



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

October 4, 2021 - Vancouver City Council Meeting Minutes

WORKSHOPS

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

Councilmember Lebowsky was absent from workshops.

4:00-6:00 p.m. Fire and EMS: Standard of Cover Options

Eric Holmes, City Manager; Brennan Blue, Vancouver Fire Chief, 360-487-7201

Summary

City Manager Eric Holmes and Vancouver Fire Chief Brennan Blue presented Council with options for improving fire and EMS service delivery.

REGULAR COUNCIL MEETING

This meeting was conducted remotely over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS. Public access and testimony on Consent Agenda items were also facilitated via the GoToMeeting conference call.

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 remotely over video conference.

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

Absent: Councilmember Hansen

Motion by Councilmember Paulsen, seconded by Councilmember Lebowsky, and carried unanimously to excuse Councilmember Hansen.

Approval of Minutes

Minutes - September 13, 2021

Motion by Councilmember Glover, seconded by Councilmember Paulsen, and carried unanimously to approve the meeting minutes of September 13, 2021.

Proclamations

Disability Employment Awareness Month

Mayor McEnerny-Ogle read and presented a proclamation to Maradee Potter, Clark County Development Disabilities Advisory Board member, and Angela Gomez, Clark County Developmental Disabilities Program Coordinator, proclaiming October 2021 as Disability Employment Awareness Month.

Great Washington Shake-Out

Mayor McEnerny-Ogle read and presented a proclamation to Lisa Brandl, Vancouver Deputy City Manager, encouraging participation in the Great Washington ShakeOut on October 21, 2021.

Community Communication (Items 1-4)

Mayor McEnerny-Ogle opened Community Communication and received the following testimony:

- Peter Fels, Vancouver, spoke regarding Item 2, and encouraged the City to request bidders for this and other projects provide information pertaining to proposed environmental mitigation efforts, such as using electric equipment while working on such projects for the City.

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

Consent Agenda (Items 1-4)

Council requested Item 2 be pulled for discussion.

Councilmember Fox asked when the City uses on-call services, and whether the City will be going directly back out for bids with this project. Charles Ray, Urban Forester, explained the Urban Forestry division would utilize on-call services whenever trees of significant size need to be pruned or removed, as there currently is not staff capacity or expertise to do this in-house. City crews do some minimum pruning and removal when it is safe to do so. Mr. Ray stated the City is brushing up against the spending ceiling on the existing contract for these services, and so would be reissuing the request for proposals soon in order to get a new contract in place before the end of the year.

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

1. Purchase of Turbine-Style Aeration Blower for Wastewater Treatment - Sole Source (Renewal)

Staff Report 147-21

Summary

Current and increasing wastewater treatment demands require more than one blower to provide aeration air to treatment processes. The current configuration with a turbo blower paired with an older centrifugal blower presents process control challenges in delivering aeration air to treatment processes.

The new turbo blower will allow for streamlined operation and improved air supply after implementation. The existing turbo blowers at Westside and Marine Park have proven effective in their nearly 10-year continuous operation, with no major maintenance or repair required. A new, second turbo blower was installed at Marine Park treatment plant in August 2021 and is performing as designed.

Request: Authorize the City Manager or his designee to award and execute a purchase order and any required amendments with APG Neuros for a turbine-style blower at their proposal total price of \$376,000, which includes Washington State sales tax.

Frank Dick, Wastewater Engineering Supervisor, 360-487-7179

Motion approved the request.

2. **Request to Reject All Bids - ITB 21-30: Tree Pruning and Removal**

Staff Report 148-21

Summary

On September 14, 2021, the City received two bids for the subject project. The bids were based upon estimates of work needed within a one-year period of the contract. One bid was deemed non-responsive as it did not include the required bid bond with the bid. The second bidder was responsive. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
<i>Arborscape LTD Inc., Vancouver, WA</i>	<i>\$1,519,010.85</i>
<i>Pacific Land Preservation, LLC, MarbleMount, WA</i>	<i>Non-responsive</i>
<i>Engineers' Estimate</i>	<i>\$500,000 per year</i>

City Staff recommends rejecting all bids to re-solicit this project at a later time in hopes to widen competition by advertising the project for a longer period of time and advertise within local contractor communities and arborist communities. City Staff feels it would be in the best interest of the City to encourage more contractors to bid on the contract.

Request: On October 4, 2021, reject all bids for the On-Call Tree Pruning and Removal, ITB 21-30 project and direct City Staff to re-advertise the project.

Charles Ray, Urban Forester, 360-487-8328

Motion approved the request.

3. **Fourth Plain Commons VHA Bond Issuance**

Staff Report 149-21

A RESOLUTION providing approval, solely for purposes of section 147(f) of the Internal Revenue Code, of the issuance of revenue obligations by the Housing Authority of the City of Vancouver in the principal amount not to exceed \$22,000,000 to finance the construction and equipping of a multifamily housing complex to provide housing for low-income persons in the City of

Vancouver, Washington.

Summary

The VHA will construct the project known as Fourth Plain Commons located at 2200 Norris Road. The project will consist of a ground floor community center and plaza and 106 units of affordable housing. The City will purchase the Community Center and Plaza when completed. Funding for the purchase will come from CDBG and Dept. of Commerce funding.

If approved, the bond obligations would be issued pursuant to a plan of financing consistent with Treasury Regulations. The schedule for issuance will require that the first issue of the obligations for the project be issued no later than one year after the City's approval and that any subsequent issuance for the project be issued no later than three years after the first bond issuance for the project. The maximum principal amount of the bond obligations for the project will not exceed \$22 million.

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

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

Request: Adopt a resolution authorizing issuance of tax-exempt qualified private activity bond obligations by the Vancouver Housing Authority to support the Fourth Plain Commons project.

Jonathan Young, City Attorney, 360-487-8500

Motion adopted Res. M-4146 to approve the request.

4. Approval of Claim Vouchers

Request: Approve claim vouchers for October 4, 2021.

Motion approved claim vouchers in the amount of \$7,724,150.01.

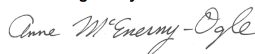
Communications

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

Adjournment

6:54 p.m.

DocuSigned by:



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Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:



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Natasha Ramras, City Clerk

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