



CITY COUNCIL MEETING MINUTES

Vancouver City Hall | Council Chambers | 415 W. 6th St.
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www.cityofvancouver.us

Anne McEnergy-Ogle, Mayor

Bart Hansen · Bill Turlay · Ty Stober · Linda Glover · Laurie Lebowsky · Erik Paulsen

October 28, 2019

SPECIAL COUNCIL MEETING

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

A Stronger Vancouver - Revenue Options Work Session (4:00 PM)

Location: Aspen Room (1st floor)

Summary

City Manager Eric Holmes and Natasha Ramras, Chief Financial Officer, provided an overview of Council's direction from previous work sessions on the Stronger Vancouver initiative pertaining to revenue options.

Julie Hannon, Parks and Recreation Director, and Monica Tubberville, Park Planner, provided background information on Park Impact Fees (PIFs) and an overview of proposed updates to PIF rates, impact fee vesting, annual PIF indexing that are being considered by the Parks and Recreation Advisory Commission and the Planning Commission, as well as a proposed phased implementation plan for rate changes. Ms. Hannon provided an overview of how Park Impact Fees would apply to the Stronger Vancouver initiative.

Ms. Ramras presented an overview of the remaining revenue tools proposed by the Executive Sponsors Council for the Stronger Vancouver initiative, including the utility tax and an admissions tax, and also provided Council with several potential scenarios related to a property tax multi-year voted levy lid lift.

Council recessed at 5:56 p.m. for a dinner break.

COUNCIL DINNER/ADMINISTRATIVE UPDATES (6 PM)

SPECIAL COUNCIL MEETING AGENDA (6:30 PM) Location: City

Council Chambers (2nd floor)

Pledge of Allegiance

Call to Order and Roll Call

The special meeting of the Vancouver City Council was called to order at 6:31 p.m. by Mayor McEnerny-Ogle in the Council Chambers of City Hall, 415 W. 6th Street, Vancouver, Washington.

Present: Councilmembers Paulsen, Lebowsky, Glover, Stober, Turlay, Hansen, Mayor McEnerny-Ogle

Absent: None

Proclamation: Native American Heritage Month

Mayor McEnerny-Ogle read and presented a proclamation to Louis Kameronoff and Becky Archibald, proclaiming November 2019 as Native American Cultural Heritage Month.

NEW BUSINESS: Lease purchase agreement for a replacement headquarters for the Vancouver Police Department

Staff Report 148-19

Request: Authorize the City Manager or designee to approve the lease purchase agreement for 521 Chkalov and to execute the same as well as other pertinent documents to secure the ownership of 521 Chkalov, providing a notice to exercise the purchase option at the time of lease signing.

Jonathan Young, Acting City Attorney, 487-8500; Troy Price, Assistant Police Chief, 487-7643

Summary

In the mid to late 2000s, the City invested in two new patrol precincts and a new evidence facility to replace the previous police facilities which had been built in the 1960s. The new precincts planned to accommodate some future growth, but did not include space for police headquarters or administration.

The current VPD Headquarters, located at 605 East Evergreen Blvd. was assumed from Washington State Patrol (WSP) in 2002. WSP used the building as a vehicle emissions testing facility. It is approximately 17,000 square feet, and hosts the Office of the Chief and associated administration.

In 2016, the City assumed responsibility for police records from the Clark County Sherriff's office, which had provided records services under contract for multiple decades. The City established a 24/7 records unit in West Precinct, providing improved service to VPD officers while reducing annual operating costs.

The addition of 26 new records positions in West Precinct consumed a substantial portion of the space that would have otherwise accommodated future growth in patrol functions.

VPD has no dedicated space for training of its officers and staff. Over the years, the department has relied on donated space from a range of individual businesses, as well as the occasional use of other public facilities to accommodate training needs of the department. While this has been a very cost effective way of accessing facilities for training purposes, the reliability has been declining in recent years. As the local economy has grown, the availability of vacant business space has diminished. Further, as the community has grown, the ability to reliably access space in other public facilities has also declined. Concurrently, the training needs of the department, and expectations of the community for a well-trained police force have grown, and are expected to continue to grow in the future.

In light of these circumstances, the need for additional space was identified by the Chief in the context of the multi-year staffing plan approved by Council in 2017, as well as the analysis and context of a Stronger Vancouver. It was not included as a recommended element of a Stronger Vancouver because, at that time, the needs of the department were not sufficiently defined.

City leadership maintains a consistent awareness of the real estate environment across the community, to both understand the dynamics of this aspect for our economy as well as to identify opportunities when they arise to satisfy the city's long term strategic real estate needs.

Earlier this year, the City identified the property located at 521 Chkalov as a potential strategic real estate acquisition to meet the current and long term future needs of VPD. The property consists of a 2 story, 44,500 square foot building located on 2.3 acres. The building's parking lot accommodates 285 vehicles. The adjacent vacant 1.4 acres is under the same ownership.

The size, configuration, building type and location all align with the current and forecasted needs of VPD. The building will readily accommodate VPD headquarters functions, appropriate specialty units and functions currently located in precincts, dedicated training space and room for growth. The adjacent property, if secured, could provide additional space to accommodate future growth of the department well into the future.

To secure the advantages of this real estate to the benefit of VPD, the City has negotiated a lease purchase agreement with the property owner. The agreement provides for the City to take possession of the building upon approval by City Council for a lease term of five years and three months, and gives the City the option to purchase the property at the beginning of the third year of the lease. The beginning lease rate is \$14.50 per foot per year, with a 3% annual rate escalation. In addition, the agreement provides the City the first right of refusal to acquire the adjacent 1.4 acres at the appraised value, which could provide additional room for growth well into the future.

The City has identified current funding capacity to fund the lease purchase through a combination of police budget savings (from vacancies due to primarily retirement-based attrition), recently audited jail costs that were below budget (2015-17), estimated misdemeanor jail cost savings for 2018 and 2019 and undesignated general fund balance.

Mr. Holmes introduced the New Business item and explained that staff had touched base a couple of times earlier in the year with Council regarding this potential real estate transaction under executive session.

Acting City Attorney Jonathan Young provided an overview of the proposed lease agreement and the property. Assistant Policy Chief Troy Price provided an overview of the Vancouver Police Department's (VPD) current facilities and planned uses for the proposed new facilities.

Mayor McEnerny-Ogle asked if the seismic stability of the building had been analyzed. Mr. Young explained staff had completed a walk-through of the building with a structural engineer, and because the building was stick-built, it would be reasonably easy to upgrade.

Councilmember Turley stated VPD is in dire need of a new headquarters facility and stated he endorses this project.

Mayor McEnerny-Ogle opened the item up for public testimony and, receiving none, closed public testimony.

Motion by Councilmember Turley, seconded by Councilmember Lebowsky, and carried unanimously to approve the request.

Council recessed at 7:06 p.m. to transition to the Aspen Room to continue the work session on A Stronger Vancouver.

WORKSHOPS continued

Council reconvened in work session in the Aspen Room at 7:12 p.m.

A Stronger Vancouver - Review of Options and Refinement of Package

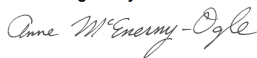
Ms. Ramras introduced three potential scenarios that included adjustments to the revenue tools recommended as part of the Stronger Vancouver initiative for Council consideration and feedback.

Council discussed the scenarios and potential adjustments to the package at length. Council provided direction to the City Manager to bring back information on a homelessness strategy before further discussing appropriate revenue tools and levels of funding for the Stronger Vancouver initiative.

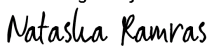
Council also expressed a desire to wait until after the November 5 election and the determination of whether Initiative 976 would pass, which would have significant impacts to the City's street funding, before making any decisions about the structure of the Stronger Vancouver package of services, funding levels and revenue tools.

Adjournment

9:14 p.m.

DocuSigned by:

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Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

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Natasha Ramras, City Clerk

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