, but does not mandate that this occur, and in rare cases where off-site mitigation is the only option it has been used at sites identified and managed by DFW for those purposes.

6. **Comprehensive Plan and Zoning Code Text Changes.** The Planning Commission voted unanimously to recommend approval of the two Comprehensive Plan text changes and 14 zoning code text changes proposed. No persons testified at the hearing, although Ken and Bev Tyler attempted to testify remotely but had technical difficulties. The Tylers had submitted a written comment on behalf of the Fircrest Neighborhood Association objecting to the proposed raising of State Environment Policy Act (SEPA) threshold exemption for residential projects, as allowed by recent state legislation intended to facilitate housing. See page 21 of [public comments](#).

The proposal would result in most mid to large scale residential subdivisions or site plans no longer triggering automatic SEPA review. Residential site plans and subdivisions of any size would still be required to undergo SEPA review if critical lands are present, and would still be subject to all applicable Vancouver code standards including environmental standards.

In addition to the changes reviewed by Planning Commission, staff recommend including one additional item, which is the adoption by reference of the Urban Forestry Management Plan (UFMP) into the Comprehensive Plan. Council adopted the updated UFMP via resolution at their September 23, 2023 meeting.