



Vancouver City Council

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

City Council Meeting Agenda August 4, 2025

In accordance with the Open Public Meetings Act (OPMA), the Vancouver City Council meeting will be open to in-person attendance. Options for viewing and/or participating in the meeting remotely will also be accommodated. The City Council will be attending this meeting in person.

All City Council workshops and meetings are broadcast ([live closed captioning available](#)), CVTV cable channels 23 / HD 323, and on the [City's Facebook page](#).

Public testimony will be accepted regarding any matter on the agenda below. Advance registration will be required.

Unless otherwise announced by the Presiding Officer, each speaker may testify once for up to three minutes under each public testimony opportunity below and will be asked to provide their name and city of residence for the record.

Testimony will be accepted in the following manner:

- **Written comments submitted in advance:** [Email comments to the City Council](#) until 12:00 p.m. August 4, 2025. Comments will be compiled and sent to the City Council and entered into the record.
- **In-person or remote testimony during the meeting:** Register in-person at City Hall. In-person registration is open until 6:30 p.m. on August 4, 2025. Instructions will be provided on-site. Register to testify online. Online registration is open until 12:00 p.m. on August 4, 2025.

Visit the [city's website](#) for more information and to register under Public Participation or call the City Manager's Office at (360) 487-8600.

Further instructions for accessing the virtual meeting (for remote testimony) will be provided upon registration.

Upon request, printouts of agenda materials will be provided, including large print.

Workshops: 4:45-6:00 p.m.

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

Comprehensive Plan Update

(Approximately 45 minutes)

Rebecca Kennedy, Deputy Community Development Director,
rebecca.kennedy@cityofvancouver.us

Clark County Parks Sustainable Funding Team

(Approximately 30 minutes, to immediately follow the previous workshop)

David Perlick, Director of Parks, Recreation and Cultural Services,
david.perlick@cityofvancouver.us

Council Dinner / Administrative Updates (6:00 - 6:30 PM)

Regular Council Meeting

6:30 PM

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

Pledge of Allegiance

Call to Order and Roll Call

Approval of Minutes

Minutes - July 7, 2025

Minutes - July 14, 2025

Community Communication

This is the place on the agenda where the public is invited to speak to Council regarding any matter on the Agenda not already scheduled for Public Hearing. (Separate instructions are provided for offering testimony on Public Hearing when applicable.) This includes the option to testify about Workshops. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Speakers are to limit their testimony to a total of three minutes for all items combined. RCW 42.17A.555 and City Council Policy 100-32 prohibit the use of public facilities to support or oppose any ballot measure, or to support or oppose any candidate for elective office. Any violation of these rules could result in a suspension of speaking privileges during public comment periods at City Council Meetings for 90 days or longer for multiple offenses.

Consent Agenda

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

1. Bid Award - NE 122nd Ave Sewer and Water Improvements - ITB 25-30

Staff Report: 157-25

Request: On Monday, August 4, 2025, award a construction contract for NE 122nd Avenue Sewer and Water Improvements Project to the lowest responsive bidder, Halme Excavating, Inc., of Battle Ground, WA, at the bid price of \$1,117,708.60, which includes Washington State Sales tax, and authorize the City Manager, or designee, to finalize and execute the contract and authorize any legal action necessary to enforce the terms of the same.

Sheryl Hale, Engineering Manager, sheryl.hale@cityofvancouver.us

2. Bid Award - Trunk G2 Sewer Diversion - ITB 25-31

Staff Report: 158-25

Request: On Monday, August 4, 2025, award a construction contract for the G2 Trunk Diversion project to the lowest responsive and responsible bidder, Tapani, Inc of Battle Ground,

WA at their bid price of \$2,014,933.57, which includes Washington State sales tax, and authorize the City Manager or designee to finalize and execute a contract and authorize any legal action necessary to enforce the terms of the same.

Sheryl Hale, Engineering Manager, sheryl.hale@cityofvancouver.us

3. Contract Amendment - United Rentals for Hygiene Units at Safe Stay and Safe Park Communities - C-101224

Staff Report: 159-25

Request: On Monday, Monday, August 4, 2025, authorize the City Manager, or designee, to execute a contract amendment for rental, waste removal and water fills of restroom/shower units (hygiene) to our safe stay and safe park communities.

Kimbra Ledbetter, Financial Analyst, Kimbra.Ledbetter@cityofvancouver.us

4. Contract Increase – Increase Spending for Bound Tree Medical LLC Contract through BuyBoard 704-23 for First Aid, Emergency Medical, and Athletic Trainer Supplies and Equipment - C-101251

Staff Report: 160-25

Request: On Monday, August 4, 2025, authorize the City Manager, or designee, to continue purchasing First Aid, Emergency Medical, and Athletic Trainer Supplies and Equipment from Bound Tree Medical LLC, under BuyBoard Contract #704-23, up to a maximum of \$450,000 for the life of the contract.

Michelle Bresee, Senior Management Analyst, michelle.bresee@cityofvancouver.us

5. Contract Amendment - Green Janitorial Products and Supplies, Waxie's Enterprises, LLC - WA Department of Enterprise Services - C-101486

Staff Report: 161-25

Request: On Monday, August 4, 2025, authorize the City Manager, or designee, to continue purchasing green janitorial products and supplies from Waxie's Enterprises, LLC, under Washington State Contract #25723, up to a maximum of \$800,000 through October 1, 2028.

Brian Taylor, Operations Superintendent, brian.taylor@cityofvancouver.us

6. Interagency Agreement - City Hall Lighting Upgrade

Staff Report: 162-25

Request: On Monday, August 4, 2025, award a contract and authorize the City Manager, or designee, to finalize and execute a construction contract and any required amendments with Ameresco of Portland, OR for the lighting upgrades at City of Vancouver City Hall at their bid price of \$803,027, which includes Washington State sales tax.

Wyatt Jones, Capital Projects Project Manager, Julia Denton, Senior Procurement Specialist, Wyatt.Jones@cityofvancouver.us, julie.denton@cityofvancouver.us

7. Purchase and Sale Agreement - 2575 Falk Road

Staff Report: 163-25

Request: On Monday, August 4, 2025, approve the City's acquisition of the Parcel at 2575 Falk Road, Vancouver, WA 98661 pursuant to the Purchase and Sale Agreement ("PSA"), and authorize the City Manager, or designee, to finalize and execute the Purchase and Sale Agreement in substantially the form attached and to execute all other documents and related agreements necessary to implement the Purchase and Sale Agreement.

Chim Chune Ko, Principal Project Manager, ChimChune.Ko@cityofvancouver.us

8. Resolution Requesting a Voted Measure from the City to be Placed on the Ballot during the General Election on November 4, 2025, Proposing a Property Tax Levy Lid Lift to Fund Police and Public Safety Services

A RESOLUTION of the City Council of the City of Vancouver, Washington, providing for the submission to the qualified electors of the City of Vancouver at the November 4, 2025, General Election of a proposition authorizing the City to increase its regular property tax levy above the limit established in chapter 84.55 RCW to fund police and public safety services; requesting the Clark County Auditor to place the proposition on the November 4, 2025, ballot; and approving matters properly related thereto.

Staff Report: 164-25

Request: On Monday, August 4, 2025, adopt the proposed resolution authorizing a proposition to be put before voters during the November 4, 2025, general election that, if approved by voters, would increase the City's regular property tax levy limit by approximately \$0.15 per \$1,000 in assessed value, in addition to the annual 1% increase, to fund police and public safety services as set forth the ballot proposition. The 2026 levy would serve as the basis to calculate future levies.

Lon Pluckhahn, City Manager, lon.pluckhahn@cityofvancouver.us

9. 2025 Site Specific Rezone - 58th Street

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver; amending the zoning map designation from R-22 to R-50 at a 1.6 acre property at 7711 and 7809 NE 58th Street, tax lots 107971000 and 107982000; providing for severability; and establishing an effective date.

Staff Report: 165-25

Request: On Monday, August 4, 2025, advance for consideration of the ordinance approving the 58th Street rezone to R-50, for a second reading and review at the public hearing on August 11, 2025.

Bryan Snodgrass, Principal Planner, bryan.snodgrass@cityofvancouver.us

10. 2025 Site Specific Rezone - Bella Grove

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver; amending the zoning map designation from R-18 to R-30 at a 6.2 acre property at 13401 and 13309 NE 59th Street, tax lots 107812000 & 107814000; providing for severability; and establishing an effective date.

Staff Report: 166-25

Request: On Monday, August 4, 2025, advance for consideration of the ordinance approving the Bella Grove rezone to R-30, setting the date for the second reading and public hearing for August 11, 2025.

Bryan Snodgrass, Principal Planner, bryan.snodgrass@cityofvancouver.us

11. Boards and Commissions Member Removal – Transportation and Mobility Commission (VMC 11.75.020(B)(4))

Request: On Monday, Monday, August 4, 2025, Pursuant to VMC 11.75.020(B)(4) and the TMC Bylaws, remove Michael Moore from membership on the Transportation and Mobility Commission effective August 4, 2025.

Mayor McEnerny-Ogle

12. Approval of Claim Vouchers

Request: Approve claim vouchers for August 4, 2025.

Public Hearings

The following item(s) are scheduled for public hearing. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Unless otherwise announced by the Presiding Officer, speakers are to limit their testimony to three minutes for each public hearing.

13. Grayrock Second Pre-Annexation Development Agreement Amendment

A RESOLUTION approving Grayrock second pre-annexation development agreement amendment.

Staff Report: 167-25

Request: On Monday, August 4, 2025, authorize the City Manager, or designee, to finalize and execute the second amendment to the Grayrock Pre-Annexation Development Agreement in substantially the form attached.

Chim Chune Ko, Principal Project Manager, Chad Eiken, Community Development Director, ChimChune.Ko@cityofvancouver.us, chad.eiken@cityofvancouver.us

14. Section 30 PIT, LLC Second Pre-Annexation Development Agreement Amendment

A RESOLUTION approving section 30 PIT, LLC second pre-annexation development agreement amendment.

Staff Report: 168-25

Request: On Monday, August 4, 2025, authorize the City Manager, or designee, to finalize and execute the second amendment to the Section 30 PIT, LLC Pre-Annexation Development Agreement in substantially the form attached.

Chad Eiken, Community Development Director, Chim Chune Ko, Principal Project Manager, chad.eiken@cityofvancouver.us, ChimChune.Ko@cityofvancouver.us

Unfinished Business

15. Council Action to Appoint Committees to Prepare Arguments Advocating Voters' Approval and Rejection of the Council's Proposed Amendments to the Vancouver City Charter

Staff Report: 169-25

Request:

1. By motion, formally appoint a committee to prepare arguments advocating voters' approval of the proposed amendment to the City Charter, or, alternatively, defer such action to the County Auditor.
2. By motion, formally appoint a committee to prepare arguments advocating voters' rejection of the proposed amendment to the City Charter, or, alternatively, defer such action to the County Auditor.

Aaron Lande, Assistant City Manager, aaron.lande@cityofvancouver.us

16. Council Action to Appoint Committees to Prepare Arguments Advocating Voters' Approval and Rejection of the Council's Proposed Single-Year Levy Lid Lift Property Tax Measure to Support Police and Public Safety Services

Staff Report: 170-25

Request:

1. By motion, formally appoint a committee to prepare arguments advocating voters' approval of the proposed single-year levy lid lift property tax measure, or, alternatively, defer such action to the County Auditor.
2. By motion, formally appoint a committee to prepare arguments advocating voters' rejection of the proposed single-year levy lid lift property tax measure, or, alternatively, defer such action to the County Auditor.

Aaron Lande, Assistant City Manager, aaron.lande@cityofvancouver.us

Communications

- A. From the Council**
- B. From the Mayor**
- C. From the City Manager**

Comprehensive Solid Waste Management Plan Update

Adjournment

City Hall is served by C-TRAN. Route information and schedules are available online at www.c-tran.com. You also may reach C-TRAN at (360) 695-0123 for more information on times, fares, and routes.

Anyone needing language interpretation services or accommodations with a disability at a Vancouver City Council meeting may contact the City Manager's staff at (360) 487-8600 (RELAY: 711). Assistive listening devices and live Closed Captioning are available for the deaf, hard of hearing and general public use. Please notify a staff person if you wish to use one of the devices. Every attempt at reasonable accommodation will be made. To request this agenda in another format, please also contact the phone numbers listed above.