

City Council Meeting Agenda November 10, 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. November 10, 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 November 10, 2025. Instructions will be provided on-site. Register to testify online. Online registration is open until 12:00 p.m. on November 10, 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: 4:15 - 5:45 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

Title 14 Code Changes

(Approximately 45 minutes, to immediately follow the previous workshop)

Chris Malone, Public Works Finance and Asset Manager, chris.malone@cityofvancouver.us

**Council Dinner / Closed Session Re: Collective Bargaining RCW 42.30.140(4) (45 minutes)
5:45 - 6:30 p.m.**

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 - October 13, 2025

Proclamations

37th Annual Lough Legacy Veterans Parade

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.

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 Rejection – Council Chambers Renovation – ITB 25-40 Staff Report: 223-25

Request: On Monday, November 10, 2025, reject all bids for ITB 25-40 to allow staff to begin a new solicitation for the project.

Brian Taylor, Operations Superintendent, Wyatt Jones, Capital Projects Project Manager, Julia Denton, Senior Procurement Specialist,
brian.taylor@cityofvancouver.us, Wyatt.Jones@cityofvancouver.us,
julie.denton@cityofvancouver.us

2. Resolution Adopting the Official City Flag

A RESOLUTION describing and adopting a new official flag of the City of Vancouver.

Staff Report: 224-25

Request: On Monday, November 10, 2025, approve the adoption of the new official City flag.

Laura Shepard, Communications Director, laura.shepard@cityofvancouver.us

3. Multi-Family Tax Exemption Certificate Extension — Green Leaf Uptown Apartments

A RESOLUTION of the City Council of the City of Vancouver approving a contract with Green Leaf Uptown LLC, a Delaware limited liability company (Applicant) to extend, for 12 years, an expiring 8-year market-rate multifamily tax exemption final certificate for the 167-unit Green Leaf Apartments project located at 1700 Main Street, Vancouver WA 98660 (Property) (Exhibit A).

Staff Report: 225-25

Request: On Monday, November 10, 2025, adopt the resolution authorizing the City Manager or designee to execute a multi-family housing limited property tax exemption extension and take any and all action necessary to enforce the terms thereof.

Bryan Monroe, Associate Housing Project Coordinator,
bryan.monroe@cityofvancouver.us

4. Ordinance Amending Vancouver Municipal Code Title 19 — Parking Provisions

AN ORDINANCE relating to the Parking Code for the City of Vancouver under Vancouver Municipal Code (VMC) Title 19; amending VMC sections 19.02.040 (B) relating to Limited Parking; 19.10.040 relating to Parking for persons with disabilities; 19.04.030 relating to Parking meter installation and time limits; 19.11.060 relating to Zone3—Parking meter fees; providing for severability; and setting an effective date.

Staff Report: 226-25

Request: On Monday, November 10, 2025, advance the ordinance, setting the date for the second reading and public hearing for November 17, 2025.

Gabe Montez, Parking District Manager, Gabriel.Montez@cityofvancouver.us

5. 2026 Affordable Housing Property Tax Levy

AN ORDINANCE relating to the annual property tax levy; authorizing an increase of 0.0% in the City's Affordable Housing Fund levy from the amount levied the previous year; and providing for an effective date.

Staff Report: 227-25

Request: On November 10, 2025, advance the ordinance on first reading, setting the date of second reading and public hearing for November 17, 2025.

Anthony Glenn, Treasurer, anthony.glenn@cityofvancouver.us

6. 2026 Preservation of Levy Capacity

AN ORDINANCE authorizing an increase in tax levy pursuant to RCW 84.55.120 and an increase in limit factor for maximum levy capacity pursuant to RCW 84.55.092.

Staff Report: 228-25

Request: On November 10, 2025, advance the ordinance on first reading, setting the date of second reading and public hearing for November 17, 2025.

Anthony Glenn, Treasurer, anthony.glenn@cityofvancouver.us

7. 2026 Ad Valorem Taxes

AN ORDINANCE fixing and levying the amount of ad valorem taxes necessary to balance estimated revenue with estimated expenditures for the 2025/2026 Budget for the City of Vancouver; providing for alternative levies depending on whether Proposition No. 5 is approved or rejected by the registered voters of the City of Vancouver; and providing for an effective date.

Staff Report: 230-25

Request: On November 10, 2025, advance the ordinance on first reading, setting the date of second reading and public hearing for November 17, 2025.

Anthony Glenn, Treasurer, anthony.glenn@cityofvancouver.us

8. Approval of Claim Vouchers

Request: Approve claim vouchers for November 10, 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.

9. Ordinance Authorizing 2026 Rate Adjustments for City of Vancouver Garbage, Recycling and Organics Collection Contract

AN ORDINANCE relating to rate setting for collection of solid waste, recyclable materials and organics, and amending certain sections of VMC 6.12 to increase or adjust 2026 rates and charges consistent with approved utility user taxes and rates and in accordance with current contracts; providing for savings, severability and an effective date.

Staff Report: 219-25

Request: On Monday, November 10, 2025, subject to second reading and public hearing, approve the proposed Ordinance.

William Elder, Environmental Services Manager, Will.Elder@cityofvancouver.us

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Fourth Plain for All Investment Strategy Implementation 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.

OUR VANCOUVER

OUR FUTURE 2045

Comprehensive Plan Update Planning Commission Workshop

Rebecca Kennedy, Deputy Director, Community Development

September 23, 2025

Purpose

- **Refresh**
 - Key Drivers and Priorities
 - Framework for getting to a preferred alternative discussed with Council at the September 15 Workshop
- **Share:**
 - Approach to applying Framework and examples of what this results in
 - Areas where we are waiting on more information
- **Next steps**
 - Further application of Framework
 - Dec. 10 Council workshop on refined draft
- **Council feedback and discussion**



Key Drivers / Priorities

- **A Changing Landscape** – Rising housing costs, uncertain economy, climate change, evolving transportation, community safety and economic shifts require a new approach.
- **Economic & Employment Trends** – Continued remote work, desire for jobs closer to home, access to family wage jobs, shifts in commerce and support for small businesses.
- **Growing Community** – Transition from suburban to urban; moving from sprawl to compact, connected neighborhoods where daily needs can be met within a 15-minute walk.
- **Opportunity for All** – Address disparities in outcomes; equal access to housing, jobs, parks, schools, healthcare and services for all communities.
- **Climate Action** – Net-zero emissions by 2040; adapt to heat, wildfire smoke, and flooding through compact, connected growth and resilient infrastructure.
- **Legal & Policy Requirements** – Room for 38,000+ new units by 2045 in range of income bands, allow new housing types in all neighborhoods, integrate climate and equity into Comprehensive Planning.



Getting to a Preferred Alternative

- **Centers & Corridors:** Move from broad rules to location-specific analysis
- **Schools:** Ensure growth does not worsen school-specific capacity issues.
- **Tree Canopy:** Identify areas with significant mature tree canopy.
- **Parks & Community Services:** Prioritize additional housing capacity near parks and schools.
- **Industrial Employment Lands:** Carefully manage employment land.
- **Service Deserts:** Use the Connected & Accessible Neighborhoods map to locate areas without grocery, childcare, or healthcare access.
- **Reducing VMT & Emissions:** Prioritize land use strategies and mixes that reduce per capita vehicle miles traveled.
- **DEIS Comments:** incorporate where possible, consistent with Council policy direction.



Council and Planning Commission Feedback

September 15 CC Feedback

- Incorporate more narrative and storytelling
- Creative solutions for addressing food deserts
- Leverage existing infrastructure
- Facilitate emerging economic sectors
- Protect indigenous and local heritage landscapes
- Binding anti-displacement policies and actions
- Move beyond capacity considerations / focus on addressing market factors
- Facilitate development of mixed-income neighborhoods
- Implementation: integrated dashboards, regular review of land use maps

September 23 PC Feedback

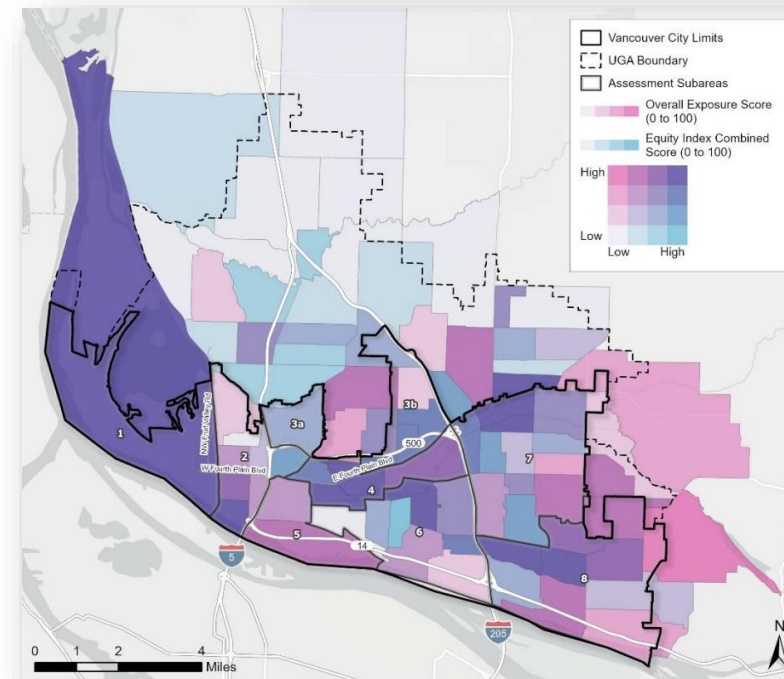
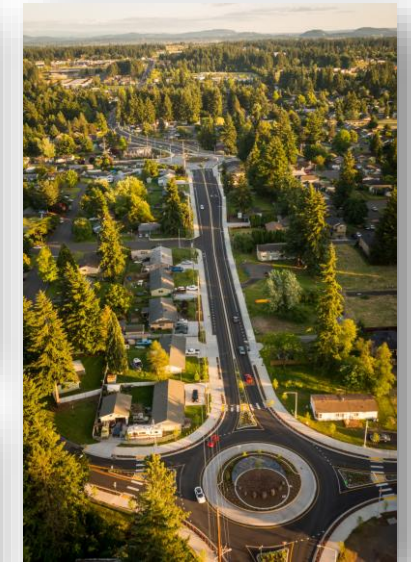
- Disperse growth throughout City- not the job of major corridors to carry all the burden
- Focus on jobs / economy important
- Flexibility increases the ability of the market to deliver outcomes we want
- Addressing critical housing, climate and access goals is more important than maintaining character.
- Greater compatibility can be achieved through code standards
- Support for more narrative and storytelling, articulating the benefits of the changes the Comp Plan is proposing



Clarifications to Framework

The following items were raised in Council and Planning Commission discussions.

- **Public Facilities and Services:** leverage existing infrastructure and areas planned for capital upgrades in the future.
- **Transportation:** leverage existing and planned transportation investments to locate growth near upgraded, multimodal facilities.
- **Health and Climate Vulnerability:** target more intense development in areas with low health and climate vulnerability.



Applying the Framework

DEIS Comments

- Updated map to reflect comments received through the DEIS on specific parcels and areas, where aligned with policy goals

Review of 49 centers and corridors- move from broad rules to location specific analysis

- Avoided downzoning of developed areas
- Review specific areas & neighborhoods individually for access, presence of parks and schools, lots size and proximity to Pedestrian, Bike & Small Mobility and Enhanced Transit modal networks
- Implementation of the Manufactured Home Park zoning district
- Cleaned up map to reflect all undevelopable stormwater facilities as natural areas

Prioritized housing near parks and schools

- Medium scale neighborhood around all parks and schools unless they are a higher density

Employment Lands

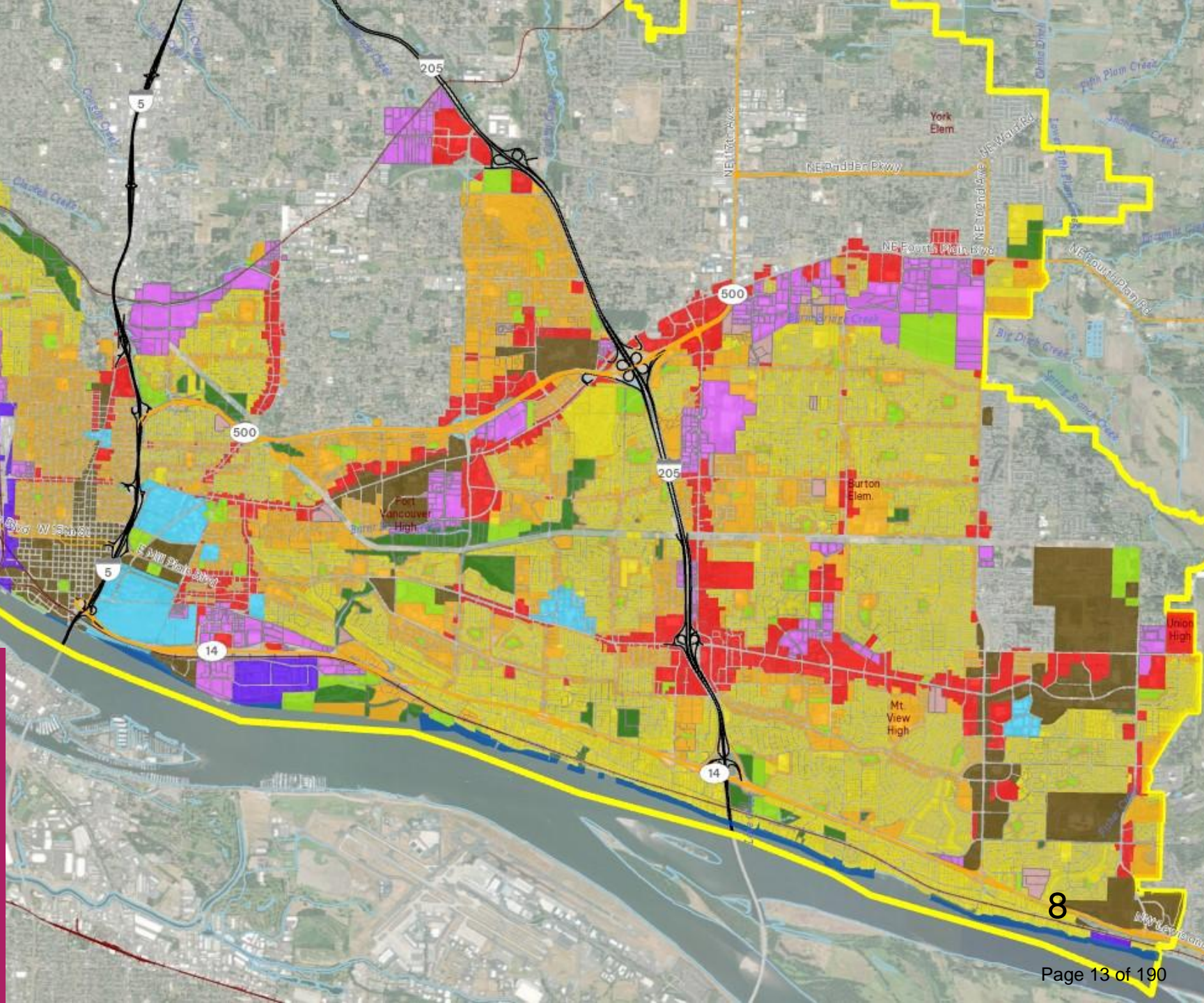
- Maintained almost all industrial areas that currently exist today

Service deserts and VMT/Emissions

- Medium scale neighborhood in areas with higher concentrations of existing essential services / high opportunity areas, which also allow for different trip types

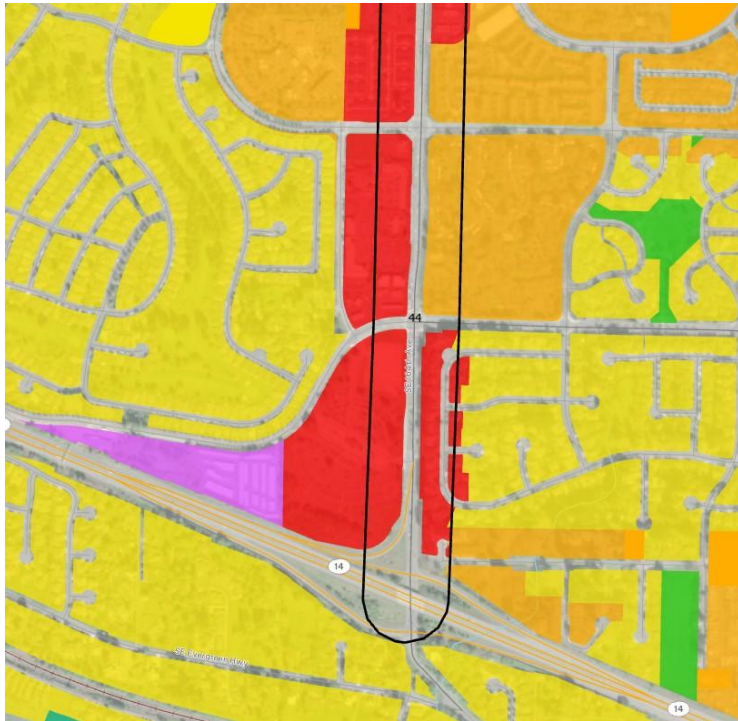


First Draft Preferred Alternative

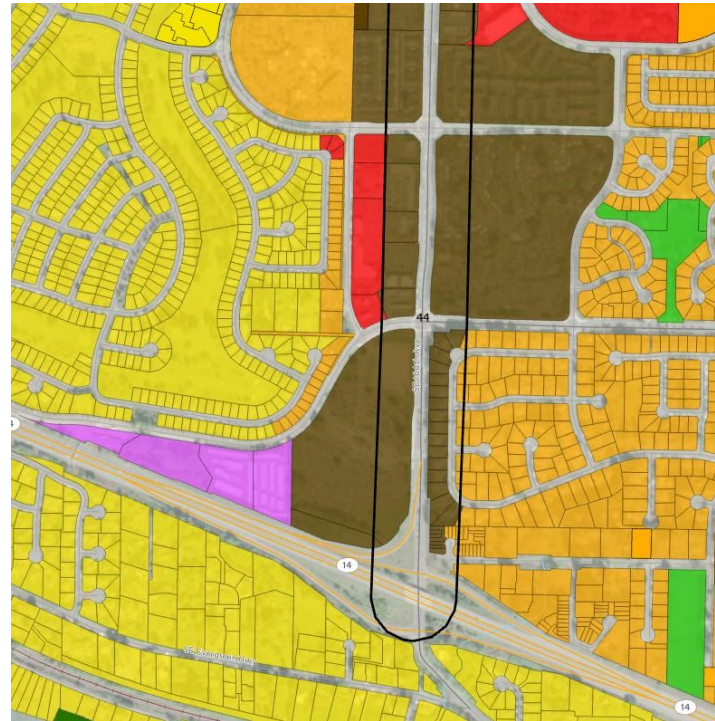


First Draft Preferred Alternative - Fishers Landing

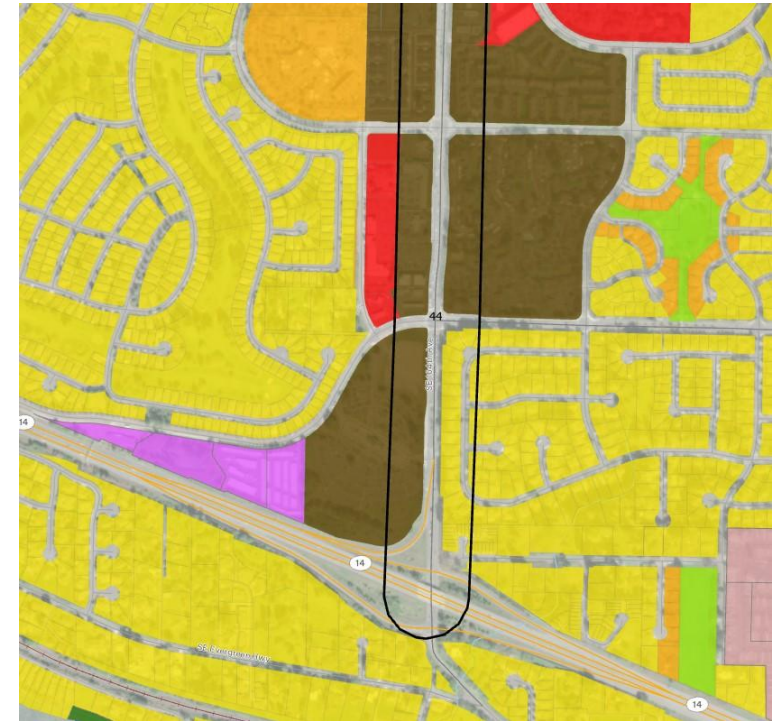
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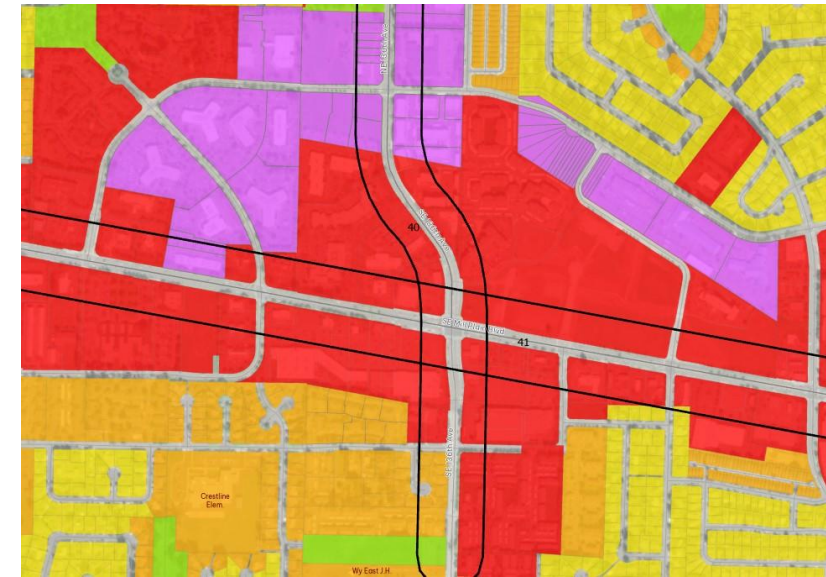
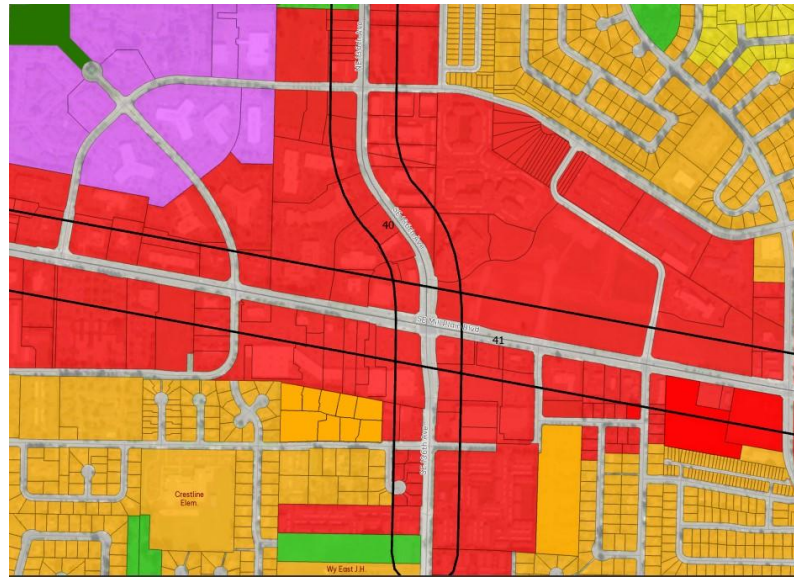
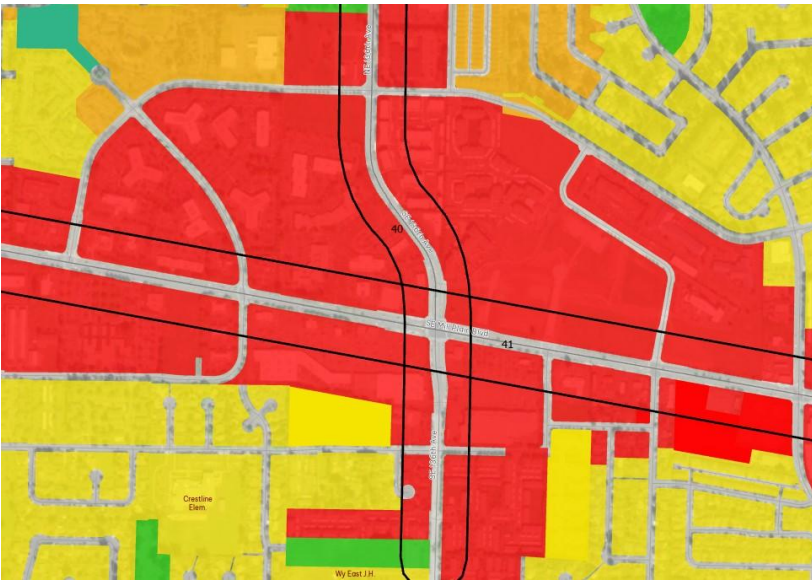


First Draft Preferred Alternative - 136th & Mill Plain

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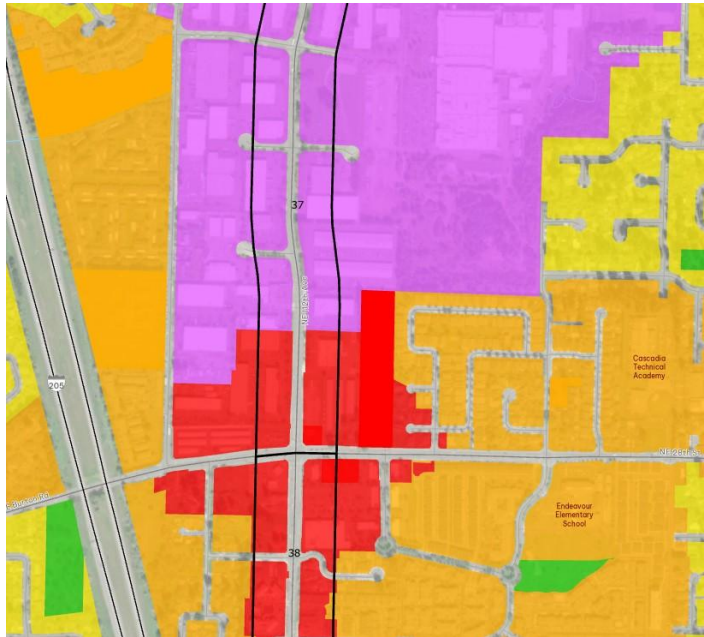
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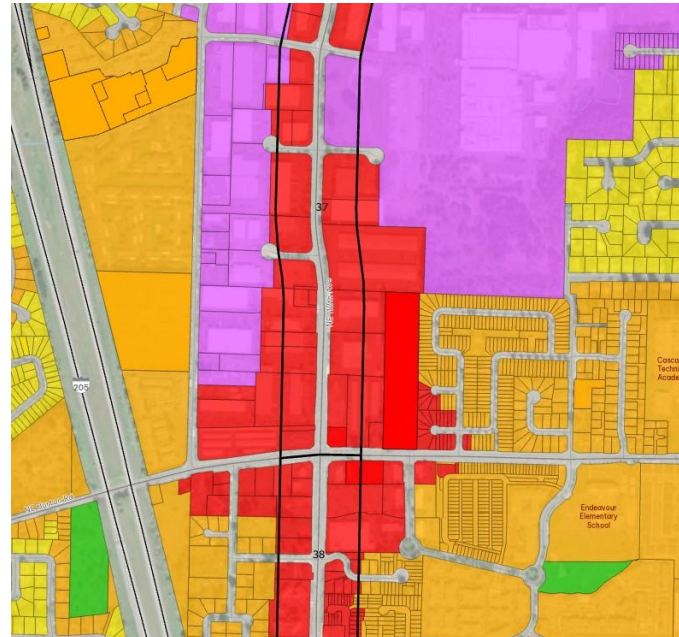


First Draft Preferred Alternative - 112th / Burton

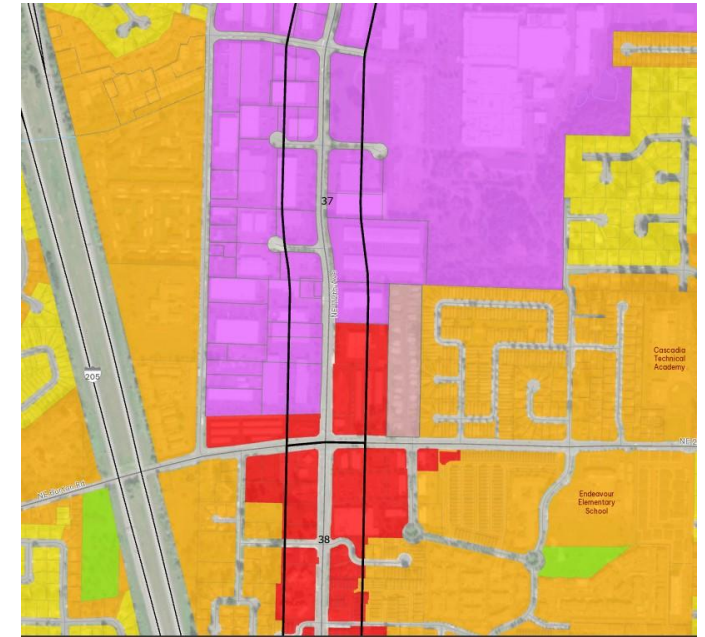
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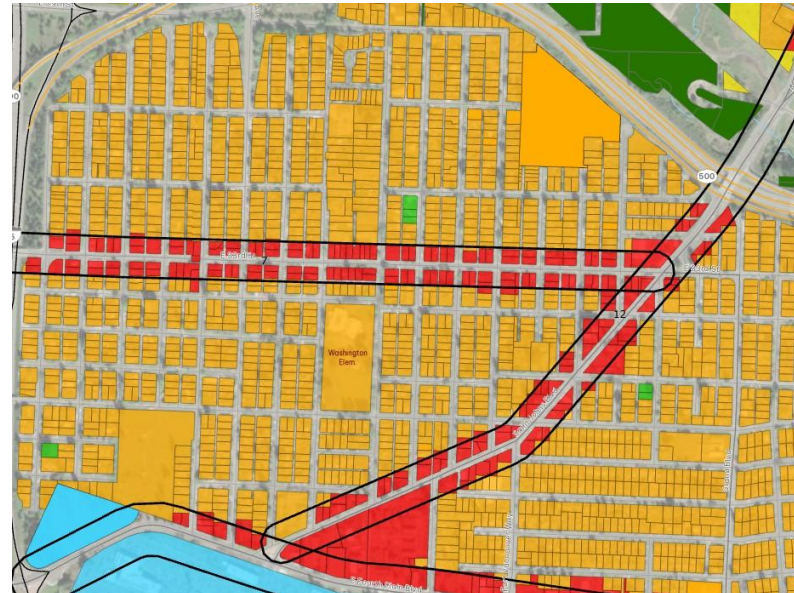


First Draft Preferred Alternative - Rose Village

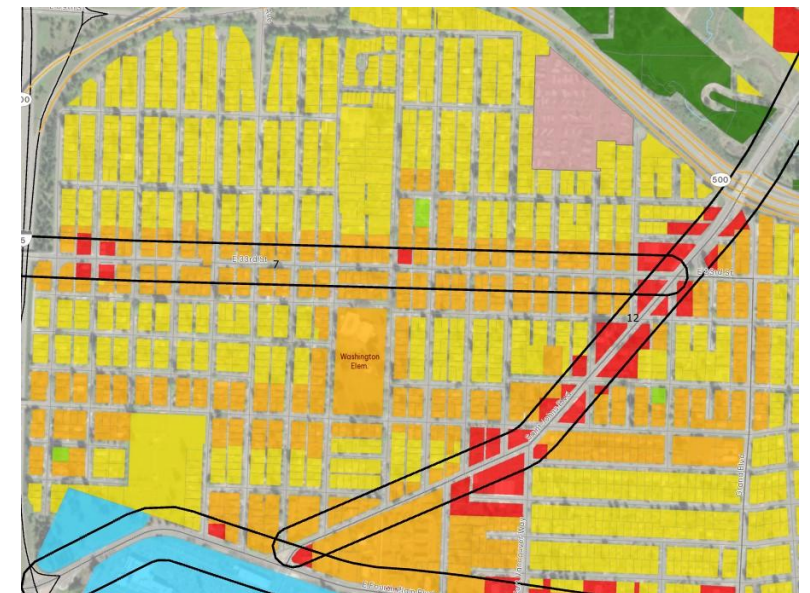
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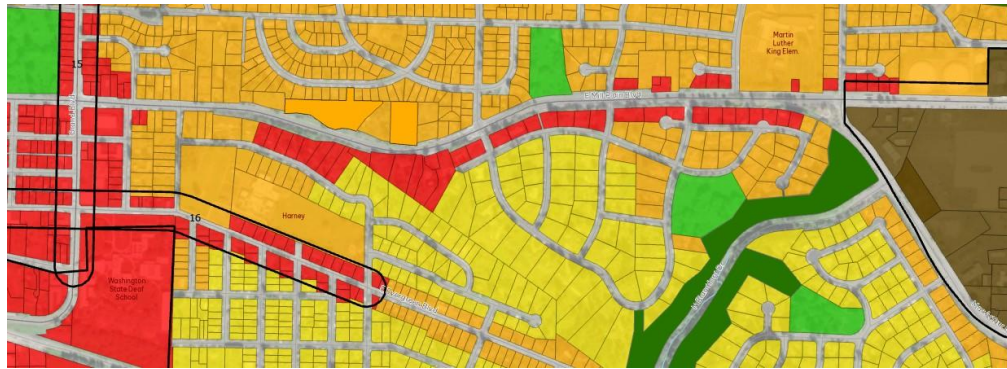


First Draft Preferred Alternative - Mill Plain

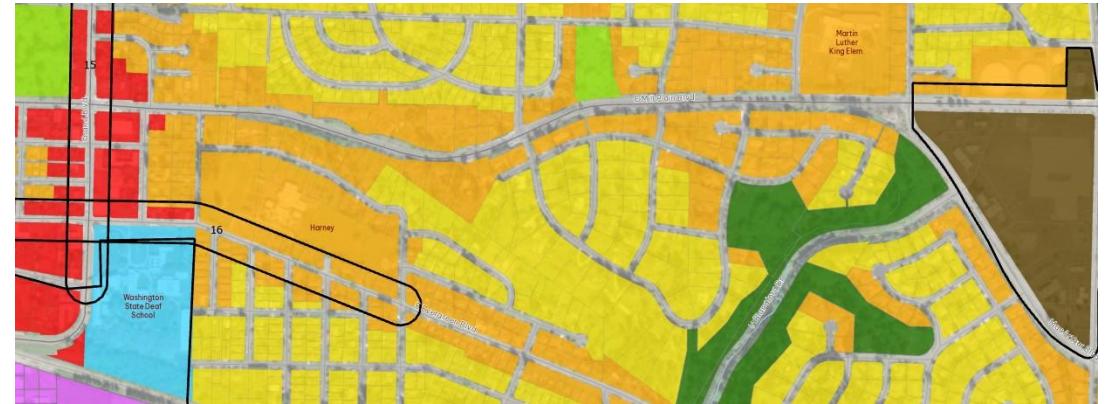
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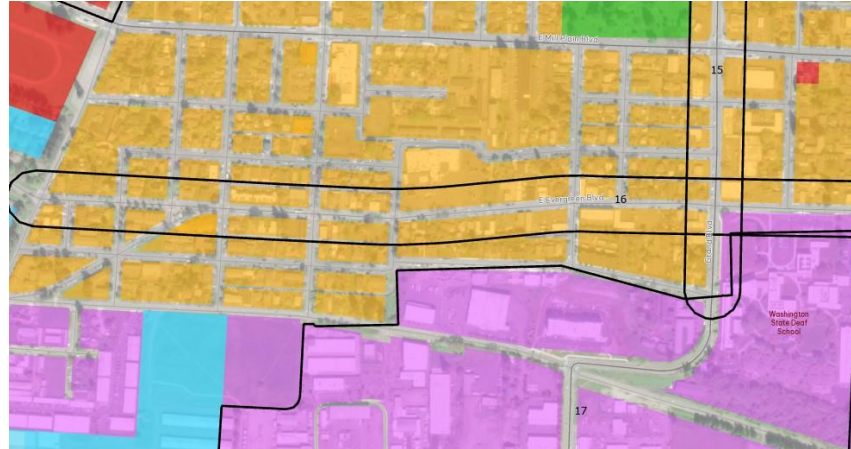


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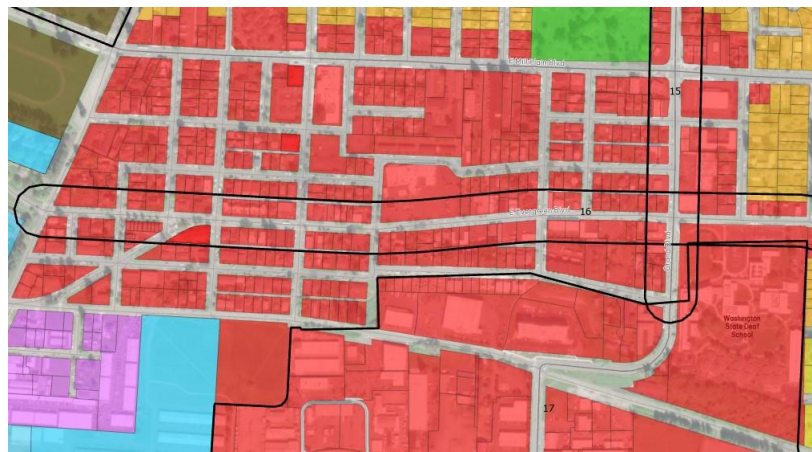


First Draft Preferred Alternative - Evergreen / Grand

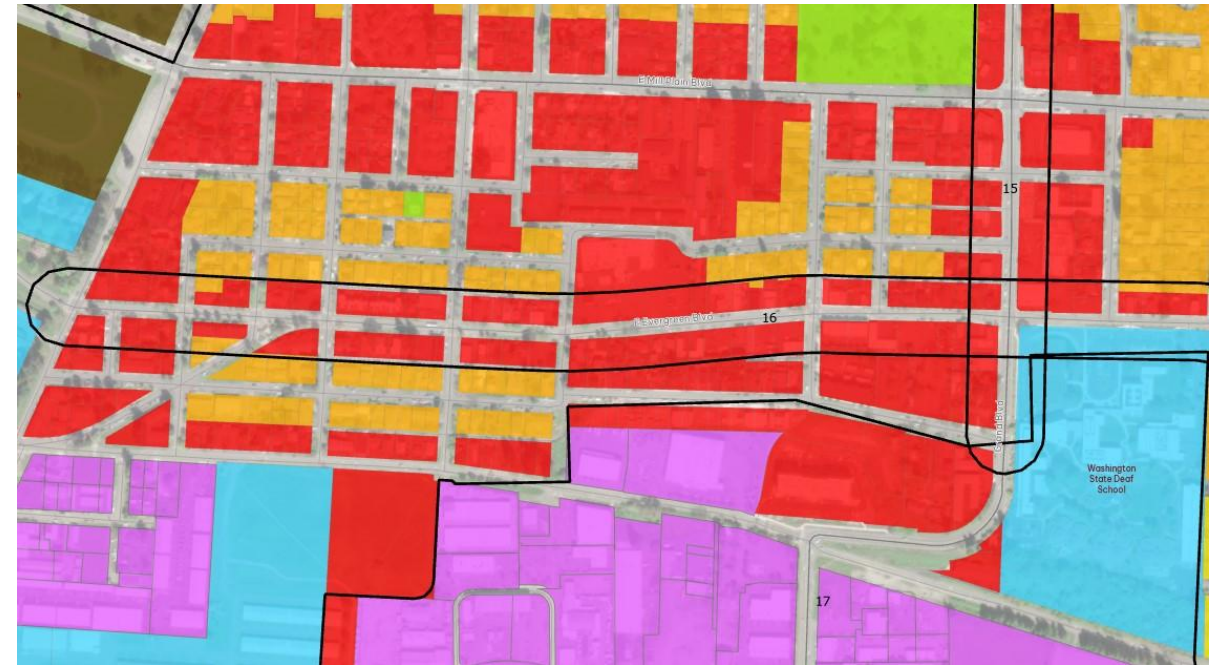
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- Preferred



Forthcoming refinements before Dec. 1 Workshop

Continue Application of Framework

- Schools with capacity issues – updates to come pending information from school districts
- Tree Canopy- updates to come pending information from Urban Forestry
- Refine recommendation for areas where discussions are still underway: Fruit Valley, Clark College, Columbia Business Center, HP Master Planned area in Section 30, Historic Reserve

Other strategies for applying the Framework

- Development Code:
 - Requirement for ground floor active uses or for development to be convertible to commercial in the future
 - Requirements to address noise or air quality issues
- Policy and Implementation:
 - Priority areas for climate adaptation investments
- Updates to the Land Capacity Analysis (LCA):
 - Recognizes and accounts for capacity that won't be fully realized due to private Conditions, Covenants & Restrictions
 - Recognizes housing and job totals planned for or achieved in existing master planned sites



Next Steps

- **Continued refinement and review**

- ➔ Following Council discussion and feedback tonight, update draft of the Preferred Alternative and come back to Council for further review
- ➔ Planning Commission review of draft Preferred Alternative on Nov. 18, 2025
- ➔ Further Council review of refined draft map on Dec. 1, 2025
- ➔ Continue refining preferred map, plan policies and actions, capital facilities plans, and updated development code
- ➔ Council endorsement of Preferred Land Use Alternative via resolution currently scheduled for Dec. 15, 2025

- **Early 2026**

- ➔ Release public comment draft Plan and Code
- ➔ Update and refine Plan and Code based on community, Council, Planning Commission, other Board and Commission and technical staff feedback
- ➔ Initiate adoption process, supported by Final Environmental Impact Statement (FEIS)



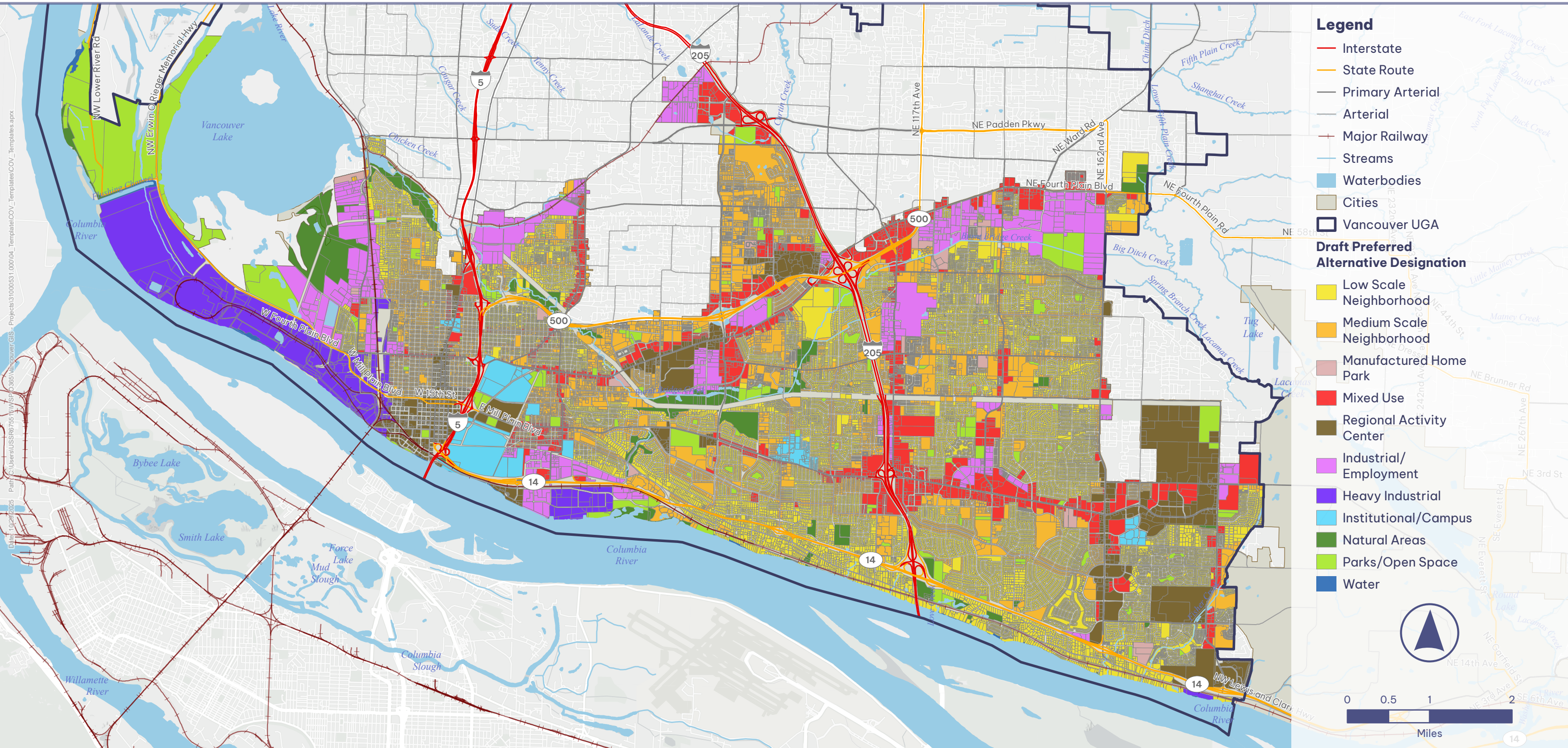
Thank You & Discussion

Scan the QR code to access the beheard page and alternatives maps!



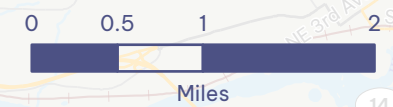
www.beheardvancouver.org/plan2045
Rebecca.Kennedy@cityofvancouver.us





- Legend**
- Interstate
 - State Route
 - Primary Arterial
 - Arterial
 - Major Railway
 - Streams
 - Waterbodies
 - Cities
 - Vancouver UGA

- Draft Preferred Alternative Designation**
- Low Scale Neighborhood
 - Medium Scale Neighborhood
 - Manufactured Home Park
 - Mixed Use
 - Regional Activity Center
 - Industrial/Employment
 - Heavy Industrial
 - Institutional/Campus
 - Natural Areas
 - Parks/Open Space
 - Water



Source: City of Vancouver, Clark County

New Zoning Districts

Low-Scale Neighborhood



Mixed-Use Neighborhood



Institutional/Campus



Medium-Scale Neighborhood



Regional Activity Center



Industrial/Employment



Manufactured Home



Parks



Natural Areas



Heavy Industrial





Title 14 Code Revisions Council Workshop

Chris Malone
Business Services Manager
Public Works
November 10, 2025



Agenda

- Summary of Vancouver Municipal Code (VMC) changes:
 - 14.04
 - 14.08
 - 14.09
 - 14.16



Proposed code revisions

VMC Title 14.04 (water and sewer use – regulations and charges):

- 14.04.040 (definitions):
 - Altering single-family and multi-family definitions
 - Consolidating definitions all together
- 14.04.110 - delete section because duplicate to 14.04.140(L)
- 14.04.130 (effect of leaks on bills):
 - Changing rules for account adjustments for leaks
- 14.04.140(L) (unauthorized use of water):
 - Clarify rules to match current practice
 - Clarify that these penalties are in addition to Title 22 penalties



Proposed code revisions

VMC Title 14.04 cont.:

- 14.04.190(L) (billing procedures)
 - \$2 credit per billing cycle for customers who use electronic billing
- 14.04.210(C)(2)(B) - delete this section because fee is in Title 22
- 14.04.230B (Conditions and Charges applicable to utility accounts):
 - Renumber to 14.04.231 to avoid confusion with 14.04.230(B)
- 14.04.230B(E) (water meter reads):
 - Changing fees for meter reads to reflect current costs



Proposed code revisions

VMC Title 14.04 cont.:

- 14.04.235(L) (SDS capital surcharge program)
 - Changing to a loan program to match loan program in VMC 14.04.240
- 14.04.242(A) (recording fees):
 - Changing recording fees to match fees Clark County charges

VMC Title 14.08 (connections to public sewers):

- 14.08.040(F) (conditions for permit issuance):
 - Requires developers to properly abandon sewer laterals not used.



Proposed code revisions

VMC Title 14.09 (stormwater regulations and charges):

- 14.09.040 (stormwater user charges definitions):
 - Clarifying single-family, multi-family and commercial definitions
 - Consolidating definitions all together
- 14.09.060 (charges for stormwater):
 - Move definitions up to 14.09.040
- 14.09.100(D) (stormwater credits allowed):
 - Changes criteria from “public” to “City of Vancouver or Clark County” stormwater facilities



Proposed code revisions

VMC Title 14.16 (water and sewer service connections):

- 14.16.030 (service conditions):
 - Clarify because this section is redundant to 14.04.210(C)(2)(a)



Thank You



Chris.malone@cityofvancouver.us | 360-487-7111 | cityofvancouver.us





City Council Meeting Minutes

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

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

October 13, 2025

Workshops: 5:30-6:00 p.m.

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

The City Council Meeting was held on 10/13/2025 at 5:30 PM in the Vancouver City Hall, Council Chambers 415 West 6th Street, Vancouver, WA 98660.

Workshops were conducted in person in the Council Chambers of City Hall. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, or www.facebook.com/VancouverUS.

View the CVTV video recording, including presentations and discussion, for workshops at: <https://www.cvtv.org/video/city-council-workshops-10-13-25-2025101006/>

Wastewater Solids Renewal Program - Update and Recommendations

(Approximately 30 minutes)

Frank Dick, Wastewater Treatment Program Manager,
frank.dick@cityofvancouver.us

Staff led Council through a discussion of the Wastewater Solids Renewal Program - Update and Recommendations.

Councilmember Fox joined the workshop remotely.

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

This meeting was conducted as a hybrid meeting with in person and remote viewing and participation over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting in person, via the live broadcast on

www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS. Public access and testimony on Consent Agenda items and under the Community Forum were also facilitated in person and via the GoToMeeting conference call.

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit: <https://www.cvtv.org/video/vancouver-city-council-10-13-25-2025101007/>

Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

Present: Councilmember Harless, Councilmember Perez, Councilmember Fox, Councilmember Paulsen, Councilmember Stober, Councilmember Hansen, Mayor McEnerny-Ogle

Absent: None

Councilmember Fox joined the meeting remotely.

Approval of Minutes

Minutes - September 15, 2025

Motion by Councilmember Hansen, seconded by Councilmember Paulsen, and Yes: 7, No: 0, Abstaining: 0, to approve the September 15, 2025, Meeting Minutes.

Minutes - September 22, 2025

Motion by Councilmember Perez, seconded by Councilmember Stober, and Yes: 6, No: 0, Abstaining: 1, to approve the September 22, 2025, Meeting Minutes. Councilmember Fox abstained.

Minutes - September 29, 2025

Mayor McEnerny-Ogle requested the minutes be updated to reflect that the Council absences were excused.

Motion by Councilmember Hansen, seconded by Councilmember Fox, and Yes: 7, No: 0, Abstaining: 0, to approve the September 29, 2025, Meeting Minutes as amended.

Minutes - October 6, 2025

Motion by Councilmember Paulsen, seconded by Councilmember Perez, and Yes: 6, No: 0, Abstaining: 1, to approve the October 6, 2025, Meeting Minutes. Councilmember Fox abstained.

Proclamations

Support Your Local Chamber of Commerce Day

Mayor McEnery-Ogle read and presented a proclamation to Janet Kenefsky, Chief Operation Officer of the Greater Vancouver Chamber, proclaiming October 15, 2025, as Support Your Local Chamber of Commerce Day.

Vancouver Shakeout

Mayor McEnery-Ogle read and presented a proclamation to Jordan MacFarlane, Emergency Management Coordinator of CRESA, and Geraldene Moyle, General Services Director of the City of Vancouver, proclaiming October 16, 2025, as the Vancouver Shakeout.

Indigenous Peoples' Day

Mayor McEnery-Ogle read and presented a proclamation to Melanie Dominguez, Vice Chairperson of the Native American Rising Generations, and Duana Ricks-Johnson, Colville/Lakes Tribal Member, proclaiming October 13, 2025, as Indigenous Peoples' Day.

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.

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

- *Brad Erhart, Vancouver*

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

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.

Council pulled item 3 for discussion.

Motion by Councilmember Paulsen, seconded by Councilmember Perez, and Yes: 7, No: 0, Abstaining: 0, to approve Items 1, 2, and 4 on the Consent Agenda.

Motion by Councilmember Fox, seconded by Councilmember Paulsen, and Yes: 7, No: 0, Abstaining: 0, to approve Item 3 on the Consent Agenda.

- 1. Bid Award – Agreement between the City of Vancouver and Tapani, Inc, for General Contractor Services for the Construction of the Bridge Shelter - ITB# 25-37**

Staff Report: 206-25

Request: On Monday, October 13, 2025, award a construction contract for the Bridge Shelter Project to the lowest responsive bidder, Tapani Inc., of Battle Ground, WA, at the bid price of \$9,382,180.58, 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.

John Kearns, Capital Projects Project Manager,
Kevin.Kearns@cityofvancouver.us

Motion approved the request.

- 2. Bid Award - SE Columbia Way to Columbia River Treatments Retrofit Project - ITB - 25-29**

Staff Report: 207-25

Request: On October 13th, 2025, award a construction contract for the SE Columbia Way to Columbia River Treatments Retrofit Project to the lowest responsive and responsible bidder, North Cascade Excavating, LLC, of Woodland, Washington, at the bid price of \$1,344,000, and authorize the City Manager, or designee, to finalize and execute the same.

Brandon Teetsel, Civil Engineer, Brandon.Teetsel@cityofvancouver.us

Motion approved the request.

3. Contract Amendment – Encampment Cleanup and Biohazard Response Service – Rapid Response Bio Clean, Inc. - C-101504

Staff Report: 208-25

Request: On Monday, October 13, 2025, authorize the City Manager, or designee, to finalize and execute an amendment increasing the authorized not-to-exceed amount of the contract with Rapid Response Bio Clean, Inc from \$300,000 to \$900,000.

Brian Potter, Operations Superintendent,
brian.potter@cityofvancouver.us

Motion approved the request.

4. Approval of Claim Vouchers

Request: Approve claim vouchers for October 13, 2025.

Motion approved claim vouchers in the amount of \$9,634,879.54.

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.

5. Extension of 2024 Interim Housing Ordinance

A ZONING ORDINANCE, amending and restating Ordinance M-4465 adopted by the City Council following a public hearing on October 14, 2024, relating to zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending VMC 20.410, 20.810, 20.920, and 20.950 pursuant to RCW

36.70A.390; establishing additional findings of fact; establishing an immediate effective date and providing for severability.

Staff Report: 209-25

Request: On October 13, 2025, subject to public hearing, extend the October 2024 Interim Housing Ordinance to April 13, 2026.

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

Bryan Snodgrass, Principal Planner, provided an overview of the Extension of 2024 Interim Housing Ordinance.

Council discussed the item briefly with staff.

Mayor McEnery-Ogle opened the public hearing and did not receive testimony from community members.

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

Motion by Councilmember Paulsen, seconded by Councilmember Perez, and Yes: 7, No: 0, Abstaining: 0, to approve Ordinance M-4517.

6. Heights Site C Disposition and Development Agreement

A RESOLUTION relating to the approval of a disposition and development agreement between the City of Vancouver and Palindrome Heights Limited Partnership; establishing the terms and conditions under which the Heights District Site C lot will be developed and ground leased by the City to Palindrome Heights Limited Partnership; and authorizing the City Manager to execute the disposition and development agreement.

Staff Report: 202-25

Request: On Monday, October 13, 2025, upon second reading and a public hearing, finalize and approve the resolution approving the Disposition and Development Agreement (DDA) between the City of Vancouver and Palindrome Heights Limited Partnership (DDA), and authorize the City Manager, or designee, to execute the agreement, related implementation documents and certain amendments to the DDA.

Amy Stewart, Real Estate Project Manager, Patrick Quinton, Economic Development Director, amy.stewart@cityofvancouver.us,
patrick.quinton@cityofvancouver.us

Amy Stewart, Real Estate Project Manager, Patrick Quinton, Economic Development Director, provided an overview of the Heights Site C Disposition and Development Agreement.

Council discussed the item briefly with staff.

Mayor McEnerny-Ogle opened the public hearing and did not receive testimony from community members.

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

Motion by Councilmember Paulsen, seconded by Councilmember Stober, and Yes: 7, No: 0, Abstaining: 0, to approve Resolution M-4354.

7. Heights Site P Family Building Disposition and Development Agreement

A RESOLUTION relating to the approval of a disposition and development agreement between the City of Vancouver and Vancouver Heights Family Development Co., LLC; establishing the terms and conditions under which the Heights District Site P lot will be developed and ground leased by the City to Vancouver Heights Family Development Co., LLC; and authorizing the City Manager to execute the disposition and development agreement.

Staff Report: 203-25

Request: On Monday, October 13, 2025, upon second reading and a public hearing, finalize and approve the resolution to adopt the resolution approving the Disposition and Development Agreement between the City of Vancouver and Vancouver Heights Family Development Co., LLC (DDA), and authorize the City Manager, or designee, to execute the agreement in its substantive form, related implementation documents and certain amendments to the DDA.

Amy Stewart, Real Estate Project Manager, Patrick Quinton, Economic Development Director, amy.stewart@cityofvancouver.us, patrick.quinton@cityofvancouver.us

Amy Stewart, Real Estate Project Manager, Patrick Quinton, Economic Development Director, provided an overview of the Heights Site P Family Building Disposition and Development Agreement.

Council discussed the item briefly with staff.

Mayor McEnerny-Ogle opened the public hearing and did not receive testimony from community members.

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

Motion by Councilmember Paulsen, seconded by Councilmember Perez, and Yes: 7, No: 0, Abstaining: 0, to approve Resolution M-4355.

8. Amended and Restated Condemnation Ordinance

AN AMENDED AND RESTATED ORDINANCE in the public interest relating to construction for the public use of transportation and streets and sidewalks; declaring the public necessity for and providing for the acquisition by the City of Vancouver by eminent domain of certain property and a temporary construction easement, located in the City limits at 5300 MacArthur Boulevard and described herein, required to construct such public street improvements and related facilities within the City of Vancouver, Washington; taking final action to authorize condemnation of such property; authorizing the City Attorney to prosecute eminent domain proceedings and to stipulate in mitigation of damages; providing for payment of just compensation in exchange for such property; and providing for an immediate effective date.

Staff Report: 204-25

Request: On Monday, October 13, 2025, upon second reading and a public hearing, finalize and approve the ordinance.

Ryan Lopossa, Streets and Transportation Manager, Amy Stewart, Real Estate Project Manager, Hassan Abdalla, Engineering Manager, ryan.lopossa@cityofvancouver.us, amy.stewart@cityofvancouver.us, hassan.abdalla@cityofvancouver.us

Ryan Lopossa, Streets and Transportation Manager, Amy Stewart, Real Estate Project Manager, Hassan Abdalla, Engineering Manager, provided an overview of the Amended and Restated Condemnation Ordinance.

Council discussed the item briefly with staff.

Mayor McEnerny-Ogle opened the public hearing and did not receive testimony from community members.

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

Motion by Councilmember Hansen, seconded by Councilmember Harless, and Yes: 7, No: 0, Abstaining: 0, to approve Ordinance M-4518.

Old Business

Update on Ethics Investigation

Councilmember Harless excused herself from the Council Chambers for the Council to receive an update regarding the Ethics Investigation from Nena Cook, City Attorney.

The City Attorney, Nena Cook, provided an update on the Ethics Investigation to the Council. Ms. Cook informed the Council that the Hearings Examiner for the City declined the assignment due to their fully booked schedule, lack of staff for the investigation, and the nature of the assignment being outside the scope of her background as an Administrative Law Judge, ruling on land use cases.

Ms. Cook explained that Council has the ability to designate someone other than the Hearings Examiner to conduct an investigation. Ms. Cook stated that she spoke with Brenda Bannon, Senior Counsel at Ogletree Deakins, who has experience in this area, is available to conduct the investigation, and is prepared to issue an advisory report with findings of fact and conclusions of law as the policy requires. Ms. Cook advised that Ms. Bannon would need an extension to provide the advisory report.

Ms. Cook asked Council if they approve of Ms. Bannon conducting the investigation and to extend the timeline for the submission of the advisory report. The Council agreed to hire Brenda Bannon and extended the timeline to allow for the report to be submitted to Council no later than December 8, 2025.

At the conclusion of the discussion, Councilmember Harless was invited back into Council Chambers for the remainder of the meeting.

Communications

- A. From the Council**

- B. From the Mayor**

- C. From the City Manager**

Adjournment

8:00 p.m.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

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

Staff Report: 223-25

To: Mayor and City Council
From: City Manager
Date: November 10, 2025

Subject

Bid Rejection – Council Chambers Renovation – ITB 25-40

Key Points

- The Council Chamber's renovation project has an engineer's estimate of approximately \$700,000 for labor and materials for the project.
- The City procured the audio-visual equipment for the project via a separate solicitation in August of 2025 due to concerns over long lead-time items. Additionally, the lighting scope for the room was incorporated into the building wide lighting retrofit approved by Council on August 4, 2025.
- The engineer's estimate included in the solicitation was outdated and did not accurately reflect these breakouts in scope. The engineers' estimate for the solicitation is being revised to provide clarity on labor and materials.
- While multiple contractors expressed interest in the project, only three bids were received, with wide discrepancies in the bids. Re-soliciting the project with updated information will allow for more competitive and accurate bids.

Strategic Plan Alignment

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

Present Situation

The Council Chambers Renovation solicitation lacked clarity regarding the scope and engineer's estimate for the solicited work. The estimate used was created earlier in the project and did not accurately reflect that the City had subsequently procured the audio-visual components as an owner-furnished, contractor-installed project, and that the planned lighting renovations were subsequently incorporated into a separate project to promote efficiency and cost savings. The difference in number of contractors in attendance at the pre-bid walk-thru compared to the number of bids received, and the wide discrepancy in the three bids received indicates a need for more clarity in the City scope. In addition, the lowest bidder expressed concerns regarding their ability to deliver the project based on the outdated engineer's estimate and the next two bids would have exceeded the overall project budget if awarded.

Advantage(s)

By rejecting the current bids and re-soliciting the project with an updated engineer's estimate, the project team believes that the City will receive more competitive and accurate bids that align with the labor and materials scopes and lead to a better overall product.

Challenge(s)

Re-soliciting the project could delay the start of the project.

Budget Impact

None

Prior Council Review

None

Action Requested

On Monday, November 10, 2025, reject all bids for ITB 25-40 to allow staff to begin a new solicitation for the project.

Staff Contact

Brian Taylor, Operations Superintendent, Wyatt Jones, Capital Projects Project Manager, Julia Denton, Senior Procurement Specialist, brian.taylor@cityofvancouver.us, Wyatt.Jones@cityofvancouver.us, julie.denton@cityofvancouver.us

Attachments:

None

A RESOLUTION describing and adopting a new official flag of the City of Vancouver.

Staff Report: 224-25

To: Mayor and City Council
From: City Manager
Date: November 10, 2025

Subject

Resolution Adopting the Official City Flag

Key Points

- At the State of the City event in March, City invited the public to participate in a design competition to develop a new flag to represent Vancouver.
- The designs were chosen through a process led by the Vancouver Flag Selection Committee. The committee evaluated each submission anonymously based on principles of good flag design as outlined in the competition design brief and in consultation with the North American Vexillological Association. In addition to four finalists, the committee also identified opportunities to combine elements from different design entries, creating two composite flags with creative credit given to the designers of those elements.
- The public was invited to give feedback on the finalists to inform the Flag Selection Committee's decision. The feedback tool was open from Sept. 22 to Oct. 9, and 1,438 responses were received.
- The Committee independently scored the flags based on a judging rubric that included simplicity, meaningful symbolism, distinctiveness, relevance to Vancouver, and public appeal. On October 25, the Committee met and, after discussing the public input and committee scores, unanimously voted to propose a new flag for City Council consideration.

Strategic Plan Alignment

Culture and Heritage – celebrating culture and heritage

Present Situation

Vancouver has grown and changed since its flag was originally adopted in 1994. The current flag is dated, not easily recognizable, and doesn't follow basic flag design principles. Vancouver's flag should represent the community's shared values and aspirations and follow basic flag design principles.

Advantage(s)

The public played a direct role in shaping an important piece of Vancouver's identity and iconography, from submitting entries to serving on the selection committee and providing input. This inclusive process helped ensure the final design reflected community values and will contribute to civic pride.

Challenge(s)

Changing a city's flag can be sensitive, even when the original design is outdated or not widely recognized. Community symbols carry emotional meaning, and any change invites strong public input

and reflection on community identity. The Selection Committee carefully considered these dynamics when selecting the proposed flag.

Budget Impact

In addition to staff time dedicated to rolling out the new flag, a nominal cost will be incurred to replace the flag on City-owned buildings and flag poles.

Prior Council Review

- The Council approved the committee appointments in April 2025.
- A short briefing was provided at a Council dinner in February 2025.

Action Requested

On Monday, November 10, 2025, approve the adoption of the new official City flag.

Staff Contact

Laura Shepard, Communications Director, laura.shepard@cityofvancouver.us

Attachments:

1. Presentation
2. Resolution



Proposal for a new city flag

November 11, 2025

Laura Shepard, Director of Communications

Rose Mendoza, Chair

Hèctor Alejandro Varela-Betancourt, Vice Chair

Flag Selection Committee

- Rose Mendoza, Chair
- Héctor Alejandro Varela-Betancourt, Vice Chair
- Naomi Axelrod
- Russell Ford
- Lee Rafferty
- Mayor Anne McEnerny-Ogle
- Councilor Ty Stober



Flag Timeline



Project milestones for developing a new flag for Vancouver



A flag shaped by community

Community at every step

- Volunteer selection committee
- 138 entries (majority local entries)
- Public invited to give feedback
 - 1,438 responses
- Social media interaction
 - 5,400 interactions



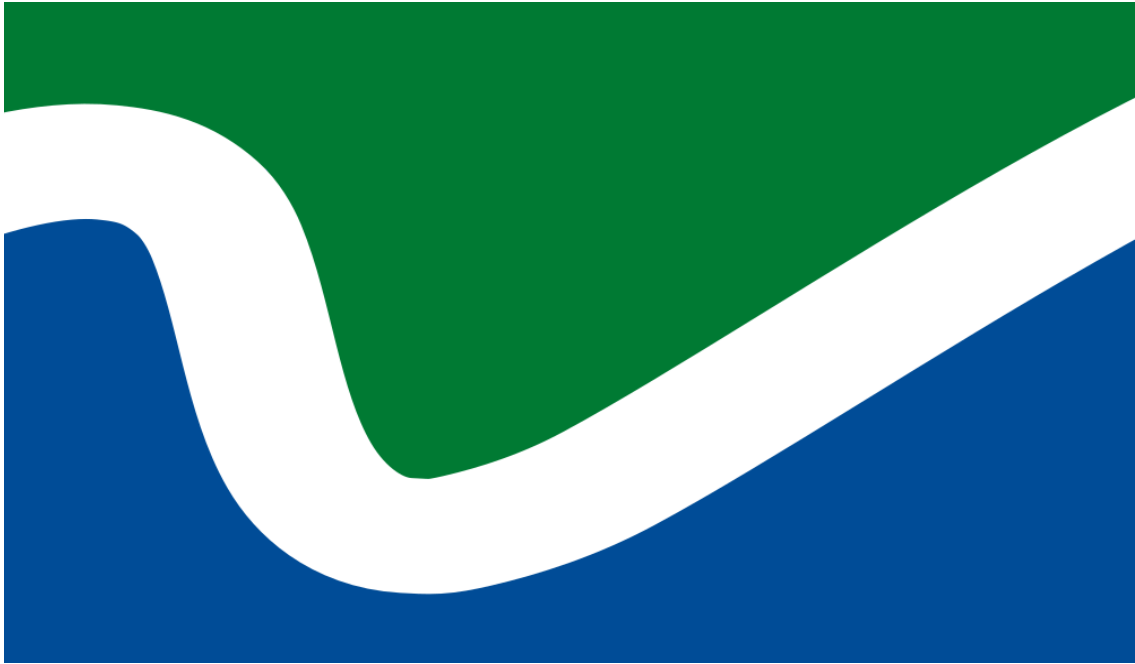
Important elements to include

Flag best practices and community connection

- Keep it simple
- Meaningful symbolism
- Two to three basic colors
- No lettering or seals
- Be distinctive
- Connection to Vancouver
 - Location
 - Natural beauty
 - History
 - Future



Finalists



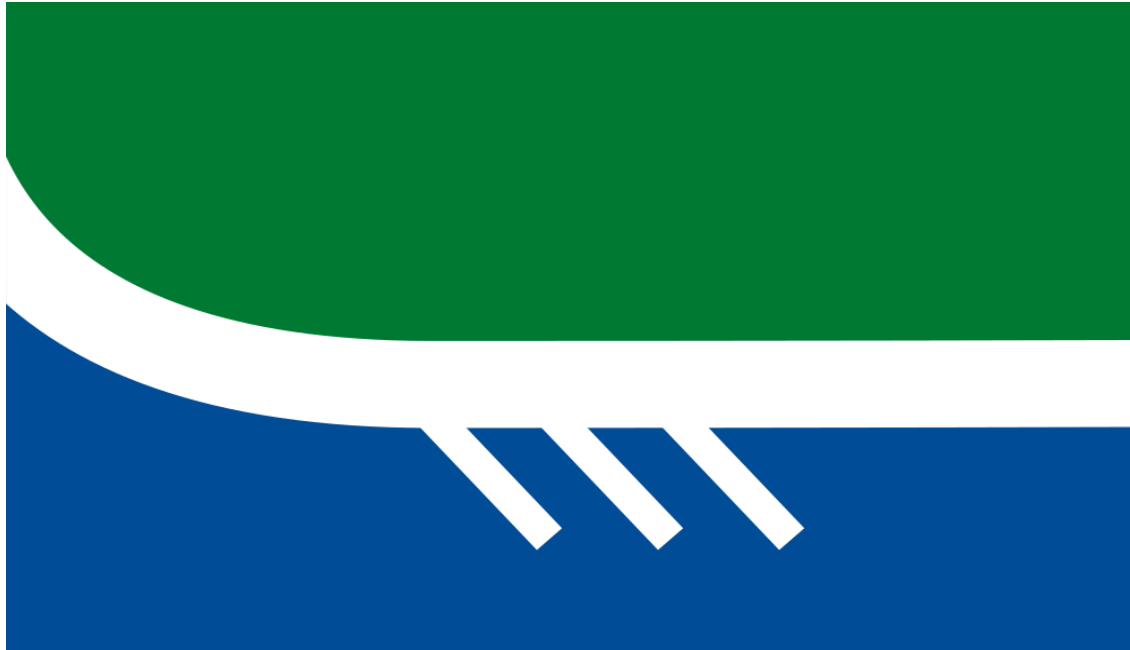
Brian Richards



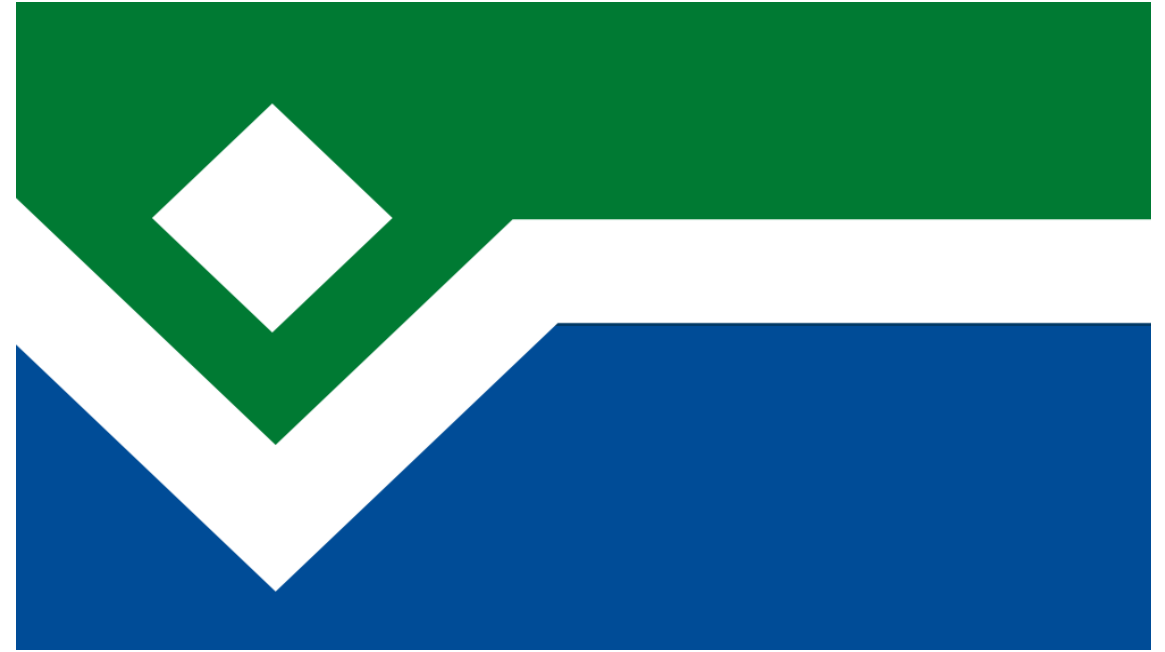
Brooke Nugent



Finalists



Jacob Strain



Nathan Hunter



Finalists



Brian Richards
Flag Selection Committee



Brooke Nugent, Nathan Hunter
Flag Selection Committee



Proposed flag



Flag Selection Committee: Brooke Nugent and Nathan Hunter

Field of green

Green symbolizes Vancouver's natural environment, forests, parks, and commitment to sustainability.

Emblem

The emblem draws inspiration from iconic Vancouver landmarks (Fort, Bell Tower, Grant Street Pier), it is a nod to the past and a symbol of forward progress.

White chevron

The white chevron is a strong V for Vancouver, a connection between the land and the water, and a path forward.

Field of blue

Blue represents the Columbia River and the community's deep connection to the river that has shaped its culture, economy, and sense of place.



11/10/2025

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION describing and adopting a new official flag of the City of Vancouver.

WHEREAS, the Vancouver City Council adopted an official flag 32 years ago by Resolution 2864 on November 15, 1993.

WHEREAS, the city has undergone significant growth and change since its flag was first created in 1993.

WHEREAS, Vancouver’s flag should represent the community’s shared aspirations, values, and directly involve the community in the process of creating and selecting the flag. The process for adopting a new flag included appointing a volunteer Flag Selection Committee (the “Committee”), inviting the community to submit flag designs, and asking for community feedback on the flag finalists.

WHEREAS, the City opened the competition in March 2025 and closed it on June 14, 2025, Flag Day. The City received 138 flags that were eligible for consideration by the selection Committee. The Committee considered eight designs with elements and themes that they were interested in exploring further. Working with a volunteer flag designer from the North American Vexillological Association, the flags were refined, and the Committee selected six finalists, four from community submissions and two based on combined design elements developed by the Committee. Once the finalists were selected, a feedback tool was opened for four weeks and received 1,438 responses. The Committee reviewed the feedback, deliberated, and selected a flag to recommend for adoption by the City Council, along with a runner-up. From public submissions to community feedback, the community played a meaningful role in shaping a symbol that reflects Vancouver’s identity and values.

RESOLUTION - 1

WHEREAS, the Committee created an official description of the flag to serve as the authoritative reference for what the flag looks like, including colors, placement of symbols, and meaning as follows:

Colors

The Pantone shades are: Blue - PMS 2945 Peacock, White - PMS White, Green - PMS 356 Bright Green

Official Flag Description

The Vancouver city flag tells the story of a community shaped by the Columbia River, a deep sense of place, and the generations of people who have called this land home.

The city flag is composed of three fields: a green upper field, a blue lower field, and a white chevron linking land and water. Nestled in the center of the chevron is a white geometric emblem. The green field symbolizes Vancouver’s rich natural environment, its natural spaces, parks, and ongoing commitment to sustainability. The blue field represents the Columbia River and the community’s deep connection to the waterway that has shaped its culture, economy, and sense of place. The white chevron signifies the meeting of land and water, the unity of the community, and the forward path of progress. The central white emblem draws inspiration from iconic Vancouver landmarks: the historic fort that gave rise to the city, the Salmon Run Clock Tower, and the Grant Street Pier. It is both a nod to our origins and a symbol of a city continually moving forward.

WHEREAS, and

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

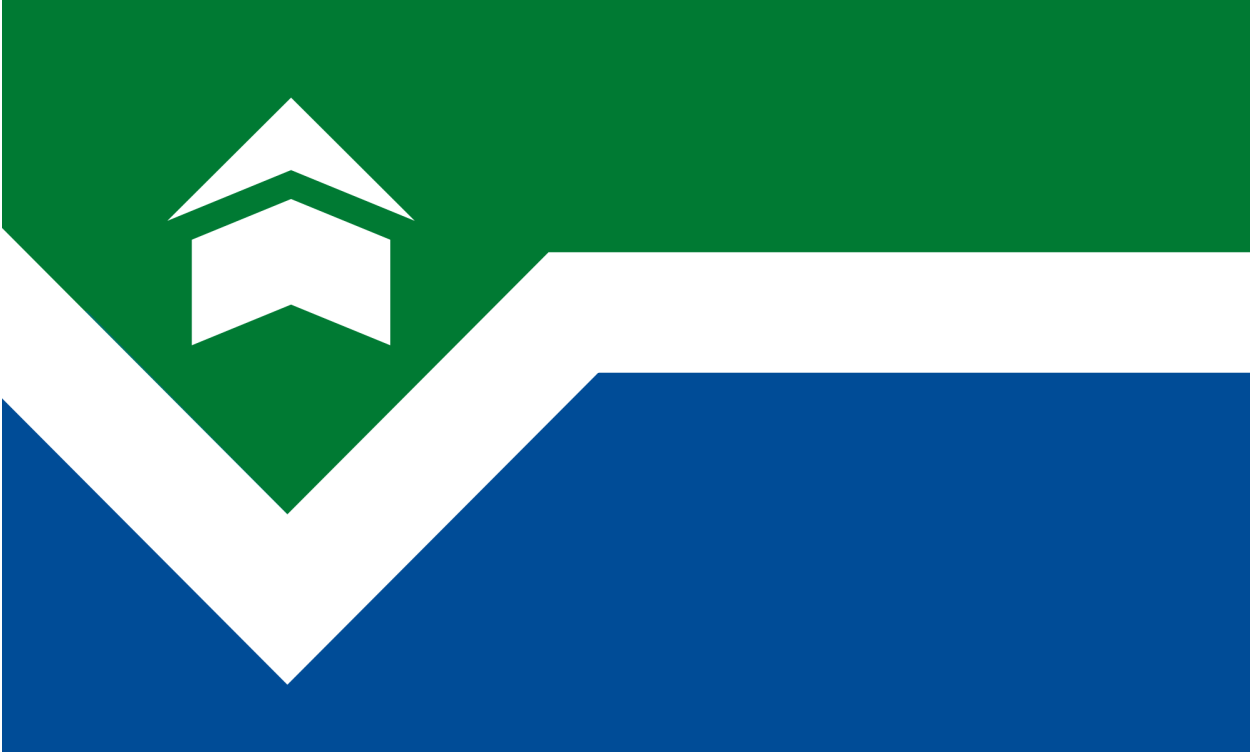
Section 1. Findings. The City Council adopts the above recitals as findings;

Section 2. The City Council adopts the flag proposed by the Committee to replace the current City flag and the affiliated official description.

Section 3. Effective Date. This Resolution is effective immediately.

RESOLUTION - 2

Exhibit 1 - Proposed flag



Designed by Nathan Hunter and Brooke Nugent

RESOLUTION - 3

ADOPTED at a Regular Meeting of the Vancouver City Council this _____, of _____, 20__.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Nena Cook, City Attorney

RESOLUTION - 4

A RESOLUTION of the City Council of the City of Vancouver approving a contract with Green Leaf Uptown LLC, a Delaware limited liability company (Applicant) to extend, for 12 years, an expiring 8-year market-rate multifamily tax exemption final certificate for the 167-unit Green Leaf Apartments project located at 1700 Main Street, Vancouver WA 98660 (Property) (Exhibit A).

Staff Report: 225-25

To: Mayor and City Council
From: City Manager
Date: November 10, 2025

Subject

Multi-Family Tax Exemption Certificate Extension — Green Leaf Uptown Apartments

Key Points

- Adds new income restricted rental units for 12 years.
- Provides for relocation assistance to tenants in expiring Multi-Family Tax Exemption (MFTE) units.
- Defers collection of property taxes on residential improvements for an additional 12 years.

Strategic Plan Alignment

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

Present Situation

In 2023, Vancouver City Council adopted a code amendment to allow projects with expiring MFTE certificates the option to apply for a 12-year extension with the goal of retaining and adding affordable housing units in the community. The first expiring MFTE project to seek an extension under the new code is the 167-unit Uptown Apartments located at 1700 Main Street. The Uptown project was approved in 2015 as an 8-year market-rate exemption for 167 apartment units. The project provides 142 structured parking spaces, as well as ground floor retail space. The apartments completed construction in 2018 and the 8-year MFTE exemption started on January 1, 2019. The MFTE certificate is scheduled to expire December 31, 2026.

In exchange for receiving a certificate extension, the project owner will convert the existing market-rate project to an income-based project. If approved, 34 units, representing 20% of the total project units, will be restricted to households earning at or below 80% of the area median income. Given the predominance of one-bedroom units in the project, the income-restricted units will primarily have one bedroom, with some studios and two-bedroom units available as well. The project owner will also be required to provide relocation assistance, in the form of one month's rent, to households occupying the MFTE units at the time the extension expires. This assistance stipend will help offset potential displacement challenges created through the expiring rent restrictions at the end of tenant leases.

Additionally, a five-year annual rent increase restriction of not more than 5%, plus Consumer Price Index adjustment, will be in place at the expiration of the extension for occupied MFTE units. This

restriction will further help control rapid rent increases that could lead to displacement for low-income households. Throughout the duration of the new extension period, City staff will continue to perform annual compliance certification and monitor project rent rolls to ensure compliance with median income and maximum rent restrictions.

The net present value of the benefit to the project of the additional 12-year tax exemption is \$4.48 million, with \$1 million attributable to the City's share. As with other MFTE tax exemptions, the City will still receive the same amount of property tax during the exemption because the loss of tax revenue from the exempted properties is spread across the remainder of the non-exempt properties that make up the tax base. Once the 12-year extension expires, the taxable property value will be fully returned to the tax rolls as new construction. In addition, the taxable value of the land, as well as any improvements related to retail or commercial uses will be included in the tax base throughout the exemption period.

Although these financial benefits were the result of the initial tax exemption, the project will continue to generate utility tax revenue for the City and the ground floor retail spaces will contribute sales tax revenue.

The benefit of extending the exemption period is the opportunity to add new income-restricted units for the community. The 80% median income restriction level is on target with the estimated 2026 full-time minimum-wage salary of \$71, 260, and will offer affordable units for the retail, service industry, and other essential workers and others who earn too much for many federal housing programs but cannot afford market-rate housing in high-cost area.

Advantage(s)

- The proposed tax exemption extension converts a market-rate rent MFTE project into a 12-year income-based project that secures additional income-restricted rental housing for 12 years.
- Provides relocation assistance and rent increase control at the end of the extension period.

Challenge(s)

Defers adding the value of residential improvements on the site to the tax base for an additional 12 years.

Budget Impact

The City will still receive the same amount of property tax during the exemption. The loss of taxable value of the exempted properties is spread across the remainder of the non-exempt tax base properties. Budget impacts on certificate extensions for additional expiring projects will vary as they are dependent on the number of projects that may request exemption extensions over the next several years.

Prior Council Review

- July 3, 2023, City Council adoption of code amendment allowing MFTE certificate extensions.
- October 22, 2025, Memorandum on the details of the MFTE extension process and requirements.

Action Requested

On Monday, November 10, 2025, adopt the resolution authorizing the City Manager or designee to execute a multi-family housing limited property tax exemption extension and take any and all action necessary to enforce the terms thereof.

Staff Contact

Bryan Monroe, Associate Housing Project Coordinator, bryan.monroe@cityofvancouver.us

Attachments:

1. Presentation
2. Council Background Memo
3. Resolution and Contract



CITY OF
Vancouver
WASHINGTON

Green Leaf Multifamily Tax Exemption Extension

Vancouver City Council
Public Hearing- Nov. 10, 2025

Bryan Monroe- Associate Housing Coordinator-
Economic Prosperity and Housing Department



Agenda

- Extension Requirements
- Expiring Certificates
- Project Details
- Financial Implications
- Requested Action



MFTE Certificate Extension Requirements

12-year extension

- 20% of projects units income restricted at 80% AMI
- 1 month's relocation assistance at end of extension
- 5 years of limited rent increases at end of extension
- Annual rent monitoring and program compliance

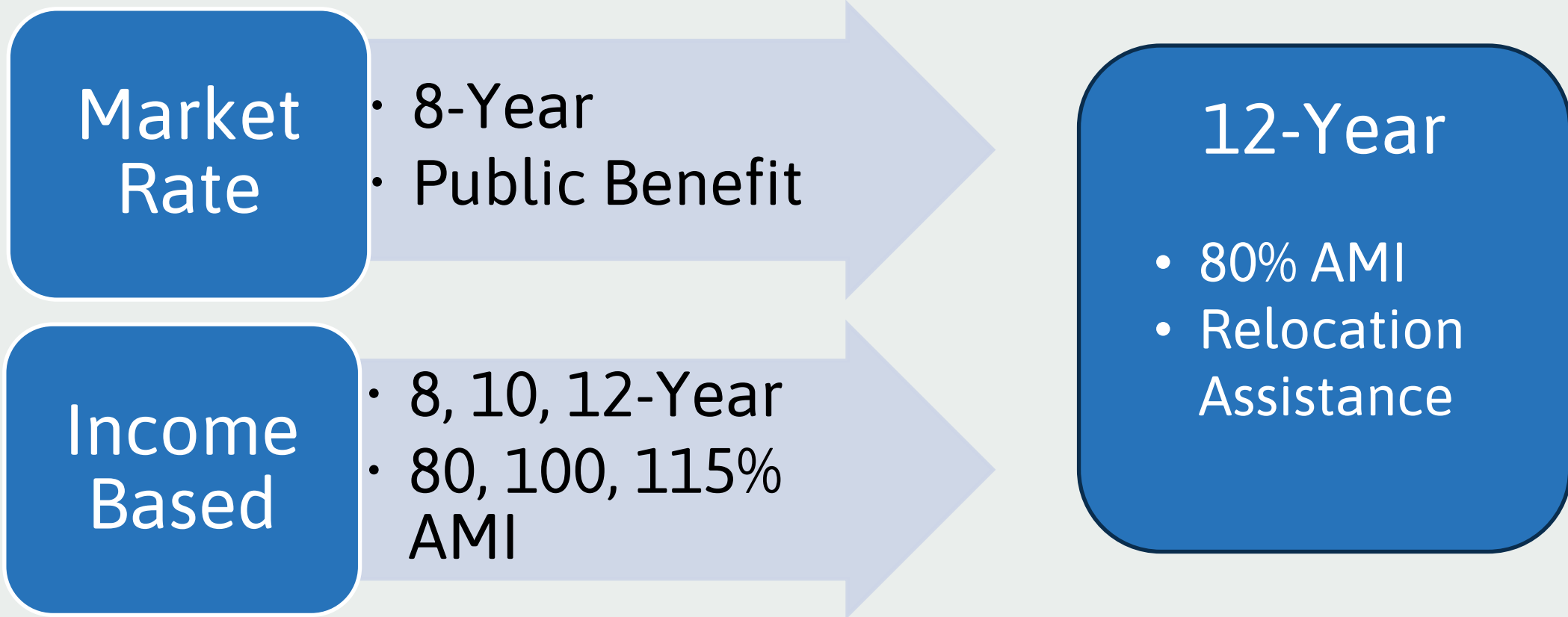


Expiring MFTE Certificates

Year	Expiring Certificates	Total units	Potential income- based units
2026	2	268	54
2027	3	280	56
2028	2	169	34
2029	9	719	144
2030	7	487	98
2031	3	566	114
2032	6	594	119
2033	0	0	0
2034	3	342	69
2037	2	96	20
Total	37	3,521	708

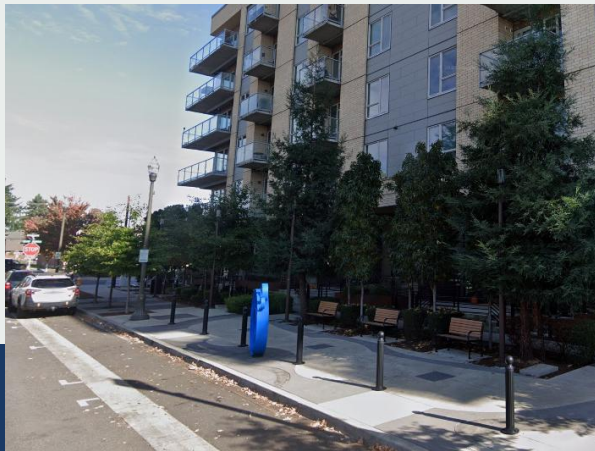


Expiring MFTE Certificates



Project Details

- Expiring 8-year exemption
- 167 market rate units
- Retail on Main Street
- Public benefit project
- 142 Structured parking spaces



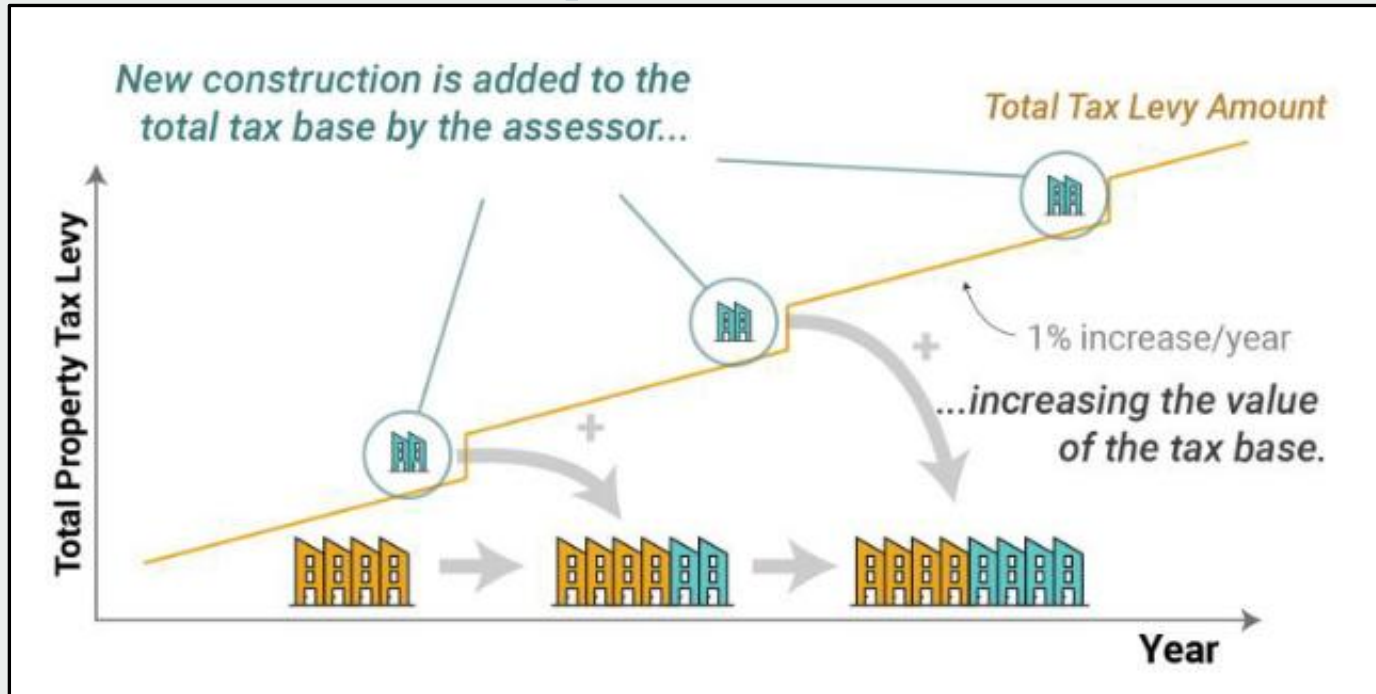
Project Details

Current Market Rate Units			
Type	Av. Size	Units	Rent
Studio	617 s.f.	11	\$1,560
1 Bedroom	800 s.f.	134	\$1,919
2 Bedroom	1,035 s.f.	22	\$2,701

Proposed Income-Based Units			
Type	Av. Size	Units	Max. Rent
Studio	617 s.f.	2	\$1,739
1 Bedroom	800 s.f.	27	\$1,863
2 Bedroom	1,035 s.f.	5	\$2,235



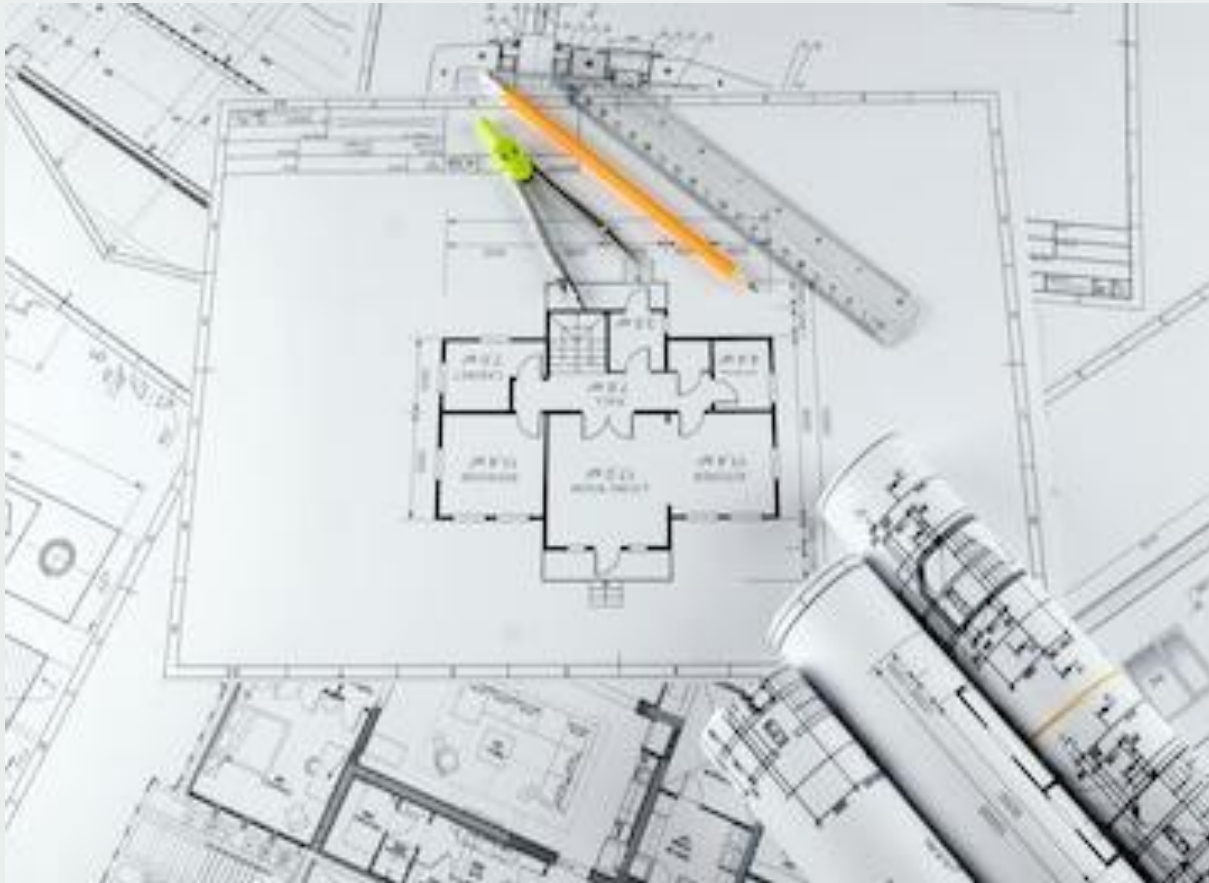
Financial Implications



Exemption Value of 12-year Extension	All taxing districts	City of Vancouver
		\$4.48 Million

Requested Actions

- Adopt the resolution authorizing the City Manager or designee to execute a multifamily housing limited property tax exemption extension and take any and all action necessary to enforce the terms thereof.



Thank You



bryan.monroe@cityofvancouver.us | 360-487-7958





MEMORANDUM

DATE: October 22, 2025

TO: Mayor Anne McEnery-Ogle
Vancouver City Council

FROM: Lon Pluckhahn, City Manager

RE: **12-year Extension Option for Expiring MFTE Certificates**

CC: Bryan Monroe, Patrick Quinton, Jeff Towery

Summary

The purpose of this memorandum is to provide background on the option for multifamily tax exemption (MFTE) projects to extend expiring certificates for an additional 12 years, in anticipation of the first request for Council action in November. In 2021, state law was amended to allow projects with expiring MFTE certificates to extend the property tax exemption with the goal of retaining affordable housing units for an additional 12 years. After the change to state law, City Council adopted in 2023 an amendment to the Vancouver Municipal Code (VMC) allowing local projects to take advantage of this new option to extend.

Background

Since the inception of the MFTE program, 41 local housing projects have received a MFTE property tax exemption. These projects have produced over 3,800 new residential units. The tax exemptions for four of those projects have expired and those projects have returned to the property tax rolls. The remaining 37 projects with active certificates are scheduled to lose their exemptions over the next 11 years, as shown in the table below.

Year	Expiring Certificates	Total units	Potential income-based units
2026	2	268	54
2027	3	280	56
2028	2	169	34
2029	9	719	144
2030	7	487	98
2031	3	566	114
2032	6	594	119
2033	0	0	0
2034	3	342	69
2037	2	96	20
Totals	37	3521	708

Under the updated state law and VMC, all projects, including those with only market rate units, have the option to apply for a 12-year extension as long as project owners agree to restrict 20% of the total project units for households earning at or below 80% of the area median income (AMI). Because 30 of the above 37 projects have either no affordability restriction at all, or a higher income restriction rate of 100% or 115% AMI, the new extension option provides an opportunity to retain existing affordable units and capture new affordable units in those projects not currently offering income restricted units.

While 80% AMI units do not offer deep affordability for low-income households, the designated 80% median income restriction level is roughly equivalent with the estimated 2026 full-time minimum-wage salary of \$71,260 typical of retail, service industry, and other essential workers who earn too much for low-income federal assistance programs but cannot afford market-rate housing in high-cost areas.

Area Median Income Limits and Maximum Rents

2025 Area Median Income Limits				
% Area Median Income	1-Person Household	2-Person Household	3-Person Household	4-Person Household
115%	\$99,901	\$114,172	\$128,444	\$142,715
100%	\$86,870	\$99,280	\$111,690	\$124,100
80%	\$69,550	\$79,450	\$89,400	\$99,300

Unit based Rent Limits					
% Area Median Income	Studio	1 Bed	2 Bed	3 Bed	4 Bed
115%	\$2,498	\$2,676	\$2,960	\$3,711	\$3,996
100%	\$2,172	\$2,327	\$2,792	\$3,227	\$3,475
80%	\$1,739	\$1,863	\$2,235	\$2,582	\$2,781

In addition to the required income restricted units, project owners seeking the extension are also required to provide relocation assistance in the form of one month's rent for MFTE units occupied at the end of the exemption extension. This rent stipend will help offset potential displacement difficulties created through the expiring rent restrictions at the end of tenant leases. Following the extension expiration, occupied MFTE unit rents will continue to be limited to rent increases of 5% plus a consumer price index adjustment for 5 years following the extension expiration. Over the new extension period, City staff will continue to perform annual compliance certification and monitor project rent rolls to ensure compliance with median income restrictions.

Extension Review and Approval

All requests for an extension of the MFTE tax exemption will be analyzed and approved in the same manner as new applications, with City Council review and approval required. Because the financial impact to the City of the 12-year extension is similar to the initial exemption, staff will provide an updated financial analysis of the extension as part of the information presented to City Council for action. As with the initial exemption, property tax will continue to be collected on the land portion of a project as well as any retail and commercial areas of the property. The property tax associated with the residential improvements will be deferred for an additional 12 years. The City will continue to benefit from annual tax levy rates increases of 1% but the value of new residential construction value will only be added to the tax base when the extension expires.

Future budget impacts from extensions will vary as they are dependent on the number of projects that may request exemptions extensions over the next several years.

Next Steps

The City has received the first application for an extension to the MFTE tax exemption and will present this request to City Council for action on November 10, 2025. As described above, materials presented for this action will be similar to requests for an initial tax exemption and will provide an opportunity for City Council to discuss the merits of this new option for the first time.

[Meeting Date]

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION of the City Council of the City of Vancouver approving a contract with Green Leaf Uptown LLC, a Delaware limited liability company (Applicant) to extend, for 12 years, an expiring 8-year market-rate multifamily tax exemption final certificate for the 167-unit Green Leaf Apartments project located at 1700 Main Street, Vancouver WA 98660 (Property) (Exhibit A).

WHEREAS, the City of Vancouver desires to encourage affordability of multi-family rental housing in specifically designated “Residential Target Areas” within the City of Vancouver; and,

WHEREAS, the City has, under the Revised Code of Washington (RCW 84.14.020), adopted a provision conditionally allowing an expiring final multifamily tax exemption certificate to be extended for an additional 12 years; and,

WHEREAS, the Applicant has an approved final multifamily tax exemption certificate, recorded under Auditor’s file number AGR 5303287, that will expire on December 31, 2026; and

WHEREAS, the Applicant is interested in receiving a 12-year extension to the existing final MFTE certificate property tax exemption for the Green Leaf Uptown Apartments; and,

WHEREAS, the Applicant has submitted a final certificate extension request that will effectively convert the market-rate rental housing project to an income-based rental housing project, under which at least 20 percent of the total development units would be reserved for households with annual incomes at or below 80 percent of area median income and whose monthly housing costs, including utilities other than telephone and any mandatory recurring fees required

RESOLUTION - 1

as a condition of tenancy for the unit, do not exceed 30 percent of the household's monthly income for the duration of the tax exemption extension; and,

WHEREAS, at the 10th and 11th year before the expiration of the proposed 12-year exemption extension the Applicant must provide notice to MFTE unit tenants that relocation assistance in an amount equal to one month's rent will be provided to qualified tenant households under lease at the time the extension expires.

WHEREAS, the City has determined that the Applicant's request can satisfy the requirements for an MFTE Final Certificate of Tax Exemption Extension.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The MFTE Contract attached hereto as Exhibit B between Green Leaf Uptown LLC and the City of Vancouver, a Washington Municipal Corporation, is approved.

Section 2. The City Manager or their designee is authorized to execute the Contract attached hereto as Exhibit B.

ADOPTED at a regular session of the Vancouver City Council this 10th day of November 2025.

Anne McEnery-Ogle, Mayor

Attest:

Approved as to form:

Natasha Ramras, City Clerk

Nena Cook, City Attorney

RESOLUTION - 2

Resolution
Exhibit A
Legal Description

Tax lot 56890000

BLOCK 4, COOKS ADDITION, BOOK C, PAGE 63, RECORDS OF CLARK COUNTY, WA. Located in the NW ¼ and NE ¼ of Sec. 27, T2N, R1E, WM.

LOTS 1,2,3,5,6, 7 AND 8, BLOCK 4 OF COOK'S ADDITION TO THE CITY OF VANCOUVER, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "C" OF PLATS, PAGE 63, RECORDS OF CLARK COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONDEMED BY THE CITY OF VANCOUVER UNDER SUPERIOR COURT CAUSE NO. 11338, FOR WASHINGTON STREET.

TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH ATTACHES BY OPERATION OF LAW:

THAT CERTAIN ALLEY LOCATED WITHIN SAID BLOCK 4 AS VACATED BY CITY OF VANCOUVER ORDINANCE NO. M-4094, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 15.9-FOOT WIDE ALLEY VACATION LOCATED IN BLOCK 4 OF COOK'S ADDITION TO THE CITY OF VANCOUVER, CLARK COUNTY PLAT RECORDS IN A PORTION OF THE AMOS SHORT D.L.C. IN THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, SAID VACATION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, OF SAID BLOCK 4;
THENCE SOUTH 87°43'51" EAST, 15.90 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 4;

THENCE SOUTH 02°20'26" WEST, ALONG THE WEST LINE OF LOTS 1-4 OF SAID BLOCK 4, 196.22 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID BLOCK 4;

THENCE NORTH 87°41'04" WEST, 15.90 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 4;

THENCE NORTH 02°20'26" EAST ALONG THE EAST LINE OF LOTS 5-8 OF SAID BLOCK 4, 196.20 FEET TO THE TRUE POINT OF BEGINNING.

RESOLUTION - 3

Resolution
Exhibit B
CONTRACT
for
MULTI-FAMILY TAX EXEMPTION
FINAL CERTIFICATE EXTENSION

THIS CONTRACT is entered into this 10th day of November 2025, by and between Green Leaf Uptown LLC a Delaware limited liability company, (hereinafter referred to as “Applicant”), and the CITY OF VANCOUVER, a Washington Charter City of the First Class (hereinafter referred to as “City”).

WITNESSETH:

WHEREAS, the City desires to promote affordable multi-family housing in certain designated urban target areas in order to increase and improve housing opportunities, and

WHEREAS, the City has, as set forth at Chapter 3.22 of the Vancouver Municipal Code (“VMC”), enacted a program whereby property owners may qualify for a Final Certificate of Tax Exemption which certifies to the Clark County Assessor and Treasurer that the Applicant is eligible to receive a limited property tax exemption, and

WHEREAS, the City has additionally, under the Revised Code of Washington (RCW 84.14.020), adopted a provision allowing, under certain conditions, an expiring final multifamily tax exemption certificate to be extended for an additional 12 years; and

WHEREAS, the Applicant is interested in receiving a 12-year extension to the final MFTE certificate property tax exemption for the 167-unit Green Leaf Uptown Apartments within the Vancouver City Center Residential Target Area; and,

WHEREAS, the Applicant has submitted a final certificate extension request that will effectively convert the market-rate rental housing project to an income-based rental housing project, under which at least 20 percent of the total development units would be reserved for households with annual incomes at or below 80 percent of area median income and whose monthly housing costs, including utilities other than telephone and any mandatory recurring fees required as a condition of tenancy for the unit, do not exceed 30 percent of the household’s monthly income for the duration of the tax exemption extension; and,

WHEREAS, the City has determined that the Applicant’s request can satisfy the requirements for a Final Certificate of Tax Exemption Extension.

RESOLUTION - 4

NOW THEREFORE, the City and Applicant mutually agree as follows:

1. The Applicant commits to renting at least twenty percent of the total development multifamily housing units as income restricted housing units to households with annual incomes at or below 80 percent of area median income and whose monthly housing costs, including utilities other than telephone and any mandatory recurring fees required as a condition of tenancy for the unit, do not exceed 30 percent of the household's monthly income for the duration of the tax exemption extension. The development project has 167 total units resulting in a requirement of 34 income-based units.
2. The Applicant agrees to the following mix of MFTE income-based units at all times during the 12-year final certificate extension period:
 - 2 studio units
 - 27 one-bedroom units
 - 5 two-bedroom units
3. The Applicant agrees to include information about the availability of designated MFTE income-based units in any advertising or marketing for the property.
4. The Applicant agrees to provide tenants of rent-restricted units with notification of intent to provide the tenant with rental relocation assistance as provided in (5) below, at the end of both the 10th and 11th years of the extension.
5. The Applicant agrees, at the expiration of the final certificate exemption extension to provide tenant relocation assistance in an amount equal to one month's rent to qualified MFTE households within the final month of the tenant lease. To be eligible for tenant relocation assistance the qualifying tenant household must occupy an MFTE income-restricted unit at the time the exemption extension expires and must qualify as a low-income household at the time relocation assistance is sought. If the qualifying MFTE household lease ends after the certificate extension expires then the relocation assistance must be provided within the final month of a qualified tenant's lease who occupies an income-restricted unit at the time the MFTE affordability requirements cease to apply to the unit.
6. The Applicant agrees to, annually and each year thereafter for a period of twelve years, to file a notarized declaration of continued program compliance with the Director indicating the following:
 - (a) A statement identifying the total number of occupied and vacant multifamily units receiving a property tax exemption;
 - (b) A certification that the property continues to be in compliance with this Contract, Chapter 3.22 VMC, and Chapter 84.14 RCW;
 - (c) A description of any improvements or changes to the property constructed after the issuance of the certificate of tax exemption; and

RESOLUTION - 5

- (d) The total monthly rent for each unit.
7. The Applicant agrees to, annually and each year thereafter for a period of twelve years, provide rent rolls that include the unit numbers, unit types and sizes (bedrooms/bathrooms), household size, income, rent, and utility costs.
 8. Applicant agrees that City staff may conduct in-person reviews of income tenant files upon request.
 9. The applicant agrees to pay the City of Vancouver an annual monitoring fee of \$500 at the time annual reports and rent roll data are due for the duration of the final certificate exemption extension period.
 10. The Applicant agrees to maintain the Property including all improvements in compliance with all applicable City codes and requirements.
 11. The Applicant agrees to maintain qualifying MFTE unit tenant income verification records for a minimum of six years and to make those records and the multi-family units available for inspection by the City. If the property is sold during the exemption extension period, the prior six years of MFTE unit tenant income records must be provided to the new ownership. Failure to submit the annual declaration identified in Paragraph 8 or to maintain adequate records may result in the tax exemption being canceled.
 12. If the Applicant converts the multi-family residential housing units to another land use classification, the Applicant shall notify the Clark County Assessor and Treasurer and the City Economic Prosperity and Housing Director within 60 days of such change in use.
 13. The Applicant agrees to notify the Economic Prosperity and Housing Director promptly of any transfer of the Applicant's ownership interest in the site or in the improvements made to the site under this Contract.
 14. The Applicant agrees that, in each of the five years following the expiration of the multifamily tax exemption, increases in the income-based unit rents shall not exceed the unit rent in the previous year adjusted by 5% plus the Consumer Price Index (Urban Consumers) factor, as defined in VMC 3.08.100.
 15. The City reserves the right to cancel the final certificate of tax exemption extension should the Applicant, its successors and assigns, fail to comply with any of the terms and conditions of this Contract. Cancellation of the final certificate of tax exemption extension may subject the Applicant to potential tax liability as further described in RCW 84.14;

16. The City agrees, conditioned on the Applicant's compliance commitment to the stipulations provided herein, to issue the Applicant a 12-year extension certificate and to file the Final Certificate of Tax Exemption Extension with the Clark County Treasurer and Assessor.
17. No modifications of this Contract shall be made unless mutually agreed upon by the parties in writing.
18. In the event that any term or clause of this Contract conflicts with applicable law, such conflict shall not affect other terms of this Contract which can be given effect without the conflicting term or clause, and to this end, the terms of this Contract are declared to be severable.

CITY OF VANCOUVER

GREEN LEAF UPTOWN LLC

Lon Pluckhahn, City Manager

Thomas Hall, C.E.O

Attest:

Approved as to form:

Natasha Ramras, City Clerk

Nena Cook, City Attorney

CONTRACT EXHIBIT A

Tax lot 56890000

BLOCK 4, COOKS ADDITION, BOOK C, PAGE 63, RECORDS OF CLARK COUNTY, WA. Located in the NW ¼ and NE ¼ of Sec. 27, T2N, R1E, WM.

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EXCEPT THAT PORTION CONDEMED BY THE CITY OF VANCOUVER UNDER SUPERIOR COURT CAUSE NO. 11338, FOR WASHINGTON STREET.

TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH ATTACHES BY OPERATION OF LAW:

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BEGINNING AT THE NORTHEAST CORNER OF LOT 8, OF SAID BLOCK 4;
THENCE SOUTH 87°43'51" EAST, 15.90 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 4;

THENCE SOUTH 02°20'26" WEST, ALONG THE WEST LINE OF LOTS 1-4 OF SAID BLOCK 4, 196.22 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID BLOCK 4;

THENCE NORTH 87°41'04" WEST, 15.90 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 4;

THENCE NORTH 02°20'26" EAST ALONG THE EAST LINE OF LOTS 5-8 OF SAID BLOCK 4, 196.20 FEET TO THE TRUE POINT OF BEGINNING.

RESOLUTION - 8

AN ORDINANCE relating to the Parking Code for the City of Vancouver under Vancouver Municipal Code (VMC) Title 19; amending VMC sections 19.02.040 (B) relating to Limited Parking; 19.10.040 relating to Parking for persons with disabilities; 19.04.030 relating to Parking meter installation and time limits; 19.11.060 relating to Zone3—Parking meter fees; providing for severability; and setting an effective date.

Staff Report: 226-25

To: Mayor and City Council
From: City Manager
Date: November 10, 2025

Subject

Ordinance Amending Vancouver Municipal Code Title 19 — Parking Provisions

Key Points

- Provisions relating to rates, days of the week and other policies are spread throughout the Vancouver Municipal Code (VMC). Continuous review and updates are required.
- VMC updates are needed as technology changes to remove outdated language.
- Requested code updates include removal of Saturday and Sunday exceptions for time limits on parking, language alignment related to time restrictions for parking for persons with disabilities, and application of new price threshold to code relating to Zone 3 (Waterfront and Esther Short Park).

Strategic Plan Alignment

Transportation and Mobility – a safe, future-ready and convenient transportation system

Present Situation

As a result of the adoption of the Downtown Access, Mobility and Parking Plan (“Plan”) in February 2025, City Council approved the following amendments to the VMC related to parking in May 2025:

- **9.92.010 — Carpool parking permit eligibility** — a reduction of required days to qualify for a carpool permit.
- **9.92.020 — Carpool parking hours** — expansion of carpool permit hours and days to 8am to 11am.
- **9.92.040 — Carpool parking rate** — an increase to carpool parking rate threshold to a maximum of \$100 per month.
- **19.04.070 — On-street permit** — the removal of downtown employment requirement for on-street permits.
- **19.04.070 — Permit fees** — an increase of permit fee threshold to a maximum of \$200.
- **19.11.030 — Parking meter fees** — removal of Saturday and Sunday exemption for parking meter fees.
- **19.11.030 — Parking meter fees** — increase in maximum hourly rate threshold to \$3.50.
- **19.13.010 — Transferability of payment** — the elimination of payment transferability.

As City staff proceed with implementation of the Plan, regular code review and clean-up will be required to ensure consistency of language and policies throughout the VMC. Toward that end, the following code amendments are requested:

- **19.02.040(B) — Limited Parking** – Removal of time limit exemption on Saturday and Sunday to align with previous amendments related to 7 day pay to park.
- **19.10.040 — Parking for person with disabilities**– Removal of Monday through Friday language related to posted time restrictions. Updated language establishes consistency across all seven days.
- **19.04.030 — Parking meter installation** – Removal of language referring to outdated payment technology.
- **19.11.076 – Zone 3 - Parking meter fees** — Updated language related to parking meter fee maximum of \$3.50 in Zone 3 and the addition of hours, days and excepted holidays to align with other zones updated in the previous VMC amendment.

Advantage(s)

1. Updated language promotes consistency across all VMC parking provisions.
2. Amendment enables improved management of the City’s on-street parking supply.

Challenge(s)

None

Budget Impact

Any expenses related to changes in signage and equipment as a result of this amendment will be paid by currently appropriated funds from the City’s Parking Fund.

Prior Council Review

5/19/25 - Amendment to VMC 19.11.03 to remove Saturday and Sunday exception to daily parking fee.

2/24/25 – Adoption of Downtown Access, Mobility and Parking Plan.

Action Requested

On Monday, November 10, 2025, advance the ordinance, setting the date for the second reading and public hearing for November 17, 2025.

Staff Contact

Gabe Montez, Parking District Manager, Gabriel.Montez@cityofvancouver.us

Attachments:

1. Presentation
2. Ordinance



Amendments to Parking Provisions of Vancouver Municipal Code (VMC)

Gabriel Montez
Parking District Manager
Economic Prosperity and Housing
November 10, 2025



Agenda

- Context
- Previous VMC Amendments
- Requested VMC Amendments
- Requested Action
- Discussion

Downtown Parking Plan - Three Pillars

1. Adopt Pricing Practices to Improve On-Street Parking Supply Utilization
2. Expand Public Parking Supply through Shared Parking Arrangements
3. Enhance Car-Free Options for Getting to and Around Downtown



Downtown Parking Plan Implementation

Ongoing VMC Clean Up

- Provisions relating to rates, days of the week and other policies are spread throughout VMC. Continuous code review and updates are required.
- VMC updates needed as technology changes to remove outdated language.
- Code consistency and alignment required.



May 2025 VMC Amendments

Initial Updates Related to Downtown Access, Mobility & Parking Plan

Code	Change
9.92.010-Carpool permit eligibility	Reduction of required days to qualify
9.92.020-Carpool parking hours	Expansion of carpool permit hours and days
9.92.040- Carpool parking rate	Increase to carpool parking rate threshold to maximum of \$100
19.04.070-On-street permit	Removal of downtown employment requirement
19.04.070-Permit fees	Increase of permit fee threshold to maximum of \$200
19.11.030-Parking meter fees	Removal of Saturday and Sunday exemption
19.11.030-Parking meter fees	Increase of maximum hourly rate threshold to \$3.50
19.13.010- Transferability of payment	Elimination of Payment transferability



Requested Code Changes

VMC 19.02.040(B) – Limited Parking

Removal of inconsistent language

Hours and Days Excepted. Time limits on parking imposed pursuant to the preceding subsection shall be applicable between the hours of 8:00 a.m. and 6:00 p.m. daily except ~~Saturdays and Sundays~~ and city-recognized holidays. (Ord. M-4365 § 7, 2022; Ord. M-4088 § 1, 2014)



Requested Code Changes

VMC 19.10.040 – Parking for persons with disabilities

Removal of inconsistent language

These time restrictions shall be clearly posted and shall apply between the hours of 8:00 a.m. and 6:00 p.m., ~~Monday through Friday~~, except on city-recognized holidays



Requested Code Changes

VMC 19.04.030 – Parking meter installation

Removal of outdated language related to technology changes

Such parking meters shall not be installed in such a manner as to allow parking across driveways, sidewalks or other zones or areas where parking is prohibited or restricted to certain classes of vehicles by laws of the state of Washington or ordinances of the city of Vancouver. ~~Each parking meter shall be installed and set to display a signal showing legal parking upon deposit therein of the proper coin or coins of the United States and upon putting the meter in operation, as indicated by instructions on the meter, and for a period of time conforming to the limit of parking time which has been or may be established for that area or zone of the street upon which the parking meter is installed, said signal to remain in evidence until expiration of the parking period so designated, at which time a raising of the signal or some other mechanical operation shall indicate expiration of the parking period.~~ (Ord. M-4088 §1, 2014)



Requested Code Changes

VMC 19.11.060 - Zone 3 - Parking Meter Fees.

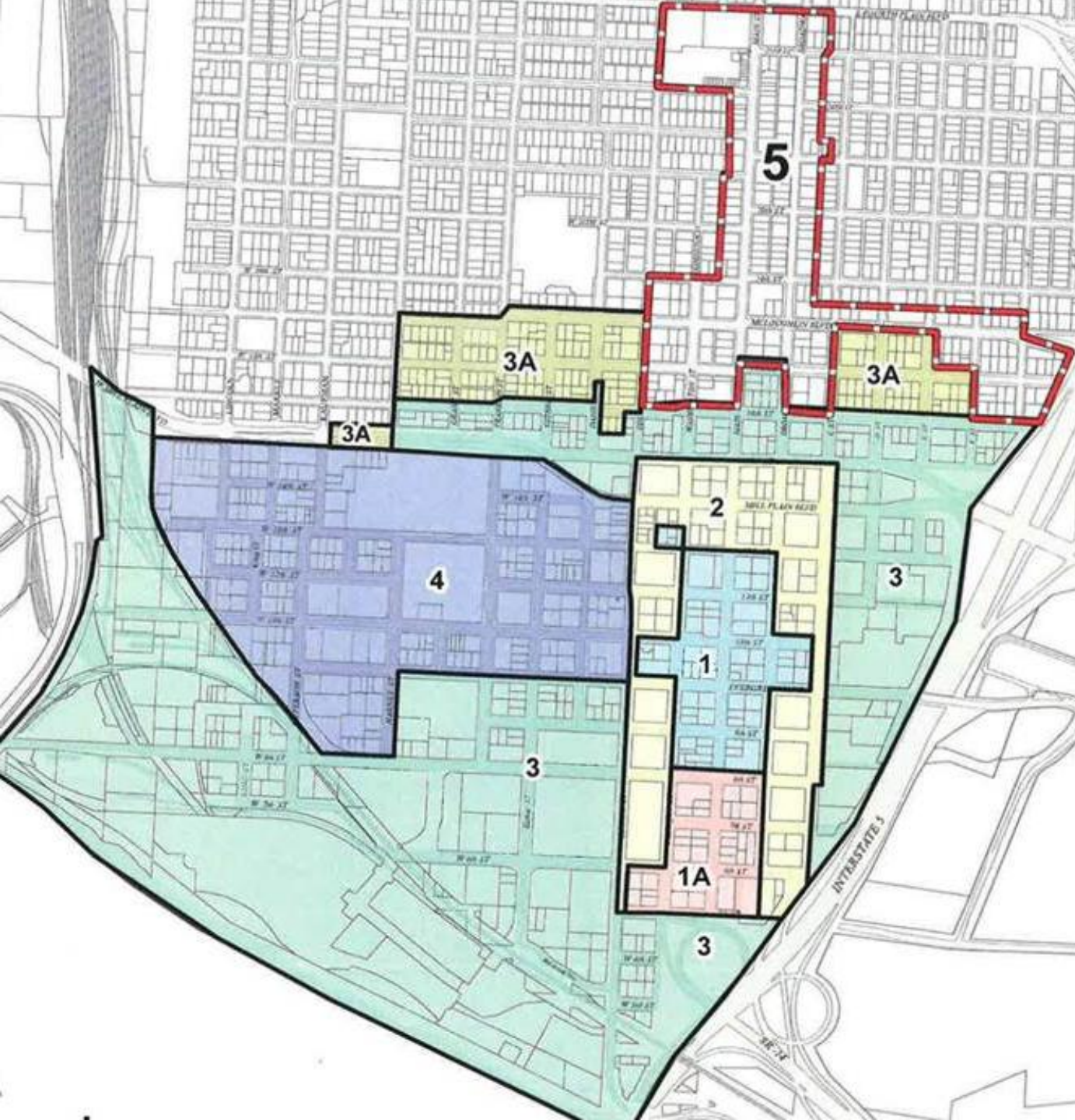
Updated language for consistency with other Parking Zones

Parking meter fees are established for the parking meters authorized by Section 19.11.050 as follows: Between the hours of 8:00 a.m. and 6:00 p.m. daily except days being celebrated as any city-recognized holiday, no more than two dollars fifty cents (\$2.50) three dollars fifty cents (\$3.50) per hour of use for the one and two-hour meters; no more than two dollars fifty cents (\$2.50) three dollars fifty cents (\$3.50) per hour of use for the ten-hour meters. These parking meter fees may be reduced administratively by the city manager or his/her designee, pursuant to the guidelines referred to in section 19.11.040. The city manager, or his/her designee, shall report to the city council from time to time as requested by the city council, but in any event, shall report at least once every year regarding these parking rates.. (Ord. M-4211 § 7, 2017; Ord. M-4088 § 1, 2014)



Parking Zone Map

- Zone 3 includes Waterfront and Esther Short Park



Requested Action

Advance ordinance to second reading

Advance the ordinance amending the Vancouver Municipal Parking Code, setting the date for the second reading and public hearing for November 17, 2025



Questions



11/10/2025 (Date of First Reading)
11/17/2025 (Date of Public Hearing)

ORDINANCE NO. M-_____

AN ORDINANCE relating to the Parking Code for the City of Vancouver under Vancouver Municipal Code (VMC) Title 19; amending VMC sections 19.02.040 (B) relating to Limited Parking; 19.10.040 relating to Parking for persons with disabilities; 19.04.030 relating to Parking meter installation and time limits; 19.11.060 relating to Zone3—Parking meter fees; providing for severability; and setting an effective date.

WHEREAS, the City of Vancouver downtown parking ordinances date back to 1948; and

WHEREAS, in early 2024 the City of Vancouver Parking Services department initiated an occupancy and existing conditions study as a part of the City's effort to develop a Downtown Access and Mobility Plan; and

WHEREAS, between January of 2024 and January of 2025 multiple community stakeholder engagements were included in the existing conditions and community outreach phases of the Downtown Access and Mobility Plan; and

WHEREAS, on September 9, 2024, the Vancouver City Council reviewed weekend occupancy and existing conditions in a September 9th, 2024 Workshop, and

WHEREAS, on January 13, 2025 Vancouver City Council reviewed proposed changes to weekend parking regulations, hours of payments, permit reforms and pricing in the Downtown Access and Mobility Plan; and

WHEREAS, on February 24, 2025 City Council adopted the new Downtown Access and Mobility Plan; and

WHEREAS, on May 19, 2025 City Council approved Ordinance M-4502 amending VMC 9.92.010-Carpool parking permit eligibility, VMC 9.92.020-Carpool parking hours, VMC 9.92.040-Carpool parking rate, VMC 19.04.070-On-street permit, VMC 19.04.070-Permit fees, VMC 19.11.030-Parking meter fees, VMC 19.11.030-Parking meter fees, VMC 19.13.010-Transferability of payment; and

WHEREAS, these amendments are made to update outdated code language and promote consistency among code provisions; and

WHEREAS, on October 8, 2025 the Parking Advisory Committee reviewed and approved the changes to the Vancouver Municipal Code (VMC) proposed by this ordinance.

WHEREAS, City Council adopts and incorporates by reference Staff Report SR _____ and finds that it is in the public interest to amend VMC 19.02.040(B), 19.10.040, 19.04.030, 19.11.060.

WHEREAS, with proper notice to the public, the Vancouver City Council conducted a first reading of the proposed ordinance on November 10, 2025 and a public hearing concerning the ordinance and proposed code changes on November 17, 2025.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

SECTION 1. Legislative Findings. The recitals set forth above are adopted as the legislative findings of the City Council of the City of Vancouver in support of adoption of this ordinance.

SECTION 2. Vancouver Municipal Code Section 19.02.040 entitled “Limited Parking” as codified by Ordinance Ord. M-4365; Ordinance Ord. M-4088 is hereby amended to read as follows:

Section 19.02.040-Limited Parking

A. Purpose Authorized. For the purpose of facilitating the movement of traffic and access to the business districts of the city and providing just and equitable parking privileges and opportunities for operators of motor vehicles, the city traffic engineer may impose time limits upon parking in any portion of any street.

The city traffic engineer may also establish the hours and days when such time limits shall be effective. The city traffic engineer shall provide for the posting of signs giving notice of such time limits and special restrictions. In the absence of signs giving notice of such special restrictions, the general provisions of the traffic code shall govern.

B. Hours and Days Excepted. Time limits on parking imposed pursuant to the preceding subsection shall be applicable between the hours of 8:00 a.m. and 6:00 p.m. daily except ~~Saturdays and Sundays and~~ city-recognized holidays.

SECTION 3. Vancouver Municipal Code Section 19.10.040 entitled “Parking for persons with disabilities” as codified by Ordinance Ord. M-4365; M-4088 is hereby amended to read as follows:

Section 19.10.040- Parking for persons with disabilities

Persons who are issued or who have been issued a parking permit for persons with disabilities under state law may park their vehicles in compliance with regulations thereof.

Provided, however, free parking is limited to a maximum of four hours on any one day in the following situations: (1) Vehicles displaying a special parking placard for persons with disabilities or special parking license plate for persons with disabilities in nonreserved, on-street parking spaces; (2) vehicles displaying a special parking placard for persons with disabilities or special parking license plate for persons with disabilities in nonmetered, on-street parking places reserved for persons with physical disabilities. These time restrictions shall be clearly posted and shall apply between the hours of 8:00 a.m. and 6:00 p.m., ~~Monday through Friday~~, except on city-recognized holidays, in the following geographical area: Commencing at the intersection of E Fourth Plain Boulevard and Lincoln Street, then east along Fourth Plain Boulevard to Interstate 5, then south along Interstate 5 to the Columbia River, then west along the Columbia River to the alignment of Lincoln Street if it were extended south of 8th Street, and then north following the alignment of Lincoln Street to Fourth Plain Boulevard to the point of beginning.

SECTION 4. Vancouver Municipal Code Section 19.04.030 entitled “Parking meter installation” as codified by Ordinance Ord. M-4088 is hereby amended to read as follows:

19.04.030- Parking meter installation

The city traffic engineer is authorized to install and maintain parking meters in the foregoing parking meter zones or in any portion thereof. Such parking meters shall be installed upon the curb immediately adjacent to individual parking spaces to be designated as hereinafter provided. Such parking meters shall not be installed in such a manner as to allow parking across driveways, sidewalks or other zones or areas where parking is prohibited or restricted to certain classes of vehicles by laws of the state of Washington or ordinances of the city of Vancouver. ~~Each parking meter shall be installed and set to display a signal showing legal parking upon deposit therein of the proper coin or coins of the United States and upon putting the meter in operation, as indicated by instructions on the meter, and for a period of time conforming to the limit of parking time which has been or may be established for that area or zone of the street upon which the parking meter is installed, said signal to remain in evidence until expiration of the parking period so designated, at which time a raising of the signal or some other mechanical operation shall indicate expiration of the parking period.~~

SECTION 5. Vancouver Municipal Code Section 19.11.060 entitled “Zone 3-Parking meter fees” as codified by Ordinance Ord. M-4211 and M-4088 is hereby amended to read as follows:

Section 19.11.060-Zone 3- Parking meter fees

Parking meter fees are established for the parking meters ~~authorized by Section 19.11.050~~ as follows: between the hours of 8:00 a.m. and 6:00 p.m. daily except days being celebrated as any city-recognized holiday, no more than ~~two dollars fifty cents (\$2.50)~~ three dollars fifty cents (\$3.50) per hour of use for the one and two-hour meters; no more than ~~two dollars fifty cents~~

~~(\$2.50)~~ three dollars fifty cents (\$3.50) per hour of use for the ten-hour meters. These parking meter fees may be reduced administratively by the city manager or his/her designee, pursuant to the guidelines referred to in section 19.11.040. The city manager, or his/her designee, shall report to the city council from time to time as requested by the city council, but in any event, shall report at least once every year regarding these parking rates.

SECTION 6. 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 7. Effective date and Notice. This ordinance shall be effective on December 1, 2025.

DATE OF FINAL PASSAGE at a Regular Meeting of the Vancouver City Council:

_____.

SIGNED this _____ day of _____, 20__.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Nena Cook, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE relating to the Parking Code for the City of Vancouver under Vancouver Municipal Code (VMC) Titles 19; amending VMC sections 19.02.040(B) relating to Limited Parking; 19.10.040 relating to parking for person with disabilities; 19.04.030 relating to parking meter installation; 19.11.060 relating to Zone 3-parking meter fees; providing for severability; and setting an effective date.

The full text of this ordinance will be mailed upon request. Contact public records staff at (360) 487-8480, citypdr@cityofvancouver.us, or via [Public Records Request -The City of Vancouver, WA](#).

AN ORDINANCE relating to the annual property tax levy; authorizing an increase of 0.0% in the City's Affordable Housing Fund levy from the amount levied the previous year; and providing for an effective date.

Staff Report: 227-25

To: Mayor and City Council
From: City Manager
Date: November 10, 2025

Subject

2026 Affordable Housing Property Tax Levy

Key Points

- The Affordable Housing Fund is supported by a \$10 million annual property tax levy.
- Proposition 3, which was approved by the community members of Vancouver in February 2023, authorized a \$10,000,000 annual property tax levy for ten years, beginning in 2024. By authorizing a 0.0 percent increase, the \$10,000,000 levy will remain as is.
- Information provided by the Washington State Department of Revenue states that the dollar amount included in the ballot title is the highest lawful amount that can be levied, so the \$10,000,000 levy cannot be increased annually.

Strategic Plan Alignment

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

Present Situation

Proposition 3 was approved by the community members of Vancouver in February 2023, and authorized a \$10,000,000 annual property tax levy for 10 years, beginning in 2024. Information provided by the Washington State Department of Revenue states that the dollar amount included in the ballot title is the highest lawful amount that can be levied, so the \$10,000,000 levy cannot be increased annually.

Staff recommends that City Council approve a 0.0% increase in the property tax levy for the Affordable Housing Levy. Based on last year's Affordable Housing Fund levy of \$10,000,000, the increase will be \$0.00. Authorization of this requires a simple majority vote of City Council. Even though the increase is zero, this authorization is still required by law.

Staff estimates that the City's Affordable Housing Fund property tax levy rate in 2026 will range between \$0.24 per \$1,000 of assessed value to \$0.25 per \$1,000 of assessed value, compared to the actual 2025 affordable housing fund property tax levy rate of \$0.2694 per \$1,000. The decrease in the property tax levy rate is attributed to assessed values in the City increasing by approximately 8.1% compared to the prior year.

Advantage(s)

Continued funding will be available to pay the costs authorized in the Affordable Housing Fund.

Challenge(s)

None

Budget Impact

There will be no impact on budget for the on-going annual property tax collections for the Affordable Housing Fund.

Prior Council Review

- 2025-2026 Biennial Budget Council Workshop – Budget Foundation & Forecast April 22, 2024
- 2025-2026 Biennial Budget Council Workshop – Revenue Options May 6, 2024
- 2025-2026 Biennial Budget Council Workshop – Revenue Strategy & Direction June 10, 2024
- 2025-2026 Biennial Budget Council Workshop – Operating Budget October 14, 2024
- 2025-2026 Biennial Budget Council Workshop – Capital Budget October 28, 2024

Action Requested

On November 10, 2025, advance the ordinance on first reading, setting the date of second reading and public hearing for November 17, 2025.

Staff Contact

Anthony Glenn, Treasurer, anthony.glenn@cityofvancouver.us

Attachments:

1. Ordinance

11/10/2025
11/17/2025

ORDINANCE NO. _____

AN ORDINANCE relating to the annual property tax levy; authorizing an increase of 0.0% in the City’s Affordable Housing Fund levy from the amount levied the previous year; and providing for an effective date.

WHEREAS, the City Council of the City of Vancouver, pursuant to RCW 84.55.120, is holding a public hearing and considered its budget for the calendar years 2025/2026; and

WHEREAS, the City of Vancouver’s actual levy amount for the Affordable Housing Fund Levy from 2025 was \$10,000,000; and

WHEREAS, registered voters who reside within the City of Vancouver approved Proposition No. 3 and authorized an Affordable Housing Levy of \$10,000,000 per year for ten years beginning in 2024; and

WHEREAS, the population of the City of Vancouver is more than 10,000;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. That an increase in the regular affordable housing fund property tax levy is hereby authorized for the 2026 levy in the amount of \$0.00, which is a percentage increase of 0.0% from the previous year.

Section 2. That the City Clerk is directed to transmit and file a certified copy of this ordinance with the Board of Clark County Councilors and the Clark County Assessor following approval by City Council.

Section 3. That this ordinance shall go into effect five days after adoption.

DATE OF FINAL PASSAGE at a Regular Meeting of the Vancouver City Council:

_____.

SIGNED this _____ day of _____, 20__.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Nena Cook, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE relating to the annual affordable housing property tax levy; authorizing an increase of 0.0% in the City's affordable housing fund levy from the amount levied the previous year; and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact public records staff at (360) 487-8480, citypdr@cityofvancouver.us, or via [Public Records Request -The City of Vancouver, WA](#).

AN ORDINANCE authorizing an increase in tax levy pursuant to RCW 84.55.120 and an increase in limit factor for maximum levy capacity pursuant to RCW 84.55.092.

Staff Report: 228-25

To: Mayor and City Council
From: City Manager
Date: November 10, 2025

Subject

2026 Preservation of Levy Capacity

Key Points

- Proposition 2 was approved by the voters of the City on February 8, 2022 to authorize a permanent levy lid lift for Fire and Emergency Services and Facilities. This proposition exempted qualifying seniors, veterans, and others from paying the levy lid lift rate.
- State law allows the City to annually increase the property tax levy no more than 1% or the rate of inflation calculated by the Implicit Price Deflator (IPD), whichever amount is less, for both the City's General Fund property tax levy and for the Affordable Housing Fund property tax levy.
- The IPD rate for 2026 levy calculations is 2.44 percent.
- Approval of this ordinance will authorize the County Assessor to preserve future levy capacity on all properties within the City of Vancouver and allows the County Assessor to apply the limit factor to the property exempted from Proposition 2 when calculating the City's highest lawful levy rate.

Strategic Plan Alignment

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

Present Situation

On February 8, 2022, the voters of the City approved Proposition 2 at a special election authorizing a permanent levy lid lift to fund fire and emergency services. Proposition 2 also provided that the property of qualifying seniors, veterans, and others would be exempt from paying the increased property tax rate associated with the levy lid lift, pursuant to RCW 84.36.

Annually, properties that qualify for the exemption allowed under RCW 84.36 will change. In order for the County Assessor's Office to calculate the highest lawful levy of all properties and include in future years the properties exempt from the tax approved by Proposition 2, pursuant to RCW 84.55.092, Council must approve an ordinance to authorize the Clark County Assessor's Office to authorize a property tax increase against the property not subject to the levy lid lift when calculating the highest lawful levy and authorize the limit factor be applied to the excluded property, which in 2026 will be 1.0%. This preserves levy capacity for the overall highest lawful levy calculation and allows the County Assessor to include the limit factor on the properties that were excluded, if they move out of the exempt status. Qualifying seniors, veterans, and others will continue to be exempt from paying the tax rate associated with the levy lid lift.

Based on last year's General Fund levy for excluded properties of \$666,740.62, the 1.0% increase recommended by staff represents an increase of \$6,667.41.

Approval of this ordinance will protect future levy capacity by removing the adverse consequences to the City's future levy capacity resulting from the levy reduction authorized in Proposition 2.

Advantage(s)

This will preserve future levy capacity for exempt properties as they move out of the exempt status and will allow for the continued funding of essential City services.

Challenge(s)

None

Budget Impact

There will be no impact on budget for the on-going annual property tax collections; the budget forecasted a 1.0% increase for the General Fund.

Prior Council Review

- 2025-2026 Biennial Budget Council Workshop – Budget Foundation & Forecast April 22, 2024
- 2025-2026 Biennial Budget Council Workshop – Revenue Options May 6, 2024
- 2025-2026 Biennial Budget Council Workshop – Revenue Strategy & Direction June 10, 2024
- 2025-2026 Biennial Budget Council Workshop – Operating Budget October 14, 2024
- 2025-2026 Biennial Budget Council Workshop – Capital Budget October 28, 2024

Action Requested

On November 10, 2025, advance the ordinance on first reading, setting the date of second reading and public hearing for November 17, 2025.

Staff Contact

Anthony Glenn, Treasurer, anthony.glenn@cityofvancouver.us

Attachments:

1. Ordinance

11/10/2025
11/17/2025

ORDINANCE NO. _____

AN ORDINANCE authorizing an increase in tax levy pursuant to RCW 84.55.120 and an increase in limit factor for maximum levy capacity pursuant to RCW 84.55.092.

WHEREAS, the City Council of the City of Vancouver has met and considered its budget for the calendar years 2025/2026; and

WHEREAS, the voters of the City approved Proposition 2 at a February 8, 2022 special election authorizing a permanent levy lid lift to fund fire and emergency services; and

WHEREAS, Proposition 2 provided that the property of qualifying seniors, veterans and others would be exempt, pursuant to Chapter 84.36 RCW (“excluded property”); and

WHEREAS, increases in regular property taxes imposed by the City are limited by Chapter 84.55 RCW so that the regular property tax levy of the City may increase from year to year by an amount equal to the “limit factor”, as defined in RCW 84.55.005, (plus increases permitted due to new construction and increases in value of state assessed property); and

WHEREAS, the Implicit Price Deflator (IPD) rate released on September 25, 2025, is 2.44%, which is more than the allowable increase of 1.0%, so that the allowable increase, pursuant to RCW Sections 84.55.005 and 84.55.010 for the City’s 2025 tax levy (2026 collection) is 1.01 (an increase in 1.0%) (the “Limit Factor”); and

WHEREAS for the purpose of protecting future levy capacity, the City proposes to include the \$666,740.62 in property that was excluded under Proposition 2 for the 2024 levy (collection in 2025) in the Limit Factor increase for the 2025 levy (collection in 2026) and for all future levy years, and proposes to increase the General Fund levy capacity associated with the exempt property in the amount of \$6,667.41, which represents a Limit Factor increase of 1% over the previous year. NOW THEREFORE,

BE IT BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. That, pursuant to RCW 84.55.120 and RCW 84.55.092, the City Council has authorized an increase in its tax levy capacity in an amount equal to the Limit Factor for the year 2025 levy (for collection in 2026), and requests and authorizes the Limit Factor to be applied with respect to all “excluded property,” resulting in an increase of the 2025 General Fund levy capacity (for collection in 2026) associated with the “excluded property” in the amount of \$6,667.41, which represents a Limit Factor increase of 1% over the previous year. City Council hereby further requests and authorizes the Limit Factor to be applied with respect to all “excluded property” in each year hereafter.

Section 2. That the City Clerk is directed to transmit and file a certified copy of this ordinance with the Board of Clark County Councilors and the Clark County Assessor following approval by City Council.

Section 3. That this ordinance shall go into effect five days after adoption.

DATE OF FINAL PASSAGE at a Regular Meeting of the Vancouver City Council:

_____.

SIGNED this _____ day of _____, 20__.

Anne McEnergy-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Nena Cook, City Attorney

CERTIFICATE

I, the undersigned, Clerk of the City Council (the “Council”) of the City of Vancouver (herein called the “City”), DO HEREBY CERTIFY:

1. That the attached Ordinance No. _____ (herein called the “Ordinance”) is a true and correct copy of a Ordinance of the Council as adopted at a regular meeting of the Council held on _____, 2025, and duly recorded in my office.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Council voted in the proper manner for the adoption of the Ordinance; that all other requirements and proceedings incident to the proper adoption of the Ordinance have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2025.

City Clerk
City of Vancouver

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE authorizing an increase in tax levy pursuant to RCW 84.55.120 and an increase in limit factor for maximum levy capacity pursuant to RCW 84.55.092.

The full text of this ordinance will be mailed upon request. Contact public records staff at (360) 487-8480, citypdr@cityofvancouver.us, or via [Public Records Request -The City of Vancouver, WA](#).

AN ORDINANCE fixing and levying the amount of ad valorem taxes necessary to balance estimated revenue with estimated expenditures for the 2025/2026 Budget for the City of Vancouver; providing for alternative levies depending on whether Proposition No. 5 is approved or rejected by the registered voters of the City of Vancouver; and providing for an effective date.

Staff Report: 230-25

To: Mayor and City Council
From: City Manager
Date: November 10, 2025

Subject

2026 Ad Valorem Taxes

Key Points

- Approving ad valorem taxes authorizes the County Assessor to levy real and personal property taxes.
- The Ordinance for 2026 Ad Valorem taxes has been drafted to provide alternative levies depending on whether Proposition No. 5 is approved or rejected by the registered voters of the City of Vancouver.
- If Proposition No. 5 is approved by registered voters at the November 4, 2025, general election, staff have estimated the City should approve ad valorem taxes for 2026 in the amount of \$98.5 million in order to fund the 2025-2026 biennial budget. Of this, \$88.5 million is for General and Fire Fund purposes, and \$10 million is for the Affordable Housing Fund. The \$88.5 million for the General and Fire Funds includes Proposition No. 2 Levy Lid Lift for Fire and Emergency Services and Facilities.
- If Proposition No. 5 is rejected by registered voters at the November 4, 2025, general election, staff have estimated the City should approve ad valorem taxes for 2026 in the amount of \$92.2 million in order to fund the 2025-2026 biennial budget. Of this, \$82.2 million is for General and Fire Fund purposes, and \$10 million is for the Affordable Housing Fund. The \$82.2 million for the General and Fire Fund includes the Proposition No. 2 Levy Lid Lift for Fire and Emergency Services and Facilities.

Strategic Plan Alignment

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

Present Situation

Pursuant to RCW 35.33.135, Council must approve an ordinance to fix and authorize the Clark County Assessor's Office to levy ad valorem taxes necessary to fund the City of Vancouver's 2025-2026 Biennial Budget.

An ad valorem tax ([Latin](#) for "according to value") is defined as a [tax](#) based on the value of [real estate](#) or [personal property](#). An ad valorem tax is typically imposed at the time of a transaction(s) (a [sales tax](#) or [value-added tax](#) (VAT)), but it may be imposed on an annual basis (real or personal [property](#)

[tax](#)) or in connection with another significant event (i.e. [inheritance tax](#)).

On August 4, 2025, the City of Vancouver adopted Resolution M-4346 to submit Proposition No. 5 to the registered voters of the City of Vancouver a ballot proposition for the November 4, 2025, general election, which asks voters to consider authorizing a levy lid lift to fund Police and Public Safety Services as described in Resolution M-4346. Results for the November 4, 2025, election are to be certified by November 25, 2025, which is after the date of consideration of this ordinance. RCW 84.52.070 requires the City of Vancouver to certify to the Clark County Assessor the amount of taxes to be levied for 2026 no later than November 30, 2025. In order to meet the November 30, 2025, deadline, two alternative amounts of ad valorem property taxes for 2026 are being presented for consideration, one of which will take effect depending on the outcome of the election.

If Proposition No. 5 is approved by the registered voters of the City of Vancouver at the November 4, 2025, general election, staff recommends that Council approve ad valorem taxes in the amount of \$98.5 million to fund the City's 2025-2026 biennial budget. Of the total, \$88.5 million is for General and Fire Fund purposes, and \$10 million is for the Affordable Housing Fund.

If Proposition No. 5 is rejected by the registered voters of the City of Vancouver at the November 4, 2025, general election, staff recommends that Council approve ad valorem taxes in the amount of \$92.2 million to fund the City's 2025-2026 biennial budget. Of the total, \$82.2 million is for General and Fire Fund purposes, and \$10 million is for the Affordable Housing Fund.

Approving ad valorem taxes of \$98.5 million if Proposition No. 5 is approved, and \$92.2 million if Proposition No. 5 is rejected, allows the County Assessor's Office to levy real and personal property taxes to the full extent allowed under Washington State law. Staff anticipates the final certified levy will be slightly less \$98.5 million and \$92.2 million, respectively; however, if Council authorizes the ad valorem tax amount too low, the County Assessor's Office will only be allowed to levy up to the amount authorized by Council.

Staff recommends that City Council approve ad valorem taxes of \$98.5 million if Proposition No. 5 is approved, and \$92.2 million if Proposition No. 5 is rejected, for the 2026 real and personal property tax levy within the city limits of Vancouver. This estimated revenue source is necessary to fund the 2025-2026 Biennial Budget for the City of Vancouver.

Advantage(s)

Ad valorem taxes provide continued funding from the City's primary revenue source, which is necessary to fund the 2025-2026 Biennial Budget.

Challenge(s)

The increase is within statutory authority or as approved by the voters and the specific impact on a property owner is dependent on the change in their assessed value.

Budget Impact

The amount of the ad valorem tax ordinance is included in the 2025-2026 Biennial Budget.

Prior Council Review

- 2025-2026 Biennial Budget Council Workshop – Budget Foundation & Forecast April 22, 2024
- 2025-2026 Biennial Budget Council Workshop – Revenue Options May 6, 2024
- 2025-2026 Biennial Budget Council Workshop – Revenue Strategy & Direction June 10, 2024
- 2025-2026 Biennial Budget Council Workshop – Operating Budget October 14, 2024

- 2025-2026 Biennial Budget Council Workshop — Capital Budget October 28, 2024

Action Requested

On November 10, 2025, advance the ordinance on first reading, setting the date of second reading and public hearing for November 17, 2025.

Staff Contact

Anthony Glenn, Treasurer, anthony.glenn@cityofvancouver.us

Attachments:

1. Ordinance

11/10/2025
11/17/2025

ORDINANCE NO. _____

AN ORDINANCE fixing and levying the amount of ad valorem taxes necessary to balance estimated revenue with estimated expenditures for the 2025/2026 Budget for the City of Vancouver; providing for alternative levies depending on whether Proposition No. 5 is approved or rejected by the registered voters of the City of Vancouver; and providing for an effective date.

WHEREAS, on February 18, 2022, registered voters who reside within the City of Vancouver approved Proposition No. 2 authorizing a permanent single-year levy lid lift to be effective in 2023 for Fire and Emergency Services and Facilities; and

WHEREAS, on February 14, 2023, registered voters who reside within the City of Vancouver approved Proposition No. 3 authorizing an Affordable Housing Levy of \$10,000,000 per year for ten years beginning in 2024; and

WHEREAS, on August 4, 2025, the City of Vancouver adopted Resolution M-4346 to submit Proposition No. 5 to the registered voters of the City of Vancouver a ballot proposition for the November 4, 2025 election, which asks said voters to consider authorizing a levy lid lift to fund Police and Public Safety Services as described in Resolution M-4346; and

WHEREAS, in the event that registered voters who reside in the City of Vancouver approve Proposition No. 5 at the November 4, 2025 general election, the City Council finds that the total net amount of \$99,000,000 in revenue must be raised by ad valorem taxes on real and personal property

within the corporate limits of the City of Vancouver to balance estimated revenues and expenditures for the 2025/2026 budget for the City of Vancouver; and

WHEREAS, in the event that registered voters who reside in the City of Vancouver reject Proposition No. 5 at the November 4, 2025 general election, the City Council finds that the total net amount of \$92,200,000 in revenue must be raised by ad valorem taxes on real and personal property within the corporate limits of the City of Vancouver to balance estimated revenues and expenditures for the 2025/2026 budget for the City of Vancouver; and

WHEREAS, results for the November 4, 2025 election are to be certified by November 25, 2025, which is after the date of consideration of this ordinance; and

WHEREAS, RCW 84.52.070 requires the City of Vancouver to certify to the Clark County Assessor the amount of taxes to be levied for 2026 no later than November 30, 2025; and

WHEREAS, in order to meet the November 30, 2025 deadline, the City Council now desires to approve two alternative amounts of ad valorem property taxes for 2026, one of which will take effect depending on the outcome of the election.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. If Proposition No. 5 is approved by the registered voters of the City of Vancouver at the November 4, 2025, general election, then Section 3 of this ordinance shall be null and void and shall take no effect. If Proposition No. 5 is rejected by the registered voters of the City of Vancouver at the November 4, 2025, election, then Section 2 of this ordinance shall be null and void and shall take no effect.

Section 2. If Proposition No. 5 is approved by the registered voters of the City of Vancouver at the November 4, 2025, general election, there is hereby fixed to be raised by general

property taxes upon real and personal property within the City of Vancouver the amount of \$99,000,000, for the following purposes:

Amount of tax levy for	
General Government Purposes	\$89,000,000
Affordable Housing Levy	<u>\$10,000,000</u>
Total Levy Amount	\$99,000,000

Section 3. If Proposition No. 5 is rejected by the registered voters of the City of Vancouver at the November 4, 2025 general election, there is hereby fixed to be raised by general property taxes upon real and personal property within the City of Vancouver the amount of \$92,200,000, for the following purposes:

Amount of tax levy for	
General Government Purposes	\$82,200,000
Affordable Housing Levy	<u>\$10,000,000</u>
Total Levy Amount	\$92,200,000

Section 4. The City Clerk is directed to transmit and file a certified copy of this ordinance with the Board of Clark County Councilors and the Clark County Assessor following approval by City Council.

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Section 5. Except as otherwise provided in Section 1, this ordinance shall take effect five days after adoption.

DATE OF FINAL PASSAGE at a Regular Meeting of the Vancouver City Council:
_____.

SIGNED this _____ day of _____, 20__.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Nena Cook, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE fixing and levying the amount of ad valorem taxes necessary to balance estimated revenue with estimated expenditures for the 2025/2026 Budget for the City of Vancouver; providing for an effective date five days after adoption.

The full text of this ordinance will be mailed upon request. Contact public records staff at (360) 487-8480, citypdr@cityofvancouver.us, or via [Public Records Request -The City of Vancouver, WA](#).

To: Mayor and City Council
From: City Manager
Date: November 10, 2025

Subject

Approval of Claim Vouchers

Action Requested

Approve claim vouchers for November 10, 2025.

Attachments:

1. November 10, 2025 Claim Vouchers

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:

\$ 7,362,073.50 this 10th day of November 2025.

MAYOR

COUNCILMEMBER

AUDITING OFFICER

COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
October 27, 2025 - November 02, 2025	Accounts Payable Checks (see attached)	\$ 6,835,700.97
October 27, 2025 - November 02, 2025	Hansen City Payments (see attached)	\$ 477,625.60
October 27, 2025 - November 02, 2025	Visa Refunds (see attached)	\$ 150.00
October 27, 2025 - November 02, 2025	Payroll Checks (see attached)	\$ 48,596.93
TOTAL		\$ 7,362,073.50

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Transaction Reference</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Memo</u>
Miscellaneous Payment	Check	28182	10/29/2025	39,316.28	1-800 Water Damage	Claim Payment - DOI: 09/12/2025 - RISK
Miscellaneous Payment	Check	28183	10/29/2025	250.01	Elizabeth Reed	Claim Payment - DOI: 09/24/2025 - RISK
Miscellaneous Payment	Check	28184	10/29/2025	1,420.02	Eva Taylor	Claim Payment - DOI: 05/07/2025 - RISK
Miscellaneous Payment	Check	28185	10/29/2025	100.00	Fishers Landing East Neighborhood Association	2025 Resource Conservation Challenge
Miscellaneous Payment	Check	28186	10/29/2025	100.00	Gloria Geiser	Damage Deposit Refund
Miscellaneous Payment	Check	28187	10/29/2025	47,000.00	Joey Bradley	Claim Payment - DOI: 09/12/2025 - RISK
Miscellaneous Payment	Check	28188	10/29/2025	361.00	Pamela Johnson	Rental Refund
Miscellaneous Payment	Check	28189	10/29/2025	1,296.00	Provision Group LLC	LUP-85484 (jobsite: 1221 W 24th St.)
Miscellaneous Payment	Check	28190	10/29/2025	50.00	Shawna Rengulbai	Refund duplicate payment to parking ticket
Miscellaneous Payment	Check	28191	10/29/2025	25.00	Tatyana Krasnogorov	Refund parking ticket officer voided
Miscellaneous Payment	Check	28192	10/29/2025	203.98	Zachary Williams	Claim Payment - DOI: 06/04/2025 - RISK
Ad Hoc Payment	Check	28193	10/29/2025	51.08	Anthony Lewis or Erin Edwards	8615 NE 107TH AVE ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	28194	10/29/2025	1,057.40	Besette,Beau	1602 SE ELLSWORTH RD ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	28195	10/29/2025	123.00	Bradley A Schmidt or Kimberlie King	8616 NE 57TH ST ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	28196	10/29/2025	64.39	Brents,Samuel or Sue Ann	10514 NE 96TH ST ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	28197	10/29/2025	212.08	Carlson,Donna, Amanda or Robert	5809 NW PERTHSHIRE RD ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	28198	10/29/2025	105.45	DM Homes Inc	3909 NW WASHINGTON ST ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	28199	10/29/2025	43.59	Finlinson,Jean	3104 E 24TH ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	28200	10/29/2025	183.13	Halldorson,Mark	5700 NE 82ND AVE ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	28201	10/29/2025	156.29	Jennifer S or Russell Morrison	3816 NE PACIFIC WAY ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	28202	10/29/2025	2,691.76	Key Property Services	3504 NE 54TH ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	28203	10/29/2025	176.29	Laura Miller or Alexander Farrow	10900 NE 67TH ST ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	28204	10/29/2025	262.00	Lawrence R Sefton Jr or Eleanor J Sefton	9406 NE ALPINE ST ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	28205	10/29/2025	257.69	Licari,Joseph	7123 NE 126TH AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	28206	10/29/2025	108.00	Michael or Meilani Mcdonald	9817 NE 106TH ST ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	28207	10/29/2025	182.00	Novotny,Michael or Rosemary	3008 NE 130TH AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	28208	10/29/2025	353.65	Payton or Jessica Devore	8401 NE 108TH AVE ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	28209	10/29/2025	130.11	Perry,Karena M or Luke G	8015 NE 90TH AVE ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	28210	10/29/2025	191.83	Rivas,Tyson	1713 SE 127TH AVE ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	28211	10/29/2025	33.96	Sheikh State Family Trust	15401 SE MILL PLAIN BLVD ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	28212	10/29/2025	183.50	Shove,Anthony or Christina	606 NE 147TH AVE ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	28213	10/29/2025	72.32	Smith,Stuart H or Shaana L	10517 NE 89TH CIR ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	28214	10/29/2025	473.54	Steiner,Kevin	801 SE 147TH AVE ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	28215	10/29/2025	94.00	The Estate of Bruce Galvin	9303 NE 82ND CIR ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	28216	10/29/2025	265.56	The Estate of Karen Lou Kaiser c/o David Darby	8600 NE 60TH ST ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	28217	10/29/2025	251.33	The Estate of William Rivas	1713 SE 127TH AVE ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	28218	10/29/2025	92.24	The Whittum Living Trust	1825 SE 125TH AVE ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	28219	10/29/2025	119.78	Yujin Kim or Ranganatha Poola Narayana Swamy,Apt N431	14308 SE 7TH WAY ,VANCOUVER,WA,98683
Supplier Payment	Check	28220	10/29/2025	11.20	Airgas, Inc	
Supplier Payment	Check	28221	10/29/2025	221.50	Allegiance Benefit Plan Management Inc (COBRA)	
Supplier Payment	Check	28222	10/29/2025	4,880.00	Allegis Group Holdings Inc -Remit-To: TekSystems Inc -Atlanta	
Supplier Payment	Check	28223	10/29/2025	8,014.35	American EOD Services, Inc.	
Supplier Payment	Check	28224	10/29/2025	870.40	Andy Kapana	
Supplier Payment	Check	28225	10/29/2025	185.00	AT & T Mobility National Accounts LLC - Remit-To: Legal Demand Center for Law Enforcement	

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INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Transaction Reference</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Memo</u>
Supplier Payment	Check	28226	10/29/2025	8,698.56	Bloomberg Finance LP - Remit-To: Bloomberg - Boston	
Supplier Payment	Check	28227	10/29/2025	5,308.00	Cascade Inn	
Supplier Payment	Check	28228	10/29/2025	400.00	Clark County Fire District 5	
Supplier Payment	Check	28229	10/29/2025	48.31	Clark County Public Utility District No. 1	
Supplier Payment	Check	28230	10/29/2025	53.55	Clark County Public Utility District No. 1	
Supplier Payment	Check	28231	10/29/2025	70.30	Clark County Public Utility District No. 1	
Supplier Payment	Check	28232	10/29/2025	296,357.90	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	28233	10/29/2025	36,273.89	Clary Longview LLC	
Supplier Payment	Check	28234	10/29/2025	44.96	Columbia Resource Company	
Supplier Payment	Check	28235	10/29/2025	25,000.00	Columbia River Economic Development Council Inc	
Supplier Payment	Check	28236	10/29/2025	6,615.00	Davidson Benefits Planning	
Supplier Payment	Check	28237	10/29/2025	187.00	Dex Media West	
Supplier Payment	Check	28238	10/29/2025	21,000.00	Evergreen Habitat for Humanity	
Supplier Payment	Check	28239	10/29/2025	544.56	EVH, Inc.	
Supplier Payment	Check	28240	10/29/2025	1,212.99	Ferox Fleet Services, INC	
Supplier Payment	Check	28241	10/29/2025	518.29	First-Citizens Bank & Trust Company	
Supplier Payment	Check	28242	10/29/2025	56.00	H&H Wood Recyclers	
Supplier Payment	Check	28243	10/29/2025	1,630.42	Howmedica Osteonics Corp	
Supplier Payment	Check	28244	10/29/2025	1,063.82	Industrial Scientific Corporation - Remit-To: Industrial Scientific Corp - Pittsburgh	
Supplier Payment	Check	28245	10/29/2025	16,624.25	Infor Public Sector, Inc - Remit-To: InforPublic Sector, Inc	
Supplier Payment	Check	28246	10/29/2025	5,605.38	IPRO Tech LLC	
Supplier Payment	Check	28247	10/29/2025	21,804.41	Janus Youth Programs Inc	
Supplier Payment	Check	28248	10/29/2025	2,226.71	Kittelson & Associates Inc	
Supplier Payment	Check	28249	10/29/2025	738.00	Kramer Gehlen & Associates	
Supplier Payment	Check	28250	10/29/2025	2,882.59	L.N. Curtis & Sons	
Supplier Payment	Check	28251	10/29/2025	3,554.46	Lakeside Industries Inc - Remit-To: Lakeside - LB Seattle	
Supplier Payment	Check	28252	10/29/2025	4,976.23	Level 3 Financing, Inc	
Supplier Payment	Check	28253	10/29/2025	33,525.73	Life Insurance Company of North America	
Supplier Payment	Check	28254	10/29/2025	43.10	Montana Department of Revenue	
Supplier Payment	Check	28255	10/29/2025	1,464.52	Municipal Emergency Services Inc - Remit-To: Municipal Emergency Services - Chicago	
Supplier Payment	Check	28256	10/29/2025	10,329.00	Parkeon	
Supplier Payment	Check	28257	10/29/2025	8,500.50	Portland Adventist Medical Center	
Supplier Payment	Check	28258	10/29/2025	3,482.08	Prestige Truck Accessories	
Supplier Payment	Check	28259	10/29/2025	3,000.00	Public Safety Testing Inc	
Supplier Payment	Check	28260	10/29/2025	13.73	Qwest Corporation - Remit-To: CenturyLink - Phoenix	
Supplier Payment	Check	28261	10/29/2025	46,935.79	S&B Inc	
Supplier Payment	Check	28262	10/29/2025	2,903.87	Sauer Holdings LLC - Remit-To: Your Party and Event Center	
Supplier Payment	Check	28263	10/29/2025	10,880.00	Shandra Terry	
Supplier Payment	Check	28264	10/29/2025	4,182.86	Shrums Pest Control	
Supplier Payment	Check	28265	10/29/2025	606.43	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	28266	10/29/2025	8,975.00	Southwest Washington Equity Coalition	
Supplier Payment	Check	28267	10/29/2025	4,746.00	Specialty Rents & Events	
Supplier Payment	Check	28268	10/29/2025	25,897.30	Stantec Consulting Services Inc - Remit-To: Stantec - Chicago	
Supplier Payment	Check	28269	10/29/2025	328.45	State of Idaho Department of Treasury	
Supplier Payment	Check	28270	10/29/2025	2,623.08	State of Washington Department of Transportation - Remit-To: WADOT - PO Box 47305	
Supplier Payment	Check	28271	10/29/2025	10.36	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	28272	10/29/2025	76.11	Stericycle Inc - Remit-To: Shred-It	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	28273	10/29/2025	91.53	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	28274	10/29/2025	14.97	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	28275	10/29/2025	2,757.00	Sun Badge Company	
Supplier Payment	Check	28276	10/29/2025	4,406.40	Sunbelt Controls Inc - Remit-To: Sunbelt Controls - Pasadena	
Supplier Payment	Check	28277	10/29/2025	586.36	Towing and Recovery Services, Inc.	
Supplier Payment	Check	28278	10/29/2025	169.66	UKG Kronos Systems LLC Remit-To: Atlanta	
Supplier Payment	Check	28279	10/29/2025	9,500.00	Vancouver Rotary Foundation	
Supplier Payment	Check	28280	10/29/2025	14,032.26	Vancouver Watersheds Council	
Supplier Payment	Check	28281	10/29/2025	153.58	Vestis Group, Inc - Remit-To: Vestis - Pasadena	
Supplier Payment	Check	28282	10/29/2025	163.20	W.B. Sprague Co. Inc.	
Supplier Payment	Check	28283	10/29/2025	711.30	Walter E Nelson Company	
Supplier Payment	Check	28284	10/29/2025	12,818.94	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	28285	10/29/2025	7,277.50	WELL Cogir Tenant III LLC	
Supplier Payment	Check	28286	10/29/2025	90,464.38	West Yost & Associates Inc.	
			Check	887,407.28		
Expense Payment	Direct Deposit	EFT-00322340	10/30/2025	192.60	John Laible	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00322341	10/30/2025	68.00	Shane LaBeck	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00322342	10/30/2025	68.00	Chad Lawry	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00322343	10/30/2025	138.00	Stacey Allington	Travel Advance
Expense Payment	Direct Deposit	EFT-00322344	10/30/2025	40.00	Andrew Bordak	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00322345	10/30/2025	150.25	Geronia Coyle III	Travel Advance
Expense Payment	Direct Deposit	EFT-00322346	10/30/2025	52.25	Corban Fletcher	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00322347	10/30/2025	150.25	Matthew Hoelsy	Travel Advance
Expense Payment	Direct Deposit	EFT-00322348	10/30/2025	45.75	James Dewey	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00322349	10/30/2025	473.00	James Porter	Travel Advance
Expense Payment	Direct Deposit	EFT-00322350	10/30/2025	38.37	Tricia Juettemeyer	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00322351	10/30/2025	150.25	Zachary Perron	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00322352	10/30/2025	280.00	Robb Milano	Travel Advance
Expense Payment	Direct Deposit	EFT-00322353	10/30/2025	280.00	Lacey Nichols	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00322354	10/30/2025	548.00	Steven Forgette	Travel Advance
Expense Payment	Direct Deposit	EFT-00322355	10/30/2025	45.75	Jason Nicholson	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00322356	10/30/2025	150.25	Kyle Ballhorn	Travel Advance
Expense Payment	Direct Deposit	EFT-00322357	10/30/2025	350.00	Mike McDonald	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00322358	10/30/2025	150.25	Andrew Gosney	Travel Advance
Expense Payment	Direct Deposit	EFT-00322359	10/30/2025	144.75	Andrew Jorgenson	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00322360	10/30/2025	484.00	Darren McShea	Travel Advance
Expense Payment	Direct Deposit	EFT-00322361	10/30/2025	106.00	Jose Lopez	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00322362	10/30/2025	159.00	Anne McEnery-Ogle	Travel Advance
Expense Payment	Direct Deposit	EFT-00322363	10/30/2025	247.46	Janetta Menzies	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00322364	10/30/2025	110.00	Valerie McAlister	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00322365	10/30/2025	159.00	Erik Paulsen	Travel Advance
Expense Payment	Direct Deposit	EFT-00322366	10/30/2025	280.00	Jacob Randall	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00322367	10/30/2025	159.00	Lon Pluckhahn	Travel Advance
Expense Payment	Direct Deposit	EFT-00322368	10/30/2025	38.37	Taylor Halivik	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00322369	10/30/2025	280.50	Thomas Carter	Travel Advance
Expense Payment	Direct Deposit	EFT-00322370	10/30/2025	217.00	Anthony Glenn	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00322371	10/30/2025	206.25	John Schultz	Travel Advance
Expense Payment	Direct Deposit	EFT-00322372	10/30/2025	435.77	Noah Hilliker	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00322373	10/30/2025	3.75	Heidi Scarpelli	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00322374	10/30/2025	136.00	Nicholas Brodaczynski	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00322375	10/30/2025	148.00	Norman Ballhorn	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00322376	10/30/2025	38.37	Jonathan Schetky	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00322377	10/30/2025	160.00	Jeff Brown	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00322378	10/30/2025	156.00	Stephanie Crane	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00322379	10/30/2025	200.00	Anthony West	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00322380	10/30/2025	395.06	Shannon Williams	Employee Reimbursement
			Direct Deposit	7,635.25		
Supplier Payment	EFT	EFT-00322388	10/29/2025	30.00	State of Virginia Department of Treasury	
Supplier Payment	EFT	EFT-00322389	10/29/2025	175.42	Colorado State Treasury - Unclaimed Property Division	
Supplier Payment	EFT	EFT-00322381	10/30/2025	12,601.27	Accurate Investigation Services	
Supplier Payment	EFT	EFT-00322382	10/30/2025	54,770.18	Share	
Supplier Payment	EFT	EFT-00322383	10/30/2025	4,250.00	JCI Jones Chemicals, Inc.	
Supplier Payment	EFT	EFT-00322384	10/30/2025	400.00	Swordfish Consulting Services, LLC	
Supplier Payment	EFT	EFT-00322385	10/30/2025	15,071.89	AMS Planning & Research Corp	
Supplier Payment	EFT	EFT-00322386	10/30/2025	5,000.00	360Grindz Foundation	
Supplier Payment	EFT	EFT-00322387	10/30/2025	7,458.38	Bound Tree Medical LLC	
Supplier Payment	EFT	EFT-00322388	10/30/2025	2,020.59	Waxie's Enterprises Inc	
Supplier Payment	EFT	EFT-00322389	10/30/2025	39,089.50	Jacobs Engineering Group Inc	
Supplier Payment	EFT	EFT-00322390	10/30/2025	28,501.50	Consor North America Inc - Remit-To: Consor North America Inc	
Supplier Payment	EFT	EFT-00322391	10/30/2025	59,626.39	Outsiderinn.org	

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INVOICE PAYMENTS REPORT

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Supplier Payment	EFT	EFT-00322392	10/30/2025	895.00	PointNorth Consulting, Inc.	
Supplier Payment	EFT	EFT-00322393	10/30/2025	255.00	Coffman Engineers Inc	
Supplier Payment	EFT	EFT-00322394	10/30/2025	234,662.01	TCF Architecture, PLLC	
Supplier Payment	EFT	EFT-00322395	10/30/2025	16,402.50	Rapid Response Bio Clean Inc.	
Supplier Payment	EFT	EFT-00322396	10/30/2025	13,545.60	Consolidated Electrical Distribution	
Supplier Payment	EFT	EFT-00322397	10/30/2025	86,514.67	Wilson Oil Inc. - Remit-To: Wilson Oil Inc	
Supplier Payment	EFT	EFT-00322398	10/30/2025	119,696.88	Vancouver National Historic Reserve Trust	
Supplier Payment	EFT	EFT-00322399	10/30/2025	960.00	Rotschy Inc	
Supplier Payment	EFT	EFT-00322400	10/30/2025	199.98	Commonstreet Consulting, LLC	
Supplier Payment	EFT	EFT-00322401	10/30/2025	2,500.00	The Amy VanCamp Experience LLC	
Supplier Payment	EFT	EFT-00322402	10/30/2025	25,465.79	Workday Inc	
Supplier Payment	EFT	EFT-00322403	10/30/2025	445.54	McKesson Medical Surgical Inc	
Supplier Payment	EFT	EFT-00322404	10/30/2025	49,031.35	Brown and Caldwell - Remit-To: Brown & Caldwell - San Francisco	
Supplier Payment	EFT	EFT-00322405	10/30/2025	16,321.93	Micro Enterprise Services of Oregon	
Supplier Payment	EFT	EFT-00322406	10/30/2025	11,059.10	Mackay Sposito Inc	
Supplier Payment	EFT	EFT-00322407	10/30/2025	3,285.41	Distinctive Landscape LLC	
Supplier Payment	EFT	EFT-00322408	10/30/2025	14,680.81	Tapani Inc	
Supplier Payment	EFT	EFT-00322409	10/30/2025	9,655.50	Davis Wright Tremaine LLP	
Supplier Payment	EFT	EFT-00322410	10/30/2025	5,069.75	Pitney Bowes Inc	
Supplier Payment	EFT	EFT-00322411	10/30/2025	51,959.18	Skanska USA Building Inc	
Supplier Payment	EFT	EFT-00322412	10/30/2025	2,469.76	Oregon Rifeworks LLC	
Supplier Payment	EFT	EFT-00322413	10/30/2025	13,320.00	Eurofins Eaton Analytical, LLC	
Supplier Payment	EFT	EFT-00322414	10/30/2025	5,000.00	Council for the Homeless	
Supplier Payment	EFT	EFT-00322415	10/30/2025	4,627.53	HDR Engineering, Inc	
Supplier Payment	EFT	EFT-00322416	10/30/2025	3,609.00	Jasmine Alayadhi	
Supplier Payment	EFT	EFT-00322417	10/30/2025	12,982.16	Copiers Northwest Inc.	
Supplier Payment	EFT	EFT-00322418	10/30/2025	19,613.31	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	EFT	EFT-00322419	10/30/2025	7,157.99	Picard Corp	
Supplier Payment	EFT	EFT-00322420	10/30/2025	1,197.60	Praxair Distribution Inc	
Supplier Payment	EFT	EFT-00322421	10/30/2025	10,727.95	Live Love Outreach	
Supplier Payment	EFT	EFT-00322422	10/30/2025	1,226.04	Emerald Services Inc - Remit-To: Emerald - Dallas TX	
Supplier Payment	EFT	EFT-00322423	10/30/2025	4,255.27	Gap Supply - Remit-To: GAP Supply	
Supplier Payment	EFT	EFT-00322424	10/30/2025	641.38	Life-Assist Inc	
Supplier Payment	EFT	EFT-00322425	10/30/2025	2,656.86	Fourth Plain Forward	
Supplier Payment	EFT	EFT-00322426	10/30/2025	6,767.36	Lasko Printing Specialties Inc	
Supplier Payment	EFT	EFT-00322427	10/30/2025	112,745.91	Do Good Multnomah	
Supplier Payment	EFT	EFT-00322428	10/30/2025	38.41	Ziply Fiber	
Supplier Payment	EFT	EFT-00322429	10/30/2025	30,800.27	State of Washington Department of Enterprise Services	
Supplier Payment	EFT	EFT-00322430	10/30/2025	2,616.10	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00322431	10/30/2025	122.40	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00322432	10/30/2025	103.36	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00322433	10/30/2025	244.80	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00322434	10/30/2025	255.68	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00322435	10/30/2025	383.52	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00322436	10/30/2025	7,103.16	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00322437	10/30/2025	979.20	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00322438	10/30/2025	34,259.55	Metereaders LLC	
Supplier Payment	EFT	EFT-00322439	10/30/2025	362.89	State of Alabama Office of State Treasurer	
Supplier Payment	EFT	EFT-00322440	10/30/2025	3,880.35	Oregon State Treasury	
Supplier Payment	EFT	EFT-00322441	10/30/2025	529.99	State of West Virginia Department of Treasury	
			EFT	1,182,278.92		
Supplier Payment	Manual Wire		10/20/2025	72,820.64	Paymentus Corporation	

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INVOICE PAYMENTS REPORT

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Supplier Payment	Manual Wire		10/27/2025	1,339,869.79	Internal Revenue Service	
Supplier Payment	Manual Wire		10/27/2025	189.00	Colorado Department of Revenue	
Supplier Payment	Manual Wire		10/28/2025	48,902.10	State of Oregon Department of Revenue	
Supplier Payment	Manual Wire		10/28/2025	15,332.01	Bank Of America N.A. - Remit-To: Charlotte NC	
Supplier Payment	Manual Wire		10/28/2025	811,089.77	State of Washington Department of Retirement Systems (DRS)	
Supplier Payment	Manual Wire		10/28/2025	50,113.02	State of Washington Department of Revenue	
Supplier Payment	Manual Wire		10/28/2025	597,314.29	State of Washington Department of Revenue	
Supplier Payment	Manual Wire		10/30/2025	27,091.74	Liberty Mutual Group Inc.	
Supplier Payment	Manual Wire		10/30/2025	242,831.21	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		10/30/2025	127,575.86	State of Washington Department of Employment Security	
Supplier Payment	Manual Wire		10/30/2025	24,167.80	Washington Dental Service	
Supplier Payment	Manual Wire		10/31/2025	1,033,337.25	State of Washington Department of Labor & Industries	
Supplier Payment	Manual Wire		10/31/2025	367,745.04	State of Washington Department of Employment Security	
			Manual Wire	4,758,379.52		
			Checks	887,407.28		
			Direct Deposit	7,635.25		
			EFT	1,182,278.92		
			11/3/2025	477,625.60	City Payments	Posted 10-27-25 to 11-02-25
			Hansen Total	477,625.60		
			11/3/2025	150.00	Miscellaneous	Parks Class Refunds FCC 10-27-25 to 11-02-25
			VISA Total	150.00		
			Payroll Total	48,596.93		
			GRAND TOTAL	7,362,073.50		

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

City of Vancouver
Payroll Council Report
October 27, 2025 - November 02, 2025

Check No.	Date	Explanation	Amount
3097	10/24/25	Misprint Original - Unable to Cash	\$ (1,847.20)
3115	10/29/25	Replacement for Check 3097	\$ 1,847.20
3100	10/24/25	Misprint Original - Unable to Cash	\$ (129.69)
3116	10/29/25	Replacement for Check 3100	\$ 129.69
3104	10/24/25	Misprint Original - Unable to Cash	\$ (194.57)
3117	10/29/25	Replacement for Check 3104	\$ 194.57
3113	10/24/25	Misprint Original - Unable to Cash	\$ (180.02)
3118	10/29/25	Replacement for Check 3113	\$ 180.02
3119-3123	10/31/25	10 2025 Pension Payroll	\$ 6,746.61
322442-322484	10/31/25	10 2025 Pension Direct Deposits	\$ 41,850.32
3102	10/24/25	Misprint Original - Unable to Cash	\$ (916.56)
3124	10/31/25	Replacement for Check 3102	\$ 916.56
3106	10/24/25	Misprint Original - Unable to Cash	\$ (159.03)
3125	10/31/25	Replacement for Check 3106	\$ 159.03

\$ **48,596.93**

AN ORDINANCE relating to rate setting for collection of solid waste, recyclable materials and organics, and amending certain sections of VMC 6.12 to increase or adjust 2026 rates and charges consistent with approved utility user taxes and rates and in accordance with current contracts; providing for savings, severability and an effective date.

Staff Report: 219-25

To: Mayor and City Council
From: City Manager
Date: November 10, 2025

Subject

Ordinance Authorizing 2026 Rate Adjustments for City of Vancouver Garbage, Recycling and Organics Collection Contract

Key Points

- The collection contract between the City of Vancouver (City) and Waste Connections of Washington (WCW) includes a rate-setting model that allows for an annual Inflation Adjustment Factor (“IAF”; a combination of the consumer price index and a fuel index), regional tip fees, and adjustments to the City Fee to be applied to rates paid by customers.
- The Clark County approved disposal tip fee at the three transfer stations will increase by 1.4% to \$118.65 per ton effective January 1, 2026, which impacts the garbage collection rates Vancouver customers pay. In addition, the County approved recyclables processing fee will decrease by 9.1% to \$68.24 per ton, resulting in decreased recyclables processing surcharge amounts to be passed onto City residents.
- For the typical residential customer, the net impact of the IAF, Clark County tip fee, and Clark County recyclables processing fee is a 0.8% increase (or \$0.32/month) for Vancouver customers for combined garbage, recycling and organics collection services.
- Projected rate increases with a proposed effective date of January 1, 2026, detailed in the proposed Ordinance and rate summary sheet, vary based on the type and level of services provided and generally range from 0.9% to 1.5%.

Strategic Plan Alignment

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

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

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

Present Situation

City Council is the rate-making authority for garbage, residential recycling, and organics collection services within the City. The City contracts with a private company, Waste Connections of Washington, to provide comprehensive garbage, recycling and organics collection services

(Collection Contract) to residents and businesses within City limits. The Collection Contract terms authorize Waste Connections to receive annual adjustments to customer rates based on changing operating conditions including:

- An inflation adjustment factor tied to a percentage of the CPI and fuel cost changes over the past year (July through June).
- Disposal tip fee changes scheduled for the coming year.
- The number of customers served.
- Fees paid to the City to support solid waste-related programs.

Garbage rates also include the City's utility tax. The City's utility tax does not apply to recycling or organics collection services. All adjustments to rates are made pursuant to "Exhibit D" of the Collection Contract. Rates paid by customers for garbage, recycling and organics collection services were last modified effective January 1, 2025.

Consistent with the Collection Contract and effective January 1, 2026, the updated model for 2025 requires an increase of 1.5% for most garbage rates, while many recycling, organics and selected other fees not linked to the disposal tip fee or utility tax will need to increase by 0.92%. Key reasons for this increase are a 2.295% increase in the first half of the CPI for 2025, an 11.96% decrease in the diesel fuel index, and an anticipated 1.4% increase in the disposal tip fee set by Clark County. For a typical residential customer with 32-gallons per week of garbage, every-other-week recycling and every-other-week organics collection (96-gallons for each) this would result in a monthly rate increase of 0.8%, from \$40.16 per month to \$40.48 per month, or an increase of \$0.32.

Inflation Adjustment Factor

Under the Collection Contract, collection costs for garbage, recycling and organics are allowed to adjust at 80% of a blended and combined CPI (92%) and diesel fuel index (8%) – Inflation Adjustment Factor (IAF), which results in a 0.92% increase for the collection and disposal cost component, the City Fee, and other miscellaneous fees.

Disposal Tip Fees

In September 2024, City and County Councils executed the Master Services Agreement and Attachments (MSA) between Clark County, Vancouver and Columbia Resource Company that implements a new "rate model" to be used for calculating and annually adjusting components of the Tip Fees and other fees under the new contract to account for inflationary impacts.

Consistent with the rate model in the MSA, on January 1, 2026, the disposal tip fee set by Clark County is scheduled to increase \$1.61 per ton (or 1.4%) from \$117.04 per ton to \$118.65 per ton. Additional components of the disposal tip fee include the temporary \$1.43 per ton approved by the Clark County Council in 2017 to make up for lost state funding for regional solid waste programs and planning.

Recycling Fees

The rates proposed for January 1, 2026 apply typical adjustments to the curbside recycling collection fee (increasing from \$3.99 to \$4.03) and multi-family recycling collection fee (increasing from \$1.61 to \$1.62) based on the IAF (0.92%) detailed above.

In addition to collection fee adjustments, curbside and multifamily customers pay a pass-through recycling surcharge approved by Clark County, in effect since April 2019, to recover costs associated with a decline in recycling commodity values and to meet an ongoing need to process recyclables to strict standards and supply high-quality commodities to end markets. Columbia

Resource Company has indicated that the \$75.06 per ton processing fee in 2025 will be reduced to \$68.24 on January 1, 2026.

The combined impact for the curbside recycling fee and processing surcharge components is a 2.3% decrease (\$0.13 per month) in curbside recycling charges. The multi-family combined impact for the recycling fee and processing surcharge is a decrease of 1.9% (\$0.04 per month).

Organics Fees

The rates proposed for January 1, 2026, include 0.9% adjustments to the curbside organics collection rates which are tied to the IAF as shown in the table below.

Organics Service Level, every-other-week	Current 2025 Monthly Rate	Proposed 2026 Monthly Rate
96-gallon cart*	\$9.52	\$9.61
64-gallon cart	\$8.24	\$8.32
32-gallon cart	\$6.96	\$7.02
20-gallon cart	\$5.68	\$5.73
*Standard service level for the typical residential customer		

City Fee

Consistent with the City’s Financial Management Policies, the City Fee collected through rates will increase in 2026 to balance annual total revenues with annual enterprise fund expenditures, support work associated with known future unfunded mandates, and to help meet best management practices for utilities. The City Fee paid by Waste Connections each month in 2026, if the rate adjustments are approved, would be \$207,407. The 2025 monthly City Fee was set at \$205,508.35.

Combined Typical Residential Rate Impact

If approved, the 2026 rates for a typical residential customer with 32-gallons of weekly garbage service with recycling and organics collection would increase 0.8% or \$0.32 per month over 2025 rates.

Staff recommends adjusting customer rates pursuant to the Summary of Proposed 2026 Solid Waste Rates and proposed Ordinance, which would meet the City’s contractual obligations and would set the City Fee amount for the coming year. If approved, all adjustments will be effective January 1, 2026, and would amend VMC 6.12.208, 6.12.209, 6.12.210, 6.12.211, 6.12.212, and 6.12.213 to provide for adjustments in solid waste rates.

Advantage(s)

1. A nominal increase to customer rates would help maintain the City’s high level of solid waste services, including many different options for curbside collection of garbage, recycling and optional organics.
2. The proposed rates would continue to provide funds for the neighborhood cleanup programs including spring yard debris coupons and fall leaf coupons, curbside bulky item pickup or

- Saturday cleanup events and Saturday chipper events, as well as neighborhood mini grants.
3. Ensure funds for addressing solid waste code compliance and litter abatement, and illegal dumping response across the City.
 4. Provide funds for regional solid waste programs for administration of the solid waste transfer and disposal system, long-term solid waste management planning, and education and outreach.

Challenge(s)

Customers would have rate increases generally ranging from 0.9% to 1.5%, depending upon the types and levels of service selected.

Budget Impact

Proposed rate increases would provide the Solid Waste fund with an additional \$106,650 per year in revenue beginning in 2026. Adjusting solid waste rates would also positively impact the General Fund programs through the embedded 28.9% City utility tax on City-owned and contracted utilities.

Budgetary impacts to the City have been considered for the adopted 2025-26 biennial budget and incorporated into the proposed supplemental budget process, anticipated to be brought to Council in early 2026.

Prior Council Review

- This is an annual rate-setting process for Council.
- Council previously reviewed solid waste rates during the November 4, 2024 (effective January 1, 2025), public hearings on the 2025 Solid Waste Rates.
- Council reviewed the item on the Consent agenda on October 27, 2025 and November 3, 2027.

Action Requested

On Monday, November 10, 2025, subject to second reading and public hearing, approve the proposed Ordinance.

Staff Contact

William Elder, Environmental Services Manager, Will.Elder@cityofvancouver.us

Attachments:

1. Presentation
2. Ordinance
3. Summary of Proposed 2026 Rates



CITY OF
Vancouver
WASHINGTON

2026 Garbage and Recycling Service Rates

Will Elder

Environmental Services Manager

City Council Public Hearing

November 10, 2025



Presentation Overview



- Solid Waste program goals & who we serve
- Factors that affect rates
- Review recommended garbage & recycling rates for 2026
- Residential rate components
- Customer notices





Solid Waste Program Goals

- Assure high quality and economical garbage and recycling services for Vancouver residents, businesses and neighborhoods
- Engage the community in reducing volumes and toxicity of land-filled wastes
- Conserve resources, protect health and safety



Who We Serve



48,023

Single Family
households

60% organics
subscribers



36,317

Multi-family units

595 Multi-family
complexes



2,935 Commercial
Accounts



Factors that Affect Solid Waste Rates

Result: 0.9% to 1.5% rate increase for typical services

- Adherence to City Financial Management Policies in 2025-26 Biennial Budget
- City's collection contract specifies a rate model for calculating and annually adjusting Solid Waste rates.
- Data updated for 2026 includes:
 - Inflation Adjustment Factor of 0.92%
 - Garbage Tip Fee increase of 1.4%, or \$1.61 per ton
 - No change to City Utility Tax of 28.9% (garbage rates only)
 - Increase in City Fee to support City programs for coupons, cleanups, etc.
 - Other: Customer Census, Recycling Processing Surcharge



Proposed Commercial Rates

Rates shown below include City of Vancouver utility tax on garbage.

Typical Commercial Customer	2025 Monthly Adopted Rate	2026 Monthly Recommended Rate	Difference
96-gallon garbage cart picked up 1x/week	\$84.18	\$85.38	\$1.20
2-yards garbage dumpster picked up 1x/week	\$259.83	\$263.57	\$3.74
2-yards garbage compacted dumpster picked up 1x/week	\$583.20	\$591.60	\$8.40



Proposed Residential Rates

Net increase 0.8% for the typical customer

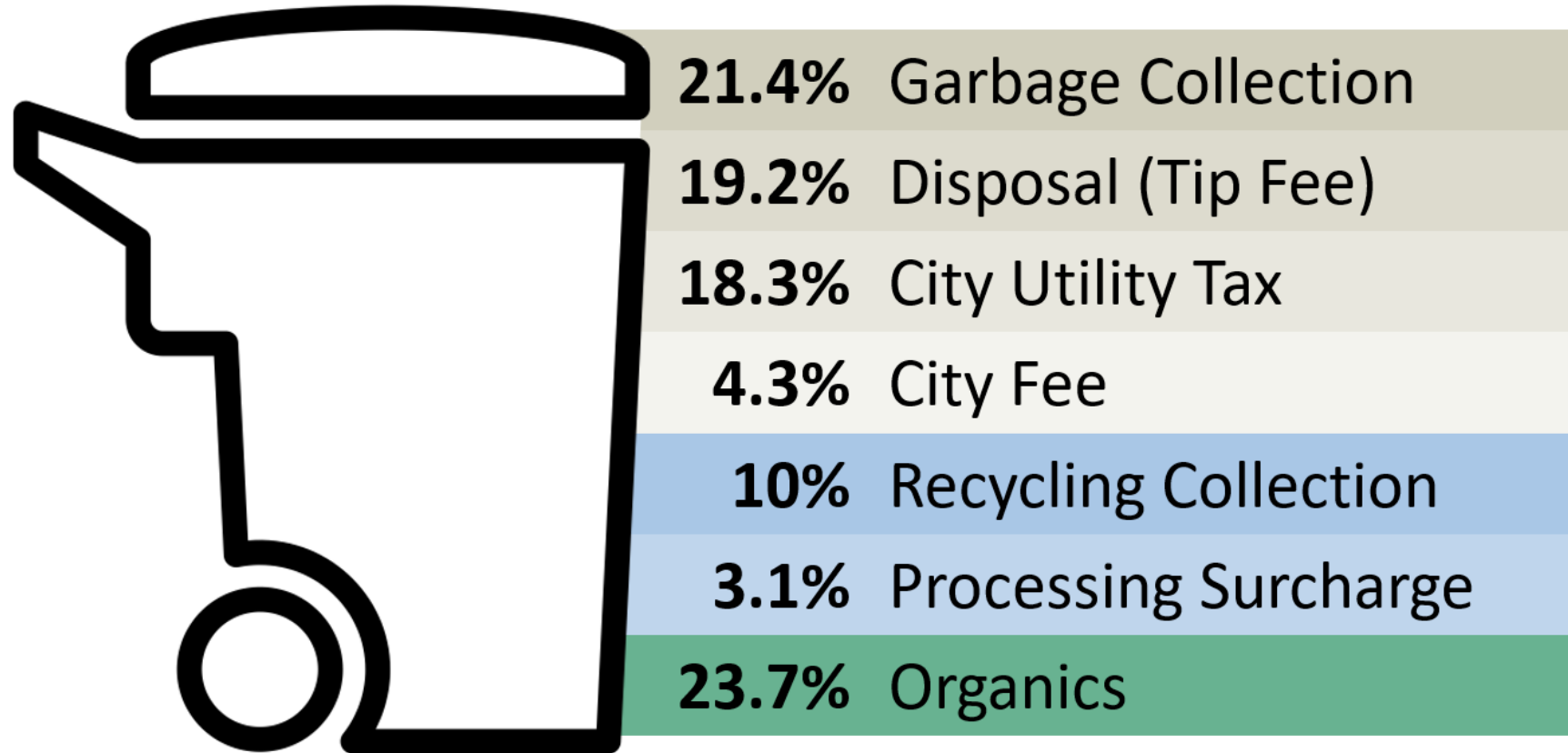
Current and Recommended Rates	2025	2026	Difference
Typical Residential Customer			
Garbage (32-gallon cart weekly)	\$25.23	\$25.59	\$0.36
Recycling (EOW)*	\$5.41	\$5.28	- \$0.13
Garbage and Recycling Combined	\$30.64	\$30.87	\$0.23
Organics (96-gallon cart EOW)	\$9.52	\$9.61	\$0.09
Garbage and Recycling Combined with optional Organics Service	\$40.16	\$40.48	\$0.32
<i>* Recycling rates includes processing surcharge</i>			

All rates shown above are for single-family monthly service and include City of Vancouver utility tax on garbage.



Rate Component Analysis

% of the total monthly cost of service for the typical residential customer



\$40.48 per month (proposed 2026 rate) for weekly 32-gal garbage, recycling and 96-gal organics every-other-week



Notification About Rates



4 Legal Ads

- Summary of typical rates with link to full summary
- Public Hearing notice
- After approval of rate ordinance



Various Channels

Frontline staff,
Partner agencies,
January Connects



Message on Customer Bills & Websites

Questions & Discussion



Will.Elder@cityofvancouver.us | 360-487-7165
cityofvancouver.us/solidwaste



11/03/2025 (Date of First Reading)
11/10/2025 (Date of Public Hearing)

ORDINANCE NO. M- [Ordinance Number]

AN ORDINANCE relating to rate setting for collection of solid waste, recyclable materials and organics, and amending certain sections of VMC 6.12 to increase or adjust 2026 rates and charges consistent with approved utility user taxes and rates and in accordance with current contracts; providing for savings, severability and an effective date.

WHEREAS, 2025 rates for solid waste collection, residential recycling, and organics within chapter 6.12 VMC were adopted through passage of Ordinance M-4467 on November 4, 2024, and effective January 1, 2025; and

WHEREAS, the City's contract for Comprehensive Garbage, Recyclables, and Organics Collection Services (Collection Contract) contains provisions for annual adjustments to rates charged by the Contractor based upon changes in the Consumer Price Index (CPI), a Fuel Index, changes in disposal and recyclables processing tip fees, and changes in the City Fee as calculated through the Collection Contract's Exhibit D rate model; and

WHEREAS, the Inflation Adjustment Factor (IAF) for 2026 proposed rates under the Collection Contract has been calculated at 0.92% by combining a 2.295% increase in the Seattle-Tacoma-Bellevue CPI-W and an 11.96% decrease in the Fuel Index (weighted 92 % and 8 % respectively) factored at 80% as the allowed annual compensation adjustment for the collection contractor; and

WHEREAS, pursuant to Clark County's contract with Columbia Resource Company for the waste, recycling processing, transfer and disposal services, disposal tip fees at transfer

stations used to dispose of waste collected by the Contractor are set to increase by 1.4% to \$118.65 per ton of municipal solid waste effective January 1, 2026, which is a rate set by Clark County; and

WHEREAS, on February 19, 2019, Clark County established a recyclables processing fee for residential recyclables delivered by Columbia Resources Company. Based on a review of operational factors, revenues and allowable costs, Clark County has determined the recyclables processing fee will be adjusted from \$75.06 to \$68.24 per ton on January 1, 2026 (a 9.1% decrease), impacting the recyclables processing surcharge amounts for City curbside and multi-family customers; and

WHEREAS, the Collection Contract also contains provisions for annual adjustments in hauler compensation for recycling and organics collection services based on changes in the IAF; and

WHEREAS, the City's 2025-2026 Financial Management Policies provide guidance for balancing current operating expenditures with current revenues (#3), for exercising sound financial estimation of revenues through reasonably conservative but realistic assumptions (#8), for applying the principle of full cost recovery in enterprise (Solid Waste) fund operations (#12), and for maintenance of both working capital (#2) and designated liability funding (#4) reserves. These policies are variously addressed through the adjustment of rates and City Fee paid by the Contractor; and

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. VMC 6.12.208, is amended as follows:

6.12.208 Residential/multifamily cart rates.

The following table lists rates charged for residential/multifamily cart service:

Curb Service:	<u>2025</u> <u>2026</u>
32-gallon cart service	
Weekly collection	25.23 25.59 per month
Each additional cart	25.23 25.59 per month
Every other week	18.92 19.19 per month
Each additional cart	18.92 19.19 per month
Once a month	11.35 11.52 per month
64-gallon cart service	
Weekly collection	50.46 51.18 per month
Each additional cart	50.46 51.18 per month
Every other week	25.23 25.59 per month
96-gallon cart service	

Weekly collection ~~75.69~~ 76.77 per month

Each additional cart ~~75.69~~ 76.77 per month

20-gallon cart service

Weekly collection ~~48.92~~ 49.19 per month

Every other week ~~45.14~~ 45.35 per month

Carryout Service:

32-gallon cart service

Weekly collection ~~37.85~~ 38.39 per month

Each additional cart ~~37.85~~ 38.39 per month

Every other week ~~28.39~~ 28.79 per month

Each additional cart ~~28.39~~ 28.79 per month

Once a month ~~17.03~~ 17.28 per month

64-gallon cart service

Weekly collection	63.08 63.98 per month
Every other week	53.62 54.38 per month
96-gallon cart service	
Weekly collection	88.31 89.57 per month
20-gallon cart service	
Weekly collection	28.38 28.79 per month
Every other week	22.71 23.03 per month

Special/Optional Services:

Extra 32-gallon or equivalent (or portion thereof)

Curb	9.94 10.08 per pick up
Carryout	14.89 15.10 per pick up
Return trip fee	14.21 <u>14.34</u> per trip
Overweight/overfilled cart	Billed as an extra

Cart replacement fee	At cost
Cart delivery, initial	0.00 <u>0.00</u>
Cart delivery, subsequent	17.69 <u>17.85</u>

Late Fee:

1.5% of balance outstanding at 30 days past due date.

Vacation Allowance:

Minimum period of two weeks.

Maximum of three vacations per year.

Section 2. VMC 6.12.209, is amended as follows:

6.12.209 Commercial cart rates.

The following table lists garbage rates charged for commercial cart service:

Curb Service:	2025 <u>2026</u>
20-gallon cart service	
Weekly cart service	21.05 <u>21.35</u> per month

Every other week	16.84 17.08 per month
32-gallon cart service	
Weekly collection	28.06 28.46 per month
Each additional cart	28.06 28.46 per month
Every other week	21.05 21.35 per month
Each additional cart	21.05 21.35 per month
Once a month	12.63 12.81 per month
64-gallon cart service	
Weekly collection	56.12 56.92 per month
Each additional cart	56.12 56.92 per month
Every other week	28.06 28.46 per month
96-gallon cart service	
Weekly collection	84.18 85.38 per month
Every other week	63.15 64.05 per month

Carryout Service:

20-gallon cart service

Weekly collection ~~31.57~~ 32.03 per month

Every other week ~~25.25~~ 25.62 per month

32-gallon cart service

Weekly collection ~~42.09~~ 42.70 per month

Each additional cart ~~42.09~~ 42.70 per month

Every other week ~~31.57~~ 32.03 per month

Each additional cart ~~31.57~~ 32.03 per month

Once a month ~~18.94~~ 19.22 per month

64-gallon cart service

Weekly collection ~~70.15~~ 71.16 per month

Every other week ~~42.09~~ 42.70 per month

96-gallon cart service

Weekly collection 98.21 99.62 per month

Commercial Special/Optional

Services:

Extra 32-gallon or equivalent (or portion thereof)

Curb ~~40.99~~ 11.15 per pick up

Carryout ~~46.58~~ 16.82 per pick up

Return trip fee ~~44.21~~ 14.34 per trip

Overweight/overfilled cart Billed as an extra

Cart replacement fee At cost

Cart delivery, initial 0.00

Cart delivery, subsequent ~~47.79~~ 17.95

Subscription-based commercial organics collection service is available at rates listed in VMC 6.12.213.

Late Fee:

1.5% of balance outstanding at 30 days past due date.

Vacation Allowance:

Minimum period of two weeks.

Maximum of three vacations per year.

Section 3. VMC 6.12.210, is amended as follows:

6.12.210 Container rates.

The following Table 6.12.210 lists garbage rates charged for container service:

Table 6.12.210. (~~2025~~ 2026 Rates)

Regular Containers
Weekly Frequency

Size (In Yards)	1	2	3	4	5	6	7
1	\$ 173.22 <u>\$175.71</u>	\$ 346.44 <u>\$351.42</u>	\$ 519.66 <u>\$527.13</u>	\$ 692.88 <u>\$702.84</u>	\$ 866.10 <u>\$878.55</u>	\$1,039.32 <u>\$1,054.26</u>	\$ 1,212.54 <u>\$1,229.97</u>
1.5	\$ 216.53 <u>\$219.64</u>	\$ 433.05 <u>\$439.28</u>	\$ 649.58 <u>\$658.91</u>	\$ 866.10 <u>\$878.55</u>	\$ 1,082.63 <u>\$1,098.19</u>	\$ 1,299.15 <u>\$1,317.83</u>	\$ 1,515.68 <u>\$1,537.46</u>
2	\$ 259.83 <u>\$263.57</u>	\$ 519.66 <u>\$527.13</u>	\$ 779.49 <u>\$790.70</u>	\$ 1,039.32 <u>\$1,054.26</u>	\$ 1,299.15 <u>\$1,317.83</u>	\$ 1,558.98 <u>\$1,581.39</u>	\$ 1,818.81 <u>\$1,844.96</u>
3	\$ 346.44 <u>\$351.42</u>	\$ 692.88 <u>\$702.84</u>	\$ 1,039.32 <u>\$1,054.26</u>	\$ 1,385.76 <u>\$1,405.68</u>	\$ 1,732.20 <u>\$1,757.10</u>	\$ 2,078.64 <u>\$2,108.52</u>	\$ 2,425.08 <u>\$2,459.94</u>
4	\$ 433.05 <u>\$439.28</u>	\$ 866.10 <u>\$878.55</u>	\$ 1,299.15 <u>\$1,317.83</u>	\$ 1,732.20 <u>\$1,757.10</u>	\$ 2,165.25 <u>\$2,196.38</u>	\$ 2,598.30 <u>\$2,635.65</u>	\$ 3,031.35 <u>\$3,074.93</u>
5	\$ 519.66 <u>\$527.13</u>	\$ 1,039.32 <u>\$1,054.26</u>	\$ 1,558.98 <u>\$1,581.39</u>	\$ 2,078.64 <u>\$2,108.52</u>	\$ 2,598.30 <u>\$2,635.65</u>	\$ 3,117.96 <u>\$3,162.78</u>	\$ 3,637.62 <u>\$3,689.91</u>
6	\$ 606.27 <u>\$614.99</u>	\$1,212.54 <u>\$1,229.97</u>	\$ 1,818.81 <u>\$1,844.96</u>	\$ 2,425.08 <u>\$2,459.94</u>	\$ 3,031.35 <u>\$3,074.93</u>	\$ 3,637.62 <u>\$3,689.91</u>	\$ 4,243.89 <u>\$4,304.90</u>
8	\$ 779.49 <u>\$790.70</u>	\$ 1,558.98 <u>\$1,581.39</u>	\$ 2,338.47 <u>\$2,372.09</u>	\$ 3,117.96 <u>\$3,162.78</u>	\$ 3,897.45 <u>\$3,953.48</u>	\$ 4,676.94 <u>\$4,744.17</u>	\$ 5,456.43 <u>\$5,534.87</u>

**Regular Containers at Space Constrained Locations (“Space Saver Rate”)
Weekly Frequency**

Size (In Yards)	1	2	3	4	5	6	7
1		\$ 285.81 <u>\$289.92</u>	\$ 381.08 <u>\$386.56</u>	\$ 476.36 <u>\$483.20</u>	\$ 571.63 <u>\$579.84</u>	\$ 666.90 <u>\$676.48</u>	\$ 857.44 <u>\$869.76</u>
1.5		\$ 381.08 <u>\$386.56</u>	\$ 619.26 <u>\$628.16</u>	\$ 666.90 <u>\$676.48</u>	\$ 905.07 <u>\$918.08</u>	\$ 1,047.98 <u>\$1,063.05</u>	\$ 1,286.16 <u>\$1,304.65</u>
2		\$ 476.36 <u>\$483.20</u>	\$ 666.90 <u>\$676.48</u>	\$ 857.44 <u>\$869.76</u>	\$ 1,143.25 <u>\$1,159.69</u>	\$ 1,333.79 <u>\$1,352.97</u>	\$ 1,524.34 <u>\$1,546.25</u>
3		\$ 666.90 <u>\$676.48</u>		\$ 1,333.79 <u>\$1,352.97</u>	\$ 1,714.88 <u>\$1,739.53</u>	\$ 2,000.69 <u>\$2,029.45</u>	\$ 2,286.50 <u>\$2,319.37</u>
4		\$ 857.44 <u>\$869.76</u>		\$ 1,714.88 <u>\$1,739.53</u>		\$ 2,572.32 <u>\$2,609.29</u>	
5							
6							
8							

Compactor Containers
Weekly Frequency

Size (In Yards)	1	2	3	4	5	6	7
1	\$ 388.80 <u>\$394.40</u>	\$ 777.60 <u>\$788.80</u>	\$ 1,166.40 <u>\$1,183.20</u>	\$ 1,555.20 <u>\$1,577.60</u>	\$ 1,944.00 <u>\$1,972.00</u>	\$ 2,332.80 <u>\$2,366.40</u>	\$ 2,721.60 <u>\$2,760.80</u>
1.5	\$ 486.00 <u>\$493.00</u>	\$ 972.00 <u>\$986.00</u>	\$ 1,458.00 <u>\$1,479.00</u>	\$ 1,944.00 <u>\$1,972.00</u>	\$ 2,430.00 <u>\$2,465.00</u>	\$ 2,916.00 <u>\$2,958.00</u>	\$ 3,402.00 <u>\$3,451.00</u>
2	\$ 583.20 <u>\$591.60</u>	\$ 1,166.40 <u>\$1,183.20</u>	\$ 1,749.60 <u>\$1,774.80</u>	\$ 2,332.80 <u>\$2,366.40</u>	\$ 2,916.00 <u>\$2,958.00</u>	\$ 3,499.20 <u>\$3,549.60</u>	\$ 4,082.40 <u>\$4,141.20</u>
3	\$ 777.60 <u>\$788.80</u>	\$ 1,555.20 <u>\$1,577.60</u>	\$ 2,332.80 <u>\$2,366.40</u>	\$ 3,110.40 <u>\$3,155.20</u>	\$ 3,888.00 <u>\$3,944.00</u>	\$ 4,665.60 <u>\$4,732.80</u>	\$ 5,443.20 <u>\$5,521.60</u>
4	\$ 972.00 <u>\$986.00</u>	\$ 1,944.00 <u>\$1,972.00</u>	\$ 2,916.00 <u>\$2,958.00</u>	\$ 3,888.00 <u>\$3,944.00</u>	\$ 4,860.00 <u>\$4,930.00</u>	\$ 5,832.00 <u>\$5,916.00</u>	\$ 6,804.00 <u>\$6,902.00</u>
5	\$ 1,166.40 <u>\$1,183.20</u>	\$ 2,332.80 <u>\$2,366.40</u>	\$ 3,499.20 <u>\$3,549.60</u>	\$ 4,665.60 <u>\$4,732.80</u>	\$ 5,832.00 <u>\$5,916.00</u>	\$ 6,998.40 <u>\$7,099.20</u>	\$ 8,164.80 <u>\$8,282.40</u>
6	\$ 1,360.80 <u>\$1,380.40</u>	\$ 2,721.60 <u>\$2,760.80</u>	\$ 4,082.40 <u>\$4,141.20</u>	\$ 5,443.20 <u>\$5,521.60</u>	\$ 6,804.00 <u>\$6,902.00</u>	\$ 8,164.80 <u>\$8,282.40</u>	\$ 9,525.60 <u>\$9,662.80</u>
8	\$ 1,749.60 <u>\$1,774.80</u>	\$ 3,499.20 <u>\$3,549.60</u>	\$ 5,248.80 <u>\$5,324.40</u>	\$ 6,998.40 <u>\$7,099.20</u>	\$ 8,748.00 <u>\$8,874.00</u>	\$10,497.60 <u>\$10,648.80</u>	\$ 12,247.20 <u>\$12,423.60</u>

Note: Above rates are for containers supplied by contractor. Rates for compacted solid waste apply only when waste has been compacted by any mechanical device prior to its pickup by the collector. Loose waste dumped into the collector's packer truck from a container will be subject to the rates for noncompacted material. However, waste that has been compressed or

compacted by any mechanical device and then subsequently dumped into a loose yard container to be picked up by the contractor shall be subject to compacted container rates only upon prior written approval of the Director.

Special Services:

Special pickups shall be charged the extra yard rate multiplied by the size of the container plus the return trip charge.

	<u>2025</u> <u>2026</u>
One-time delivery/pickup/disposal of 3-yard "Rent-a-Bin"	219.57 222.73
Additional "Rent-a-Bin" pickup	136.06 138.02
Return trip (blocked container, etc.)	20.83 <u>21.02</u>
Lock charge (if manual system used)	3.34 <u>3.37</u> per collection
Subsequent deliveries/moves/replacements	37.92 <u>38.27</u> per trip
Accessibility charge	4.73 <u>4.77</u> per collection
Rollout charge	
Greater than 15 feet	4.73 <u>4.77</u> per collection
Greater than 20 feet	7.58 <u>7.65</u> per collection
Steam cleaning (customer request or requirement)	56.88 <u>57.41</u> per container
Overfill/extra yardage (or portion thereof)	21.92 <u>22.51</u> per event

Overweight charges for container service:

If the contractor identifies that a customer's disposal weights are consistently in excess of 130 pounds per loose yard (if charged loose container rates) or 455 pounds per compacted yard, or per yard of heavy material such as dirt, rock, etc. (if charged compacted container rates) the contractor may charge a flat overweight surcharge in addition to the regular rates. The surcharge will be equal to the weight in excess of 200 pounds per loose yard or 700 pounds per compacted yard multiplied by the current disposal rates per pound, multiplied by the number of yards serviced per month. The surcharge may also be applied to any extra or special pickups. The contractor shall not charge the overweight container charge until the on-going overweight account has been brought to the attention of the director. The contractor may charge the overweight charge once the director has investigated the issue and made a written determination as to whether the proposed charge is appropriate to the situation.

Late Fee: 1.5% of balance outstanding at 30 days past due date.

Vacation Allowance:

Minimum period of two weeks.

Maximum of three vacations per year.

Section 4. VMC 6.12.211, is amended as follows:

6.12.211 Drop box and compactor rates.*

The following table lists garbage rates charged for drop box and compactor service:

Regular Service:	2025 <u>2026</u>
Initial placement fee	47.36 <u>47.80</u> per trip
Moving fee	47.36 <u>47.80</u> per trip
Steam clean	
(per customer request or as required)	5.10 <u>5.15</u> per yard
Minimum	49.58 <u>50.04</u> min
Plus: pickup and redelivery	47.36 <u>47.80</u> per trip

Trucking Fee (empty and return - roundtrip haul charge):

Drop box

10-yard	185.77 <u>187.49</u>
20-yard	185.77 <u>187.49</u>
30-yard	185.77 <u>187.49</u>
40-yard	185.77 <u>187.49</u>

Compactor

10-yard	206.42 <u>208.33</u>
20-yard	206.42 <u>208.33</u>
30-yard	206.42 <u>208.33</u>
40-yard	206.42 <u>208.33</u>

Organics Trucking Fee (empty and return - roundtrip haul charge):

Drop box

10-yard	132.08 <u>133.31</u>
20-yard	132.08 <u>133.31</u>
30-yard	132.08 <u>133.31</u>
40-yard	132.08 <u>133.31</u>

Compactor

10-yard	146.76 <u>148.12</u>
20-yard	146.76 <u>148.12</u>
30-yard	146.76 <u>148.12</u>
40-yard	146.76 <u>148.12</u>

Add disposal pass through at amount of tipping fee and disposal transaction fees or taxes to above charges.

Daily demurrage - Per day	4.43 <u>4.47</u> per day
Monthly demurrage - Monthly maximum	133.36 <u>134.59</u> monthly max

Special/modified box rental

(Lid/screen/winch, etc.) - Per day	6.35 <u>6.41</u> per day
Monthly maximum	191.34 <u>193.11</u> monthly max

Waiting time

(after first 10 minutes) - Charge per minute	2.25 <u>2.27</u> per minute
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Mileage Charge (over 10)	4.10 <u>4.14</u> per mile
Locking system	
Materials plus labor - per hour	47.36 <u>47.80</u> per hour
"Check only" service	
(price per container and per check)	13.73 <u>13.86</u>
Return trip charge (per container)	37.92 <u>38.27</u>
Box Liner fee (per collection)	68.50 <u>69.13</u>

For organics and/or yard debris collection drop box service – the noted organics trucking fee applies in place of the regular trucking fee; however, the same rates apply to these streams as for all other regular drop box related services, and disposal will be charged at current organics and/or yard debris tip fees.

Late Fee: 1.5% of balance outstanding at 30 days past due date.

Section 5. VMC 6.12.212, is amended as follows:

6.12.212 Other rates.

The following table lists garbage rates for types of pickup other than those set out in VMC 6.12.208 through 6.12.211:

Bulky item pickup:	2025 <u>2026</u>	
Stove	20.80 <u>20.99</u>	each
Washing machine	22.75 <u>22.96</u>	each
Dryer	18.83 <u>19.00</u>	each
Water heater	23.13 <u>23.34</u>	each
Refrigerator, freezer	37.62 <u>37.97</u>	each
Sofa	18.83 <u>19.00</u>	each
Chair	15.04 <u>15.18</u>	each
Mattress or box spring	17.03 <u>17.19</u>	each
Tires		
Auto/light pickup	8.96 <u>9.04</u>	each
with rim	13.87 <u>14.00</u>	each
Bus/heavy truck	28.09 <u>28.35</u>	each
with rim	46.36 <u>46.79</u>	each
Other bulky items	19.82 <u>20.00</u>	each

Note: the above rates are for pre-scheduled curbside pick-up at residential locations; however, they also may be applied to commercial and multifamily site pickups. For commercial and multifamily collections additional fees pursuant to VMC 6.12.210 may apply for requested special services that differ from the standard pre-scheduled curbside bulky item pickup.

Hourly equipment rental:

Sideloaded compactor truck	126.05 <u>127.21</u>	per hour
Rolloff truck/front load compactor Truck	129.81 <u>131.01</u>	per hour
Extra labor	57.48 <u>58.01</u>	per hour
Overtime rate	Extra labor rate x 1.5	

Section 6. VMC 6.12.213, is amended as follows:

6.12.213 Residential recycling fees.

The following fees shall be charged for recycling program costs within the city of Vancouver:

1. *Curbside Recycling*
 - a. For each dwelling unit in a structure containing from one to four residential dwelling units, ~~\$3.99~~ 4.03 per month.
 - b. For each dwelling unit in a structure containing from one to four residential dwelling units, the contractor may invoice a recyclables processing surcharge of ~~\$1.42~~ 1.25 per month.
2. *Multi-family Recycling*
 - a. Five or more residential dwelling units on a consolidated solid waste collection bill, ~~\$1.61~~ \$1.62 per month per unit.

b. For each dwelling unit in a structure containing five or more residential dwelling units, the contractor may invoice a recyclables processing surcharge of ~~\$0.66~~ 0.61 per unit per month.

The following optional fees shall be charged to those residents or businesses who voluntarily subscribe for service:

Organics Collection Service

Residential Subscription Options:	2025 <u>2026</u>
Basic subscription, with 96-gallon cart	\$9.52 <u>9.61</u> per month
Basic subscription, with 64-gallon cart	8.24 <u>8.32</u> per month
Basic subscription, with 32-gallon cart	6.96 <u>7.02</u> per month
Basic subscription, with 20-gallon cart	5.68 <u>5.73</u> per month
 Commercial / Multifamily Subscription Options:	
Every Other Week subscription, with 64-gallon cart	\$11.16 <u>11.27</u> per month
Weekly subscription, with 64-gallon cart	22.32 <u>22.53</u> per month
 Special / Optional Organics Services:	
Additional 32-gallon equivalent (or portion thereof, per volume)	4.35 <u>4.39</u> per pickup
Service restart fee, within one year of last service	12.96 <u>13.08</u>

Optional extra cart rental	2.15 <u>2.17</u> per month
Cart replacement fee	At cost
Cart delivery fee, initial	0.00
Cart delivery fee, subsequent (including cart swap request)	17.30 <u>17.46</u>
Late fee: 1.5% of balance outstanding at 30 days	

Vacation allowances in conjunction with garbage service vacations only.

Note: For commercial and multifamily sites participating in organics collection service, the above subscription rates and special / optional Services fees apply so long as the customer is responsible for placing the cart(s) curbside or designated servicing location for the scheduled collection day(s). If the cart(s) at these sites is not placed at the curb on collection day(s) and/or if other special services are requested for these sites, then the special services fees pursuant to VMC 6.12.210 may be added as additional charges for each collection. Depending on location specific challenges, organics collection service may not be offered at all multifamily or commercial sites.

Section 7. Savings. Those ordinances or parts of ordinances amended by this Ordinance shall remain in full force and effect until the effective date of this Ordinance.

Section 8. Severability. If any clause, sentence, paragraph, section, or part of this Ordinance or its application to any person or circumstance shall be determined by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not effect or invalidate the remainder. The provisions of each clause, sentence, paragraph, section or part of this Ordinance are severable.

Section 9. Effective date. This Ordinance is effective January 1, 2026.

DATE OF FINAL PASSAGE at a Regular Meeting of the Vancouver City Council:

_____.

SIGNED this _____ day of _____, 2025.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Nena Cook, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE establishing 2026 rates for collection of solid waste, recyclable materials and organics, and amending certain sections of chapter 6.12 VMC to adjust rates and charges consistent with approved utility user taxes and rates, providing for savings, severability and an effective date.

The full text of this ordinance will be mailed upon request. Contact public records staff at (360) 487-8480, citypdr@cityofvancouver.us, or via [Public Records Request -The City of Vancouver, WA](#).

SUMMARY OF PROPOSED SOLID WASTE COLLECTION RATES for 1/01/26 as compared to rates in effect since 1/01/25 (3 pages)

\$X.XX shaded values are ADOPTED changes based on CPI/Fuel/Tip Fee, City Fee and adjusted Recycling Processing Fee. Changes to be adopted by Vancouver City Council:

First Reading: **10/27/2025**
 Second Reading/Public Hearing: **11/03/2025**

The fees are expected to remain unchanged through 2026 (until Jan. 2027).

Questions on the rate changes may be addressed to Will Elder (360-487-7165)

Available Service Levels	Monthly Charge		
	Jan-25	Jan-26	Change
Residential/Multifamily Curb Service (VMC 6.12.208)			
32-gallon cart service			
A weekly collection	\$25.23	\$25.59	1.4%
each additional	\$25.23	\$25.59	1.4%
every other week collection	\$18.92	\$19.19	1.4%
each additional cart	\$18.92	\$19.19	1.4%
once per month collection	\$11.35	\$11.52	1.5%
64-gallon cart service			
weekly collection	\$50.46	\$51.18	1.4%
each additional cart	\$50.46	\$51.18	1.4%
every other week collection	\$25.23	\$25.59	1.4%
96-gallon cart service			
weekly collection	\$75.69	\$76.77	1.4%
each additional cart	\$75.69	\$76.77	1.4%
20-gallon cart service			
weekly collection	\$18.92	\$19.19	1.4%
every other week collection	\$15.14	\$15.35	1.4%
Residential Carryout Service			
32-gallon cart service			
weekly collection	\$37.85	\$38.39	1.4%
each additional cart	\$37.85	\$38.39	1.4%
every other week collection	\$28.39	\$28.79	1.4%
each additional cart	\$28.39	\$28.79	1.4%
once per month collection	\$17.03	\$17.28	1.5%
64-gallon cart service			
weekly collection	\$63.08	\$63.98	1.4%
every other week collection	\$53.62	\$54.38	1.4%
96-gallon cart service			
weekly collection	\$88.31	\$89.57	1.4%
20-gallon cart service			
weekly collection	\$28.38	\$28.79	1.4%
every other week collection	\$22.71	\$23.03	1.4%
Residential Special/Optional Services			
Extra Cart (32-gallon equivalent)			
Curb (per pick-up)	\$9.94	\$10.08	1.4%
Carryout (per pick-up)	\$14.89	\$15.10	1.4%
Return Trip fee	\$14.21	\$14.34	0.9%
Overweight/overfilled can	<i>Billed as an extra</i>		
Cart replacement fee	<i>At cost</i>		
Cart Delivery, Initial	\$0.00	\$0.00	
Cart Delivery, Subsequent	\$17.69	\$17.85	0.9%
Residential Recycling & Organics Curbside (VMC 6.12.213)			
B Single Family Recycling (EOW)	\$3.99	\$4.03	1.0%
B' Recycling Processing Surcharge	\$1.42	\$1.25	-11.7%
Multi-Family Recycling (per unit/month)	\$1.61	\$1.62	0.6%
Recycling Processing Surcharge	\$0.66	\$0.61	-8.1%
C Single Family Organics (EOW, subscription service)			
Basic subscription 96-gal cart	\$9.52	\$9.61	0.9%
Pg. 3 Lists all Organics Cart Size & Pricing Options			
Additional 32-gal per pickup	\$4.35	\$4.39	0.9%
Service restart fee (<1yr)	\$12.96	\$13.08	0.9%
Optional 64-gal Cart Rental	\$2.15	\$2.17	0.9%
Cart replacement fee	<i>At Cost</i>		
Cart delivery fee, initial	\$0.00	\$0.00	
Cart delivery, subsequent	\$17.30	\$17.46	0.9%

Standard Service Level for Residential Customers (A + B)					
		Jan-25	Jan-26	Change	
A	32-Gallon Weekly Garbage	\$25.23	\$25.59	1.4%	\$0.36
B	Single Family Recycling B + B'	\$5.41	\$5.28	-2.3%	-\$0.13
TOTAL A + B (+B')		\$30.64	\$30.87	0.8%	\$0.23
C	Single Family Organics (w/basic 96-gal)	\$9.52	\$9.61	0.9%	\$0.09
TOTAL A + B + C (Organics)		\$40.16	\$40.48	0.8%	\$0.32

Available Service Levels	Monthly Charge		
	Jan-25	Jan-26	Change
Commercial Curb Service (VMC 6.12.209)			
32-gallon cart service			
weekly collection	\$28.06	\$28.46	1.4%
each additional cart	\$28.06	\$28.46	1.4%
every other week collection	\$21.05	\$21.35	1.4%
each additional cart	\$21.05	\$21.35	1.4%
once per month collection	\$12.63	\$12.81	1.4%
64-gallon cart service			
weekly collection	\$56.12	\$56.92	1.4%
each additional cart	\$56.12	\$56.92	1.4%
every other week collection	\$28.06	\$28.46	1.4%
96-gallon cart service			
weekly collection	\$84.18	\$85.38	1.4%
every other week collection	\$63.15	\$64.05	1.4%
20-gallon cart collection			
weekly collection	\$21.05	\$21.35	1.4%
every other week collection	\$16.84	\$17.08	1.4%
Commercial Carryout Service			
32-gallon cart service			
weekly collection	\$42.09	\$42.70	1.4%
each additional cart	\$42.09	\$42.70	1.4%
every other week collection	\$31.57	\$32.03	1.4%
each additional cart	\$31.57	\$32.03	1.4%
once per month collection	\$18.94	\$19.22	1.4%
64-gallon cart service			
weekly collection	\$70.15	\$71.16	1.4%
every other week collection	\$42.09	\$42.70	1.4%
96-gallon cart service			
weekly collection	\$98.21	\$99.62	1.4%
20-gallon cart service			
weekly collection	\$31.57	\$32.03	1.5%
every other week collection	\$25.25	\$25.62	1.5%
Commercial Special/Optional Services			
Extra Cart (32-gallon equivalent)			
Curb (per pick-up)	\$10.99	\$11.15	1.5%
Carryout (per pick-up)	\$16.58	\$16.82	1.4%
Return Trip fee	\$14.21	\$14.34	0.9%
Overweight/overfilled cart	<i>Billed as an extra</i>		
Cart replacement fee	<i>At cost</i>		
Cart Delivery, Initial	\$0.00	\$0.00	
Cart Delivery, Subsequent	\$17.79	\$17.95	0.9%
Container (Commercial) Special Services (VMC 6.12.210)			
Special Pickup - yard rate X yards + return trip charge			
One Time Delivery/Pickup/Disposal			
of 3-yard "Rent-A-Bin"	\$219.57	\$222.73	1.4%
Additional "Rent-A-Bin"	\$136.06	\$138.02	1.4%
Return Trip fee	\$20.83	\$21.02	0.9%
Lock Charge (automatic system)	\$0.00	\$0.00	
Lock Charge (manual system)	\$3.34	\$3.37	0.9%
Subsequent Deliveries/Moves			
Replacements (per trip)	\$37.92	\$38.27	0.9%
Accessibility Charge	\$4.73	\$4.77	0.8%
Rollout Charge (per collection)			
Greater than 15 feet	\$4.73	\$4.77	0.8%
Greater than 20 feet	\$7.58	\$7.65	0.9%
Steam Cleaning (requested)	\$56.88	\$57.41	0.9%
Overfilled/Extra Yardage (portion)	\$21.92	\$22.24	1.5%
Other Garbage Rates (Bulky Items and Hourly - VMC 6.12.212)			
Stove	\$20.80	\$20.99	0.9%
Washing Machine	\$22.75	\$22.96	0.9%
Dryer	\$18.83	\$19.00	0.9%
Water Heater	\$23.13	\$23.34	0.9%
Refrigerator, Freezer	\$37.62	\$37.97	0.9%
Sofa	\$18.83	\$19.00	0.9%
Chair	\$15.04	\$15.18	0.9%
Mattress or Box Springs	\$17.03	\$17.19	0.9%
Tires			
auto light pickup	\$8.96	\$9.04	0.9%
with rim	\$13.87	\$14.00	0.9%
bus/heavy truck	\$28.09	\$28.35	0.9%
with rim	\$46.36	\$46.79	0.9%
Other Bulky Items	\$19.82	\$20.00	0.9%
Hourly Equipment Rental			
Sideload/Front Load truck	\$126.05	\$127.21	0.9%
Rolloff truck	\$129.81	\$131.01	0.9%
Extra labor	\$57.48	\$58.01	0.9%
Overtime rate	Extra labor rate X 1.5		

11/3/2025 11:35

Available Service Levels	Monthly Charge		
	Jan-25	Jan-26	Change
Commercial Container Service (Non Compacted - VMC 6.12.210)			
One Yard Container (includes disposal w/in weight limits)			
once per week collection	\$173.22	\$175.71	1.4%
twice per week collection	\$346.44	\$351.42	1.4%
three collections/week	\$519.66	\$527.13	1.4%
four collections/week	\$692.88	\$702.84	1.4%
five collections/week	\$866.10	\$878.55	1.4%
six collections/week	\$1,039.32	\$1,054.26	1.4%
seven collections/week	\$1,212.54	\$1,229.97	1.4%
1.5 Yard Container (includes disposal w/in weight limits)			
once per week collection	\$216.53	\$219.64	1.4%
twice per week collection	\$433.05	\$439.28	1.4%
three collections/week	\$649.58	\$658.91	1.4%
four collections/week	\$866.10	\$878.55	1.4%
five collections/week	\$1,082.63	\$1,098.19	1.4%
six collections/week	\$1,299.15	\$1,317.83	1.4%
seven collections/week	\$1,515.68	\$1,537.46	1.4%
Two Yard Container (includes disposal w/in weight limits)			
once per week collection	\$259.83	\$263.57	1.4%
twice per week collection	\$519.66	\$527.13	1.4%
three collections/week	\$779.49	\$790.70	1.4%
four collections/week	\$1,039.32	\$1,054.26	1.4%
five collections/week	\$1,299.15	\$1,317.83	1.4%
six collections/week	\$1,558.98	\$1,581.39	1.4%
seven collections/week	\$1,818.81	\$1,844.96	1.4%
Three Yard Container (includes disposal w/in weight limits)			
once per week collection	\$346.44	\$351.42	1.4%
twice per week collection	\$692.88	\$702.84	1.4%
three collections/week	\$1,039.32	\$1,054.26	1.4%
four collections/week	\$1,385.76	\$1,405.68	1.4%
five collections/week	\$1,732.20	\$1,757.10	1.4%
six collections/week	\$2,078.64	\$2,108.52	1.4%
seven collections/week	\$2,425.08	\$2,459.94	1.4%
Four Yard Container (includes disposal w/in weight limits)			
once per week collection	\$433.05	\$439.28	1.4%
twice per week collection	\$866.10	\$878.55	1.4%
three collections/week	\$1,299.15	\$1,317.83	1.4%
four collections/week	\$1,732.20	\$1,757.10	1.4%
five collections/week	\$2,165.25	\$2,196.38	1.4%
six collections/week	\$2,598.30	\$2,635.65	1.4%
seven collections/week	\$3,031.35	\$3,074.93	1.4%
Five Yard Container (includes disposal w/in weight limits)			
once per week collection	\$519.66	\$527.13	1.4%
twice per week collection	\$1,039.32	\$1,054.26	1.4%
three collections/week	\$1,558.98	\$1,581.39	1.4%
four collections/week	\$2,078.64	\$2,108.52	1.4%
five collections/week	\$2,598.30	\$2,635.65	1.4%
six collections/week	\$3,117.96	\$3,162.78	1.4%
seven collections/week	\$3,637.62	\$3,689.91	1.4%
Six Yard Container (includes disposal w/in weight limits)			
once per week collection	\$606.27	\$614.99	1.4%
twice per week collection	\$1,212.54	\$1,229.97	1.4%
three collections/week	\$1,818.81	\$1,844.96	1.4%
four collections/week	\$2,425.08	\$2,459.94	1.4%
five collections/week	\$3,031.35	\$3,074.93	1.4%
six collections/week	\$3,637.62	\$3,689.91	1.4%
seven collections/week	\$4,243.89	\$4,304.90	1.4%
Eight Yard Container (includes disposal w/in weight limits)			
once per week collection	\$779.49	\$790.70	1.4%
twice per week collection	\$1,558.98	\$1,581.39	1.4%
three collections/week	\$2,338.47	\$2,372.09	1.4%
four collections/week	\$3,117.96	\$3,162.78	1.4%
five collections/week	\$3,897.45	\$3,953.48	1.4%
six collections/week	\$4,676.94	\$4,744.17	1.4%
seven collections/week	\$5,456.43	\$5,534.87	1.4%

Available Service Levels	Monthly Charge		
	Jan-25	Jan-26	Change
Commercial Compactor Container Service (VMC 6.12.210)			
One Yard Container (includes disposal)			
once per week collection	\$388.80	\$394.40	1.4%
twice per week collection	\$777.60	\$788.80	1.4%
three collections/week	\$1,166.40	\$1,183.20	1.4%
four collections/week	\$1,555.20	\$1,577.60	1.4%
five collections/week	\$1,944.00	\$1,972.00	1.4%
six collections/week	\$2,332.80	\$2,366.40	1.4%
seven collections/week	\$2,721.60	\$2,760.80	1.4%
1.5 Yard Container (includes disposal)			
once per week collection	\$486.00	\$493.00	1.4%
twice per week collection	\$972.00	\$986.00	1.4%
three collections/week	\$1,458.00	\$1,479.00	1.4%
four collections/week	\$1,944.00	\$1,972.00	1.4%
five collections/week	\$2,430.00	\$2,465.00	1.4%
six collections/week	\$2,916.00	\$2,958.00	1.4%
seven collections/week	\$3,402.00	\$3,451.00	1.4%
Two Yard Container (includes disposal)			
once per week collection	\$583.20	\$591.60	1.4%
twice per week collection	\$1,166.40	\$1,183.20	1.4%
three collections/week	\$1,749.60	\$1,774.80	1.4%
four collections/week	\$2,332.80	\$2,366.40	1.4%
five collections/week	\$2,916.00	\$2,958.00	1.4%
six collections/week	\$3,499.20	\$3,549.60	1.4%
seven collections/week	\$4,082.40	\$4,141.20	1.4%
Three Yard Container (includes disposal)			
once per week collection	\$777.60	\$788.80	1.4%
twice per week collection	\$1,555.20	\$1,577.60	1.4%
three collections/week	\$2,332.80	\$2,366.40	1.4%
four collections/week	\$3,110.40	\$3,155.20	1.4%
five collections/week	\$3,888.00	\$3,944.00	1.4%
six collections/week	\$4,665.60	\$4,732.80	1.4%
seven collections/week	\$5,443.20	\$5,521.60	1.4%
Four Yard Container (includes disposal)			
once per week collection	\$972.00	\$986.00	1.4%
twice per week collection	\$1,944.00	\$1,972.00	1.4%
three collections/week	\$2,916.00	\$2,958.00	1.4%
four collections/week	\$3,888.00	\$3,944.00	1.4%
five collections/week	\$4,860.00	\$4,930.00	1.4%
six collections/week	\$5,832.00	\$5,916.00	1.4%
seven collections/week	\$6,804.00	\$6,902.00	1.4%
Five Yard Container (includes disposal)			
once per week collection	\$1,166.40	\$1,183.20	1.4%
twice per week collection	\$2,332.80	\$2,366.40	1.4%
three collections/week	\$3,499.20	\$3,549.60	1.4%
four collections/week	\$4,665.60	\$4,732.80	1.4%
five collections/week	\$5,832.00	\$5,916.00	1.4%
six collections/week	\$6,998.40	\$7,099.20	1.4%
seven collections/week	\$8,164.80	\$8,282.40	1.4%
Six Yard Container (includes disposal)			
once per week collection	\$1,360.80	\$1,380.40	1.4%
twice per week collection	\$2,721.60	\$2,760.80	1.4%
three collections/week	\$4,082.40	\$4,141.20	1.4%
four collections/week	\$5,443.20	\$5,521.60	1.4%
five collections/week	\$6,804.00	\$6,902.00	1.4%
six collections/week	\$8,164.80	\$8,282.40	1.4%
seven collections/week	\$9,525.60	\$9,662.80	1.4%
Eight Yard Container (includes disposal)			
once per week collection	\$1,749.60	\$1,774.80	1.4%
twice per week collection	\$3,499.20	\$3,549.60	1.4%
three collections/week	\$5,248.80	\$5,324.40	1.4%
four collections/week	\$6,998.40	\$7,099.20	1.4%
five collections/week	\$8,748.00	\$8,874.00	1.4%
six collections/week	\$10,497.60	\$10,648.80	1.4%
seven collections/week	\$12,247.20	\$12,423.60	1.4%

** For Reference Only **

Tip Fees at Columbia Resource Company Transfer Stations			
	Jan-25	Jan-26	Change
Municipal Solid Waste (\$/ ton)	\$117.04	\$118.65	1.4%
Drop Box Waste (\$/ ton)	\$104.14	\$105.57	1.4%
Plus - Transaction Fee (per load)	\$10.00	\$10.00	0.0%
Organics Tip Fee (\$/ ton)	\$100.53	\$101.93	1.4%
Yard Debris - West Van (\$/ ton)	\$81.46	\$82.60	1.4%
Yard Debris - CTR (\$/ ton)	\$81.96	\$83.10	1.4%
Recyclables Processing (\$/ ton)	\$75.06	\$68.24	-9.1%

Tip Fees subject to approval by Clark County

- Disposal Fees: (pass through of tip fee, transaction fee & taxes)
- Other Materials for Diversion accepted at local transfer stations:
(pass through at current tip fee or processing fee)
- Yard Debris / Wood Waste / Organics / Food Waste Fees
(pass through at current disposal fee or processing rate)
- Special Waste Fees:
(pass through at current disposal fee or processing rate)
- Recycling Processing Surcharge fee (pass through)

Available Service Levels	Monthly Charge		
	Jan-25	Jan-26	Change
Space Saver Rate - Regular Containers at Space Constrained Locations (VMC 6.12.210)			
One Yard Container (includes disposal w/in weight limits)			
once per week collection	\$173.22	\$175.71	1.4%
twice per week collection	\$285.81	\$289.92	1.4%
three collections/week	\$381.08	\$386.56	1.4%
four collections/week	\$476.36	\$483.20	1.4%
five collections/week	\$571.63	\$579.84	1.4%
six collections/week	\$666.90	\$676.48	1.4%
seven collections/week	\$857.44	\$869.76	1.4%
1.5 Yard Container (includes disposal w/in weight limits)			
once per week collection	\$216.53	\$219.64	1.4%
twice per week collection	\$381.08	\$386.56	1.4%
three collections/week	\$619.26	\$628.16	1.4%
four collections/week	\$666.90	\$676.48	1.4%
five collections/week	\$905.07	\$918.08	1.4%
six collections/week	\$1,047.98	\$1,063.05	1.4%
seven collections/week	\$1,286.16	\$1,304.65	1.4%
Two Yard Container (includes disposal w/in weight limits)			
once per week collection	\$259.83	\$263.57	1.4%
twice per week collection	\$476.36	\$483.20	1.4%
three collections/week	\$666.90	\$676.48	1.4%
four collections/week	\$857.44	\$869.76	1.4%
five collections/week	\$1,143.25	\$1,159.69	1.4%
six collections/week	\$1,333.79	\$1,352.97	1.4%
seven collections/week	\$1,524.34	\$1,546.25	1.4%
Three Yard Container (includes disposal w/in weight limits)			
once per week collection	\$346.44	\$351.42	1.4%
twice per week collection	\$666.90	\$676.48	1.4%
three collections/week	\$1,039.32	\$1,054.26	1.4%
four collections/week	\$1,333.79	\$1,352.97	1.4%
five collections/week	\$1,714.88	\$1,739.53	1.4%
six collections/week	\$2,000.69	\$2,029.45	1.4%
seven collections/week	\$2,286.50	\$2,319.37	1.4%
Four Yard Container (includes disposal w/in weight limits)			
once per week collection	\$433.05	\$439.28	1.4%
twice per week collection	\$857.44	\$869.76	1.4%
three collections/week	\$1,299.15	\$1,317.83	1.4%
four collections/week	\$1,714.88	\$1,739.53	1.4%
five collections/week	\$2,165.25	\$2,196.38	1.4%
six collections/week	\$2,572.32	\$2,609.29	1.4%
seven collections/week	\$3,031.35	\$3,074.93	1.4%
Five Yard Container (includes disposal w/in weight limits)			
once per week collection	\$519.66	\$527.13	1.4%
twice per week collection	\$1,039.32	\$1,054.26	1.4%
three collections/week	\$1,558.98	\$1,581.39	1.4%
four collections/week	\$2,078.64	\$2,108.52	1.4%
five collections/week	\$2,598.30	\$2,635.65	1.4%
six collections/week	\$3,117.96	\$3,162.78	1.4%
seven collections/week	\$3,637.62	\$3,689.91	1.4%
Six Yard Container (includes disposal w/in weight limits)			
once per week collection	\$606.27	\$614.99	1.4%
twice per week collection	\$1,212.54	\$1,229.97	1.4%
three collections/week	\$1,818.81	\$1,844.96	1.4%
four collections/week	\$2,425.08	\$2,459.94	1.4%
five collections/week	\$3,031.35	\$3,074.93	1.4%
six collections/week	\$3,637.62	\$3,689.91	1.4%
seven collections/week	\$4,243.89	\$4,304.90	1.4%
Eight Yard Container (includes disposal w/in weight limits)			
once per week collection	\$779.49	\$790.70	1.4%
twice per week collection	\$1,558.98	\$1,581.39	1.4%
three collections/week	\$2,338.47	\$2,372.09	1.4%
four collections/week	\$3,117.96	\$3,162.78	1.4%
five collections/week	\$3,897.45	\$3,953.48	1.4%
six collections/week	\$4,676.94	\$4,744.17	1.4%
seven collections/week	\$5,456.43	\$5,534.87	1.4%

*Note: For Space Saver Rates, the darker shaded cells indicate collection frequencies where space constrained customers will experience savings at indicated service levels.

Available Service Levels	Monthly Charge		
	Jan-25	Jan-26	Change
Drop Box and Compactor Services (VMC 6.12.211)			
Regular Service (pass through amount of tipping fee and transaction fee taxes)			
Initial Placement (per trip)	\$47.36	\$47.80	0.9%
Moving Fee (per trip)	\$47.36	\$47.80	0.9%
Steam Clean (per yard)	\$5.10	\$5.15	1.0%
Minimum (Plus P/R)	\$49.58	\$50.04	0.9%
Box placement/move onsite	\$47.36	\$47.80	0.9%
Daily Demurrage	\$4.43	\$4.47	0.9%
Monthly Demurrage (Max.)	\$133.36	\$134.59	0.9%
Special/Modified Box Rent (lid,screen,winch/day)	\$6.35	\$6.41	0.9%
monthly maximum	\$191.34	\$193.11	0.9%
Waiting Time (per minute)	\$2.25	\$2.27	0.9%
Mileage Charge (over 10/mi)	\$4.10	\$4.14	1.0%
Locking System (materials plus labor @: per hr)	\$47.36	\$47.80	0.9%
"Check Only" (per check)	\$13.73	\$13.86	0.9%
Return Trip Charge	\$37.92	\$38.27	0.9%
Drop Box Liner Fee	\$68.50	\$69.13	0.9%
Drop Box Trucking Fee (empty & return - roundtrip) (VMC 6.12.211)			
10-yard			
Drop Box	\$185.77	\$187.49	0.9%
Compactor	\$206.42	\$208.33	0.9%
20-yard			
Drop Box	\$185.77	\$187.49	0.9%
Compactor	\$206.42	\$208.33	0.9%
30-yard			
Drop Box	\$185.77	\$187.49	0.9%
Compactor	\$206.42	\$208.33	0.9%
40-yard			
Drop Box	\$185.77	\$187.49	0.9%
Compactor	\$206.42	\$208.33	0.9%

Drop Box ORGANICS Trucking Fee (roundtrip haul - VMC 6.12.211)
Other VMC 6.12.211 service rates apply to Organics drop boxes/compactors.

	Jan-25	Jan-26	Change
10-yard			
Drop Box	\$132.08	\$133.31	0.9%
Compactor	\$146.76	\$148.12	0.9%
20-yard			
Drop Box	\$132.08	\$133.31	0.9%
Compactor	\$146.76	\$148.12	0.9%
30-yard			
Drop Box	\$132.08	\$133.31	0.9%
Compactor	\$146.76	\$148.12	0.9%
40-yard			
Drop Box	\$132.08	\$133.31	0.9%
Compactor	\$146.76	\$148.12	0.9%

Organics Tip Fees: (pass through at current material processing rate)			
*2026 West Van Organics Tip Fee (\$/ ton):	\$101.93		1.4%
*Note: Organics Tip Fee for 2025 pending approval by Clark Co.			

Organics Collection Service (Yard Debris + Food)
Residential/Commercial ORGANICS Fees (VMC 6.12.213)

Residential Subscription Options:
Single Family Organics - subscription service, every other week collection

	Jan-25	Jan-26	Change
C 96-gallon cart (EOW)	\$9.52 *	\$9.61 *	0.9%
*Basic Rate (Pg 1) charge C 64-gallon cart (EOW)	\$8.24	\$8.32 *	1.0%
32-gallon cart (EOW)	\$6.96	\$7.02	0.9%
20-gallon cart (EOW)	\$5.68	\$5.73	0.9%

Commercial / Multifamily Subscription Options:

	Jan-25	Jan-26	Change
64-gallon cart service	\$11.16	\$11.27 **	0.9%
every other week collection	\$22.32	\$22.53 **	0.9%

**Indicated monthly Commercial/Multi-Family Organics rates apply if carts are set at the curb for scheduled collection days - other 'Special Services' detailed in VMC 6.12.210 may be added as additional charges for each collection if the cart(s) are not placed at the curb. Depending on location specific challenges, organics collection service may not be offered at all multifamily or commercial sites.



CITY OF
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FPFA Investment Strategy Update

Shannon Williams

Senior Planner
Community Development

Paul Porter

Associate Planner
Community Development

November 10, 2025





Agenda

- FPFA Investment Strategy Recap
- Review implementation of ARPA-funded projects and programs



FPFA Investment Strategy

Investment Strategy Overview

Investment	Description	ARPA Funding
Housing	Supports new affordable housing developments and homeownership to build wealth in the community.	\$9,500,000
Community Building & Public Health	Support a comprehensive tutoring program with Vancouver Public Schools, a Fourth Plain Community Response Team for crisis intervention, and supports for childcare businesses to increase access to affordable childcare.	\$2,250,000
Parks & Public Space	Improves existing parks amenities, including major improvements and redesign of Bagley Community Park.	\$7,000,000
Transportation	Improves safety by providing traffic calming on neighborhood streets, lighting, and pedestrian infrastructure on neighborhood streets.	\$4,250,000
Economic Development	Supports small businesses and entrepreneurship and helps fund programming and operations of the Commons.	\$2,000,000



- Housing was top community priority
- Health & safety concerns common
- Support youth development
- Invest in what exists
- Provide for culturally specific needs
- Reduce barriers



FPFA Investment Strategy Update

Housing and Acquisition

Site acquisitions & loans to facilitate affordable housing

- Miller Paint Building - 2607 NE Andreson
- Village 47 Apartments – 2909 NE 57th Avenue
- Cascara Apartments – 4902 NE 94th Avenue

Housing

- \$200,000 Downpayment Assistance Program
- \$200,000 Land Trust Program
- \$100,000 Home Repair Program



FPFA Community Building & Public Health

\$250,000 Community Grant Program

- Partnership with Fort Vancouver High School
- Round 1: Supported 22 projects in Fourth Plain
- Round 2: Opens Spring 2026

Fourth Plain Community Response Team Vancouver Public Schools Tutoring Program



FPFA Investment Strategy Update

Parks & Public Space

Bagley Park

- Phase 1 improvements finalized
- Construction set to start in early for 2027
- Construction completed in early 2028

Evergreen Park

- Public engagement complete
- Construction set for summer 2026

The Downs Neighborhood Park

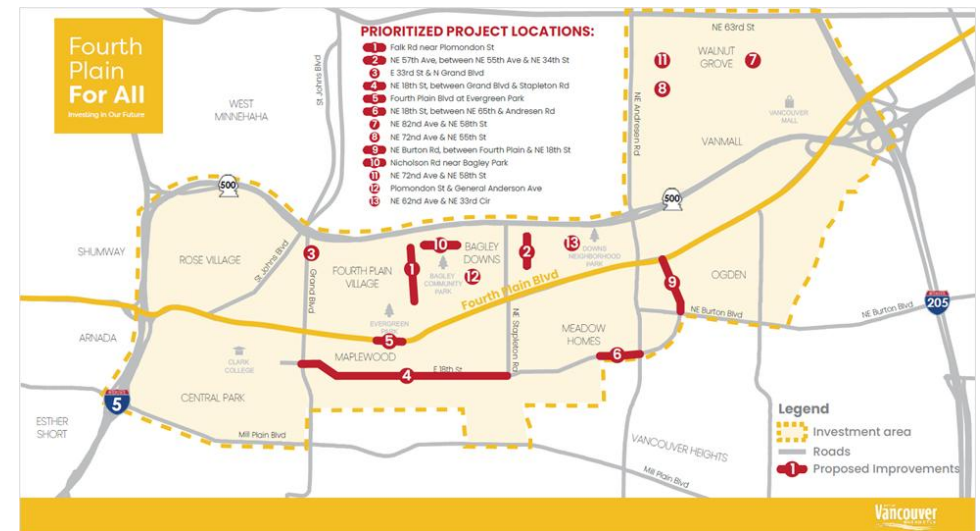
- Public outreach complete
- 90% of design finalized
- Construction set to start early 2026



FPFA Investment Strategy Update

Transportation

- The community prioritized investments around lighting, traffic calming, and pedestrian infrastructure.
- Contract 1 includes 8 projects that do not require right-of-way acquisitions; advertisement anticipated in mid-2026.
- Contract 2 includes 4 projects that do require right-of-way acquisitions; advertisement anticipated in mid-2027.



FPFA Investment Strategy Update

Economic Development

- Support Commons operations in 2025-26
- Revolving Loan Fund – \$1.2M investment (launching mid 2026)
- Safeguard & Revitalization Grant – \$250,000 program (launching early 2026)
- Legal Assistance – \$50,000 program (launching early 2026)



Thank You



DATE: November 10, 2025

TO: Mayor and City Council
CC: Lon Pluckhahn, City Manager

FROM: Shannon Williams, Senior Planner; Paul Porter, Associate Planner; Rebecca Kennedy, Deputy Director, Community Development Department

RE: **Fourth Plain for All Investment Strategy Implementation Update**

This memo is intended to provide an update on implementation of the Fourth Plain for All Investment Strategy, with a focus on specific ARPA-funded projects and programs.

Fourth Plain for All (FPFA) Investment Strategy Overview

In 2021, Congress passed the American Rescue Plan Act (ARPA) to deliver immediate relief for American workers and families and build a bridge to an equitable economic recovery after the COVID-19 pandemic. On November 15, 2021, the Vancouver City Council endorsed an investment framework for the City’s allotment of ARPA funds that allocated around 75% of the total funds to the Fourth Plain area in central Vancouver, focusing investments on the largest, most socially and economically vulnerable areas in Vancouver.

City staff worked closely with the Fourth Plain community to co-create a 10-year investment strategy that incorporates the dedicated ARPA funding, as well as prepares the City to take advantage of other funding sources to implement the community’s vision for the Fourth Plain area. The resulting FPFA Investment Strategy was adopted on November 13, 2023, which groups action items into 5 categories prioritized by the community: Housing (top priority), Community Building & Public Health, Parks & Public Space, Transportation, and Economic Development.

Table 1. ARPA-funded investment options prioritized by the community during engagement.

ARPA-Funded Investments	Description	Funding Amount
Housing	Supports property acquisition for future new affordable housing developments and homeownership opportunities that build wealth in the community	\$9,500,000
Community Building & Public Health	Supports a comprehensive tutoring program with Vancouver Public Schools, a Fourth Plain Community Response Team for crisis intervention, and supports for childcare businesses to increase access to affordable childcare	\$2,000,000
Parks & Public Space	Improves existing parks amenities, including major improvements and redesign of Bagley Community Park	\$7,000,000

Transportation	Improves safety by providing traffic calming on neighborhood streets, pedestrian-scale lighting, and pedestrian infrastructure on neighborhood streets	\$4,500,000
Economic Development	Supports small business and entrepreneurship and helps fund programming and operations at the Fourth Plain Commons	\$2,000,000
Total		\$25,000,000

FPFA Investment Strategy Implementation

In 2024, staff reconvened the FPFA Investment Strategy Committee (ISC), a group of residents and business owners in the Fourth Plain area who were integral in successfully creating the FPFA Investment Strategy. The 2024 ISC was tasked with determining which specific projects and programs should be funded in each of the main categories in Table 1, ensuring community voice was included during the implementation phase. The Equitable Development team convened four meetings where the ISC worked with staff in the Community Development Department, Economic Prosperity and Housing Department, and Parks Department to narrow down potential projects and programs into a final list for implementation.

Housing

Housing received the largest allocation of ARPA-funding in the FPFA Investment Strategy because it was consistently identified as the highest priority during engagement. The \$9.5 million in ARPA funding was split between property acquisitions to support future affordable housing (\$9 million) and homeownership programs (\$500,000), reflecting the community’s emphasis on investment in affordable housing.

Economic Prosperity and Housing staff have already completed the following contracts to support affordable housing developments:

- Village 47 Apartments, 2909 NE 57th Avenue: A \$900,000 loan was provided to rehabilitate a 2-story building with 48 units (24 1bdm, 12 2bdm, 12 3bdm). The loan was provided if the owner agreed to make 12 units affordable at 60% AMI marketed to Fourth Plain residents.
- Cascara Apartments, 4902 NE 94th Avenue: A \$2,500,000 loan was provided to the Vancouver Housing Authority LLC to purchase a 5-story building with 98 units (5 studios, 26 1bdm, 62 2bdm, 5 3bdm). 20 units will be rented at 50% AMI and 78 units will be rented at 60% AMI.
- Miller Paint Building, 2607 NE Andresen: A Purchase and Sale Agreement for this property was approved on April 28, 2025 to purchase this property for \$1,800,000 with the intent to convert the building into affordable commercial space in the near-term and to hold the property for long-term development.

In addition to the above properties that have already been purchased or supported with ARPA funding, the EP&H real estate team are currently making progress on the purchase of a 2-acre property along Fourth Plain Boulevard for near-term development of affordable housing and actively looking for opportunities to spend the remaining funds (around \$1.5 million).

The EP&H housing team has also moved forward the following homeownership programs:

- Downpayment Assistance Program (\$200,000): A contract was signed with Evergreen Habitat for Humanity to support approximately 4 households with downpayment assistance, homebuyer education and credit counseling. The deadline to purchase the homes is January 2027.
- Land Trust Program (\$200,000): A contract was signed with Proud Ground to assist approximately 4 households (up to 80% AMI) with purchasing a home. Homes purchased through a land trust model

maintain affordability in perpetuity. There are already two households who have been approved in the program and are actively shopping for homes in the Fourth Plain area.

- Home Repair Program (\$100,000): This funding utilizes the City's existing home rehab program to repair approximately 6 mobile homes in the Fourth Plain area, which have been difficult to fund through the City's existing Home Rehabilitation program. There is one mobile home repair currently moving forward with several other applicants ready to begin. All projects are expected to be completed by mid-summer 2026.

Community Building & Public Health

The Community Building and Public Health category includes community-identified needs around supporting youth programs and access to opportunities, increased access to critical family support services, behavioral and mental health support services, and community and cultural events. The following programs were created to address these needs:

- Fourth Plain Corridor Community Response Team (\$1,250,000): The Community Response Team began operating in the corridor October 2023, where they conducted in-person interventions; held community forums focused on substance use, mental health and policing; and provided de-escalation support and resources to individuals needing shelter during extreme weather events. Based on both community feedback and the Response Team's experience, it was determined to focus efforts on expanding Columbia River Mental Health's Mobile Health Team into the Fourth Plain area.
- Vancouver Public School's Homework Café Tutoring Pilot Program (\$500,000): The VPS Homework Café program pairs weekly tutoring with communal dinners with staff, students and families. The program started in April 2024 at Ogden Elementary, where over 100 unique students have participated in sessions featuring rotations focused on reading, writing, vocabulary development, math games, art and a student musical. School administrators have seen improvements in i-Ready scores, most significantly in the 2nd and 3rd grades.
- FPFA Community Grant Program (\$250,000): Staff partnered with a group of nearly 30 Fort Vancouver High School students to co-design a grant program focused on supporting youth and families and foster community and cultural events in the FPFA project area. Over the course of four meetings, the students helped staff design the grant program parameters, including eligibility requirements, eligible expenses, maximum award amounts and a scoring matrix. Over the summer, they participated in applicant interviews and scored applications, which resulted in a final list of grantees. Round 1 will distribute \$100,000 to support 22 projects. Round 2 will open in spring 2026 and distribute \$150,000 more to projects benefitting youth and families and supporting community and cultural events.

Childcare continues to be a pressing and complex issue in the Fourth Plain community. The City has applied to participate in a National League of Cities Impact Lab cohort that will help us develop a Child Care Action Plan that identifies the full suite of policy, advocacy and investment levers partners across the community can pull to start to address this need. This will help inform how the \$200,000 in child care support funding allocated through FPFA will be utilized in 2026. If accepted to the program, the City will work with partners - including child care providers, Clark County Public Health and the Children's Council - to determine the most effective and impactful use of funds to expand childcare options.

Parks and Public Space

Investments in Parks and Public Space seek to improve existing parks by adding critical amenities such as restrooms, benches, lighting and more. The Parks Department is utilizing ARPA funds to support the following improvements:

Memo Title

Date

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- Bagley Downs Community Park (\$5 million): ARPA dollars will fund Phase 1 of the Bagley Master Plan that has been designed. Phase 1 improvements were finalized mid-July and presented to City Council. Construction for Phase 1 of the Master Plan will likely start in early 2027 and be completed in 2028.
- Downs Neighborhood Park (\$1 million): Public outreach has been completed and design for the improvements is 90% completed. Improvements are to include a new picnic shelter, half-court basketball court, irrigation system and security lighting. Construction is anticipated to begin in early 2026, with project completion anticipated in August 2026.
- Evergreen Neighborhood Park (\$1 million): Public engagement took place in July 2025, including input from children in the summer playground program. Improvements include a new playground, restroom, picnic tables and benches, a refreshed half-court basketball court, and a renovated picnic shelter. Construction is anticipated to begin in summer 2026, with project completion being anticipated in March 2027.

Transportation

Transportation is at the heart of how our community connects to jobs, schools, parks, and each other. The community prioritized traffic calming, improved pedestrian infrastructure and lighting investments to help people of all ages and abilities travel in and around the community safely and comfortably. The 2024 Investment Strategy Committee reviewed dozens of potential transportation projects that met the community-stated goals in the Investment Strategy, and the following 12 projects will utilize \$4.5 million in ARPA funds. Multiple other projects that were considered were added to other current road safety projects in the area, maximizing the use of funds and safety impact. Improvements will be grouped into 2 contracts, depending on whether right-of-way acquisitions will be necessary to complete the project. The map of improvements is provided as Attachment 1.

- Contract 1 covers projects that do not require right-of-way acquisitions, with an advertisement anticipated in mid-2026.
 - N Grand Blvd & E 33rd St (traffic calming)
 - NE 18th St, between Grand & Stapleton (traffic Calming)
 - NE Burton Rd, between Fourth Plain & 18th (traffic calming)
 - Fourth Plain at Evergreen Park (lighting)
 - NE 18th St, between NE 65th & Andresen (lighting)
 - Nicholson Rd near Bagley Park (lighting)
 - NE 82nd Ave & NE 58th St (new stop signs, new pedestrian crossing markings, and lighting)
 - Plomondon St and General Anderson Ave (enhanced pedestrian crossings and lighting)
- Contract 2 covers projects that do require right-of-way acquisitions, with an advertisement anticipated in mid-2027.
 - Falk Rd near Plomondon (traffic calming & lighting)
 - NE 62nd Ave and NE 33rd Cir (lighting)
 - 57th Ave, between NE 55th Ave & NE 34th St (new sidewalks)
 - NE 72nd Ave & NE 55th St (enhanced pedestrian crossing and lighting)

Economic Development

Economic development investments will support new and existing local, small businesses with financial and technical assistance tailored to the Fourth Plain business community. The following package of programs were developed in conjunction with many Fourth Plain business owners who participated in small business listening sessions and contributed input during business canvassing in 2023 and 2024. Economic Prosperity and Housing staff provided a more detailed overview of these programs during a Council workshop on October 6, 2025.

Memo Title

Date

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- **Revolving Loan Fund (\$1,200,000):** This program will launch in mid-2026 to provide business owners with low-cost loans and technical assistance.
- **Safeguard and Revitalization Grant (\$250,000):** This program offers small \$2,500 grants for security and repair needs – for example fixing broken doors and windows and adding cameras, lighting, and vandalism prevention measures. This program will launch in early 2026.
- **Legal Assistance Grant (\$50,000):** This program expands access to legal services for business owners beyond the free resources currently offered on the City’s Business Resource site. This program recently completed implementation and legal review and will launch in early 2026.

Shannon Williams, Senior Long-Range Planner, 360-487-7898

Attachments: Map of FPFA Transportation Safety Improvements

TRANSPORTATION INVESTMENTS

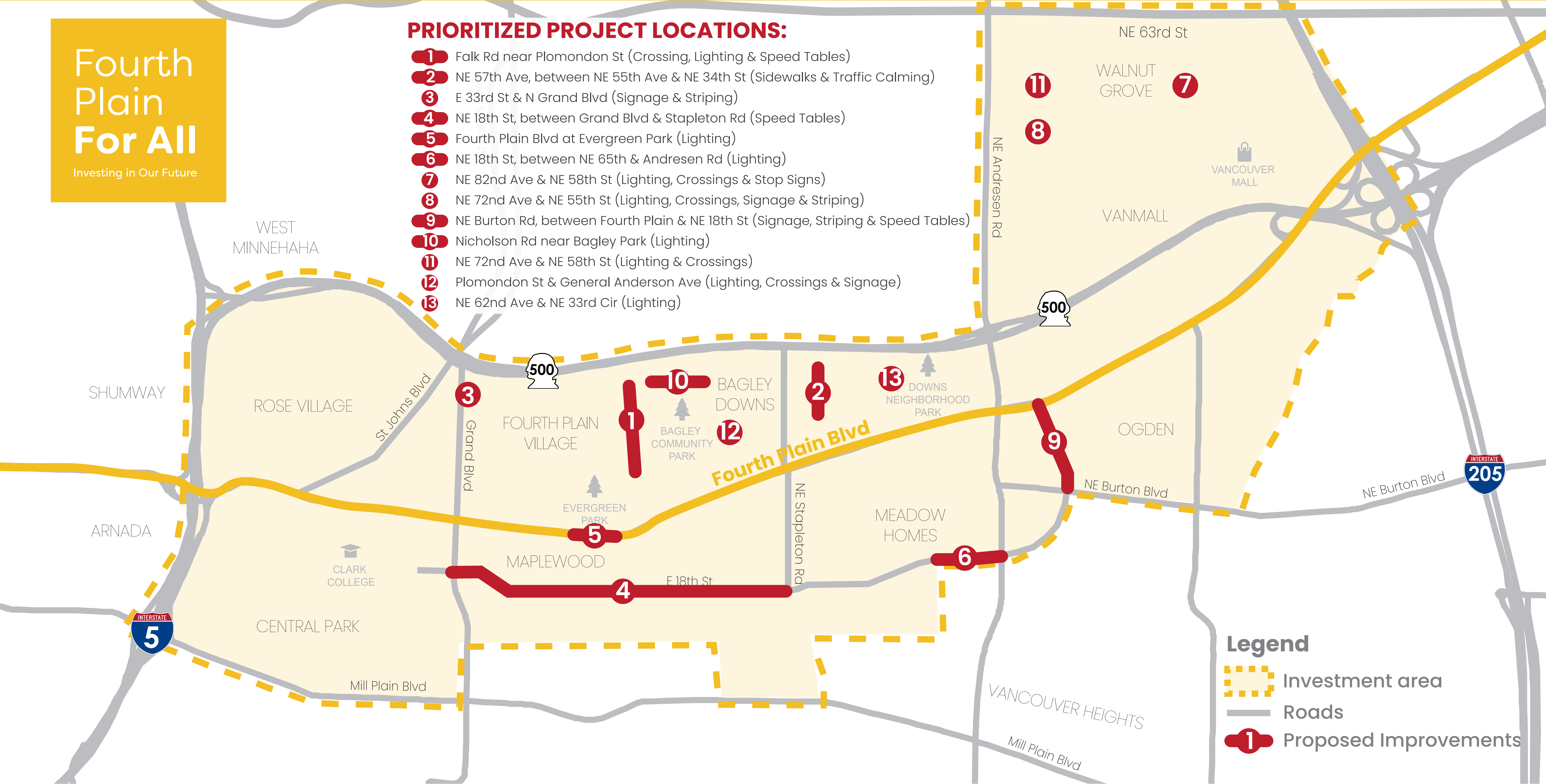
ARPA FUNDING: \$4,250,000

Fourth Plain For All

Investing in Our Future

PRIORITIZED PROJECT LOCATIONS:

- 1 Falk Rd near Plomondon St (Crossing, Lighting & Speed Tables)
- 2 NE 57th Ave, between NE 55th Ave & NE 34th St (Sidewalks & Traffic Calming)
- 3 E 33rd St & N Grand Blvd (Signage & Striping)
- 4 NE 18th St, between Grand Blvd & Stapleton Rd (Speed Tables)
- 5 Fourth Plain Blvd at Evergreen Park (Lighting)
- 6 NE 18th St, between NE 65th & Andresen Rd (Lighting)
- 7 NE 82nd Ave & NE 58th St (Lighting, Crossings & Stop Signs)
- 8 NE 72nd Ave & NE 55th St (Lighting, Crossings, Signage & Striping)
- 9 NE Burton Rd, between Fourth Plain & NE 18th St (Signage, Striping & Speed Tables)
- 10 Nicholson Rd near Bagley Park (Lighting)
- 11 NE 72nd Ave & NE 58th St (Lighting & Crossings)
- 12 Plomondon St & General Anderson Ave (Lighting, Crossings & Signage)
- 13 NE 62nd Ave & NE 33rd Cir (Lighting)



Legend

- Investment area
- Roads
- Proposed Improvements

PROJECT SELECTION PROCESS:

- ISC Meeting 2: Committee members ranked where staff should focus on placing improvements (near transit, parks, schools, etc.) & types of improvements (lighting was #1). They also provided locations where improvements were needed during a mapping exercise that staff reviewed and prioritized based on feedback from ranking exercises.
- ISC Meeting 3: Staff presented on improvements that could be made at the thirteen locations categorized as high priority based on ISC feedback during ISC meeting 2. Committee members ranked each location with #1 being the highest priority. The City will implement as many projects on the list (in order) until funding runs out.