



Anne McEnerny-Ogle, Mayor
Bart Hansen · Ty Stober · Linda Glover
Laurie Lebowsky · Erik Paulsen · Sarah J. Fox

October 12, 2020

Vancouver City Council Meeting Minutes

WORKSHOPS

Meeting conducted remotely.

Workshops were conducted remotely over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS, or listen via the GoToMeeting conference call.

4:00-6:00 p.m. 2021-2022 Biennial Transportation Budget Overview

Rebecca Kennedy, Long Range Planning Manager, 360-487-7896; Dan Swensen, Interim Public Works Director, 360-487-7754

Summary

Staff presented Council with the details of the proposed 2021-22 biennial budget for streets and transportation programs and projects.

COUNCIL CONSENT AGENDA MEETING

Call to Order and Roll Call

The consent agenda meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle. This meeting was conducted remotely over video conference.

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

Absent: None

Also present on the call were the following: Eric Holmes, City Manager; Jonathan Young, City Attorney; Amanda Delapena, Assistant to the City Council; Brian Carlson, Interim Deputy City Manager; Michelle Henry, Senior Civil Engineer; Natasha Ramras, Chief Financial Officer; Dan Swensen, Interim Public Works Director; and members of the public.

Proclamation: Breast Cancer Awareness Month

Mayor McEnerny-Ogle read and presented a proclamation to Susan Stearns, CEO of the Pink Lemonade Project, and Don Stose, Mayor of Ridgefield and board member for the Pink Lemonade Project, proclaiming October 2020 as Breast Cancer Awareness Month.

Proclamation: Indigenous Peoples' Day

Mayor McEnerny-Ogle read and presented a proclamation to Sam Robinson, representing the Chinook Nation, and Debbie Hassler, representing the Cowlitz Tribe, proclaiming October 12, 2020, as Indigenous Peoples' Day.

Citizen Communication (Items 1-3)

Mayor McEnerny-Ogle opened Citizen Communication and, receiving no testimony, closed Citizen Communication.

Consent Agenda (Items 1-3)

Motion by Councilmember Stober, seconded by Councilmember Lebowsky, and carried unanimously to approve the Consent Agenda.

1. Award of bid for the NW 41st St & NW 43rd St Water Main Replacement (Bid #20-29)

Staff Report 139-20

Summary

This project will install approximately 2,700 linear feet of 8-inch ductile iron water main to replace undersized pipelines in Northwest 41st Street and Northwest 43rd Street from Northwest Lincoln Avenue to Northwest Daniels Street. The increased pipeline sizes will improve water service to an area identified in the 2015 Comprehensive Water System Plan as having pressure and fire flow deficiencies. The majority of the existing road surfaces where the utilities are to be installed were found in aging condition

and instead of patching the trenches, the streets will be fully restored full-width with new asphalt after the utility installation. City's Transportation and Water Departments are sharing the roadway improvement costs associated with the project.

On August 15, 2020, the City received eight bids for the subject project. The bids ranged between \$534,939.12 and \$675,108.22. The low bidder was responsive. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
<i>Halme Excavating, Inc., Battle Ground, WA</i>	<i>\$534,939.12</i>
<i>Advanced Excavating, Longview, WA</i>	<i>\$558,604.67</i>
<i>Rotschy, Inc., Vancouver, Washington</i>	<i>\$561,000.45</i>
<i>Civilworks NW, Vancouver, WA</i>	<i>\$580,140.84</i>
<i>Columbia Pacific Construction, Woodland, WA</i>	<i>\$580,895.87</i>
<i>Lee Contractors, Battle Ground, WA</i>	<i>\$610,039.24</i>
<i>NW Construction, Battle Ground, WA</i>	<i>\$626,492.88</i>
<i>Nutter Corporation, Vancouver, WA</i>	<i>\$675,108.22</i>
<i>Engineer's Estimate</i>	<i>\$650,000.00</i>

Halme Excavating, Incorporated of Battle Ground, Washington, is the lowest responsive and responsible bidder, and has successfully completed utility construction projects of this magnitude during the last three years. The required minimum apprenticeship utilization for this project is 3%.

Request: Award a construction contract for the NW 41st St and NW 43rd St Water Main Replacement project to the lowest responsive and responsible bidder, Halme Excavating Inc. of Battle Ground, WA, at their bid price of \$534,939.12, which includes Washington State sales tax, and authorize the City Manager or designee to execute the same.

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

Motion approved the request.

2. Approval of a tax-exempt qualified private activity bond issuance by the Vancouver Housing Authority

Staff Report 140-20

A RESOLUTION a resolution providing approval, solely for purposes of section 147(f) of the Internal Revenue Code, of the issuance of revenue obligations by the housing authority of the City of Vancouver in the principal amount of not to exceed \$9,300,000, to finance the construction and equipping of a multifamily housing complex to provide housing for low-income persons in the City of Vancouver, Washington.

Summary

The Vancouver Housing Authority (VHA) is planning the construction and equipping of a multifamily housing complex known as Miles Terrace located on Mill Plain Boulevard, between Esther Street and Daniels Street. Miles Terrace will provide approximately 69 units of housing for low-income persons in the City. VHA has requested the City's approval of the issuance of tax-exempt qualified private activity bond obligations ("bonds") to finance a portion of the costs of the Miles Terrace project.

If approved, the bond obligations would be issued pursuant to a plan of financing consistent with Treasury Regulations. The schedule for issuance will require that the first issue of the obligations for the project be issued no later than one year after the City's approval and that any subsequent issuance for the project be issued no later than three years after first bond issuance for the project. The maximum principal amount of the bond obligations for the project will not exceed \$9,300,000.

Unlike "governmental" tax-exempt bonds, qualified private activity bonds may finance a facility to be used primarily by a private entity, so long as 95% of the proceeds of the bonds are applied to a qualifying purpose (here, provision of low-income housing) and certain other requirements are met. Among the special requirements applicable to qualified private activity bonds are those contained in Section 147(f) of the Internal Revenue Code (the "Code"). Under these provisions, added by the Tax Equity and Fiscal Responsibility Act and therefore often referred to by the acronym "TEFRA", are notice, hearing and local government approval requirements. These TEFRA requirements are intended to provide opportunities for the public to be made aware of projects to be financed with tax-exempt qualified private activity bonds.

Although the City's approval is required for the issuance of the Obligations, the City's approval does not create or imply any responsibility on the part of the City to issue the Obligations, to pay debt service on the Obligations or to determine whether the Obligations or the Project are financially feasible.

Request: On October 12, 2020, adopt the resolution authorizing issuance of tax-exempt qualified private activity bond obligations by the Vancouver Housing Authority to support the Miles Terrace project.

Jonathan Young, City Attorney, 360-487-8500

Motion approved the request.

3. Approval of Claim Vouchers

Request: Approve claim vouchers for October 12, 2020.

Motion approved claims vouchers for October 12, 2020, in the amount of \$3,879,653.74.

Citizen Forum

Mayor McEnerny-Ogle opened the Citizen forum and received the following testimony:

- Glen Yung, Vancouver, expressed concerns about the budget for the Columbia Street multimodal project, stating the project is wrong from an equity and safety perspective.
- Don Steinke, Vancouver, urged the City to commit to emission reductions and policies to maximize energy efficiency in Vancouver.
- Carmen Deleon, Vancouver, expressed concerns about Share staff and tenants of a house managed by Share adjacent to her home.
- Juanita Vasquez, Vancouver, expressed concerns about Share staff and tenants of a house managed by Share.

There being no further testimony, Mayor McEnerny-Ogle closed the Citizen Forum

Adjournment

7:02 p.m.

DocuSigned by:



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Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

Natasha Ramras

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Natasha Ramras, City Clerk

Meetings of the Vancouver City Council are electronically recorded on audio and video. The audio files are kept on file in the office of the City Clerk for a period of six years.