



City Council Meeting Minutes

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

Anne McEnerny-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 McEnerny-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 McEnerny-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 McEnerny-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 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 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.

DocuSigned by:

Anne McEnerny-Ogle

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Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

Natasha Ramras

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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.