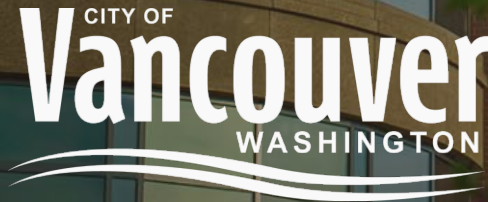


City Manager's Recommended 2021-2022 Budget Utilities, Parks Capital Program, and Transportation



October 26, 2020

Vancouver City Council Workshop

City Manager's Recommended 2021-2022 Budget Water/Wastewater/Surface Water Utilities

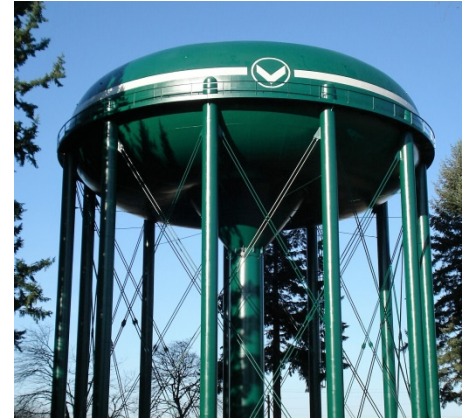
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Dan Swensen, Interim Public Works Director

Chris Malone, PW Finance and Asset
Manager

Presentation Overview/Agenda

- Program Summaries
 - Revenue Projections/Recommended Expenses
 - Sewer
 - SCIP
 - Surface Water
 - Water
- New Operations Center
- Next steps



Key Policies/Goals

- “Take care of what you have”
- “Pay as you go” to the maximum extent possible
- Provide services at an affordable and equitable cost
- Systematically manage all public assets using asset management principles and best practices
- Small, incremental rate increases

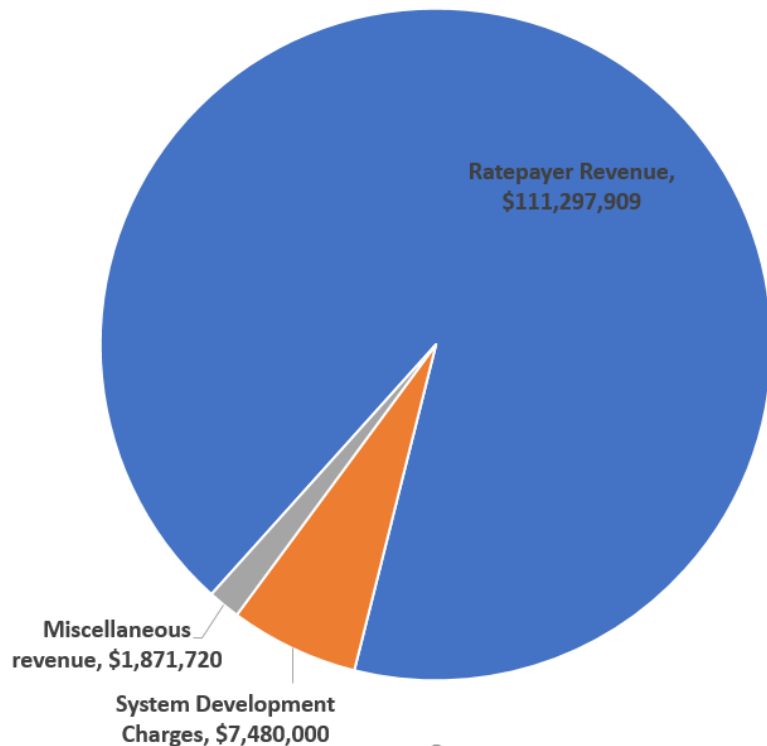
Sewer Utility: Snapshot

- In the past: Significant 20-year debt load for treatment plant construction/expansion
- Currently: As debt is paid off, revenues previously used for debt payments being reprogrammed for capital improvements, some of which have been deferred.
- Asset Management best practices used to identify/target increased capital efforts
- Council approved 3% yearly rate increase for 2017-2020
- Staff is recommending continuing the 3% yearly rate increases for the 2021/2022 biennium.

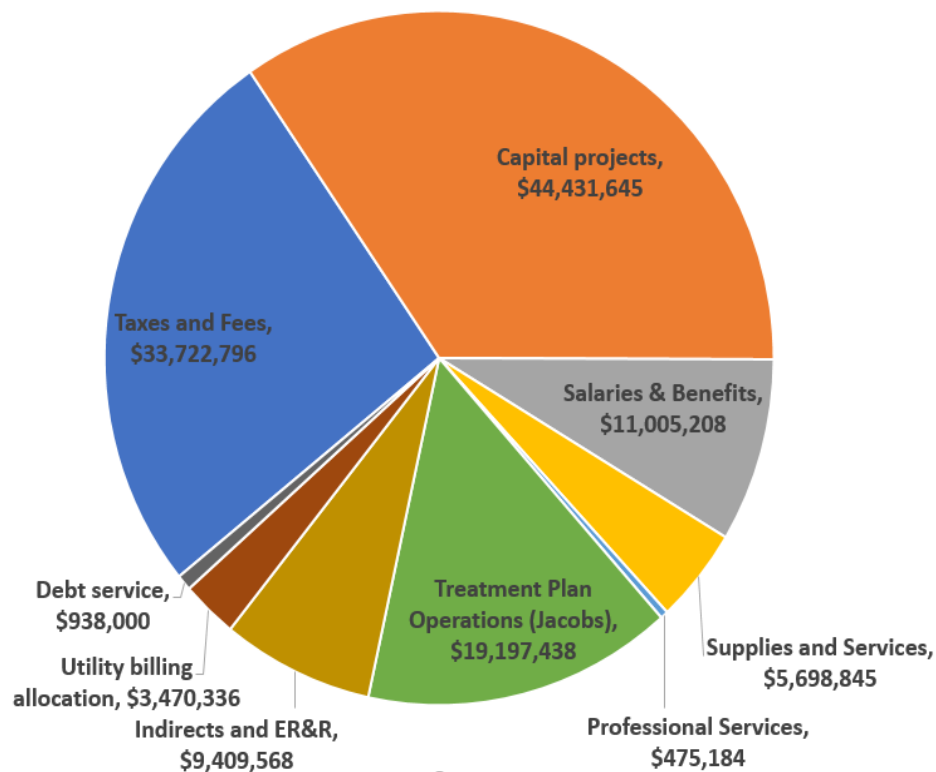


Sewer Utility: 2021 & 2022 Revenues/Expenses

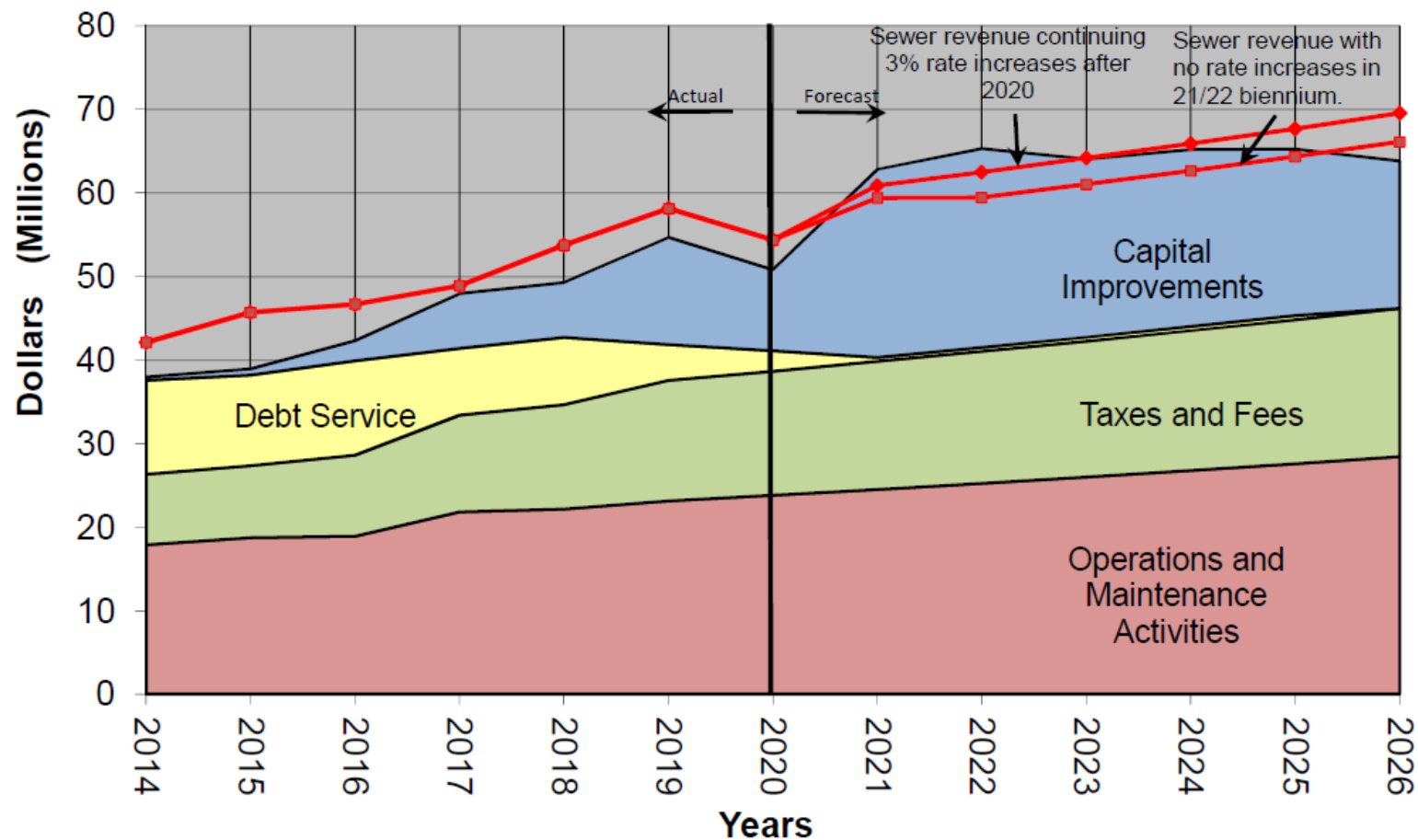
2021 & 2022 total Sewer revenues
\$120.6 million



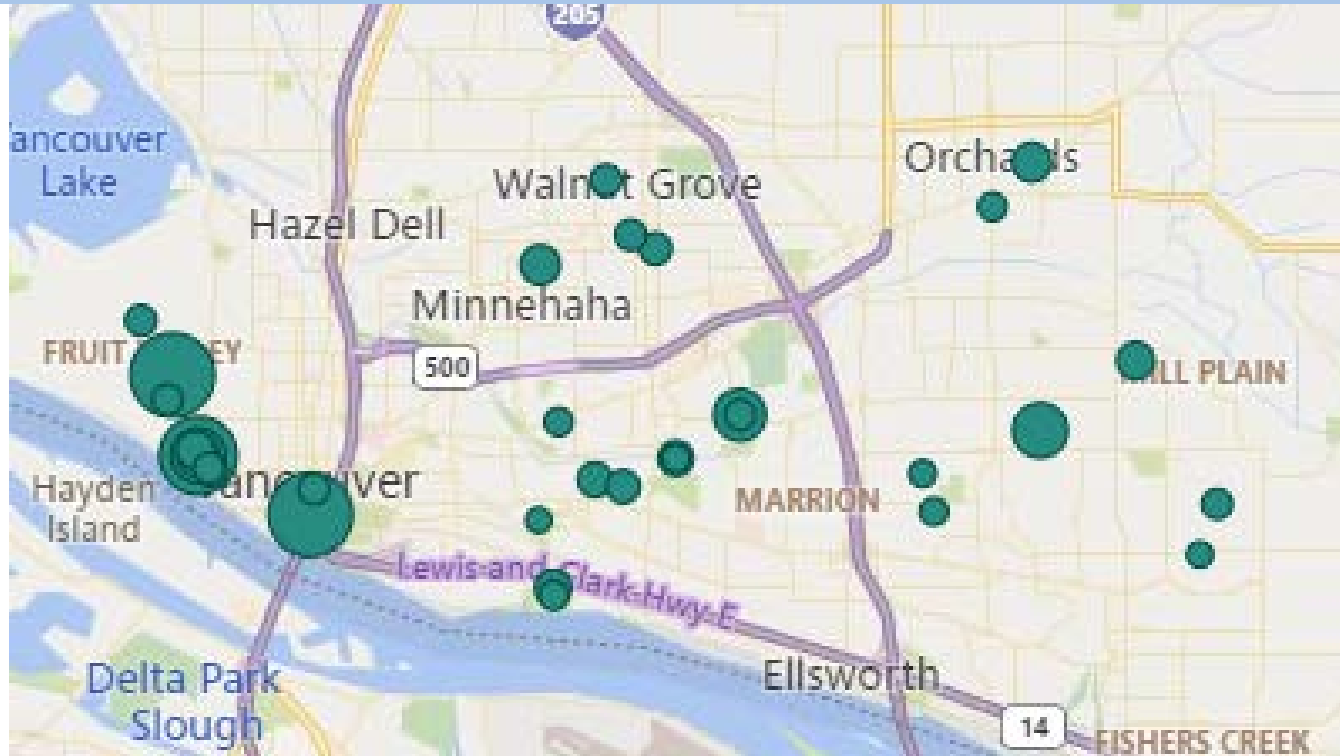
2021 & 2022 total Sewer expenses
\$128.3 million



Sewer Expenses (2014-2026)



Sewer Upcoming Projects (2021-2022)



**Capital projects =
\$44.4 M for 2021 &
2022**

Sewer Key Upcoming Projects (2021-2022)

Collection System:

- Burnt Bridge Creek Pump Station Upgrade (\$1M)
- Southside and E-Interceptor Rehabilitation (\$10M)
- Port Pump Station (\$1.1M)
- Capital Preservation (\$2-3M per year)

Treatment System:

- SCADA process control systems replacement at both plants (\$3M)
- Westside electrical and emergency switchgear design (\$1.25M)
- Industrial pretreatment lagoon equipment replacements/upgrades (\$6.5M)
- Westside Centrifuge Replacement (\$1M)

SCIP: Key Upcoming Projects (2021-2022)

- Central Vancouver N. Phase 2 (43 Homes)
- NE 60th Street (76 Homes)
- East Vancouver Phase 3 (83 Homes)
- East Vancouver North (392 homes)
- W Vancouver SCIP (216 Homes)
- Projects in 2021-2022 alone will make sewer available to over 800 homes.
- SCIP projects budgeted at over \$9M for biennium



Surface Water Utility: Snapshot

- Surface water regulations, policies and practices continue to evolve and increase. The 5-year Stormwater NPDES permit was reissued summer 2019.
- Recommended budget includes 2 new positions to meet new permit requirements
- Criteria for state Ecology grants don't necessarily match the local need for improvements
- Over \$7 million in grants is on the 2020 funded project list and nearly \$5 million have been submitted and are on the funding list for 2021 Ecology grant projects.
- Council approved 5% yearly rate increase 2017 to 2020. Allows for limited increased funding for capital project investment – mainly for grant leveraging
- Staff is recommending continuing the 5% yearly rate increases for the 2021/2022 biennium.

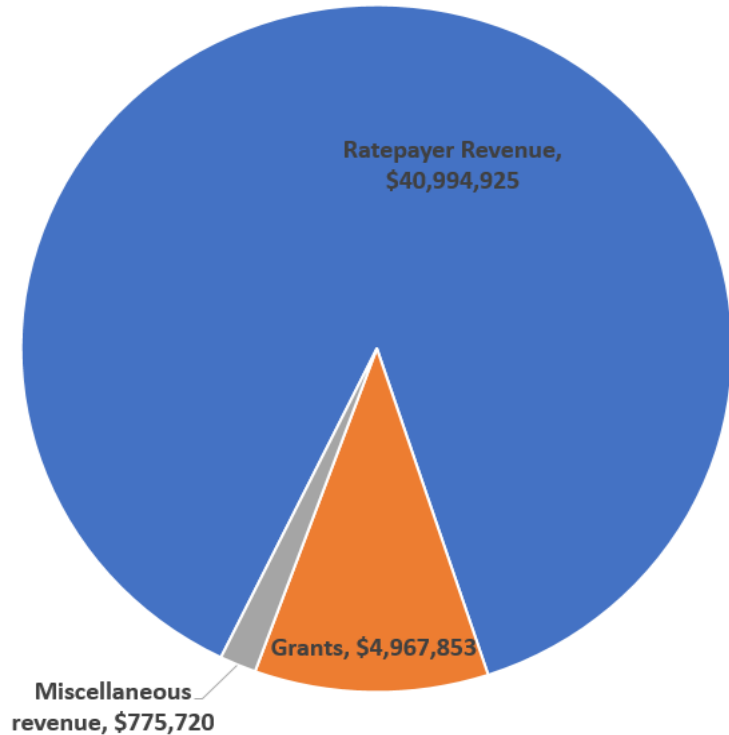
Surface Water Utility: Snapshot *continued*

- Capital projects are needed to address:
 - Regulatory compliance with NPDES requirements in current 2019 permit.
 - Localized flooding, arterial safety, substandard systems and retrofits.
 - Water quality opportunities through property acquisitions and low impact development projects.

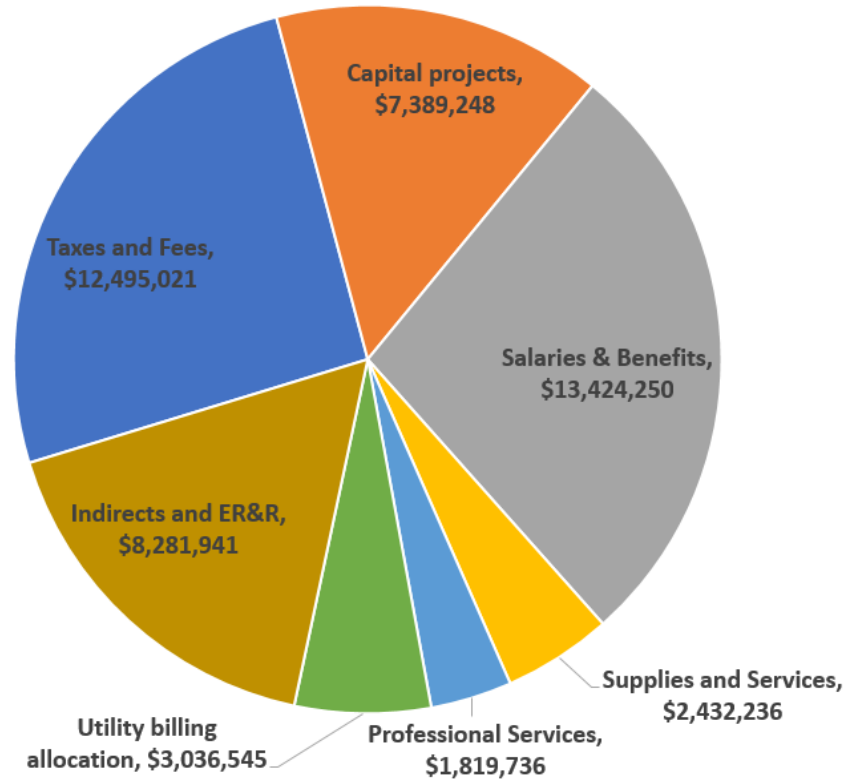


Surface Water: 2021 & 2022 Revenues/Expenses

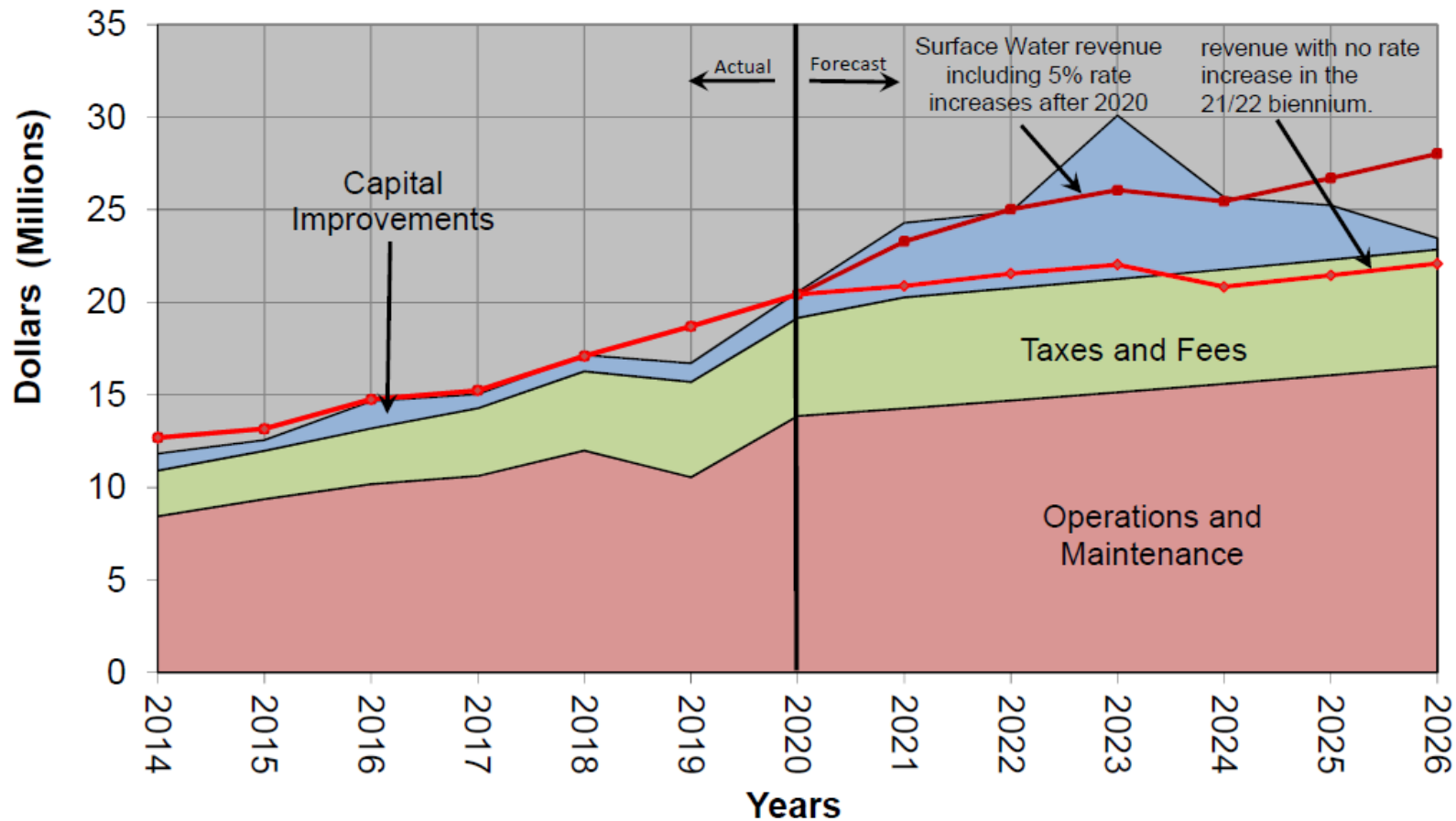
2021 & 2022 total Surface Water revenues
\$46.7 million



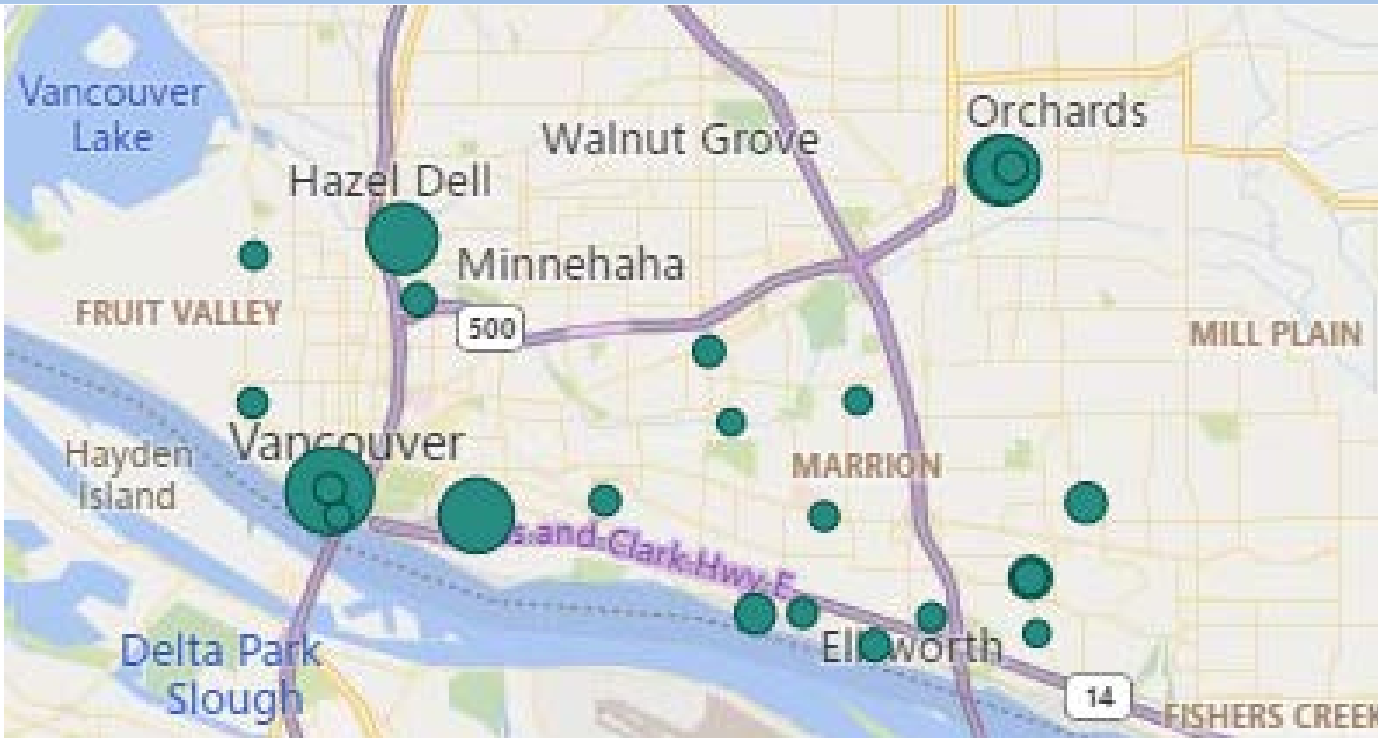
2021 & 2022 total Surface Water expenses
\$48.9 million



Surface Water Expenses (2014-2026)



Surface Water Upcoming Projects (2021-2022)



**Capital projects =
\$7.4 M for 21 & 22**

Surface Water Key Upcoming Projects (2021-2022)

Ecology Funded Stormwater Grant Projects (over \$5 million)

- Lower Grand Industrial Area Pervious Pavement
- Blandford Drive Sub-basin Low Impact Development (LID)
- East Orchards Fourth Plain Water Quality Retrofits
- NE Fourth Plain (123rd Ave to 131st Ave) Retrofits
- NE Ross Street LID Retrofits
- Burton Channel Green Retrofit Basin Study & Design

Utility Funded Projects

- SE 17th Street Outfall

Water Utility: Snapshot

- Development has provided considerable distribution infrastructure.
- Capital program has been partly focused on moving water from most productive areas to areas of greatest demand.
- Have moved toward asset management model for capital.
- Recent capital expenditures almost \$11.9 million in 2019 and \$7.3 million through Q3 2020.
- 21-22 budget for Water includes \$3M for New Ops design.
- Capital Budget includes \$26M in 2021 and \$22M in 2022.

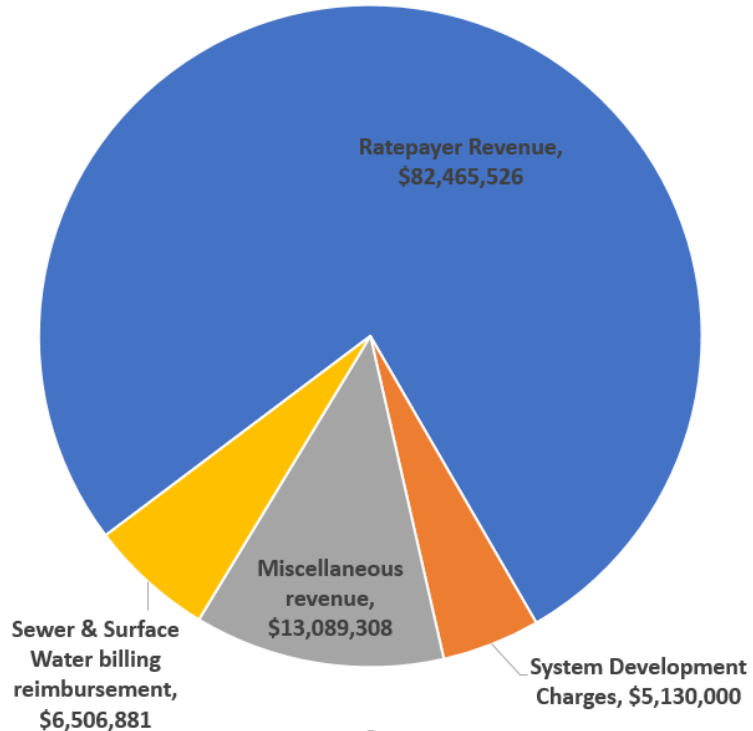


Water Utility: Snapshot *continued*

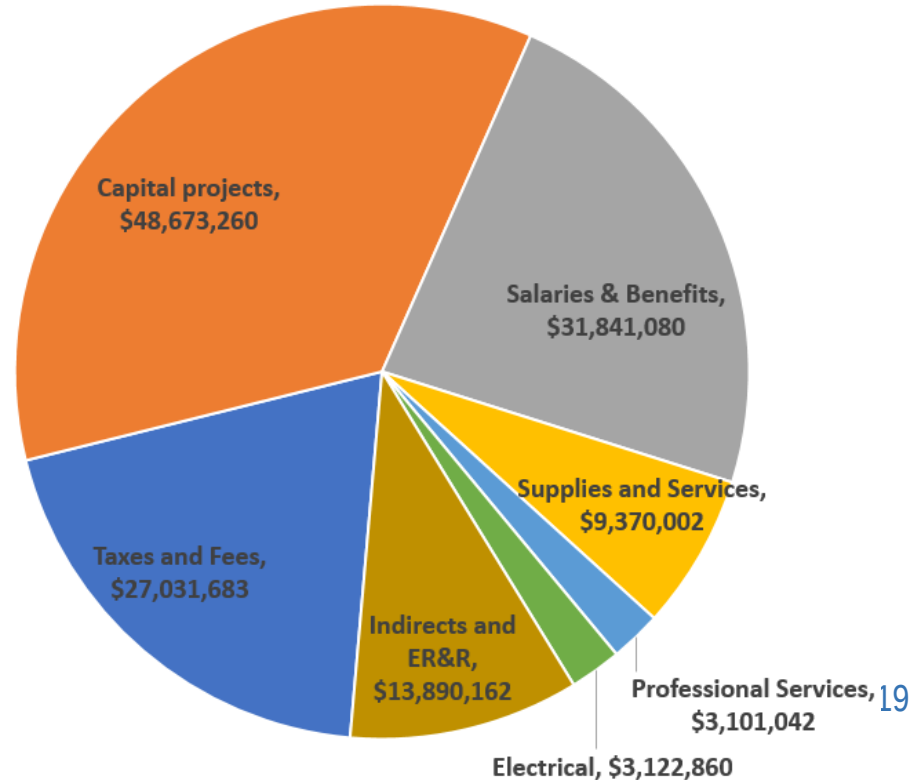
- Capital programs and projects focus on rehabilitation and/or replacement of worn out and obsolete facilities at water stations and in distribution system
- Water station and reservoir projects address aging infrastructure and seismic vulnerability
- SCADA and power projects provide modernization and improved reliability
- Council approved 5.5% rate increase in 2017 then 5% yearly rate increase for 2018, 2019, and 2020.
- Staff is recommending continuing the 5% yearly rate increases for the 2021/2022 biennium.

Water Utility: 2021 & 2022 Revenues/Expenses

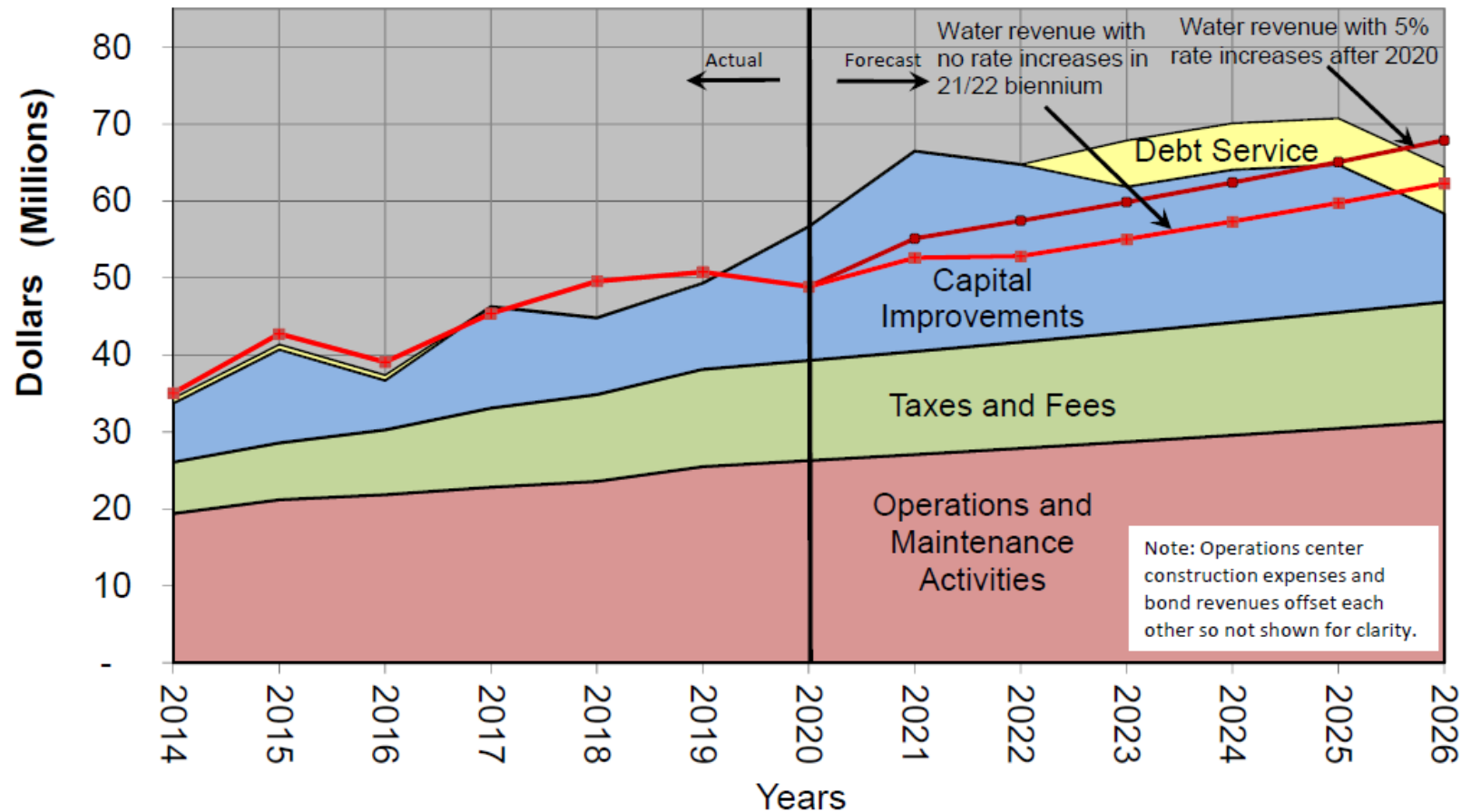
2021 & 2022 total Water revenues
\$107.2 million



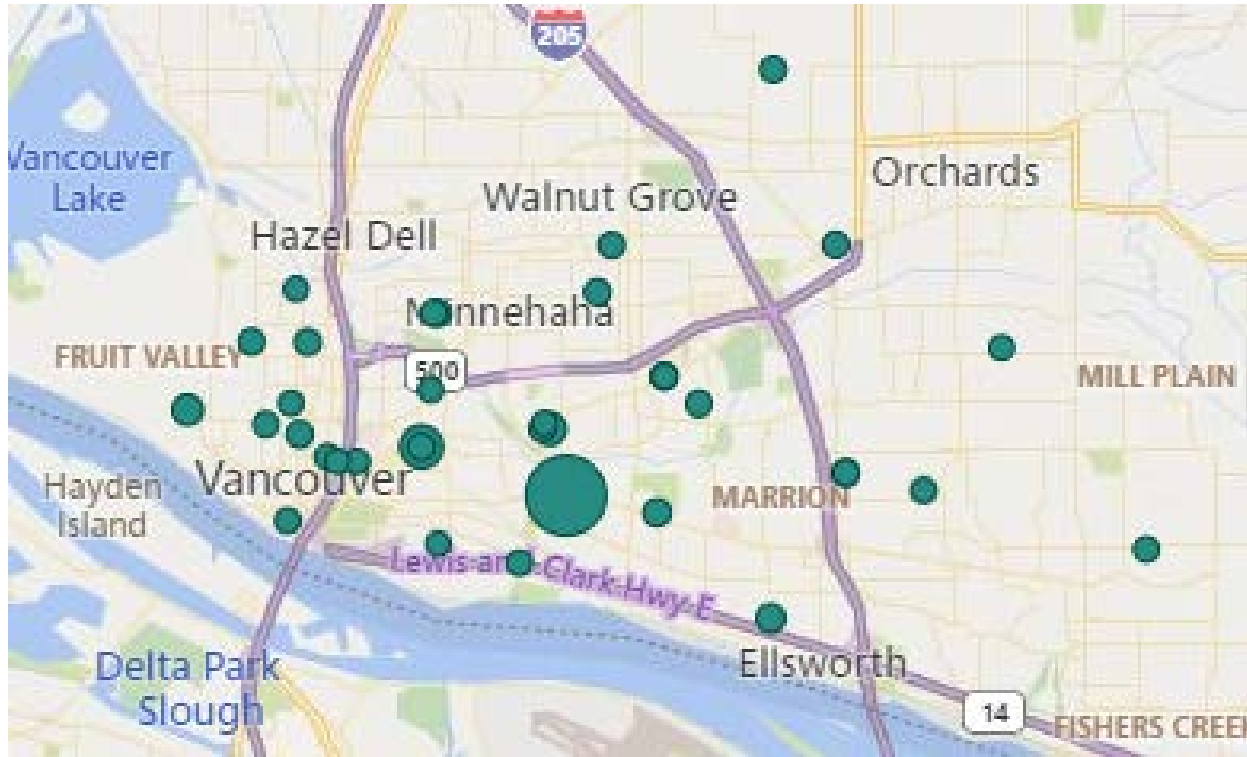
2021 & 2022 total Water expenses
\$137.0 million



Water Expenses (2014-2026)



Water Upcoming Projects (2021-2022)



Capital projects =
\$48.7 M for 21 & 22

Water Utility Key Upcoming Projects (2021-2022)

- Water Station 5 reservoir replacement. (\$18.4 million in 21/22)
- Water Station 1 Phase 2: Includes reservoir replacement and security upgrades. 60% complete. (\$6.5 million in 21/22).
- Sodium hypochlorite system install – multiple sites. (\$3.8 million)
- Ongoing large-diameter transmission mains (\$5.3 million in 21/22)
- Water Tower Painting/Upgrades (\$2.1 million 21/22)
- Ongoing water main replacement projects throughout service area.

New Operations Center

- Master planning being completed 2020
- New site purchased in 2020
- 2021-2022 budget includes \$3 million from Water Fund to complete the design and produce bid-ready plans and specifications.
- Community engagement through biennium
- Anticipate construction to start Q2 2023; targeted completion Q4 2025.
- Upcoming Council workshop to discuss results of master planning effort.

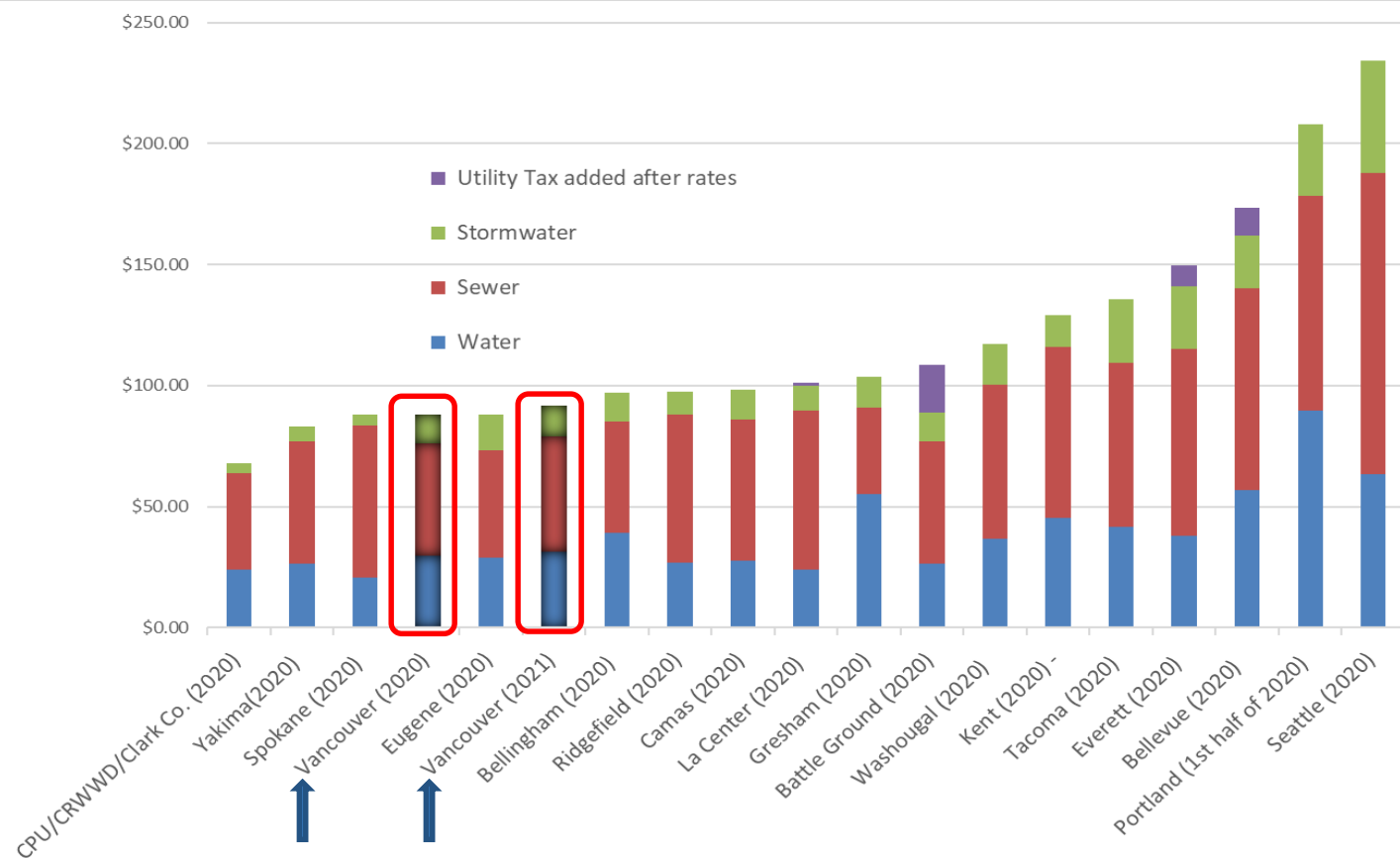


Proposed combined monthly rate increase for 2021

Utility	2020 Rates*	2021 Rates*	Difference
Water – 5%	\$29.87	\$31.36	\$1.49
Sewer – 3%	\$46.40	\$47.79	\$1.39
Storm – 5%	\$11.80	\$12.39	\$0.59
Solid Waste – 2.4%	\$32.64	\$33.41	\$0.77
Total – 3.5%	\$120.71	\$124.95	\$4.24

*Monthly rates for a typical single-family residence within the City limits.

Regional Rate Comparison

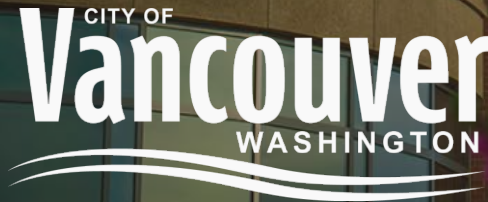


Next steps

- Utility rate increase ordinances will be included in the package of ordinances being considered by Council supporting the 21-22 biennial budget.
- 1st reading - November 9
- Public hearing - November 16

Questions and Discussion

- Dan Swensen, Interim Public Works Director
dan.swensen@cityofvancouver.us
- Chris Malone, Public Works Finance and Asset Manager
chris.malone@cityofvancouver.us





City Manager's Recommended 2021-2022 Budget Park Impact Fees

CITY OF
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**Julie Hannon, Parks and Recreation
Director**

Monica Tubberville, Senior Planner

2021-22 Recommended Budget: Parks Impact Fees

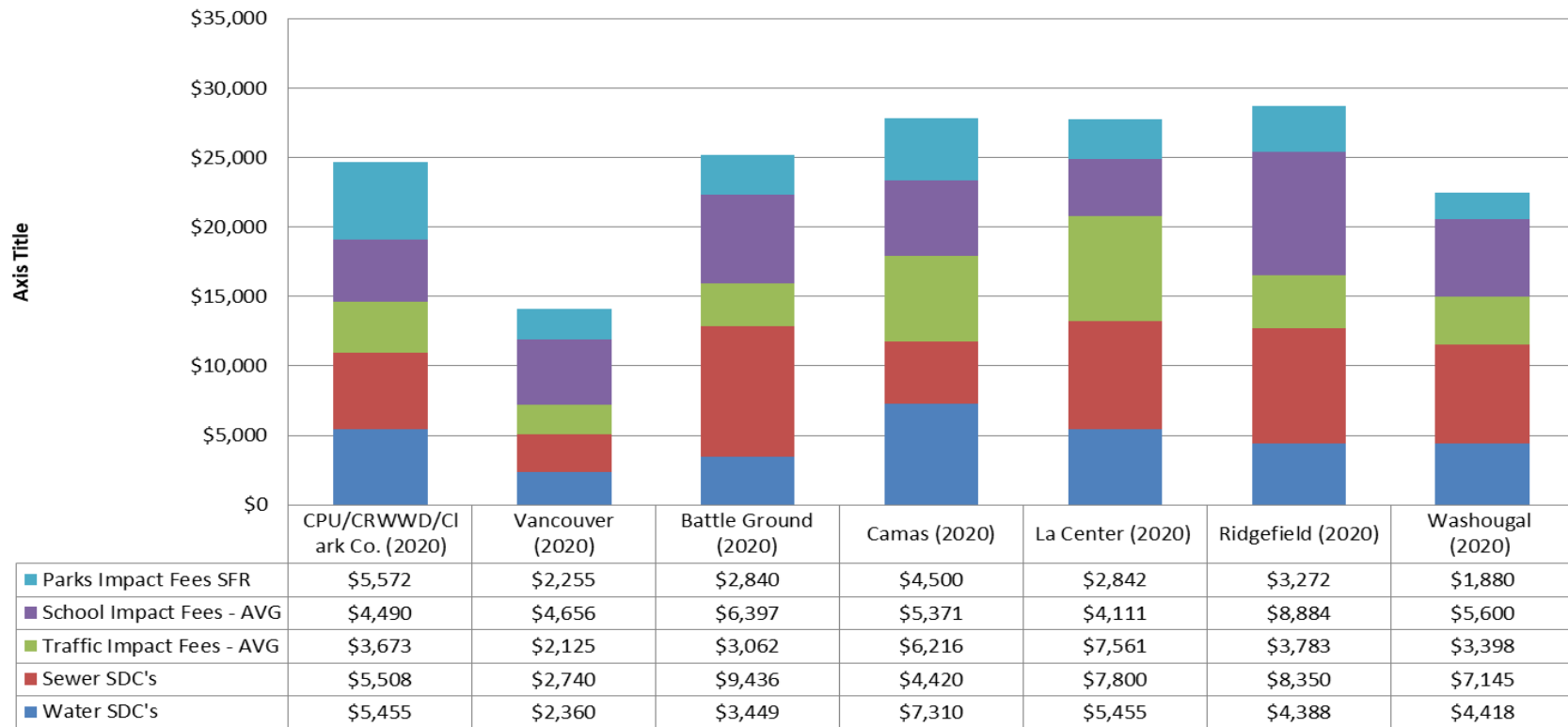
Recommendation:

- PIF Rates have not changed since 2004
- PIF Rate increase needed to serve population growth
- Implement PIF rate increases consistent with Council's Direction in the context of A Stronger Vancouver Conversation
- Implement phased increase effective January 1, 2021
- Remove Vesting of all Impact Fees to keep fees current
- Calculate all impact fees at building permit issuance



Total Residential SDC/Impact Fee Cost/Comparison

COMPARISON OF IMPACT and SYSTEM DEVELOPMENT FEES AND CHARGES for NEW CONSTRUCTION



Parks Capital Projects in the 2021-2022 Recommended

Oakbrook Park Development	\$0.4 m
Rose Village Park Development	\$0.5 m
Peter Ogden Park Development	\$0.7 m
Jaggy Road Park	\$0.1 m
Land Acquisition – Districts 2 and 4 (PIF)	\$4.7 m
Esther Short Playground (private funding)	\$0.2 m
North Image Park Development	\$0.3 m
Shaffer Community Park Development	\$1.3 m

Park Impact Fee Phased Increase

- Adopt Residential PIF rate adjustment over the next 6 years and set an inflationary index beginning January 1st year 7
- Assess phasing implementation and adjust as appropriate in 2023 based on forecast revenue needed.

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Current	25%	25%	35%	10%	10%	6.5%	4%	4%	4%	4%
\$2,255	\$2,819	\$3,523	\$4,757	\$5,232	\$5,756	\$6,130	\$6,375	\$6,630	\$6,895	\$7,171
\$1,648	\$2,060	\$2,575	\$3,476	\$3,824	\$4,206	\$4,480	\$4,659	\$4,845	\$5,039	\$5,241

Parks Impact Fee increase consistent with a Stronger Vancouver

- Adopt Residential PIF rate adjustment over the next 6 years and set an inflationary index beginning Year 7
- Allow for vesting of project applications through the end of Dec. 2020

	2021	2022
Rate Increase	25%	25%
New Revenue Generated by the Increase	\$0.5 m	\$1.1 m
Total PIF Projected Revenue in 2021-2022	\$2.5 m	\$3.1 m

- NEW CAPITAL: \$1.3 m (Shaffer Park development funded by increased PIF)

Impact Fee Vesting

Current Code:

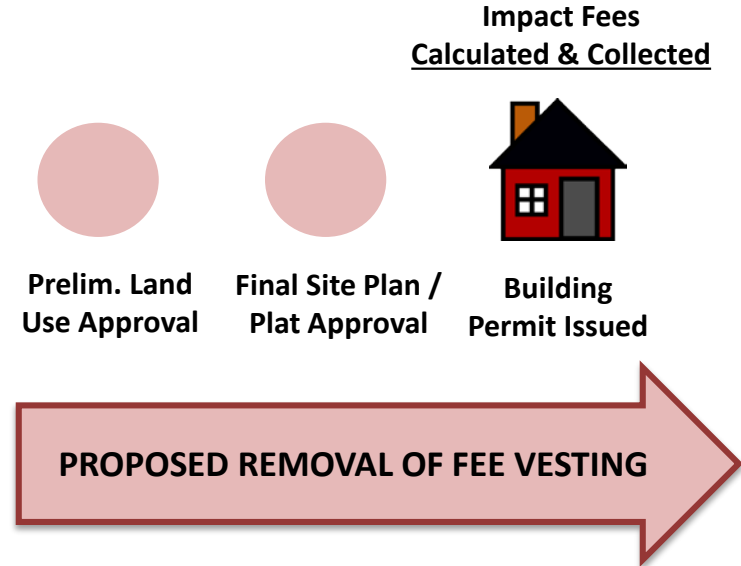
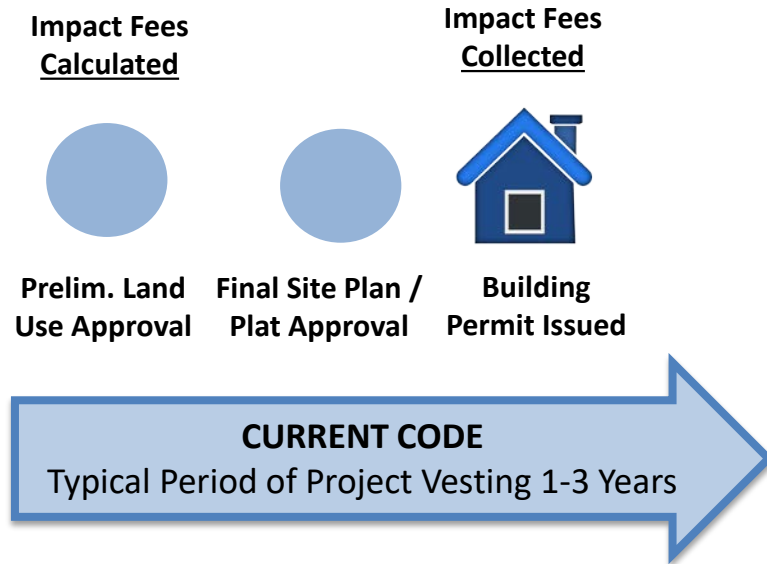
- Calculate impact fees at Preliminary Plat Approval or Site Plan Approval
- Collect at Building Permit Issuance
- Fees vested for 3+ years
- Fee Determination – Vested 1 Year

Proposed Amendment:

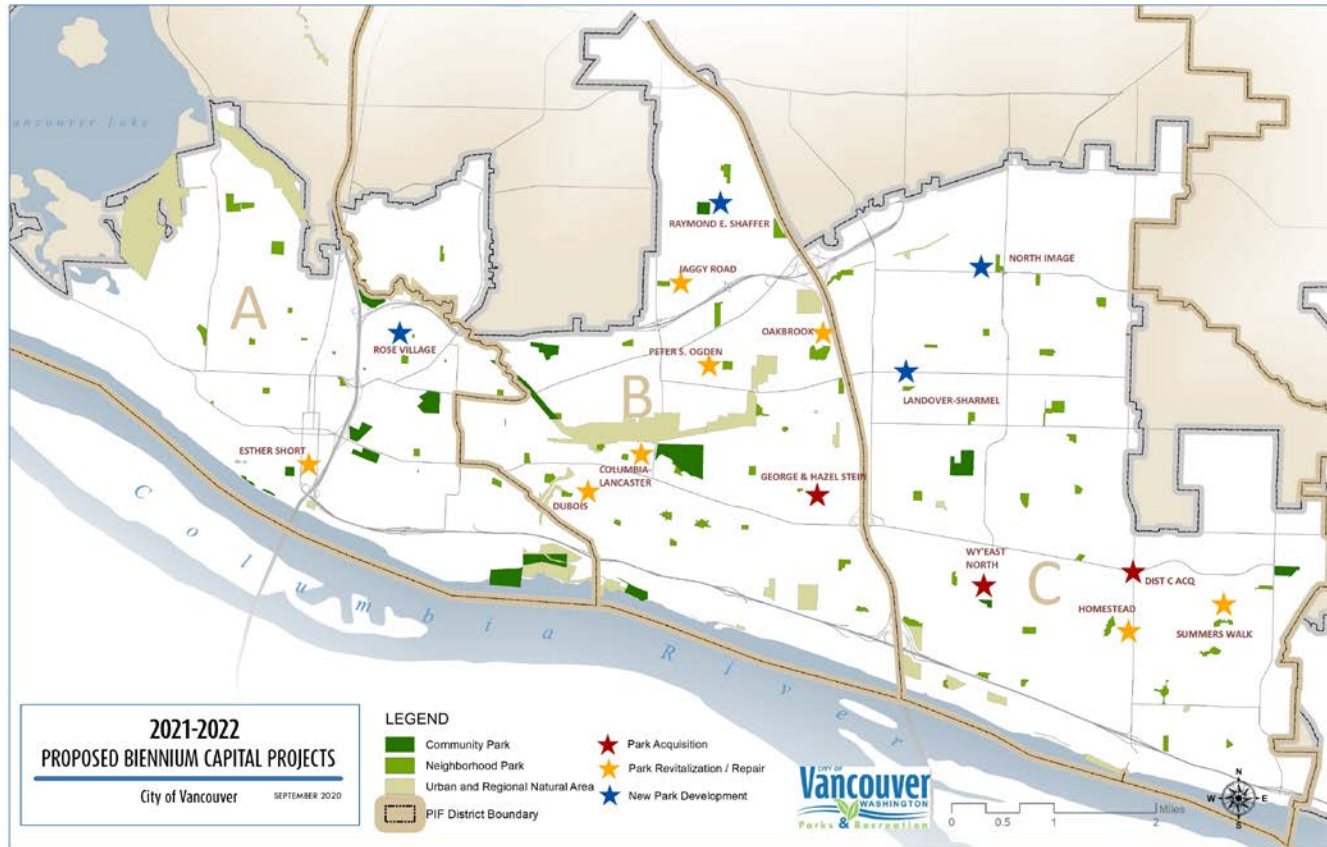
- Calculate & Collect impact fees at Issuance of Building Permit
- Based on rates in effect at issuance
- New rates apply to all projects not already vested starting January 1, 2021
- Applicable to ALL Impact Fees (PIF, TIF, SIF)

Remove Impact Fee Vesting

Impact fee rates are calculated and collected at time of development impact to the community for a more direct nexus.

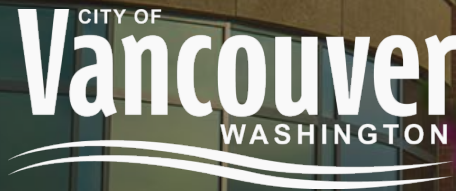


2021-2022 Recommended Parks Capital Projects



Questions and Discussion

- Julie Hannon, Parks and Recreation Director
julie.hannon@cityofvancouver.us
- Monica Tubberville, Senior Planner
monica.tubberville@cityofvancouver.us



City Manager's Recommended 2021-2022 Budget Transportation Budget Overview

CITY OF
Vancouver
WASHINGTON

Ryan Lopossa, Streets and Transportation
Manager

Rebecca Kennedy, Long Range Planning
Manager

Agenda

- Pavement Management Recap
- Current Inventory of “Failed” Streets
- Pavement Management 2008 - 2020
- Proposed 2021-2023 Pavement Management Program
- Project Pipeline Recap
- Potential Multi-Modal/Safety/Accessibility Projects for 2021-2022 Biennium
- I-976 – Restoration of TBD Funds
- Questions and Discussion

Pavement Management Program

- 1900 Lane Miles of City Streets
- Proactive versus Reactive
- Program Objectives:
 - Extend the life of existing pavements to the maximum extent possible
 - Maintain the overall network condition
 - Improve streets citywide from “Fair” to “Good” over time



Pavement Condition Index (PCI)

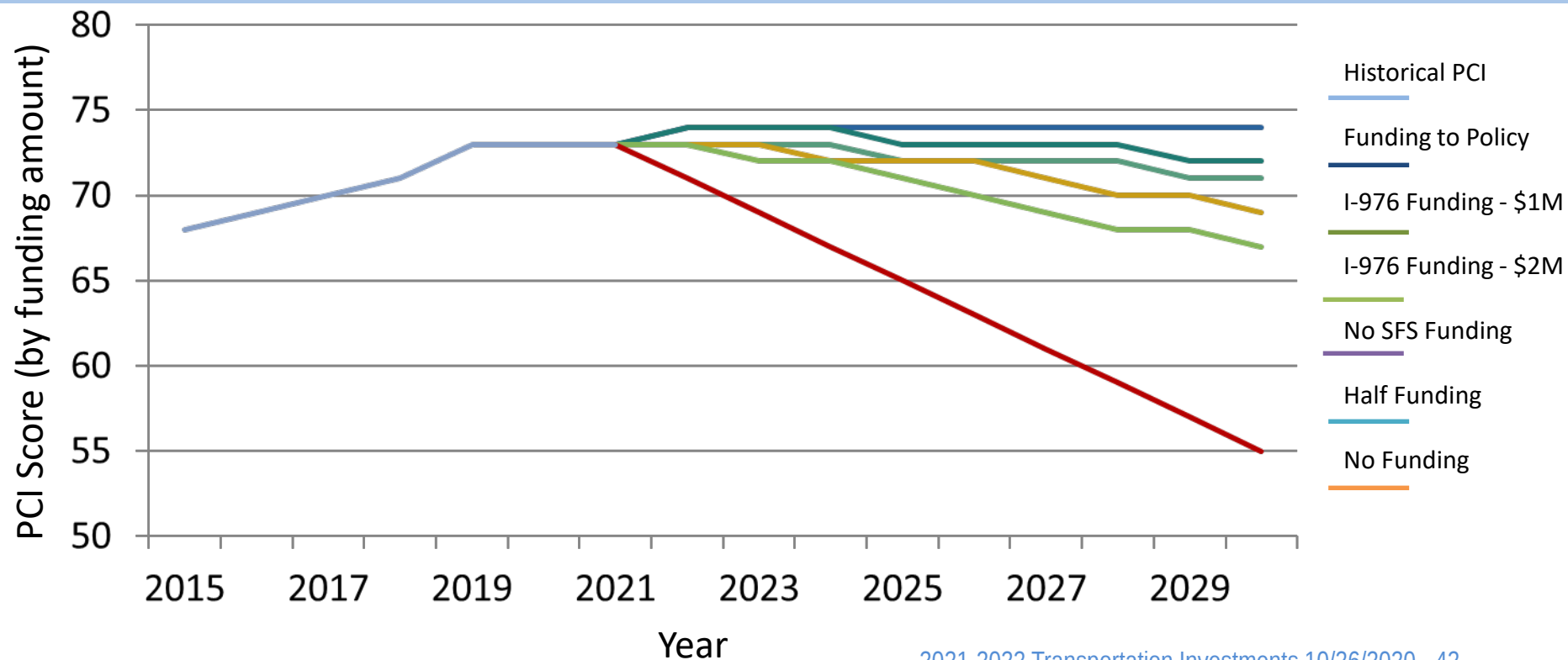
2015 Conditions (Pre – SFS): Citywide PCI = 68

Good or Better	Fair	Poor	Very Poor
61%	20%	9%	10%

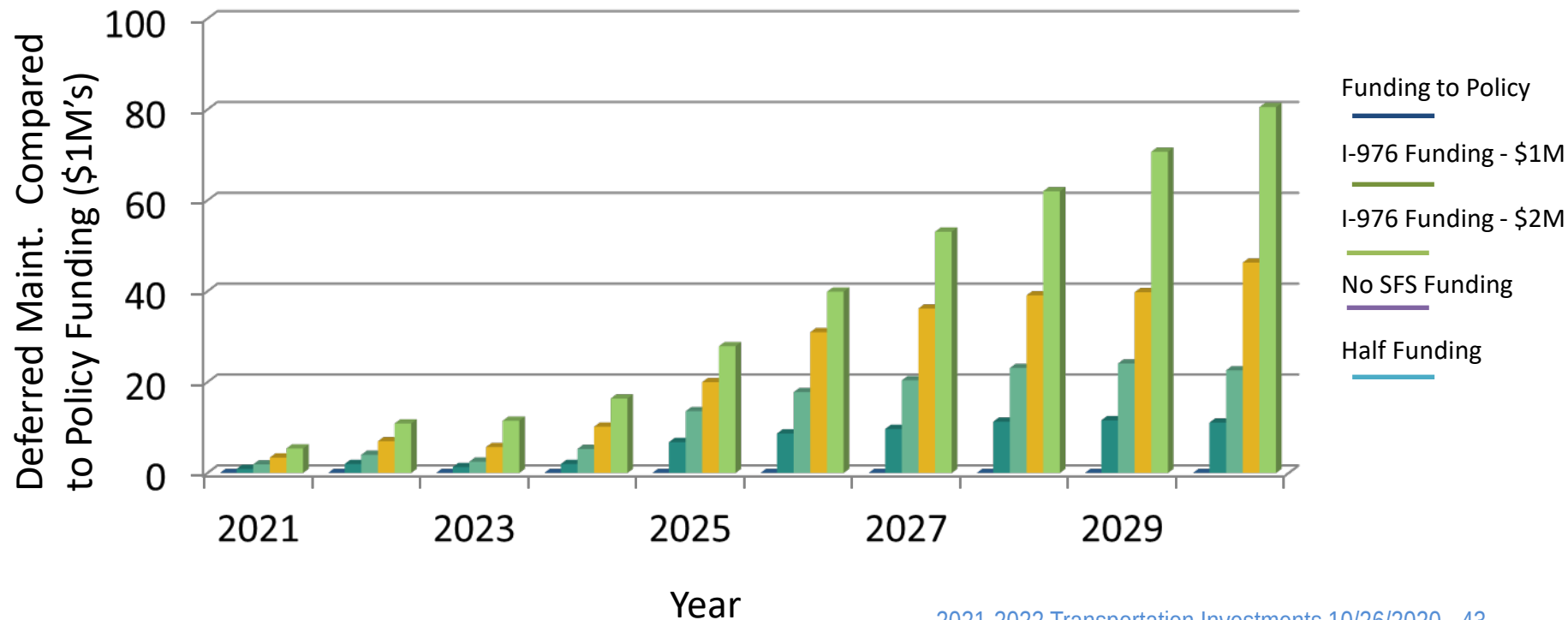
2019 Conditions (Pre – I-976): Citywide PCI = 73

Good or Better	Fair	Poor	Very Poor
69%	17%	7%	7%

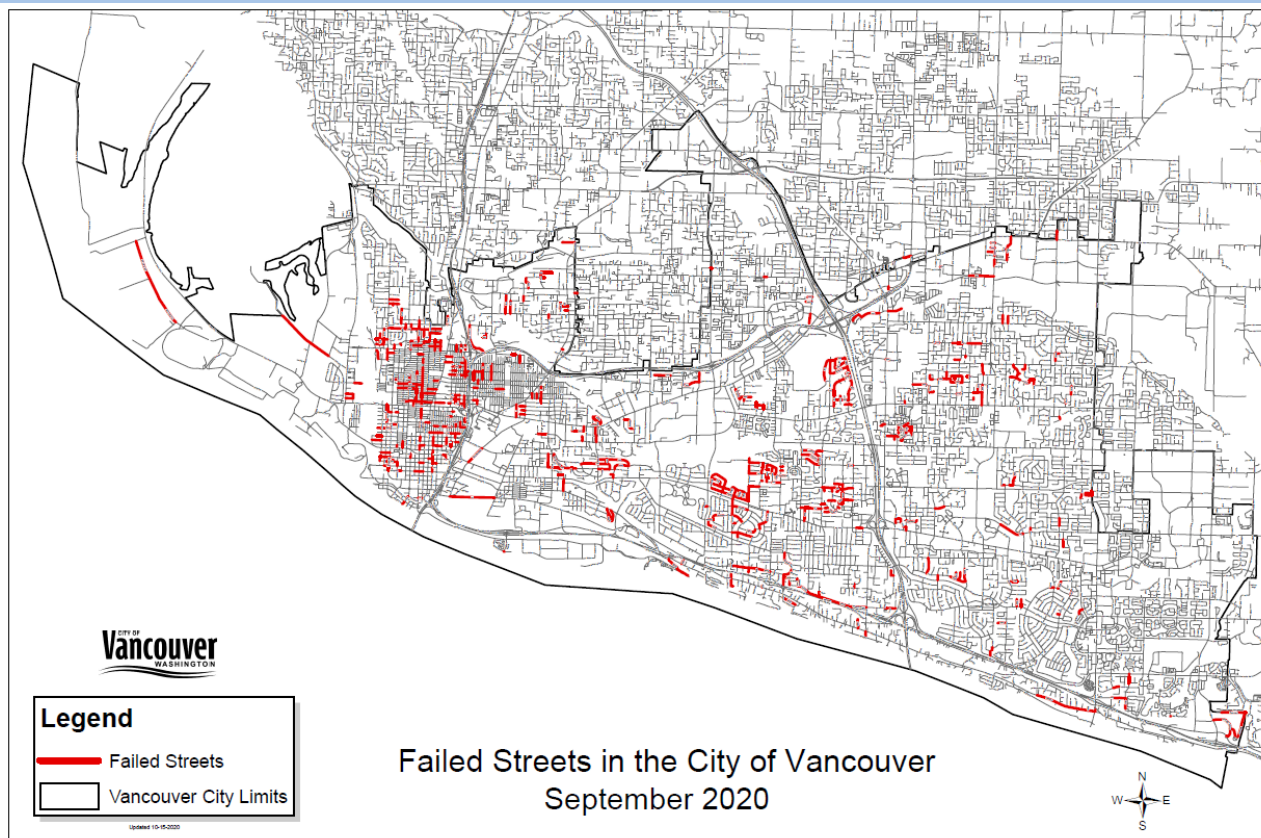
Projected Impacts to PCI



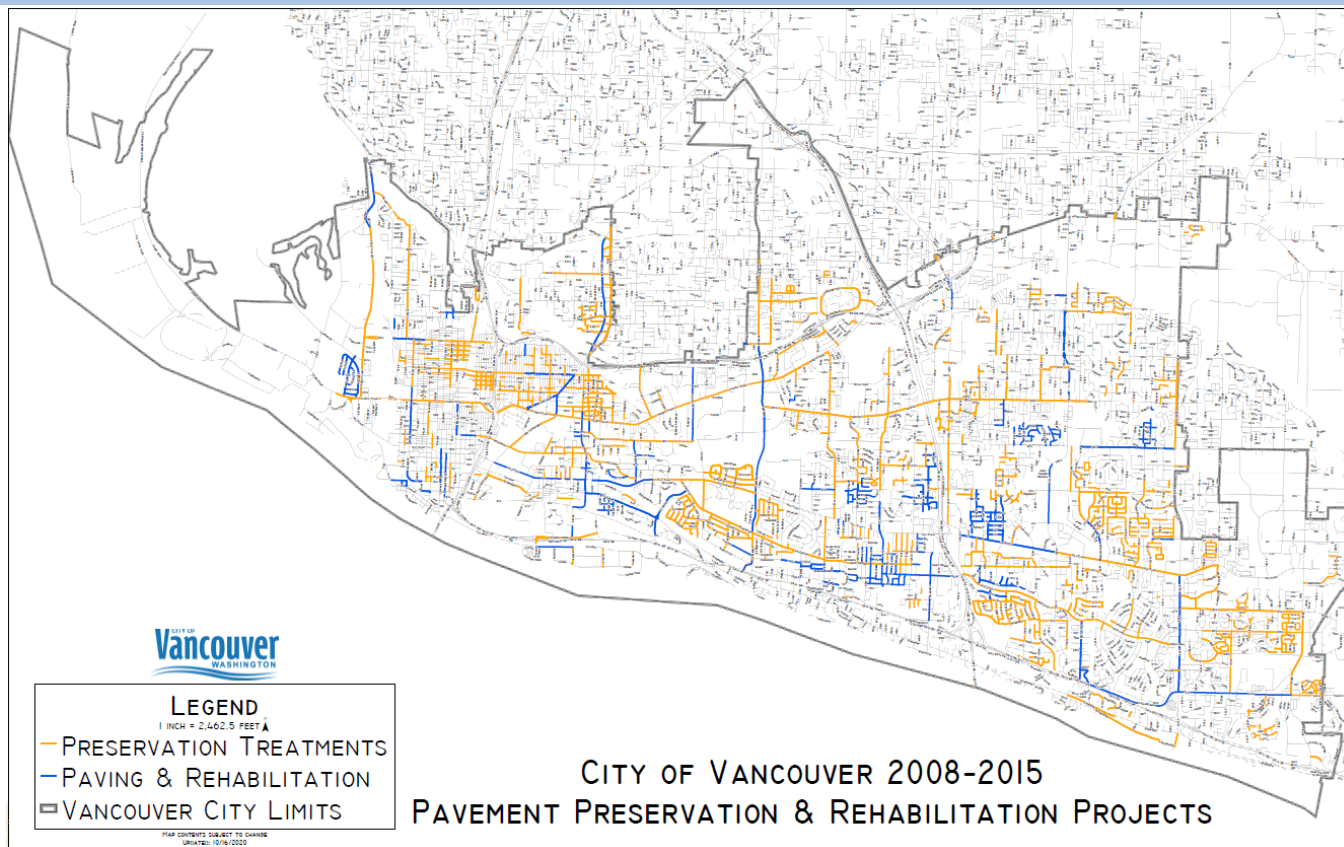
Comparative Deferred Maintenance to Funding



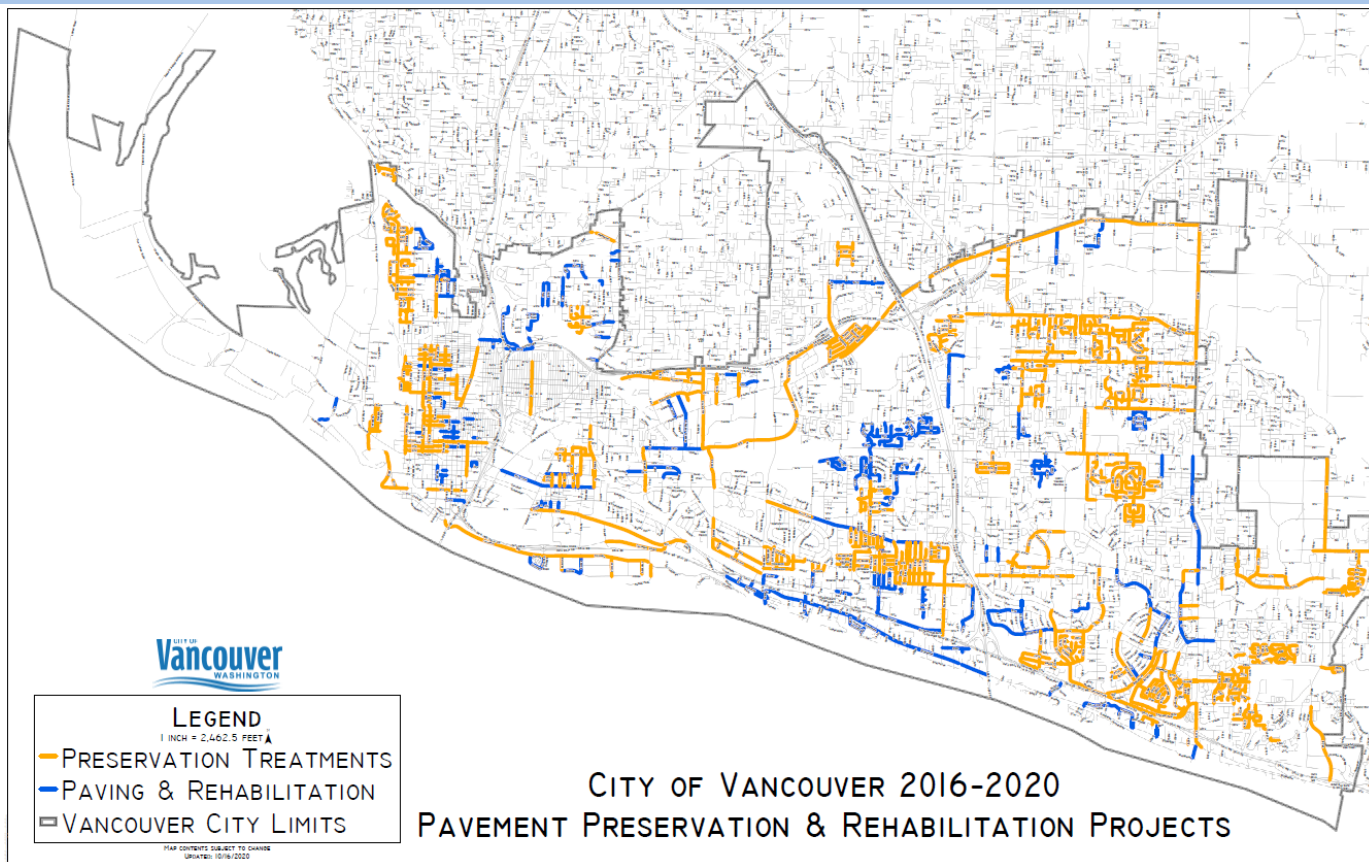
Current Inventory of Failed Streets



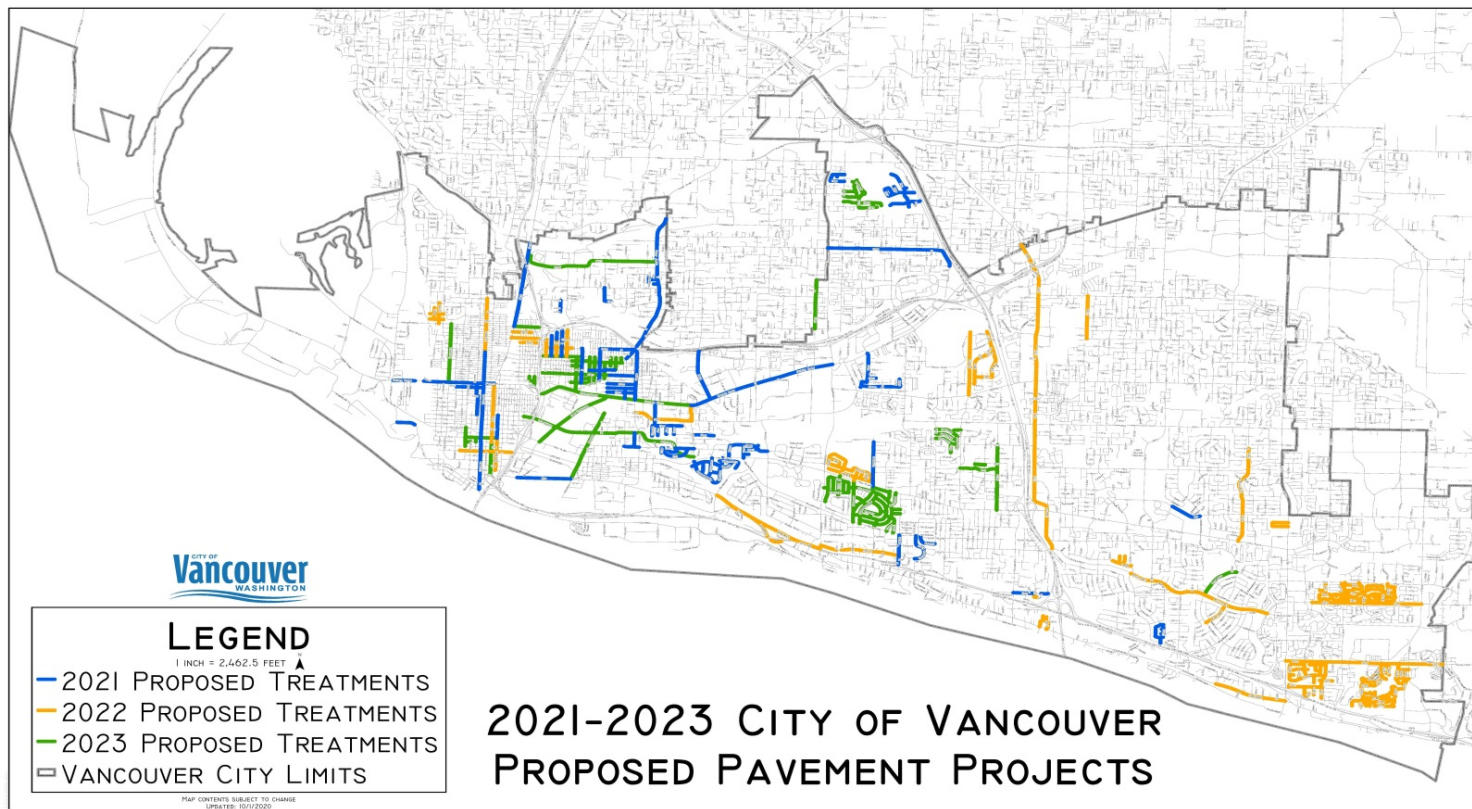
2008 – 2015 Pavement Management Projects



2016 – 2020 Pavement Management Projects



Proposed 2021-2023 Pavement Management Projects



Project Development Process – the “Pipeline”



2021-22 Multimodal Planning Projects

The following multimodal planning processes are funded in the current recommended budget for implementation in 2021-22:

1. Fourth Plain- F Street to Andresen
2. SE 34th Street, SE 164th Ave. – SE 192nd Ave./City Limits
3. NE 112th Avenue, NE 51st Circle – SE Mill Plain Boulevard
4. Fort Vancouver Way, Mill Plain Blvd. – Fourth Plain Blvd.

2021-22 Multimodal Capital Improvements

The following multimodal capital improvements are funded in the current recommended budget for implementation in 2021-22:

1. Columbia Street Multimodal Improvements
 - Listed In CFP, TIP, Strategic Plan, Westside Mobility Strategy
 - Resurfacing planned for 2021 and 2022
 - Planning, outreach, conceptual design complete
2. Northwest Neighborhood Connectivity Project (aka Lincoln Sidewalks)
 - Listed in CFP and TIP
 - Will close gap in sidewalk along key west side arterial near multiple schools
 - Partially grant funded; remainder from general fund

Other Opportunities: Multimodal Implementation

- There are additional projects listed in TIP that are currently not funded in the recommended budget that could be implemented in the next biennium with additional capital and staffing resources
- Projects have been identified based on their alignment with Council priorities for safety, equity and mobility, and their contribution to overall system connectivity
 - Two additional multimodal projects can be constructed in the next biennium with additional capital resources
 - Additional projects will require additional staffing to advance

Other Opportunities: Multimodal Implementation

Project #	Project Name- In order listed in TIP	Project Description	Est. Need	Status
882	MacArthur Blvd and Mill Plain Multimodal Improvements	Close southbound slip lane from Mill Plain Blvd to MacArthur Blvd to make bike access only; add protected bike lanes on Mill Plain Blvd between Brandt Rd and MacArthur Blvd, infill sidewalk gap	\$525,000	Unfunded
857	SE 10th Street Sidewalks - SE 98th Avenue to Ellsworth Road	Install sidewalks and ADA ramps along SE 10th St from SE 98th Ave to Ellsworth Rd	\$2,000,000	Unfunded
889	NE 18th St. and N. Devine Rd. ADA Improvements	Project improvements for improved ADA access at the intersection of NE 18th St and Devine	\$500,000	Unfunded
899	NE Fourth Plain Blvd. - Enhanced Pedestrian Crossings	Pedestrian crossing and ADA accessible improvements on E Fourth Plain Blvd east of Fort Vancouver Way	\$750,000	Unfunded
901	NE Fourth Plain Blvd./SR 500 and NE 166th Ave. HAWK Signal and Multiuse Path	Pedestrian crossing improvements on NE Fourth Plain Blvd at NE 166th Ave - multiuse path 162 nd to city limit	\$1,500,000	Unfunded

Other Opportunities: Multimodal Implementation

Project in order listed in TIP	Safety	Equity	Climate	Connectivity
MacArthur/Mill Plain	High	Medium	High	High
10 th Street Sidewalks	Medium	High	High	High
18 th /Devine ADA Imp.	Medium	High	Medium	High
Fourth Plain Ped. Safety	High	High	Medium	High
FP/SR-500, 166 th	Medium	Medium	Medium	Low

High



Medium



Low



MacArthur/Mill Plain Multimodal Improvements

MacArthur/Mill Plain Multimodal Improvements

- Listed in CFP, TIP, and Strategic Plan
- Closes gap in existing & planned improvements to MacArthur, Brandt, McLoughlin
- Safety: eliminate vehicle access to unsafe shared slip lane, improve intersection access for all users and add missing sidewalk connection
- Equity: rebalance intersection/connection for all users, facilitate east-west multimodal access, facilitate safe routes to school
- Climate change: increase transportation options, reduce emissions, promote human and environmental health, increase bicycle access to employment centers

10th Street Sidewalks

- Listed in CFP and TIP
- Close gap in sidewalk on key multimodal corridor
- Safety: sidewalk infill between residential and commercial areas
- Equity: rebalance corridor to include pedestrian access, enhance east-west multimodal access
- Climate change: promote walking & rolling for transportation & recreation, reduce driving for short trips such as to neighborhood- and regional-serving commercial areas

18th/Devine ADA Improvements

- Listed in CFP and TIP
- Complete connection to planned multiuse path on Devine, enhance additional curb ramp upgrades related to planned repaving on 18th Street
- Safety: ADA-accessible intersection with navigable curb ramps & audible pedestrian signals (APS)
- Equity: home to BIPOC, low income, non-English speaking & transit dependent populations experiencing environmental & public health hazards
- Climate change: promote walking & rolling for transportation & recreation

Fourth Plain Corridor Ped Safety Improvements

- Listed in CFP, TIP, Strategic Plan & Fourth Plain Pedestrian Safety Action Plan
- Complete planned corridor-wide enhanced pedestrian crossing projects
- Safety: one of highest pedestrian-involved serious injury/fatality corridors citywide
- Equity: home to BIPOC, low income, non-English speaking & transit dependent populations experiencing environmental & public health hazards
- Climate change: promote walking & rolling for transportation & recreation, contribute to social sustainability & cohesion with safe access to businesses

Fourth Plain/SR-500 & 166th HAWK Signal & Multi-Use Path

- Listed in CFP, TIP
- Incrementally retrofit highway segment for urban residential/school context
- Safety: add crossing improvements to currently unmarked school crossing and add pathway connection on south side east of 162nd
- Equity: upgrade east side corridor to urban standards, rebalance corridor to facilitate multimodal access & safe routes to school
- Climate change: promote walking, biking & rolling for transportation & recreation, reduce driving for short trips

Other Multimodal Opportunities: Recommended Prioritization

Project #	Project Name	Project Description	Est. Need	Status
889	NE 18th St. and N. Devine Rd. ADA Improvements	Project improvements for improved ADA access at the intersection of NE 18th St and Devine	\$500,000	Unfunded
899	NE Fourth Plain Blvd. - Enhanced Pedestrian Crossings	Pedestrian crossing and ADA accessible improvements on E Fourth Plain Blvd east of Fort Vancouver Way	\$750,000	Unfunded
PROJECTS BELOW CAN ONLY BE ADVANCED IN NEXT BIENNIUM WITH ADDITIONAL STAFFING RESOURCES				
882	MacArthur Blvd and Mill Plain Multimodal Improvements	Close southbound slip lane from Mill Plain Blvd to MacArthur Blvd to make bike access only; add protected bike lanes on Mill Plain Blvd between Brandt Rd and MacArthur Blvd, infill sidewalk gap	\$525,000	Unfunded
857	SE 10th Street Sidewalks - SE 98th Avenue to Ellsworth Road	Install sidewalks and ADA ramps along SE 10th St from SE 98th Ave to Ellsworth Rd	\$2,000,000	Unfunded
901	NE Fourth Plain Blvd./SR 500 and NE 166th Ave. HAWK Signal and Multiuse Path	Pedestrian crossing improvements on NE Fourth Plain Blvd at NE 166th Ave - multiuse path 162 nd to city limit	\$1,500,000	Unfunded

I-976 – Restoration of TBD Funds

- Restores \$4.8 M in Annual TBD Revenue:
 - Funds Design and ROW for TIP projects
 - Funds for local match for State and Federal Grants
 - Restores Pavement Management Program
 - Restores Asset Replacement – Traffic Signal/Street Lights
 - Restores funding for all Multi-Modal/Safety/Accessibility programs
- Potential discussion on options for voter approved TBD in 2021

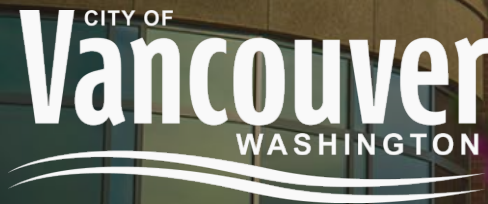
Recommended Next Steps

- Fund Multi-Modal/Safety/Accessibility program to its full pre I-976 level of \$600,000 per year
- Divert \$400,000 per year in TBD Pavement Management funds to the Multi-Modal/Safety/Accessibility program for the next four years
- Complete the Fourth Plain Corridor, Fort Vancouver Way, SE 34th Street and NE 112th Avenue Multi-Modal/Safety/Accessibility projects in the 2021-2022 biennium
- With current staff, initiate design/outreach/ROW/construction for the NE 18th/Devine and Fourth Plain Ped Safety projects in the 2021-2022 biennium
- Divert additional TBD pavement funds as needed to complete these projects

Questions and Discussion

Ryan Lopossa, Streets and Transportation Manager
Ryan.Lopossa@cityofvancouver.us

Rebecca Kennedy, Long Range Planning Manager
Rebecca.Kennedy@cityofvancouver.us





Staff Report 145-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 10/26/2020

SUBJECT Adoption of the Memorandum of Agreement creating a Joint Executive Group to address homelessness and the Charter for the Group

Key Points

- No single governmental jurisdiction or entity could resolve the problem of homelessness. Homelessness is caused by a complex set of programs which cannot be effectively addressed by isolated or fragmented efforts.
- Clark County and the City of Vancouver desire to establish a joint policy advisory group to establish and foster alignment. Clark County will be the lead agency for addressing and reducing homelessness in our region with the City of Vancouver, as the largest incorporated city within the County, playing a significant supportive role to the County in regional efforts to address homelessness.
- The Joint Executive Group is made up of policy leaders from Clark County and the City of Vancouver. Clark County and the City of Vancouver will each appoint two elected officials to serve as voting members of the Joint Executive Group.

Strategic Plan Alignment

Goal 3, Objective 3.2: Improve services available to underserved or vulnerable residents.

Present Situation

Representatives from Clark County and the City of Vancouver met four times from July through September of this year to discuss the formation of a Joint Executive Group to collaborate toward a shared agenda to address homelessness. The proposed Group would exist as a policy forum to consider homelessness comprehensively and holistically with the goal of identifying possible gaps and opportunities for further coordination and investment.

There was clear agreement among the participants that Clark County is the appropriate lead agency with respect to addressing and reducing homelessness in our region, in accordance with state and federal guidelines, and the City of Vancouver will play a significant supportive partnering

role to Clark County in regional efforts to address homelessness.

Advantage(s)

1. Creates a venue for policymakers from Clark County and the City of Vancouver to discuss homelessness in a collaborative and holistic manner.
2. Allows the regional discussion of homelessness to go beyond the scope of the Continuum of Care to look at addiction, mental illness, and other root causes of housing instability.

Disadvantage(s)

None

Budget Impact

None

Prior Council Review

Council reviewed the draft MOA and Charter for the Joint Executive Group at the October 19th Council meeting under Council Communications.

Action Requested

Adopt a Resolution approving the formation of a joint policy advisory group to foster alignment and support Clark County as the lead agency on regional homeless response, and collaborate on projects and initiatives that will address homelessness and its impacts within the county, and authorize the City Manager or designee to execute all documents necessary to memorialize the City's participation in the same.

Aaron Lande, Senior Policy Analyst, 360-487-8612

ATTACHMENTS:

- ▢ Resolution
- ▢ Memorandum of Agreement and Charter

10/26/2020

RESOLUTION NO. M-_____

A RESOLUTION approving the formation of a joint policy advisory group to foster alignment and support of Clark County as the lead agency on regional homeless response and collaborate on projects and initiatives that will address homelessness and its impacts within the county; and authorizing the City Manager or designee to execute all documents necessary to memorialize the City's participation in the same.

WHEREAS, homelessness is a serious problem in Clark County, the number of people experiencing homelessness is increasing, and the capacity of the current system to house and meet the basic needs of those who are experiencing homelessness is inadequate; and

WHEREAS, the 1989, Council on Homeless, Intergovernmental Agreement observed that, "[n]o single governmental jurisdiction or entity could resolve the problem of homelessness. Homelessness is caused by a complex set of programs which cannot be effectively addressed by isolated or fragmented efforts," and this statement remains true in 2020; and

WHEREAS, Clark County and the City of Vancouver desire to establish a joint policy advisory group ("Group") to establish and foster alignment in support of the County as the lead agency on regional homeless response and increase collaboration on projects and initiatives that will address homelessness and its impacts in Clark County.

RESOLUTION - 1

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The Vancouver City Council hereby approves of the formation of a joint policy advisory group to foster alignment and support of Clark County as the lead agency on regional homeless response, and collaborate on projects and initiatives that address homelessness and its impacts within Clark County, Washington.

Section 2. The Vancouver City Council authorizes the City Manager or designee to execute an appropriate Memorandum of Agreement, Charter, and such other documents as may be reasonably necessary to memorialize the City's participation in the joint policy advisory group.

INTRODUCED, PASSED, AND ADOPTED at a regular meeting of the Vancouver City Council this 26th day of October, 2020.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

RESOLUTION - 2

City of Vancouver/Clark County

Memorandum of Agreement (“MOA”)

This Memorandum of Agreement (“Agreement”), dated this 26 day of October, 2020, (“Effective Date”) is made and entered into between Clark County (“County”) and the City of Vancouver (“Vancouver”).

RECITALS

- A. The 1989, Council on Homeless, Intergovernmental Agreement specified, “Homelessness is a serious problem in Clark County and the number of people experiencing homelessness is increasing. The capacity of the current system to house and meet the basic needs of those who are experiencing homelessness is inadequate.” This statement remains true in 2020.
- B. The 1989, Council on Homeless, Intergovernmental Agreement also specified, “No single governmental jurisdiction or entity could resolve the problem of homelessness. Homelessness is caused by a complex set of programs which cannot be effectively addressed by isolated or fragmented efforts.” This statement remains true in 2020.
- C. The 1989, Council on Homeless, Intergovernmental Agreement stated, “The County, VHA (Vancouver Housing Authority) and Vancouver desire to work cooperatively toward the common goal of providing leadership to resolve homelessness.” This statement remains true in 2020.
- D. The U.S. Department on Housing and Urban Development (HUD) recognizes the separate jurisdictional areas of Vancouver, Washougal, Camas, Ridgefield, Battle Ground, Yacolt, La Center and unincorporated Clark County as a single geographic area in which a range of services are organized to prevent and end homelessness (collectively, the City of Vancouver/Clark County Continuum of Care);
- E. Clark County and the City of Vancouver (“Parties”) desire to establish a joint policy advisory group (“Group”) to establish and foster alignment in support of the County as the lead agency on regional homeless response as well as collaboration between the two parties on projects and initiatives that will address homelessness and its impacts in Clark County.
- F. The parties wish to establish a framework for the Group that would allow scaling over time to include other public agencies/local governments, non-profits, and individuals with lived experience with homelessness.

AGREEMENT

Now, therefore, in consideration of the mutual promises set forth herein and for the other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **PURPOSE:** The purpose of this Agreement is to create the Joint Executive Group ("Group"). The Group is a joint policy advising group through which the Parties will collaborate toward a shared agenda to address homelessness. While the Group may reference the 2019-2022 Clark County Homeless Action Plan (the Plan), the Group has no formal relationship with the Plan. The Group will work with all organizations providing homeless support services within the two jurisdictions. This includes organizations that work within the Continuum of Care covered by the Plan as well as other organizations providing associated homeless support systems not covered by the Plan. The Governance Charter of the Joint Executive Group substantially in the form attached hereto as Exhibit A ("Charter"), sets forth the vision, principles, responsibility, and framework of the Board.
2. **TERM:** The Agreement will commence on the Effective Date and will continue indefinitely unless notice to terminate is provided by either County or City. Termination will occur 180 days after notice is given.
3. **FUNCTION AND ACTIVITIES:** The Parties will perform the functions and activities of the Parties described in the Charter.
4. **PERSONNEL/LEAD AGENCY:** The Board itself will not employ personnel and no personnel will transfer from the Parties to the Board.
 - a. The Parties agree that Clark County is the appropriate lead agency with respect to addressing and reducing homelessness in our region, in accordance with state and federal guidelines.
 - b. The City of Vancouver, as the largest designated urban area and largest incorporated city within the County, with an incorporated population of approximately 40% of the total County population, recognizes it has a significant supportive role to Clark County in regional efforts to address homelessness.
 - c. As outlined in the Charter for Joint Executive Group, each party will make available appropriate administrative level employees, as identified in the Charter, to support their elected representatives in the Group.
5. **REAL OR PERSONAL PROPERTY:** The Group will not possess or hold title to real or personal property belonging to the Joint Executive Group.
6. **NOT AN INTERGOVERNMENTAL ENTITY:** The Parties to this Agreement do not intend to form an intergovernmental entity by the Agreement and no such entity is created by this Agreement.
7. **LIMITATION OF AUTHORITY:** The Group shall only have authority specifically enumerated in the Charter and shall not have the authority to enter into any legally binding agreements, including contracts, agreements, or leases and it shall not have authority to incur any debt, liability, or obligation on its own behalf or on the behalf of any Party to this Agreement.

8. **NO COMPENSATION:** None of the parties will receive compensation in connection with this Agreement.
9. **CHANGE AND CONFLICT RESOLUTION:** The Parties recognize that events and conditions may arise that result in a dispute. In such case, the Parties agree to exercise good faith in expeditiously resolving such dispute in the following manner:
 - a. All conflicts should first be discussed and resolved, if possible, by the recognized members of the Group.
 - b. Any conflicts not resolved by the Group may be brought to a certified mediator in order to progress through the impasse and continue to move forward with the Plan.
10. **AGREEMENT WITHDRAWAL:** Good faith efforts should be made by all Parties to resolve disputes related to change or conflict by following the resolution procedure specified in Number 9 of this document. A Party may withdraw their participation in the Agreement at any time by unanimous vote of the Parties or upon six months written notice by one party. Termination under any provision of this paragraph shall not affect any rights, obligations, or liabilities of the Parties that accrued prior to such termination. At which time a Party withdraws from the Agreement, the current agreement will remain in effect for the other Parties.
11. **INDEMNIFICATION:** Each Party shall be responsible for their own acts and omissions, and the acts and omissions of their agents and employees. Each party to this Agreement shall defend, protect and hold harmless the other party, or any of the other party's agents, from and against any loss and all claims, settlements, judgments, costs penalties, and expenses, including attorney's fees, arising from any willful misconduct, or dishonest, fraudulent, reckless, unlawful, or negligent act or omission of the first party, or agents of the first party, while performing under the terms of this Agreement except to the extent that such losses result from the willful misconduct, or dishonest, fraudulent, reckless, unlawful or negligent act or omission on the part of the second party. Each party agrees to notify promptly the other party, in writing, of any claim and provide the other party the opportunity to defend and settle the claim.
12. **WASHINGTON LAW AND FORUM:** This agreement shall be construed to the laws of the State of Washington. Any action regarding the AGREEMENT of work performed under this Agreement must be filed in Clark County or in the United States District Court for the Western District of Washington.
13. **NON-DISCRIMINATION:** Each Party shall comply with all requirements of federal and state civil right and rehabilitation statutes and their respective local non-discrimination ordinances.
14. **ACCESS TO RECORDS:** Each Party shall have access to the books, documents and other records related to this Agreement for the purpose of examination, copying and audit, unless otherwise limited by law.
15. **SUBCONTRACTS AND ASSIGNMENT:** No Party may subcontract any part of this Agreement.

16. SEVERABILITY CLAUSE: In case any provision of this MOA or its Exhibits shall be removed, invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
17. ENTIRE AGREEMENT: This Agreement and Exhibit A are the entire agreement between the Parties with regard to the subject matter herein. There is no oral or written agreement between the Parties with regard to this subject matter.

Board of County Councilors for Clark County, Washington

By: _____
Eileen O'Brien, County Council Chair

By: _____
John Blom, County Councilor District 3

By: _____
Temple Lentz, County Councilor District 1

By: _____
Gary Medvigy, County Councilor District 4

By: _____
Julie Olson, County Councilor District 2

Kathleen Otto, Interim County Manager

City of Vancouver, Washington

By: _____
Eric Holmes, City Manager

Attest: _____
Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

Exhibit A CHARTER FOR VANCOUVER/CLARK COUNTY JOINT EXECUTIVE GROUP

The purpose of this Charter (“Charter”) is to:

- Confirm the vision and principles that will guide the Joint Executive Group (“Group”) toward addressing homelessness
- Establish the membership and responsibilities of the Group.
- Establish the overall scope of responsibility of the Group, including the general limitations of its budgetary and policy-making authority.

Joint Executive Group

The Joint Executive Group is made up of policy leaders from Clark County and the City of Vancouver. This Group exists as a policy forum to consider homelessness comprehensively and holistically with the goal of identifying possible gaps and opportunities for further coordination and investment.

Over the past decade, national housing and service resources have gradually diminished. Communities across the county are struggling to help families and individuals experiencing homelessness, return to safe, stable housing. In 2017, a joint meeting was formed by the Southwest WA Community Foundation to bring Homeless Crisis Response System funders together to increase local communication, planning and collaboration. The Joint Executive Group was a result of this group’s desire to continue working collaboratively together to reduce homelessness throughout Clark County.

The Joint Executive Group’s Vision and Principles are as follows:

Our Vision is:

A community where everyone has a safe, stable place to call home.

Our principles are to:

- Prioritize vulnerable populations

Homelessness has a significant detrimental effect on everyone, yet there are some whose health and safety are placed at even greater risk of harm without a safe and stable

place to call home. These groups include, but are not limited to: children, individuals fleeing domestic violence, veterans, seniors, and people with disabilities. Strategies to identify and assist the most vulnerable groups will be prioritized.

- Promote social, racial, and ethnic justice.

Many communities of color and Lesbian, Gay, Bisexual, Transgender, Queer, Questioning, 2 Spirit (LGBTQ2S) individuals experience a disproportionate rate of homelessness, therefore strategies that incorporate culturally conscientious and responsive supports, utilize an equity lens, and use trauma informed practice will be prioritized.

- Improve accessible housing options for people with disabilities.
- Use data-driven assessment and accountability.
- Engage and involve the community
- Strengthen system capacity and increase leveraging opportunities.
- Ensure fidelity to evidence-based methodologies and best practices in order to achieve local successes.
- Employ a systematic approach to funding which results in greater system coordination and efficacy.
- Facilitate interactions with organizations addressing homelessness and associated root causes that are not covered by the Homeless Action Plan.
- Deepen understanding of the root causes of homelessness and homeless response systems by elected policymakers.
- Recognize those with lived experience with homelessness and the individuals providing services at the closest point of contact to those communities as the experts who's input needs to be prioritized.

Membership

Clark County and the City of Vancouver will each appoint two elected officials from their respective jurisdictions to serve as voting members of the Group. In addition, the Clark County Manager and the Vancouver City Manager, or their designees, along with one (1) administrative staff person from each jurisdiction will serve as non-voting members of the Group. Each corporate body may choose to designate one (1) alternative voting Group member. It is anticipated that the Group membership will eventually evolve to include one elected/appointed official representing the smaller cities within the County and two individuals representing people with lived homeless experience.

The Chair and Vice-Chair positions of the Group will rotate annually between County and City voting members with one of the County Group members serving as the inaugural Chair and one of the City Group members serving as the inaugural Vice-Chair.

The Group will appoint a County staff member to act as Group Secretary for the purpose of announcing meetings, recording and publishing meeting notes, and executing notification of e-mail actions.

Meetings

Group meetings will be open to the public and will be directed by the Group Chair. The Group Chair may designate the Vice Chair or another member if the Vice Chair is unavailable to direct the meetings, if required due to Chair absence. Regular meetings will be held at least once per quarter. Additional meetings may be called by majority request of the voting members at a time when quorum and notification requirements are able to be met. Group business will be transacted at a duly called meeting of the Group or by unanimous e-mail confirmation, when necessary. E-mail actions will be immediately noticed to all elected officials of Chartering entities and a press release will be issued within 48 hours of the action and will be entered into the notes of the next regular meeting. Meeting dates, locations and agendas will be made public at least one week in advance of the meeting. Notes from the meeting will be posted publicly within 30 days.

The Group will strive to make decisions through consensus. When consensus is not possible and quorum is met, decisions shall be made by a majority vote of the voting Group members present. When a Group member is not able to attend a duly called meeting, they may, with prior notice to the Group Chair, designate the alternative Group member to replace them (if an alternative has been designated). Designations of alternatives to conduct Group business should be rare.

Quorum

Greater than 50% of the voting members shall constitute a quorum required for conducting business.

Responsibilities

The Joint Executive Group will seek to unify and coordinate the homeless response system for Clark County and Vancouver to both address homelessness today and reduce it in the future. The Group will make homelessness policy recommendations to the County Council and City Council.

To achieve that aim, the Joint Executive Group will:

- Remain focused on the homeless crisis response system at a macro-level.
- Review the system holistically and use annual homelessness data to identify gaps in services and what issues are arising as a result of changes in environment.
- Make recommendations on where the focus of public and private systems should be to best coordinate a unified approach to homelessness.
- Embrace strategies that go beyond the Continuum of Care to look at addiction, mental illness, and other root causes of housing instability.
- Reference the Clark County Homeless Action Plan as a guide to programs/projects funding and community goals.

- Actively seek out the input of those with lived experience with homelessness and those individuals who provide services to those communities and incorporate that knowledge into the Group's discussions and deliberations.

Relationship between Joint Executive Group, Continuum of Care and Homeless Action Plan

The Group will engage in their work in a manner that reflects and respects the objectives and requirements of the Homeless Action Plan and the Continuum of Care, while focusing on those issues, programs, and services not addressed through the Continuum of Care (CoC) statutory framework. This agreement and charter do not contemplate a formal relationship between the Joint Executive Group and the CoC, the CoC Steering Committee or the Clark County Homeless Action Plan and Council for the Homeless.

Conflict of Interest

No member of the Group shall participate in or influence discussion or resulting decisions concerning the award of a grant or other financial benefits to the members or the organization that the member represents professionally, as a volunteer or as a board member. Any conflict of interest should be reported to Group members and the member should recuse themselves from discussions or resulting decisions on issues where a conflict of interest exists.

All members of the Joint Group will be asked to sign a Conflict of Interest statement.



Staff Report 146-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 10/26/2020

SUBJECT Affordable Housing Fund - Grand Apartments JV LLC – Grand Apartments

Key Points

- The Affordable Housing Fund (AHF) was created in order to provide housing units affordable to households earning up to 50% of area median income (AMI) in Vancouver.
- City Council awarded a total of \$550,000 in Affordable Housing Funds to Grand Apartments JV, LLC in February 2019 for completion of the Grand Apartments project. Council approval is now requested to execute the funding agreement.
- Grand Avenue JV, LLC will use the Affordable Housing Fund award to develop 18 mixed-income apartments. Eight (8) designated Affordable Housing Fund units will remain affordable to households at/below 50% AMI for 20 years.

Strategic Plan Alignment

Goal 3, Objective 3.2: Improve services available to underserved or vulnerable residents.

Present Situation

Grand Apartments JV, LLC is developing 18 units in two buildings on the property located at 2805 E 19th Street near Grand Boulevard. The unit mix includes three- and four-bedroom units with eight units at 50% AMI rents, four units at 60% AMI rents, and six market-rate units.

City Council approved Affordable Housing Fund awards for this project totaling \$550,000 in February 2019. The funding source is 2019 levy funds.

Per the Affordable Housing Fund guidelines, eight units will be restricted throughout the affordability period to households earning up to 50% AMI. Construction is anticipated to be completed by fall 2021.

Advantage(s)

1. Creates 18 units of family-sized, mixed-income rental housing.
2. Fulfills the intent of the Affordable Housing Fund to support housing affordable at 50% AMI.
3. Facilitates a \$4.2 million development project in a location close to transit, services and amenities.

Disadvantage(s)

None.

Budget Impact

This project utilizes Affordable Housing Funds collected in 2019. There is sufficient Affordable Housing Fund budget to support the City's contribution towards this project.

Prior Council Review

February 4, 2019 – Approved \$550,000 Affordable Housing Fund award

Action Requested

Authorize the City Manager or his designee to execute the Affordable Housing Fund contract with Grand Apartments JV, LLC and approve any subsequent legal action necessary to enforce the terms of the same.

Peggy Sheehan, Community Development Programs Manager, 360-487-7952

ATTACHMENTS:

- ▣ Grand Apartments - Agreement
- ▣ Grand Apartments - Covenant



AGREEMENT

BETWEEN

CITY OF VANCOUVER

Affordable Housing Fund

PO Box 1995 • Vancouver • Washington • 98668-1995
(360) 487-7952 • www.cityofvancouver.us/cdbg

AND

GRAND APARTMENTS JV, LLC

711 NE 1st St. #102 • Battle Ground • Washington • 98604

Project funded:	Grand Apartments
Funding Source:	Vancouver Affordable Housing Fund
Agreement Period:	November 1, 2020 through May 31, 2022
Agreement Number:	PRJ100428-2019 AHF-Grand Apartments
Agreement Amount:	\$550,000
Property Address:	2805 E 19th Street, Vancouver, WA 98661
Affordability Period:	June 1, 2022 through May 31, 2042
Agency Contact:	Dave Campos (360) 909-4353 dave@realassetnw.com
City Contact:	Peggy Sheehan (360) 487-7952 peggy.sheehan@cityofvancouver.us

This agreement consists of the following:

- Signature page
- Statement of Work
- Rental Property Requirements
- Line Item Budget
- Timeline
- Authorization Signature Card
- General Terms and Conditions
- Exhibit A: Request for Advance Form
- INCORPORATED BY REFERENCE: Covenant

IN WITNESS WHEREOF, the parties agree to the terms and conditions of this Agreement and have caused this Agreement to be executed by their respective officers and agents thereunto duly authorized by signing below:

CITY OF VANCOUVER:

GRAND APARTMENTS JV, LLC:

Eric Holmes, City Manager

David Campos, Managing Member

Date:

Date:

ATTEST:

Natasha Ramras, City Clerk

Peggy Sheehan, Community Development
Program Manager

APPROVED AS TO FORM:

Jonathan Young, City Attorney

STATEMENT OF WORK

PROJECT DESCRIPTION

GRAND APARTMENTS JV, LLC (AGENCY) is operating as a subrecipient for the City of Vancouver (CITY) to complete a project using Affordable Housing Funds. As such, AGENCY must comply with the terms and conditions in this Agreement including, but not limited to, the attached Budget, Timeline, and documents incorporated by reference, including but not limited to, the Covenant.

The intent of this Agreement is to provide a grant in the amount not to exceed \$550,000 in Affordable Housing Funds to the AGENCY for the Grand Apartments project. The project consists of development of 18 units (3- and 4-bedroom units) contained in two 3-story apartment buildings located at 2805 E 19th Street, Vancouver, WA 98661. Grand Apartments will include 8 units at 50% AMI, 4 units at 60% AMI, and 6 market-rate units.

Affordable Housing Funds will be used for development costs including construction. **Eight (8) Affordable Housing Fund-supported units will be restricted to households earning up to 50% AMI throughout the affordability period.** If Agency breaches this Agreement or the Covenant, the grant must be repaid to City.

PROJECT BUDGET

1. The CITY will provide the AGENCY with a grant in an amount not to exceed \$550,000 for purposes of completing the project described herein. The use of these funds shall be expressly limited to the activities described in this Agreement.
2. Any reduction in the total budget authority will be done after consultation with the AGENCY and will require a modification of this Agreement. Any funds unspent at the end of the Agreement period will be retained by the CITY for allocation to another Affordable Housing Fund project.

PAYMENT PROVISIONS

1. The majority of the CITY advances to the AGENCY will be on a cost reimbursement basis. However, there are times such as property purchase that the CITY will make advances to an escrow account. In most cases, the CITY will make advances to AGENCY *as soon as practicable* but not more than thirty (30) days after the AGENCY submits a Request for Advance. Request for Advance shall include the following:
 - a. A summary of expenses incurred in support of all costs, and accompanied by general ledger detail.
 - For direct costs, detail will include direct costs: vendor names, dates of service and amount;
 - For services that are also funded by a third party, the AGENCY shall provide a detailed cost itemization by cost center and funding source. Detail shall identify which service or work was funded by the CITY and which by other parties.
2. The AGENCY shall designate one or more representatives who will be legally authorized to sign the Request for Advance Form provided and any other forms that may be required. The names of the liaison persons and representatives will be specified on the Authorization Signature Card.
3. AGENCY shall provide supporting documentation to the CITY upon request for any Request for Advance, such as invoices and receipts.
4. Affordable Housing Funds shall be accounted separately from other funds received by the AGENCY.
5. Retainage: For capital projects, the City shall reserve a minimum of 5% of funds (as specified in Exhibit A, Request for Advance) to be paid upon project completion and satisfaction of all contract requirements.

FUNDING TERMS

The \$550,000 will be provided as a grant. In accordance with the terms of this Agreement and the Covenant, if the Affordable Housing Fund units are not operated as required throughout the affordability period, the grant must be repaid to CITY.

TERM OF AGREEMENT

This Agreement is in effect for the period from November 1, 2020 through May 31, 2022 unless terminated as described under the **TERMINATION** section of the General Terms and Conditions.

CONSTRUCTION START AND END DATES

AGENCY agrees to begin construction of the agreed upon improvements no later than February 28, 2021. AGENCY agrees to complete construction no later than May 31, 2022. Time is of the essence, and failure to start or complete construction on or before these dates is a material breach of this Agreement.

PUBLIC NOTIFICATION

AGENCY agrees to work with the CITY to provide information about the project to the public, including need for and use of Affordable Housing Funds. AGENCY is required to install signage during construction notifying the public that the project is supported by the Affordable Housing Fund. Other examples of public notification efforts include but are not limited to groundbreaking events, open houses, and/or distribution of print or online materials.

The CITY will also provide information about the project, including location, property owner, contract amount, and number of designated Affordable Housing Fund units, to the public through the City of Vancouver website.

PREVAILING WAGE

The Affordable Housing Fund award will only be used for non-construction costs that do not require prevailing wage. Agency is responsible for keeping and maintaining records documenting the expenditure of the Affordable Housing Fund award on non-construction costs. If AGENCY is receiving other public funds for construction, it may be required to pay prevailing wage on the project as a result of those funding sources.

DOCUMENTS INCORPORATED BY REFERENCE

Each of the documents listed below are by this reference incorporated into this Agreement as though fully set forth herein, including any amendments, modifications or supplements thereto:

1. AGENCY's proposal for 2019 Affordable Housing Funds.
2. Current version of Affordable Housing Fund income limits (50% of Area Median Income provided by HUD).
3. Covenant.

NOTICE TO PROCEED

Upon execution of this agreement, the CITY will furnish the AGENCY with a written notice to proceed. No work on the project shall occur prior to the Notice to Proceed without prior written approval from the CITY.

PROJECT COMPLETION

Project completion means that:

1. All necessary title transfer requirements and construction work have been performed;
2. The project complies with the requirements of this Agreement;
3. AGENCY has been advanced all costs; and
4. Affordable Housing Fund units are occupied by eligible tenants.

RENTAL PROPERTY REQUIREMENTS

AFFORDABILITY PERIOD

Grand Apartments located at 2805 E 19th Street, Vancouver, WA 98661 will carry the requirement that the Affordable Housing Fund-assisted units remain affordable throughout the affordability period to people who are at or below 50% (calculated annually) of the area median income (AMI) established by HUD.

The affordability period dates are June 1, 2022 through May 31, 2042. During the affordability period, all Affordable Housing Fund requirements must be met and the CITY will monitor the assisted units annually for compliance.

The City of Vancouver will ensure the affordability period and requirements are met by recording covenant restrictions. These documents include details on affordability requirements, loan terms, restrictions regarding foreclosure, deed in lieu of foreclosure, and transfer of ownership and are incorporated into this Agreement by reference.

UNIT DESIGNATION

The designated Affordable Housing Fund units will consist of eight units including four 3-bedroom and four 4-bedroom units. All will be floating units meaning that units originally designated as Affordable Housing Fund-assisted units may change over time. **During the affordability period, the number of Affordable Housing Fund units in the project may never be less than eight (8) units.** The units must be comparable, in size, features, and number of bedrooms to those units originally identified as Affordable Housing Fund units.

AFFORDABLE RENTAL HOUSING QUALIFICATION

Affordable Housing Fund units in a rental housing project must only be occupied by households that are eligible low-income families at the time of initial occupancy and the tenant portion of rent may not exceed what is affordable to households at 50% AMI. Units must meet the following requirements to qualify as affordable housing:

1. **Rent Limitation and Utility Allowances:**
 - a. The City of Vancouver will issue the Affordable Housing Fund rent limits annually. The information is available at www.cityofvancouver.us/affordablehousingfund.
 - b. Only the utility allowance provided by the Housing Authority of the City of Vancouver shall be used.
2. **Rent Schedule Approval:** Prior to occupancy, the CITY shall review and approve rents proposed by the AGENCY. The tenant portion of rent must not exceed the maximum Affordable Housing Fund rent minus the monthly allowances for utilities and services.
3. **Nondiscrimination against rental assistance subsidy holders.** The AGENCY cannot refuse to lease designated Affordable Housing Fund units to a holder of a Section 8 or other comparable tenant assistance voucher.
4. **Tenant Income.**
 - a. All funds used for rental housing shall assist households who have an annual income that is 50% of the area median income (AMI) or less at the time of initial occupancy.
 - b. The City of Vancouver shall provide the HUD income limits annually. The most current HUD income limits can be found at www.cityofvancouver.us/cdbg.
 - c. The income of each tenant must be determined initially and annually in accordance with the City of Vancouver Affordable Housing Fund Policies and Procedures.
5. **Over-income tenants.** Tenant income must be monitored annually. If an over-income tenant is residing in a designated Affordable Housing Fund unit, the next available unit must be rented to an income eligible tenant.

REPORTING

Properties are required to report on Affordable Housing Fund units annually in December for the duration of the affordability period. Reports should be submitted to the City of Vancouver Community and Economic Development Department, Attention: Peggy Sheehan using the Excel reporting form provided by the CITY.

Required information:

- Address and name of project
- Total number of units
- For each Affordable Housing Fund unit:
 - Unit number
 - Number of bedrooms
 - Monthly rent payment
 - Utility allowance
 - Renter gross income
 - Household size

INSPECTIONS

Prior to initial occupancy of an Affordable Housing Fund-assisted unit, the CITY must perform onsite Housing Quality Standard inspections. During the period of affordability, the CITY must perform on-site inspections of Affordable Housing Fund units annually.

BUDGET

FUNDING SOURCES	
AFFORDABLE HOUSING FUND	\$550,000
BANK FINANCING	\$3,300,000
OWNER EQUITY	\$351,400
TOTAL	\$4,201,400

FUNDING USES	
LAND	\$235,000
SDCS/ PERMITTING	\$200,000
ARCH/ ENGINEERING	\$160,000
CIVIL CONSTRUCTION/ SITE PLAN	\$450,000
VERTICAL CONSTRUCTION	\$2,400,000
CONTINGENCY	\$450,000
INTEREST CARRY/ LENDING COSTS	\$100,000
SALES TAX	\$206,400
TOTAL	\$4,201,400

Affordable Housing Funds will be used for the land purchase, architecture/engineering, and project soft costs.

By signing below AGENCY acknowledges the review and approval of the budget listed above.

Name

Date

Title

TIMELINE

ACTIVITY	SCHEDULED DATE
Bid Process/Cost Estimates	September-October 2020
Permitting	November 2020-January 2021
Construction	February-December 2021
Marketing, Outreach and Lease-Up	January-April 2022
Full Occupancy	April 2022

AUTHORIZATION SIGNATURE CARD

Organization Name GRAND APARTMENTS JV, LLC

Address 711 NE 1st St. #102

City, State, Zip Vancouver, WA 98666

Telephone Number () _____ Fax () _____

SIGNATURE OF INDIVIDUALS AUTHORIZED TO SIGN FINANCIAL DOCUMENTS:

An authorized signature is required on financial documents. It is suggested that two or more persons be authorized so that one could sign in the absence of the other(s).

NAME

SIGNATURE

I certify that the signatures above are of the individuals authorized to execute financial documents for GRAND APARTMENTS JV, LLC.

Date _____

Signature of Authorized Official

Title of Authorized Official

**Note: The authorized official may not approve their own signature above*

GENERAL TERMS AND CONDITIONS

1. Fair Housing.

Projects funded with the Affordable Housing Fund are subject to federal fair housing regulations. Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and disability.

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; AGENCY's submitted proposal to project request and project request.

3. Relation of Parties.

The AGENCY, its subcontractors, agents and employees are independent AGENCYs performing professional services for CITY and are not employees of CITY. The AGENCY, 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 AGENCY, subcontractors, agents and employees shall not have the authority to bind CITY in any way except as may be specifically provided herein.

4. E-Verify.

AGENCY 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. AGENCY shall ensure all AGENCY employees and any sub-AGENCY(s) assigned to perform work under this Agreement are eligible to work in the United States. AGENCY shall provide verification of compliance upon City request. Failure by AGENCY to comply with this subsection shall be considered a material breach.

5. Delays and Extensions of Time.

If the AGENCY is delayed at any time from complying with the requirements covered by the Agreement, by any causes beyond AGENCY's control, the time for performance may be extended by such time as shall be mutually agreed upon by AGENCY 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.

6. Compensation and Schedule of Payments.

CITY shall pay the AGENCY as indicated in the Payment Provisions of the Loan Agreement for work performed under the terms of this Agreement. The Agreement amount shall not be exceeded without CITY's prior written authorization in the form of a negotiated and executed amendment. The AGENCY shall submit monthly invoices to CITY covering both professional fees and project expenses, if any, for fees and expenses from the previous month. Payments to AGENCY 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 AGENCY 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.

7. Ownership of Records and Documents.

Any and all work product prepared by the AGENCY 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 AGENCY hereby further assigns all copyright interests in such work product to the CITY. A

copy may be retained by the AGENCY. Previously owned intellectual property of AGENCY, and any know-how, methodologies or processes used by AGENCY to provide the services or project deliverables under this Contract shall remain property of AGENCY.

8. 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, AGENCY will only be paid for the hours completed at the time of termination of the Agreement.

9. Evaluation and Compliance with the Law.

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

10. City Business and Occupation License.

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

11. Liability and Hold Harmless.

AGENCY 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 AGENCY or subcontractors or agent even if AGENCY 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 AGENCY, such cost, fees and expenses shall be shared between the CITY and the AGENCY in proportion to their relative degrees of negligence. AGENCY specifically acknowledges the provisions contained herein have been mutually negotiated by the parties and it is the intent of the parties that AGENCY provide the broadest scope of indemnity permitted by RCW 4.24.115. AGENCY is an independent AGENCY and responsible for the safety of its employees.

12. Insurance.

AGENCY 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 AGENCY, subcontractors or anyone directly or indirectly employed by either the AGENCY or subcontractor.

a. **Liability Insurance.** AGENCY 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. AGENCY shall carry workers' compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of AGENCY'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. Umbrella Liability. The AGENCY shall provide Umbrella Liability coverage at limits of not less than five million dollars (\$5,000,000) per occurrence and annual aggregate. This umbrella liability coverage shall apply, at a minimum, to both the Commercial General and Auto insurance policy coverage. This requirement may be satisfied instead through the AGENCY's primary Commercial General and Automobile Liability coverage, or any combination thereof.

f. Professional Liability. The AGENCY 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 AGENCY, sub-contractors or anyone directly or indirectly employed by either the AGENCY or a sub-contractors. The amount of coverage provided by such insurance shall be not less than five hundred thousand dollars (\$500,000) combined single limit.

g. Fidelity/Employee Dishonesty Bond. The AGENCY shall obtain and keep in force during the entire term of this Agreement, a Fidelity/Employee Dishonesty Bond against any and all claims which may arise out of the performance of this Contract whether such work shall be by the AGENCY, sub-contractors or anyone directly or indirectly employed by either the AGENCY or a sub-contractors. The amount of coverage provided by such insurance shall be not less than ten thousand dollars (\$10,000).

h. Employment Security. The AGENCY 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.

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

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

AGENCY 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.

13. 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:

Peggy Sheehan
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995

AGENCY:

Dave Campos
Grand Apartments JV, LLC
711 NE 1st St. #102
Battle Ground, WA 98604

14. Amendments.

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

15. 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.

16. Ratification.

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

17. 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 AGENCY 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.

18. 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 AGENCY 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.

19. 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 Sub recipient 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 Sub recipient, 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 Sub recipient 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.

20. Records.

AGENCY shall ensure that records generated in connection with the project, including but not limited to, financial transactions, are maintained and retrievable pursuant to the applicable CITY retention period. The CITY shall be granted access to any such records it deems necessary to satisfy oversight responsibilities and any other legal requirements, and shall be granted the right to copy any such records necessary to fulfill these obligations. The AGENCY shall provide access to these records upon request in a timely manner.

EXHIBIT A
CITY OF VANCOUVER AFFORDABLE HOUSING FUND
REQUEST FOR ADVANCE

Date: _____ Project Title: GRAND APARTMENTS JV, LLC - Grand Apartments Invoice #: _____ AHF Project #: PRJ100428-2019 AHF-Grand Apartments	Period Covered: _____ Contact Person: _____ Telephone: _____ Email: _____
---	--

Activity	AHF Budget	Expended This Period	Expended To Date	Balance
Land Acquisition	\$235,000			
Architecture, Engineering, Soft Costs	\$287,500			
Retainage (5% of total)	\$27,500			
TOTAL:	\$550,000			

Reimbursement Amount Request \$ _____

☐ Check box when this is a final request.

CERTIFICATION: I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT IS CORRECT AND COMPLETE, AND THAT ALL EXPENDITURES ARE FOR THE PURPOSE SET FORTH IN THE GRANT AWARD DOCUMENTS. SUPPORTING DOCUMENTATION IS ATTACHED.

AUTHORIZATION:

Authorized Signature for Project_____
Title_____
Date**AHF Program Only**

PRJ100428-2019
AHF-Grand
Apartments

AHF Project No: _____

Initials Drawn By: _____

Date Funds Drawn: _____

Reviewed and Approved_____
Date

Initials Approved By: _____

When Recorded Return To:

City of Vancouver
Affordable Housing Fund Program
PO 1995
Vancouver, WA 98668-1995
Attention: Peggy Sheehan, (360) 487-7952

**CITY OF VANCOUVER, WASHINGTON
LOW INCOME HOUSING COVENANT**

Grantor/Borrower:	Grand Apartments JV, LLC
Beneficiary:	City of Vancouver by and through Affordable Housing Fund
Funding Source:	Affordable Housing Fund
Grantee/Trustee:	Clark County Title
Assessor’s Tax ID#:	35308000
Abbreviated Legal Description:	#164 OF JOHN MANEY DLC .10A Full legal description attached as Exhibit A
Address:	2805 E 19th Street, Vancouver, WA 98661
Contract Number:	PRJ100428-2019 AHF-Grand Apartments

This Low Income Housing Covenant(the "Covenant") is made between Grand Apartments JV, LLC, a Washington limited liability company (hereinafter “Grantor”), whose address is 711 NE 1st St. #102, Battle Ground, Washington 98604 and the City of Vancouver, Washington, a municipal corporation (hereinafter “Beneficiary”), in consideration for the financial assistance in the amount of five hundred fifty thousand and 00/100 dollars (\$550,000.00) provided by the City of Vancouver Affordable Housing Program to Grand Apartments JV, LLC pursuant to an Affordable Housing Fund Agreement, Contract Number PRJ100428-2019 AHF-Grand Apartments (the "Contract"), for the construction of the Grand Avenue Apartments project at the site described as follows (the “Property”):

Assessor’s Tax ID# and Abbreviated Legal Description:
35308000 - #164 OF JOHN MANEY DLC .10A
Full legal description attached as Exhibit A.

AFFORDABILITY PERIOD

This Covenant will be filed and recorded in the official public land records of Clark County, Washington and shall constitute a restriction upon the use of the property described herein, subject to and in accordance with the terms of this Covenant, during the City of Vancouver affordability period lasting from June 1, 2022 through May 31, 2042.

COVENANTS

The covenants contained herein are to be taken and construed as covenants running with the land and shall pass to and be binding upon the Grantor, its successors and assigns heirs, grantees, or lessees of the Property for the duration of the affordability period. Each and every contract, deed or other instrument covering or conveying the Property, or any portion thereof, shall be conclusively held to have been executed, delivered and accepted subject to such covenants, regardless of whether such covenants are set forth in such contract, deed, or other instruments.

NOW, THEREFORE, it is hereby covenanted, that during the affordability period:

- 1. Grantor will preserve eight (8) units in this Property as long-term affordable rental units for low income people with incomes, at the time of initial occupancy, at fifty percent (50%) or less of the median income in Clark County, Washington, adjusted for family size, as estimated annually by the United States Department of Housing and Urban Development (HUD). The designated Affordable Housing Fund units are subject to the rent limits and tenant income requirements described herein.

2. Grantor is the legal owner of the Property, and now has a valid and unencumbered fee simple title thereto, and Grantor will warrant and defend said title against all claims and demands of all other persons.
3. Grantor will timely pay all taxes, assessments, charges, fines, liens, fees, and other charges or impositions attributable to the Property which can attain priority over this Covenant, or which may be levied or assessed against the Property or this Covenant.
4. Grantor shall keep the Property in good repair; not permit or commit waste of the Property; complete any building, structure or improvement thereon which may be damaged or destroyed; not move or demolish any of the improvements on the Property without the Beneficiary's written consent; and comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property.
5. Grantor will keep all existing and hereafter erected structures and improvements that are part of the Property insured against loss or damage by fire, and other hazards included within the term "extended coverage perils," and any other hazards including, but not limited to earthquakes and floods, by a company or companies acceptable to the Beneficiary and for the benefit of the Beneficiary, in the amount of one hundred percent (100%) of the insurable value of the structure and improvements, and will allow the Beneficiary to examine all policies and renewals upon request
6. Beneficiary shall have the right to inspect the Property from time to time.
7. Grantor will comply with all federal, state and local laws prohibiting discrimination on the basis of age, sex marital status, race, creed, color, national origin, handicap, or familial status. These requirements are specified in Section 109 of the Housing and Community Development Act of 1974; Civil Rights Act of 1964, Title VI; Civil Rights Act of 1968, Title VIII; Executive Order 11063; Executive Order 11246; Architectural Barriers Act of 1968; and Americans with Disabilities Act.
8. Grantor shall not refuse leasing to a holder of a certificate for family participation under 24 CFR Part 882, or a rental voucher under 24 CFR Part 887, or to the holder of a comparable document evidencing participation in a tenant based assistance program because of the status of the prospective tenant as a holder of such certificate.
9. In accordance with applicable law, Beneficiary may from time to time appoint a successor to the Trustee appointed hereunder. Without conveyance of the Property, the successor Trustee shall succeed to all the title, power and duties conferred upon the Trustee herein and by applicable law.

UNIT DESIGNATION

The designated Affordable Housing Fund units will consist of eight (8) units including four 3-bedroom units and four 4-bedroom units. All will be floating units meaning that units originally designated as Affordable Housing Fund-assisted units may change over time. During the affordability period, the number of Affordable Housing Fund units in the project may never be less than eight units. The units must be comparable, in size, features, and number of bedrooms to those units originally identified as Affordable Housing Fund units.

RENT LIMITS

Designated Affordable Housing Fund units must only be occupied by households that are eligible low-income families at the time of initial occupancy and the tenant portion of rent may not exceed what is affordable to households at 50% AMI. The City of Vancouver will issue the Affordable Housing Fund rent limits annually. The tenant portion of rent must not exceed the maximum Affordable Housing Fund rent minus the monthly allowances for utilities. Only the utility allowance provided by the Housing Authority of the City of Vancouver shall be used.

TENANT INCOME

All designated Affordable Housing Fund units will be rented to households with an annual income that is 50% of the area median income (AMI) or less at the time of initial occupancy. The income of each tenant must be determined initially and annually in accordance with the City of Vancouver Affordable Housing Fund Policies and Procedures. If an over-income tenant is residing in a designated Affordable Housing Fund unit, the next available unit must be rented to an income-eligible tenant. The City of Vancouver will provide the HUD income limits annually. If HUD ceases to provide such estimates of median income, then median income shall mean such comparable figures for Clark County, Washington published or reported by a federal, state, or local agency as the County shall select.

RECORDS

In keeping with the responsibility that accompanies the use of public funds, Grantor shall keep all records and make any reports relating to compliance with this Covenant Agreement that the Beneficiary may reasonably require. In addition, Grantor agrees that Beneficiary, by and through the City of

Vancouver staff, may at any reasonable time and upon reasonable notice review Grantor for matters consistent with this Covenant, in accordance with applicable law.

REPORTING

Grantor will report on Affordable Housing Fund units annually for the duration of the affordability period. Required information:

- Address and name of project
- Total number of units
- For each designated Affordable Housing Fund unit:
 - Unit number
 - Number of bedrooms
 - Monthly rent payment
 - Utility allowance
 - Renter gross income
 - Household size

TRANSFER, SALE, OR CHANGE IN USE

As used in this Covenant, “interest in the Property” shall mean any legal or beneficial interest in all or any part of the Property. If all or any part of the Property or any interest in the Property is sold or transferred, or if there is a change of use or other transfer, including but not limited to any contract for sale of the Property over time, any assumption of the loan by a transferee of the Grantor, any assignment by Grantor for the benefit of creditors, failure of the Grantor to continue to utilize the designated Affordable Housing Fund units as rental residence with income of rental households not to exceed 50% of AMI adjusted for household size (the “Use”), appointment of a receiver for Grantor, the filing of a petition for voluntary or involuntary bankruptcy of Grantor, a foreclosure of any nature against Grantor, or transfer of any interest in the Property for purposes of a gift, and if such action or failure to act occurs without prior written consent of Beneficiary, Beneficiary may require immediate payment in full of all sums secured by this Covenant, unless prohibited by applicable law. These terms shall not include any transfer by way of subordinate encumbrance.

Notwithstanding anything to the contrary in this Covenant, the following shall not be considered a transfer, sale or change of use and shall not trigger Beneficiary’s right to declare the Affordable Housing Fund grant in the amount of **\$550,000.00** due and payable:

1. A transfer of a limited partnership interest in the Property by the Grantor or its assigns;
2. The transfer of a security interest in the Property for purposes of financing or refinancing done with the knowledge and consent of the City of Vancouver;
3. A Sale, transfer or assignment of Grantors interest in the Property to another 501(c)(3) organization or governmental entity reasonably acceptable to the City of Vancouver;
4. Removal by the Grantor’s general partner for cause and replacement of the Grantor’s general partner with another entity acceptable to the Beneficiary; and
5. The transfer of a leasehold interest to a residential tenant in the ordinary course of Grantor’s business.

DEFAULT

If any breach of this Covenant is believed to have occurred, the Beneficiary may, after 30 days-notice to the Grantor, demand payment in full or in part of the Affordable Housing Fund grant in the amount of \$550,000.00. Beneficiary may institute and prosecute any proceeding at law or equity to recover all or a portion of the Affordable Housing Fund grant as a result of the breach of this Covenant, or prevent, or enjoin any such violation or to compel specific performance by the Grantor of its obligations hereunder; provided that, the Grantor shall not be required by any provision herein to evict a residential tenant. No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage, or waive the rights of the Beneficiary to enforce the provisions hereof or to obtain relief against or recover for the continuation or repetition of such breach or violations or any similar breach or violation hereof at any later time.

IN WITNESS HEREOF, Grand Apartments JV, LLC a Washington limited liability company, has executed this Covenant on the _____ day of _____, 2020.

GRANTOR: _____
Grand Apartments JV, LLC
By: David Campos
Title: Managing Member

CORPORATE NOTARY

STATE OF WASHINGTON)
)ss
COUNTY OF CLARK)

On this ____ day of _____, 2020 before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared David Campos, known to me as the Managing Member of Grand Apartments JV, LLC, a Washington limited liability company, which executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument on behalf of the said entity.

WITNESS my hand and official seal hereto the day and year in the certificate above written.

NOTARY PUBLIC in and for the State of _____,
My Commission Expires: _____

Place notary seal centered on page below

EXHIBIT A:
PROPERTY LEGAL DESCRIPTION

This EXHIBIT A is attached to and part of the COVENANT dated as of _____, 2020 between Grand Apartments JV, LLC, a Washington limited liability company, as "Grantor", and the CITY OF VANCOUVER, WASHINGTON, as "Beneficiary".

Tax ID #: 35308000

Legal Description: A parcel of land located in portion of the Northeast Quarter of the Northeast Quarter of Section 26 and the Northwest Quarter of the Northwest Quarter of Section 25, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Clark County, Washington described as follows: COMMENCING at the Northeast corner of the Northeast Quarter of said Section 26: Thence South 02°18'16" West, for a distance of 20.00 feet to the South Right of Way line of East 19th Street and the North line of the "Stirling" parcel as described and recorded under Clark County, Washington, Auditors File Number #5412093 D, said point being the TRUE POINT OF BEGINNING; Thence along said North line and said South Right of Way line, North 87°51'59" West, or a distance of 51.28 feet Thence leaving said South Right of Way line and said North line, South 02°18'16" West, parallel with the West line of said "Stirling" parcel, for a distance of 75.00; Thence South 87°51'59" East, parallel with the North line of the Northeast Quarter of said Section 26, for a distance of 58.00 feet to the East line of said "Stirling" parcel; Thence North 02°18'16" East, along the East line of said "Stirling" parcel, for a distance of 75.07 feet to the Northeast corner thereof; Thence leaving said East line, North 88°25'55" West, along the North line of said "Stirling" parcel and South Right of Way line of said East 19th Street, for a distance of 6.72 feet to the TRUE POINT OF BEGINNING; TOGETHER with and SUBJECT to easements and restriction of record. CONTAINING: 4350 square feet of land, more or less

Staff Report 147-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 10/26/2020

11/2/2020

SUBJECT 112th Avenue Apartments proposal to change zoning map designation from R-30 to R-35 for a 2.6-acre site comprising adjacent properties at 501 NE 112th Ave and 11312 NE 4th Street

Key Points

- Applicant proposes change in zoning in order to allow for anticipated future site plan review of 53- or 54-unit apartment development.
- The Planning Commission unanimously recommended approval of the zone change, but subject to maintaining the current 50-foot building height limit of the R-30 zone, rather than 60 feet as allowed in the R-35 zone.
- At an October 5, 2020, workshop Council directed staff to draft a Development Agreement maintaining the 50-foot height limit, and requested further information regarding the overall need for three-bedroom apartment units citywide.

Strategic Plan Alignment

Goal 6: Facilitate the creation of neighborhoods where residents can walk or bike to essential amenities and services - "20 minute neighborhoods"

Present Situation

The proposed change from R-30 to R-35 zoning would modestly increase the size of potential future apartment development on the site, from 46 to 53 or 54 units. Potential vehicle traffic to and from the site after development would increase from an estimated 231 to 269 daily trips. The Planning Commission recommended approval at July 14, 2020, public hearing at which a neighboring property owner testified with concerns about additional traffic impact from future development on 4th Street, a private road. Commission discussion focused on potential future development of the site, including a recommendation to limit future building heights to 50 feet. The Commission considered but did not recommend also requiring that a percentage of the development be devoted to three-bedroom units. The applicant indicates that future development of the site if the zone change is approved would likely consist of one- and two-bedroom units only, with building heights below 50 feet unless three-bedroom units are required, which may necessitate higher building heights. Included are links to the Planning Commission public hearing [staff report](#), [CVTV recording](#), and [audio](#).

Detailed estimates of the overall citywide need for three-bedroom units are not readily available from non-proprietary sources, and will need to be developed as part of the next full update of the Vancouver Comprehensive Plan beginning in 2022. As summarized at the October 5 Council workshop, three-bedroom units currently account for 12% of apartment units listed citywide according to Apartments.com, with an average monthly rent of \$1,589 compared to an average of \$1,233 for all other units. Recent (2014-2018) data from the American Community Survey shows the following comparisons:

	City of Vancouver	Portland/Vancouver/ Salem CSA	Washington	U.S.
Median income, all households	\$64,861	\$66,769	\$70,116	\$60,293
Median income, three/four person households	\$81,220/ \$87,000	\$85,859/ \$96,546	\$88,941/ \$100,974	\$77,463/ \$89,780
Percentage of renter households	41.2%	38.2%	37.3%	36.2%
Percentage of renter three bedroom households	10.1%	8.5%	8.2%	8.9%

It is difficult to draw definitive conclusions from the data above, since the data on households includes single-family homes as well as apartments. However, it appears Vancouver's relative income position, as comparable but lower than the metro region, lower than the state and higher than the nation holds true for three-and four-person households, as well as all households. Vancouver has a higher share of renters than the region, state or nation, but the percentage of those renters who occupy three-bedroom households is comparable to surrounding markets. Together this suggests that Vancouver's need for market rate three-bedroom units is not significantly different than the other areas compared. Unfortunately data on local or regional vacancy rates for three-bedroom units was not available from the ACS or other readily available sources.

Advantage(s)

1. The rezone from R-30 to R-35 facilitates additional housing near public services, including planned Bus Rapid Transit service on Mill Plain Blvd approximately 1/3 mile from the site, at a location which abuts a major north-south corridor on one side, and lands zoned for multi-family development on the other three sides.
2. The Development Agreement lessens potential visual impacts by limiting building heights to 50 feet as allowed under the current R-30 zone.

Disadvantage(s)

The rezone would facilitate apartment development adjacent to three existing single family homes, although the homes are zoned for multi-family development, and would be separated from the apartment by a parking lot and screening, and the current zoning of the site allows apartment development.

Budget Impact

No significant impacts anticipated.

Prior Council Review

October 5, 2020, workshop

Action Requested

On Monday, October 26, 2020, approve the ordinance on first reading, setting date of second reading and public hearing for November 2, 2020.

Bryan Snodgrass, Principal Planner, 360-487-7946

ATTACHMENTS:

- ▯ Ordinance with development agreement

ORDINANCE FOR 112th AVENUE ZONING MAP CHANGE

10/26/20

11/02/20

ORDINANCE NO. M_____

AN ORDINANCE relating to zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Zoning map designation for adjacent properties at 501 NE 112th Ave and 11312 NE 4th Street, tax parcel numbers 164942000 and 164946000, subject to entering into a Development Agreement to limit future building heights; providing for severability; and providing for an effective date.

WHEREAS, an application for property-specific changes to zoning map designations was submitted to the City of Vancouver to change the zoning map designation on said properties from R-30 to R-35; and

WHEREAS, the Vancouver Planning Commission reviewed the proposed map designation changes at a duly advertised workshop on June 9, 2020, and a duly advertised public hearing on July 14, 2020, and voted unanimously to recommend approval of the zoning map amendment described herein for adoption to the City Council, subject to a limitation on future building heights to 50 feet; and

WHEREAS, the City Council conducted a duly advertised workshop on October 5, 2020, during which they directed staff to draft a Development Agreement between the City of Vancouver and the applicant limiting future buildings on the proposal site to 50 feet in height; and

WHEREAS, the City Council conducted a duly advertised first reading on October 26, 2020, and duly advertised public hearing on November 2, 2020, following which the Council wishes to adopt the Planning Commission recommendations for approval; and

WHEREAS, the cumulative environmental impacts of the proposed zoning change has been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act. A Notice of Determination of Non-significance (DNS) was issued on June 26, 2020, and no SEPA comments or appeals were received; and

ORDINANCE - 1

WHEREAS, the City Council finds and concludes that the proposed change is consistent with all relevant criteria for Zoning Map Amendments (VMC 20.285), and Development Agreements (VMC 20.250), and 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 and conclusions as set forth in the staff report for the July 14, 2020, public hearing, are hereby adopted as the City Council's findings of fact

Section 2. Zoning Code Map Amendment. The City of Vancouver Zoning Map established under VMC 20.130.020 is hereby amended to change properties at 501 NE 112th Ave and 11312 NE 4th Street, tax parcels 164942000 and 164946000, from R-30 to R-35, subject to the applicant entering into a Development Agreement as described in Attachment A herein.

Section 3. Development Agreement. The City Manager is hereby authorized to enter into a Development Agreement, Attachment A hereto, limiting future building heights on the proposal site to 50 feet.

Section 4. 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 6. Effective Date. This ordinance shall go into effect 30 days after adoption

Section 5. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised

development code to the Washington Department of Commerce.

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Council Members

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2020

Anne McEnerny Ogle, Mayor

Attest:

Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

Jonathan Young, City Attorney

ORDINANCE - 3

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Zoning map designation for adjacent properties at 501 NE 112th Ave and 11312 NE 4th Street, tax parcel numbers 164942000 and 164946000, subject to entering into a Development Agreement to limit future building heights; providing for severability; and providing for 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).

ORDINANCE ATTACHMENT A - DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT

EFFECTIVE DATE: _____, 2020

PARTIES: Tetragon LLC

Hereinafter: "Tetragon"

City of Vancouver

P.O. Box 1995

Vancouver, WA 98668-1995

hereinafter: "CITY"

RECITALS:

"Tetragon" has requested a zoning map designation change from Commercial and CC to Urban R-35 on tax lots, located on the east side of NE 112th Avenue approximately feet north of Mill Plain Boulevard.

NOW THEREFORE, The Parties agree as follows:

1. Recital. The recitals are hereby incorporated into the Parties Agreement and shall bind the Parties as to the terms of this Agreement.

2. Purpose. The purpose of this Development Agreement is to ensure that future development on the site is limited to 50 feet in height, and otherwise conforms with applicable provision of the Vancouver Comprehensive Plan, Vancouver Municipal Code Title 20.

3. Term. The initial term of this Development Agreement shall be for twenty (20) years from the effective date of this Agreement, which may be extended by mutual agreement between the Owner and the City and approved by the City Council in accordance with state law.

4. Conditions. Future development on the site shall be limited to a building height limit of 50 feet, as currently authorized in the R-30 zoning district.

5. Successors. This Development Agreement and all of its provisions shall be binding on the Parties and any and all of their assigns and successors in interest.

6. Enforcement. This Development Agreement may be enforced by the City through any remedy provided by law or in equity.

7. Severability. If any provision of this Development Agreement, or the application of the provision to any person or circumstance, is declared invalid, then the rest of the agreement or the application of the provision to other persons or circumstances shall not be affected.

8. Authority. Those signatories who sign on behalf of a limited liability company are expressly vested by the governing documents of such limited liability company which they purport to represent with the authority to bind such limited liability company in the manner in which such signatories have purported to bind their principal herein.

9. Controlling Law. In the event of any litigation arising hereunder, or with respect hereto, the law of the State of Washington shall control, and all signatories hereto, do hereby submit themselves personally to the jurisdiction of the courts of the State of Washington, and do hereby agree that any action arising hereunder may be instituted in Clark County Superior Court, if the parties are served including anywhere not within the State of Washington, by any method authorized by Washington Law.

10. Required Public Hearing. This Development Agreement is authorized by a Resolution of the City Council of the City of Vancouver following a hearing as required by RCW 36.70B.170.

11. Extensions of Time for Performance. Notwithstanding anything to the contrary contained in this Agreement, neither party shall be deemed to be in default where delays and performance or failure to perform are due to war, insurrection, strike or other labor disturbances, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, extended appeals by third parties or similar basis for excused performance which are not within the reasonable control of the party to be excused. Upon the request of either Party, an extension of time for such cause shall be granted in writing for the period of the forced delay, or longer, as may be mutually agreed upon.

13. Exception to Vesting/Serious Threat to Public Health. Nothing contained in this Development Agreement shall preclude the City from exercising any and all rights it has under RCW 36.70.170(4) to address issues of public health and safety.

14. Construction. This Development Agreement sets forth the entire agreement of the parties. This Agreement shall be construed as a whole. No amendment, change or modification of any provision of this Agreement shall be valid unless set forth in writing and signed by both parties. To the extent of any conflict with any City regulations which may otherwise govern the Property, the terms and conditions of this Development Agreement shall prevail.

15. Binding Effect. This Development Agreement, or a summary therefore, shall be recorded against the Property and shall run with the land subject only to the express conditions or limitations of this Agreement, and shall be binding upon and inure to the benefit of the respective successors and assigns of the parties. Upon assignment of this Development Agreement or the conveyance of any parcel of the Property to which this agreement is applicable, the assignee/grantee shall be deemed to assume all rights, obligations and liabilities set forth in this Agreement as they relate to such parcel.

16. Cooperation. Each party shall take such action (including, but not limited to the execution, acknowledgement and delivery of documents) as may reasonably be requested by the other party for the implementation or continuing performance of this Development Agreement. In the event of any

administrative, legal or equitable action or proceeding instituted by any person or party to this Agreement challenging the validity of any provision of this Agreement, or any subsequent action taken consistent with this Agreement, the parties shall cooperate in defending such action or proceeding to settlement or final judgment, including all appeals. Each party shall select its own legal counsel and retain such counsel at its own expense.

17. Effective Date. This Development Agreement will become effective on signature by the City of Vancouver and Tetragon LLC or successor.

Development Agreement by ordinance after a public hearing.

DATED THIS ____ day of _____, 2020

[Signature pages to follow]

CITY OF VANCOUVER

By:

Eric J. Holmes, City Manager

Dated: _____

Attest:

ORDINANCE - 9

City Clerk

STATE OF WASHINGTON)

: ss.

County of Clark)

I certify that Eric J. Holmes appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the City Manager of the CITY OF VANCOUVER to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this ____ day of _____, 2020

NOTARY PUBLIC FOR WASHINGTON

My Commission Expires: _____

Tetragon LLC, Owner

Dated: _____

STATE OF WASHINGTON)

: ss.

County of Clark)

ORDINANCE - 10

I certify that _____ appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2020

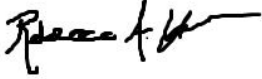
NOTARY PUBLIC FOR WASHINGTON

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:

\$ 4,274,897.22 this 26th day of October 2020.

MAYOR



AUDITING OFFICER

COUNCILMEMBER

COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
October 13 - October 19	Accounts Payable Checks (see attached)	\$ 4,260,007.90
October 13 - October 19	Hansen City Payments (see attached)	\$ 14,608.32
October 13 - October 19	Visa Refunds (see attached)	\$ 281.00
October 13 - October 19	Payroll Checks (see attached)	\$ -
TOTAL		\$ 4,274,897.22

Payment	Payment	Check	Payment	Payment	Payment Payee	Payment Memo if applicable
Supplier Payment	Manual Wire	No Reference	10/13/2020	234,068.39	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire	No Reference	10/13/2020	845,006.37	Internal Revenue Service	
Supplier Payment	Manual Wire	No Reference	10/13/2020	99.33	State of Arizona	
Supplier Payment	Manual Wire	No Reference	10/13/2020	94.40	State of California	
Supplier Payment	Manual Wire	No Reference	10/13/2020	23.60	State of California	
Supplier Payment	Manual Wire	No Reference	10/13/2020	23.60	State of California	
Supplier Payment	Manual Wire	No Reference	10/13/2020	755,445.28	State of Washington Department of Retirement	
Supplier Payment	Manual Wire	No Reference	10/13/2020	21,302.41	Washington Dental Service	
Supplier Payment	Manual Wire	No Reference	10/14/2020	8,426.66	Bank Of America N.A. - Remit-To: Charlotte NC	
Supplier Payment	Manual Wire	No Reference	10/14/2020	26,010.23	Gallagher Bassett Services Inc	
Supplier Payment	Manual Wire	No Reference	10/14/2020	327,377.20	Kaiser Permanente - Remit-To: Kaiser Permanente	
Supplier Payment	Manual Wire	No Reference	10/14/2020	24,185.58	State of Oregon Department of Revenue	
Supplier Payment	Manual Wire	No Reference	10/14/2020	53,000.12	Symetra Life Insurance Company	
Supplier Payment	Manual Wire	No Reference	10/14/2020	982.30	VSP Vision Care Inc	
Supplier Payment	Manual Wire	No Reference	10/15/2020	67,000.00	Fidelity National Title Co of Washington	
Supplier Payment	Manual Wire	No Reference	10/16/2020	681,463.06	Clark County - Remit-To: Clark County - Treasurer	
Supplier Payment	Manual Wire	No Reference	10/16/2020	777.00	State of Washington Department of Licensing -	
Supplier Payment	Manual Wire	No Reference	10/19/2020	39,288.68	Gallagher Bassett Services Inc	
Expense Payment	Direct Deposit	EFT-00075047	10/15/2020	136.80	Ryan Powers	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00075048	10/15/2020	106.14	Levin Davie	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00075049	10/15/2020	270.98	Kirk Gatter	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00075050	10/15/2020	12.00	Olga Dacy	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00075051	10/15/2020	23.92	Jessica George	Employee Reimbursement
Supplier Payment	EFT	EFT-00075052	10/15/2020	8,121.21	Six Degrees Inc	
Supplier Payment	EFT	EFT-00075053	10/15/2020	1,992.39	Metro Overhead Door Inc	
Supplier Payment	EFT	EFT-00075054	10/15/2020	29,143.27	Tapani Inc	
Supplier Payment	EFT	EFT-00075055	10/15/2020	4,061.75	MacDonald-Miller Facility Solutions Inc	
Supplier Payment	EFT	EFT-00075056	10/15/2020	238.00	Rotschy Inc	
Supplier Payment	EFT	EFT-00075057	10/15/2020	3,025.00	JCI Jones Chemicals Inc	
Supplier Payment	EFT	EFT-00075058	10/15/2020	2,135.50	Otak Inc	
Supplier Payment	EFT	EFT-00075059	10/15/2020	30,560.67	McClure and Sons Inc.	
Supplier Payment	EFT	EFT-00075060	10/15/2020	1,517.60	International Graphics & Nameplate Inc	
Supplier Payment	EFT	EFT-00075061	10/15/2020	5,617.75	MacKay Sposito Inc	
Supplier Payment	EFT	EFT-00075062	10/15/2020	35,210.55	Clark County - Remit-To: Clark County - Treasurer	
Supplier Payment	EFT	EFT-00075063	10/15/2020	3,219.50	Toole Design Group, LLC	
Ad Hoc Payment	Check	17178	10/14/2020	88.16	Aleksey & Tatyana Zaberenko	Utility Refunds: 0065022702-04
Ad Hoc Payment	Check	17179	10/14/2020	310.41	Alexandra Dezsofi	RES-285334 refund
Ad Hoc Payment	Check	17180	10/14/2020	205.00	Alexis J Wirch	Utility Refunds: 0067049098-02
Ad Hoc Payment	Check	17181	10/14/2020	171.00	Alice Thrasher	Utility Refunds: 0074018128-08 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	17182	10/14/2020	119.50	Allman,Derryll and Deborah	Utility Refunds: 0117056044-04
Ad Hoc Payment	Check	17183	10/14/2020	97.05	Ammon Debord	Utility Refunds: 0089021020-06
Ad Hoc Payment	Check	17184	10/14/2020	274.00	Andrian & Tatiana Slobodeniuc	Utility Refunds: 0072000758-04 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	17185	10/14/2020	102.00	Arbor City Tree Care	LUP-79721
Ad Hoc Payment	Check	17186	10/14/2020	168.47	Arnold,Lindsay and David	Utility Refunds: 0147043700-07
Ad Hoc Payment	Check	17187	10/14/2020	90.74	Arturo and Rosa Vela	Utility Refunds: 0038029100-03
Ad Hoc Payment	Check	17188	10/14/2020	213.00	Bennett,Jasbir	Utility Refunds: 0117052452-03
Ad Hoc Payment	Check	17189	10/14/2020	50.20	Beth B and Alexis Stroup	Utility Refunds: 0000008223-02
Ad Hoc Payment	Check	17190	10/14/2020	23.43	BRENNIA KLEIN	VOUCHER 2006422.030
Ad Hoc Payment	Check	17191	10/14/2020	23.43	BRENNIA KLEIN	VOUCHER 2006631.030
Ad Hoc Payment	Check	17192	10/14/2020	368.69	Brown,Scott	Utility Refunds: 0112093128-03
Ad Hoc Payment	Check	17193	10/14/2020	120.00	Burnt Bridge Creek Neighborhood Association	RecycleU Grant
Ad Hoc Payment	Check	17194	10/14/2020	153.46	Buskuhl,Mike	Utility Refunds: 0114008060-03
Ad Hoc Payment	Check	17195	10/14/2020	644.00	Cascade West Development LLC	LUP-79774 refund
Ad Hoc Payment	Check	17196	10/14/2020	546.96	Chester and Joyce Johnson	Utility Refunds: 0074064400-03 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	17197	10/14/2020	200.00	Chick Fil A	refund overpmt alarm
Ad Hoc Payment	Check	17198	10/14/2020	1,120.98	Clark Co Emergency Medical Svcs Dist #2	201006
Ad Hoc Payment	Check	17199	10/14/2020	50.00	Clark College	refund overpmt alarm
Ad Hoc Payment	Check	17200	10/14/2020	272.91	Colette R Abrahamson	Utility Refunds: 0000009194-02
Ad Hoc Payment	Check	17201	10/14/2020	355.30	Colleen Chun	Prorated Refund for 12 month Membership
Ad Hoc Payment	Check	17202	10/14/2020	79.29	Conservecise Reo Utilities	Utility Refunds: 0126008790-02
Ad Hoc Payment	Check	17203	10/14/2020	29.00	Dana Gardner	ROW-285542 refund
Ad Hoc Payment	Check	17204	10/14/2020	224.62	Deborah Carol	Prorate 12 Month Pass Refund
Ad Hoc Payment	Check	17205	10/14/2020	675.24	Dellinger,Derrick	Utility Refunds: 0121001616-09 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	17206	10/14/2020	205.43	Denon Lussier	Utility Refunds: 0056036700-04 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	17207	10/14/2020	207.44	Donald and Patti Maltase	Utility Refunds: 0027054500-02
Ad Hoc Payment	Check	17208	10/14/2020	4.01	Donald Dockum	Utility Refunds: 0011054800-06
Ad Hoc Payment	Check	17209	10/14/2020	7.14	Drew and Casey Gottschalk	Utility Refunds: 0123003970-03
Ad Hoc Payment	Check	17210	10/14/2020	4,390.20	Earthworks Excavating Services Inc	Inv #WA183-20 (Laroche)
Ad Hoc Payment	Check	17211	10/14/2020	43.38	Estate of Raymond Lytle	Utility Refunds: 0061031240-03
Ad Hoc Payment	Check	17212	10/14/2020	129.05	Evgeniy Sirosh and Yekaterina Simakov	Utility Refunds: 0118014106-02
Ad Hoc Payment	Check	17213	10/14/2020	433.30	Fire Systems West Inc	FRI-279646 refund
Ad Hoc Payment	Check	17214	10/14/2020	314.44	Gaffney Trustees,Brian and Lori	Utility Refunds: 0140004790-02
Ad Hoc Payment	Check	17215	10/14/2020	256.54	Gantt,Diana	Utility Refunds: 0115030596-04
Ad Hoc Payment	Check	17216	10/14/2020	17.94	Gary and Melissa Baker	Utility Refunds: 0022046400-01
Ad Hoc Payment	Check	17217	10/14/2020	130.50	Gayle Rothrock	Prorated Refund for 12 month Membership
Ad Hoc Payment	Check	17218	10/14/2020	122.64	Gheorghe and Crina O Crisan-Duma	Utility Refunds: 0150006604-00
Ad Hoc Payment	Check	17219	10/14/2020	110.60	Gina Jacobus	Utility Refunds: 0086001300-07
Ad Hoc Payment	Check	17220	10/14/2020	607.00	Goss,Raymond and Monica	Utility Refunds: 0122002295-01
Ad Hoc Payment	Check	17221	10/14/2020	139.42	Gruse,Melissa	Utility Refunds: 0093019900-06
Ad Hoc Payment	Check	17222	10/14/2020	91.33	Guske,Kay	Utility Refunds: 0094024700-03
Ad Hoc Payment	Check	17223	10/14/2020	119.00	Helsei,Michael	Utility Refunds: 0126000146-01 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	17224	10/14/2020	8,714.00	Henco Plumbing Services LLC	Inv #7230625 (Bissell/Livingston)
Ad Hoc Payment	Check	17225	10/14/2020	261.00	Huckins,Kylee and Elijah	Utility Refunds: 0127006200-05
Ad Hoc Payment	Check	17226	10/14/2020	5.00	Ivan/Judith Erickson	refund overpmt alarm
Ad Hoc Payment	Check	17227	10/14/2020	61.76	Jarid Demarais	Utility Refunds: 0054064961-10
Ad Hoc Payment	Check	17228	10/14/2020	183.49	Jay Gahan	Utility Refunds: 0067022102-06
Ad Hoc Payment	Check	17229	10/14/2020	197.89	Jenkins,Jeromey and Michelle	Utility Refunds: 0106080088-04
Ad Hoc Payment	Check	17230	10/14/2020	32.30	Jerri Stohosky_Successor Trustee	Utility Refunds: 0063058735-08
Ad Hoc Payment	Check	17231	10/14/2020	69.19	Jill & Daniel Cates	Utility Refunds: 0074038500-03
Ad Hoc Payment	Check	17232	10/14/2020	333.56	JOAN C SMITH	VOUCHER 2007968.030
Ad Hoc Payment	Check	17233	10/14/2020	48.32	John & Jill Sabo	Utility Refunds: 0058042100-04
Ad Hoc Payment	Check	17234	10/14/2020	161.63	Jonathan & Kimberly Dunford	Utility Refunds: 0071072600-15
Ad Hoc Payment	Check	17235	10/14/2020	809.00	Jones,Dara	Utility Refunds: 0087049200-23
Ad Hoc Payment	Check	17236	10/14/2020	58.40	Just-In-Time Electrical Inc	MPE-287160
Ad Hoc Payment	Check	17237	10/14/2020	105.00	Kelly H Wilson Irrevoc Trust	Utility Refunds: 0085077304-00
Ad Hoc Payment	Check	17238	10/14/2020	179.00	Keri Hendrix	Utility Refunds: 0067048950-08
Ad Hoc Payment	Check	17239	10/14/2020	65.95	Kirby,Jack and Lisa	Utility Refunds: 0116293460-09

Ad Hoc Payment	Check	17240	10/14/2020	92.57	Kocin,Jarrod and Shannon	Utility Refunds: 0147041050-04
Ad Hoc Payment	Check	17241	10/14/2020	20.00	Lennar Homes	refund overpmt alarm
Ad Hoc Payment	Check	17242	10/14/2020	72.00	LINDA PETERSON	VOUCHER 2007966.030
Ad Hoc Payment	Check	17243	10/14/2020	590.18	LONG,DIANA	Utility Refunds: 0000006716-03 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	17244	10/14/2020	121.45	Lynette Nichols-Fuatagavi and, Maava Fuatagavi Jr	Utility Refunds: 0141003201-03
Ad Hoc Payment	Check	17245	10/14/2020	140.00	Marion Hunt	Utility Refunds: 0063084332-02 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	17246	10/14/2020	160.00	Martin,Kevin	Utility Refunds: 0112097056-02 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	17247	10/14/2020	42.71	Matthew Daiker & Nantiya Srisuk	Utility Refunds: 0089089017-04
Ad Hoc Payment	Check	17248	10/14/2020	61.94	Mc Afee,Duane	Utility Refunds: 0107004950-04
Ad Hoc Payment	Check	17249	10/14/2020	141.00	McGillis,Bryan and Julia	Utility Refunds 0158000420-03 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	17250	10/14/2020	94.00	MCMAHON, RACHEL	COVID-19 FCC Closure Refund 2007482.03
Ad Hoc Payment	Check	17251	10/14/2020	177.60	Megan & Jonathan Weiss	Utility Refunds: 0087049560-04
Ad Hoc Payment	Check	17252	10/14/2020	217.33	Megan & Ryan Barker	Utility Refunds: 0071074100-07
Ad Hoc Payment	Check	17253	10/14/2020	75.20	Michael Morris and Melissa Tilley-Morris	Utility Refunds: 0110004070-08
Ad Hoc Payment	Check	17254	10/14/2020	554.75	Michal Krammerer	refund pkg permit COV10007
Ad Hoc Payment	Check	17255	10/14/2020	66.56	Miroslaw Zychla, Personal Rep	Utility Refunds: 0061099725-02 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	17256	10/14/2020	169.51	Nathaniel Bode and Misty Ilac	Utility Refunds: 0138001758-02
Ad Hoc Payment	Check	17257	10/14/2020	203.21	Nelsen,Kathy	Utility Refunds: 0116014700-04
Ad Hoc Payment	Check	17258	10/14/2020	340.64	New American Funding	refund pkg permits COV08660; o8661; 08670; 08793
Ad Hoc Payment	Check	17259	10/14/2020	110.00	Noodles and Company	refund overpmt alarm
Ad Hoc Payment	Check	17260	10/14/2020	120.00	Old Evergreen Hwy Neighborhood Association	RecycleU Grant
Ad Hoc Payment	Check	17261	10/14/2020	3,083.70	Paul Washburn	20200928
Ad Hoc Payment	Check	17262	10/14/2020	20.00	PCS	Netrush (acct #19203 inv #99405550)
Ad Hoc Payment	Check	17263	10/14/2020	230.00	PCS	Aarons Sales & Leasing (acct #15704) Inv #99374570; et al
Ad Hoc Payment	Check	17264	10/14/2020	19.79	PCS	Inv #15120 (negative trust dated 10/5/2020)
Ad Hoc Payment	Check	17265	10/14/2020	40.00	PCS	refund overpmt alarm
Ad Hoc Payment	Check	17266	10/14/2020	20.00	PCS	Auto Plus Auto Parts (cust #18482) - Inv #99365491/99370743
Ad Hoc Payment	Check	17267	10/14/2020	40.00	PCS	Noodles and Company (Inv #99352327/99405059)
Ad Hoc Payment	Check	17268	10/14/2020	20.00	Pro Caliber	refund overpmt alarm
Ad Hoc Payment	Check	17269	10/14/2020	143.02	Quality Homes CCCP Inc	Utility Refunds: 0500003421-01
Ad Hoc Payment	Check	17270	10/14/2020	143.02	Quality Homes CCCP Inc	Utility Refunds: 0500003422-01
Ad Hoc Payment	Check	17271	10/14/2020	221.03	Quocan Le	RES-287692 refund
Ad Hoc Payment	Check	17272	10/14/2020	69.09	Restore Pro LLC	Utility Refunds: 0500003460-01
Ad Hoc Payment	Check	17273	10/14/2020	20.00	Richard/Nancy Ruland	refund overpmt alarm
Ad Hoc Payment	Check	17274	10/14/2020	201.00	Rick Jones and Tresa M Jones	Utility Refunds: 0040017900-09
Ad Hoc Payment	Check	17275	10/14/2020	154.57	Rivera,Daniel and Courtney	Utility Refunds: 0118043200-04
Ad Hoc Payment	Check	17276	10/14/2020	20.00	Robert/Brenda Seemuth	refund overpmt alarm
Ad Hoc Payment	Check	17277	10/14/2020	17.90	Robert Manalo	Utility Refunds: 0055039265-01
Ad Hoc Payment	Check	17278	10/14/2020	54.11	Roger Patton	Utility Refunds: 0053077800-03
Ad Hoc Payment	Check	17279	10/14/2020	142.16	Rothnie,David	Utility Refunds: 0138002408-04
Ad Hoc Payment	Check	17280	10/14/2020	40.00	Safeway #1519	refund overpmt alarm
Ad Hoc Payment	Check	17281	10/14/2020	139.20	Sarkinen Plumbing Inc	ROW-288071
Ad Hoc Payment	Check	17282	10/14/2020	58.40	Sarkinen Plumbing Inc	MPE-288102
Ad Hoc Payment	Check	17283	10/14/2020	119.00	Scruggs,Anna	Utility Refunds: 0131805400-04 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	17284	10/14/2020	258.62	Sharen Fowler	Utility Refunds: 0085001603-03
Ad Hoc Payment	Check	17285	10/14/2020	145.46	Shvets,Vasily, Natalya and Yevgeniy	Utility Refunds: 0098032600-07
Ad Hoc Payment	Check	17286	10/14/2020	108.90	Songbird Homes Inc	Utility Refunds: 0500003351-01
Ad Hoc Payment	Check	17287	10/14/2020	67.51	Souvanasane,Justin and Wendy	Utility Refunds: 0500001290-02
Ad Hoc Payment	Check	17288	10/14/2020	145.71	SPH Property Two LLC	Utility Refunds: 0126008790-02
Ad Hoc Payment	Check	17289	10/14/2020	30.96	Tammy J and Scott E McCormick	Utility Refunds: 0068022662-03
Ad Hoc Payment	Check	17290	10/14/2020	225.00	Tarra Howe	Utility Refunds: 0048024200-07
Ad Hoc Payment	Check	17291	10/14/2020	37.19	The Estate of Anythony G Bonnici	Utility Refunds: 0045065020-04
Ad Hoc Payment	Check	17292	10/14/2020	50.14	The Estate of John T Blomberg	Utility Refunds: 0128000774-03
Ad Hoc Payment	Check	17293	10/14/2020	138.67	The Management Group	Utility Refunds: 0107002056-11
Ad Hoc Payment	Check	17294	10/14/2020	94.82	THE MARGARET ANN CIECHI REVOCABLE TRUST	Utility Refunds: 0003045700-02
Ad Hoc Payment	Check	17295	10/14/2020	153.20	Tishchenko,Marina	Utility Refunds: 0500003319-01
Ad Hoc Payment	Check	17296	10/14/2020	477.32	Tom Chin	Prorated Refund for 12 month Membership
Ad Hoc Payment	Check	17297	10/14/2020	20.00	Vancouver Natl Historic Reserve Trust	refund overpmt alarm
Ad Hoc Payment	Check	17298	10/14/2020	86.30	Van Dyke,Evelyn and Matthew	Utility Refunds: 0097001296-03
Ad Hoc Payment	Check	17299	10/14/2020	73.70	Van Dyke,Matthew	Utility Refunds: 0097001296-03
Ad Hoc Payment	Check	17300	10/14/2020	95.00	Vincent A Kelly, Personal Rep	Utility Refunds: 0066033900-02
Ad Hoc Payment	Check	17301	10/14/2020	154.74	Waterview Rentals 2 LLC	Utility Refunds: 0112000520-02
Ad Hoc Payment	Check	17302	10/14/2020	250.00	Watkins,Allen and Stacey	Utility Refunds: 0139231200-01
Ad Hoc Payment	Check	17303	10/14/2020	30.00	Wendy Castillo	refund overpmt pkg cit 7202400271
Ad Hoc Payment	Check	17304	10/14/2020	20.00	Western Psychological & Counseling Services	refund overpmt alarm
Supplier Payment	Check	17305	10/14/2020	21,149.25	Accenture LLP	
Supplier Payment	Check	17306	10/14/2020	4,559.50	Action Onsite Inc	
Supplier Payment	Check	17307	10/14/2020	15,413.00	Advantel Incorporated	
Supplier Payment	Check	17308	10/14/2020	2.98	Airgas, Inc	
Supplier Payment	Check	17309	10/14/2020	6,519.65	Allegiance Benefit Plan Management Inc	
Supplier Payment	Check	17310	10/14/2020	12,180.00	Allegis Group Holdings Inc - Remit-To: TekSystems	
Supplier Payment	Check	17311	10/14/2020	3,003.76	Anixter Inc	
Supplier Payment	Check	17312	10/14/2020	685.63	Annas Consultants Inc	
Supplier Payment	Check	17313	10/14/2020	4,596.16	Apex Hydrovac Tools LLC	
Supplier Payment	Check	17314	10/14/2020	48.65	Aramark Uniform & Career Apparel LLC - Remit-To:	
Supplier Payment	Check	17315	10/14/2020	8,543.77	AT & T Mobility II LLC	
Supplier Payment	Check	17316	10/14/2020	4,587.50	Bonnie R. Jeffries	
Supplier Payment	Check	17317	10/14/2020	1,475.97	Bound Tree Medical LLC	
Supplier Payment	Check	17318	10/14/2020	2,334.75	BSK Associates - Remit-To: Supplier BSK Associates	
Supplier Payment	Check	17319	10/14/2020	10,175.00	Bullard Law P. L.	
Supplier Payment	Check	17320	10/14/2020	31,939.02	CECO Inc	
Supplier Payment	Check	17321	10/14/2020	400.14	Celco Partnership - Remit-To: Celco - Dallas	
Supplier Payment	Check	17322	10/14/2020	19,936.70	Century West Engineering Corp	
Supplier Payment	Check	17323	10/14/2020	10,041.93	CFM Strategic Communications Inc	
Supplier Payment	Check	17324	10/14/2020	29,304.85	CH2M Hill Engineers Inc - Remit-To: CH2M - Dallas	
Supplier Payment	Check	17325	10/14/2020	14,937.50	Clark County Fire District 5	
Supplier Payment	Check	17326	10/14/2020	8,951.62	Columbia Resource Company	
Supplier Payment	Check	17327	10/14/2020	25,000.00	Columbia River Economic Development Council Inc	
Supplier Payment	Check	17328	10/14/2020	151.10	Comcast Holdings Corporation - Remit-To: Comcast	
Supplier Payment	Check	17329	10/14/2020	6,757.01	Copiers Northwest	
Supplier Payment	Check	17330	10/14/2020	333.25	Courier Northwest	
Supplier Payment	Check	17331	10/14/2020	1,131.38	Cross Match Technologies Inc	
Supplier Payment	Check	17332	10/14/2020	186.26	CUES Inc - Remit-To: CUES Inc - Cincinnati	
Supplier Payment	Check	17333	10/14/2020	4,945.60	E&M Electric and Machinery, Inc	
Supplier Payment	Check	17334	10/14/2020	750.00	EMS Technology Solutions LLC	
Supplier Payment	Check	17335	10/14/2020	850.00	Examworks Inc - Remit-To: Examworks -	
Supplier Payment	Check	17336	10/14/2020	8,748.69	Ferguson Enterprises - Remit-To: Ferguson - Dallas	
Supplier Payment	Check	17337	10/14/2020	7,250.00	Gallagher Bassett Services Inc	

Supplier Payment	Check	17338	10/14/2020	9,863.50	Gordon Tilden Thomas & Cordell LLP	
Supplier Payment	Check	17339	10/14/2020	9,339.25	GVP Ventures Inc	
Supplier Payment	Check	17340	10/14/2020	19,511.25	Hanford & Associates LLC	
Supplier Payment	Check	17341	10/14/2020	17,187.61	HDR Engineering Inc	
Supplier Payment	Check	17342	10/14/2020	442.50	HDR Engineering Inc - Remit-To: HDR Engineering -	
Supplier Payment	Check	17343	10/14/2020	500.00	Hilda Jaramillo	
Supplier Payment	Check	17344	10/14/2020	1,403.91	Iron Mountain Inc - Remit-To: Iron Mountain - New	
Supplier Payment	Check	17345	10/14/2020	14,309.35	J. Cruz Solorio	
Supplier Payment	Check	17346	10/14/2020	227,933.64	Jacobs Engineering Group Inc	
Supplier Payment	Check	17347	10/14/2020	1,647.00	Keating Bucklin & McCormack Inc PS	
Supplier Payment	Check	17348	10/14/2020	1,084.00	Kurita America Inc - Remit-To: US Water -	
Supplier Payment	Check	17349	10/14/2020	79.16	Langley's Ace Inc	
Supplier Payment	Check	17350	10/14/2020	1,730.18	Loomis Armored US LLC - Remit-To: Loomis -	
Supplier Payment	Check	17351	10/14/2020	4,587.50	Mark Jeffries	
Supplier Payment	Check	17352	10/14/2020	75.00	Marquam Group LTD	
Supplier Payment	Check	17353	10/14/2020	1,261.31	Municipal Emergency Services Inc - Remit-To:	
Supplier Payment	Check	17354	10/14/2020	9,685.88	Nancy J. Mathey	
Supplier Payment	Check	17355	10/14/2020	416.26	National Safety Inc	
Supplier Payment	Check	17356	10/14/2020	4,144.13	Nelson Truck Equipment	
Supplier Payment	Check	17357	10/14/2020	94,597.92	North Sound Auto Group LLC	
Supplier Payment	Check	17358	10/14/2020	1,001.47	Northwest Natural Gas Company - Remit-To: NW	
Supplier Payment	Check	17359	10/14/2020	1,721.63	One Call Concepts Inc	
Supplier Payment	Check	17360	10/14/2020	247.08	Orion Medical Supply	
Supplier Payment	Check	17361	10/14/2020	25,127.40	Owen Equipment Co - Remit-To: Supplier Owen	
Supplier Payment	Check	17362	10/14/2020	609.29	Portland Adventist Medical Center	
Supplier Payment	Check	17363	10/14/2020	2,152.83	Portland Mechanical Construction LLC	
Supplier Payment	Check	17364	10/14/2020	39,039.33	PPC Solutions Inc	
Supplier Payment	Check	17365	10/14/2020	363.15	Precor Commercial Fitness	
Supplier Payment	Check	17366	10/14/2020	818.06	Quadiant, Inc - Remit-To: Neopost USA Inc	
Supplier Payment	Check	17367	10/14/2020	2,579.50	Quick Caption Inc	
Supplier Payment	Check	17368	10/14/2020	208.67	Rentokil North America Inc	
Supplier Payment	Check	17369	10/14/2020	5,452.71	Retail Lockbox Inc	
Supplier Payment	Check	17370	10/14/2020	14,737.50	Salazar Architect Inc	
Supplier Payment	Check	17371	10/14/2020	309.29	Software House International SHI - Remit-To: SHI -	
Supplier Payment	Check	17372	10/14/2020	10.36	Stericycle Inc	
Supplier Payment	Check	17373	10/14/2020	1,373.97	Streamline Audio LLC	
Supplier Payment	Check	17374	10/14/2020	1,566.25	Terracon Consultants Inc	
Supplier Payment	Check	17375	10/14/2020	9,175.00	Thomas A. Lien	
Supplier Payment	Check	17376	10/14/2020	792.68	Triple J Enterprises	
Supplier Payment	Check	17377	10/14/2020	476.43	United States Dosimetry Technology Inc	
Supplier Payment	Check	17378	10/14/2020	380.00	Urgent Medical Center	
Supplier Payment	Check	17379	10/14/2020	907.72	Vancouver Granite Works Inc	
Supplier Payment	Check	17380	10/14/2020	1,927.78	Walter E Nelson Company	
Supplier Payment	Check	17381	10/14/2020	33,369.45	Waste Connections of Washington - Remit-To:	
Supplier Payment	Check	17382	10/14/2020	263.42	Waste Equipment Sales and Service Inc	
Supplier Payment	Check	17383	10/14/2020	35,053.30	Wilson Oil Inc	
Supplier Payment	Check	17384	10/14/2020	54.95	XPO Logistics Enterprise Services, Inc - Remit-To:	
Supplier Payment	Check	17385	10/14/2020	2,282.68	Zayo Group Holding Inc - Remit-To: Zayo Group	
Supplier Payment	Check	17386	10/14/2020	116.27	Northwest Natural Gas Company - Remit-To: NW	
Supplier Payment	Check	17387	10/14/2020	672.00	Owings Lewis LLC	
Supplier Payment	Check	17388	10/14/2020	852.75	Pacifica Law Group LLP	
Supplier Payment	Check	17389	10/14/2020	100,559.68	State of Washington Department of Employment	
Supplier Payment	Check	17390	10/14/2020	693.50	Summit Law Group	
Supplier Payment	Check	17391	10/14/2020	71.50	United Parcel Service	
Supplier Payment	Check	17392	10/14/2020	3,073.85	Waste Connections of Washington - Remit-To:	
Supplier Payment	Check	17393	10/14/2020	38,667.67	Williams Kastner & Gibbs PLLC - Remit-To: Williams	
			SUBTOTAL	4,260,007.90		
Hansen			10/20/2020	14,608.32	City Payments	Posted 10-13-20 to 10-19-20
			SUBTOTAL	14,608.32		
Visa			10/20/2020	185.00	Miscellaneous	Parks Class Refunds - FCC 10-13-20 to 10-19-20
Visa			10/20/2020	96.00	Miscellaneous	Parks Class Refunds - MCC 10-13-20 to 10-19-20
Visa			10/20/2020	0.00	Miscellaneous	Parks Class Refunds - Special Events 10-13-20 to 10-19-20
Visa			10/16/2020	0.00	Miscellaneous	Parks Class Refunds - WREC 10-13-20 to 10-19-20
			SUBTOTAL	281.00		
			TOTAL	4,274,897.22		

City of Vancouver
Payroll Council Report
October 13, 2020 - October 19, 2020

Check No.	Date	Explanation	Amount
		No payroll this period	

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