



CITY COUNCIL MEETING MINUTES

Vancouver City Hall – Council Chambers – 415 W. 6th Street
PO Box 1995 – Vancouver, Washington 98668-1995

www.cityofvancouver.us

Anne McEnerny-Ogle, Mayor

Bart Hansen • Bill Turlay • Alishia Topper • Ty Stober • Linda Glover • Laurie Lebowsky

August 20, 2018

WORKSHOPS

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

Councilmember Turlay absent from workshops.

4:00-4:30 p.m. Sadri Mill Plain/148th Avenue Development Agreement Rescission Proposal

Presenter: Bryan Snodgrass, Principal Planner, 487-7946

Summary

Staff provided Council with an update on the developer request to rescind a Development Agreement on property located at SE Mill Plain Boulevard and SE 148th Avenue.

4:30-5:30 p.m. Environmental Sustainability Initiatives

Presenters: Jeanette (Jan) Bader, Program and Policy Development Manager, 487-8606; Frank Dick, Wastewater Engineering Supervisor, 487-7179; Charles Ray, Urban Forester, 487-8328; Greg Turner, Land Use Manager, 487-7883; Annette Griffy, Utility Engineering Program Manager, 487-7190.

Summary

Staff provided Council with an overview of the City's various sustainability programs and initiatives, and provided the details of several featured projects that operate according to the City's underlying sustainability philosophies.

5:30-6:00 p.m. Council Policy Updates Preview

Presenters: E. Bronson Potter, City Attorney, 487-8500; Amanda Delapena, City Council Assistant, 487-8606

Summary

Staff provided Council with a preview of recommended Council policy updates and revisions and received initial feedback prior to an in-depth discussion with Council regarding the specific policy edits.

COUNCIL DINNER/ADMINISTRATIVE UPDATES

Birch Conference Room – 6:00-7:00 p.m.

COUNCIL REGULAR MEETING

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 7:00 p.m. by Mayor Anne McEnerny-Ogle in the Council Chambers of City Hall, 415 W. 6th Street, Vancouver, Washington.

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

Absent: Councilmember Turlay

Motion by Councilmember Stober, seconded by Councilmember Hansen, and carried unanimously to excuse Councilmember Turlay.

Approval of Minutes

Minutes – August 6, 2018

Motion by Councilmember Stober, seconded by Councilmember Lebowsky, and carried unanimously to approve the meeting minutes of August 6, 2018.

Citizen Communication (Items 1-3)

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

Consent Agenda (Items 1-3)

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

1. Approval to Purchase From Sewer Equipment Co. of America
Staff Report 122-18

Summary

Currently, the City purchases truck-mounted high pressure sewer cleaning equipment, catch basin cleaners, combination sewer cleaners, easement machines, parts, accessories, and related equipment utilizing the Sourcewell Cooperative Contract. The 2018 purchases of two high pressure sewer cleaners are expected to rise above the \$300,000 threshold requiring approval of Council.

In an ongoing effort to standardize and streamline the City's fleet, staff is requesting the ability to purchase from this contract and take advantage of the contract pricing. Equipment Services is requesting Council approve the increased spending at Sewer Equipment Company of America up to a \$1,000,000 threshold against this contract.

Request: Approve purchases from the Sourcewell Cooperative Contract #122017-SCA with Sewer Equipment Company of America based in Dixon, IL, in an amount not to exceed \$1,000,000 over the life of the contract.

Dan Zenger, Equipment Services Superintendent, 487-8205

Motion approved the request.

2. Renewal of Residential Lease for two park properties (East Biddle Lake and Lynch)
Staff Report 123-18

Summary

East Biddle Lake (Graham) - The City of Vancouver purchased an in-holding of 1.61 acres from Mr. and Mrs. Graham in 2013 adjoining the eastern boundary of Columbia Springs utilizing Park Impact Fee funding. The Grahams continued to reside on the property under a life tenancy agreement until 2016 when possession transitioned to the City after formal termination of the life tenancy. The intent of the purchase was to provide urban park opportunities for the surrounding neighborhood as well as expand opportunities for environmental education in partnership with Columbia Springs.

Concurrent with the land acquisition, the City and Columbia Springs entered into a Memorandum of Understanding (MOU) detailing potential transition of site management and maintenance to Columbia Springs upon entering into a long-term lease agreement. Implementation of a future lease agreement requires demonstration of plans for interim and long-term use (including how the site will serve neighborhood park purposes), how both City properties will be incorporated into the Columbia Springs master plan, as well as proposed site improvements, management, operations, maintenance and funding.

Columbia Springs continues their planning processes to update their master plan, determine a sustainable use for the property, and secure funding for site improvements, maintenance and operations consistent with the intent of the MOU; however, Columbia Springs is not yet in a position to take over management of this site. In order to provide continued caretaker presence, grounds maintenance, and prevent vagrancy and vandalism issues, staff recommends an additional 12-month lease of the East Biddle

Lake residence and associated property. The residential lease is for \$1,200 per month for a 12-month period and includes the responsibilities for site maintenance.

Lynch - The Lynch property was purchased in 2002 in coordination with Columbia Land Trust for a future neighborhood park. Park Impact Fees and a state grant supported the land acquisition. The residence and .6 acres of the 9.56 acres have been managed through a residential lease since the original purchase.

In order to provide continued caretaker presence, grounds maintenance, and prevent vagrancy and vandalism issues, staff recommends an additional 12-month lease of the Lynch residence and associated property. The residential lease is for \$1,500 per month for a 12-month period and includes responsibilities for site maintenance.

Request: Authorize the City Manager, or his designee, to execute documents for a Real Estate Lease for East Biddle Lake, located at 12700 SE Evergreen Highway, and Lynch, located at 4900 NW Franklin Street.

Monica Tubberville, Park Planner, 487-8353

Motion approved the request.

3. Approval of Claim Vouchers

Request: Approve claim vouchers for August 20, 2018

(Copy available upon request.)

Motion approved claim vouchers for August 6, 2018, in the amount of \$7,226,820.92.

Public Hearings (Item 4)

12. Declaration of Real Property as Surplus

Staff Report 121A-18

A RESOLUTION of the City of Vancouver declaring certain real property as surplus, directing its disposal and method of disposition.

Summary

The Subject Parcel is a 3,997-square-foot vacant parcel located at the SE corner of West Fourth Plain Boulevard and West Lincoln Avenue (Assessor Parcel 058823-000).

Public Works staff has determined that we need 15' of right-of-way along Fourth Plain Boulevard, but the remainder of the parcel can be surplus. Therefore, staff is proposing to convert the northerly 15' of the parcel to right-of-way and surplus the remaining approx. 2,498 square feet.

The City obtained this parcel in 2002, as part of the 4th Plain Ramp Project (Simpson to "E").

The parcel submitted for council review as surplus is attached in a detailed report and a map is also attached.

Declaration of surplus is the first of a two-step process as outlined in VMC 3.30 - Disposition of City-Owned Surplus Real Property, allowing the City to sell the subject property. The disposition step requires a separate hearing and action prior to actual sale of the property

Request: On August 20, 2018, following a public hearing, adopt a resolution declaring certain real property located at 1111 W. 4th Plain Blvd. (Portion of Assessor parcel 058823-000) as surplus.

Linda Carlson, Property Management Specialist, 487-8423; Ryan Lopossa, Streets & Transportation Manager, 487-7706

Ryan Lopossa, Streets and Transportation Manager, provided staff comments.

City Manager Eric Holmes noted that this item came before Council as a public hearing previously on August 6, and due to some questions Council had regarding the valuation of the subject project, the public hearing was continued.

Mr. Lopossa explained that the City retained an assessor to determine the value of the site, which came back at about \$30,000 total, but the assessor recommended the City consider a 50 percent reduction of that value because the property would not be able to be developed to its full potential once the City retained necessary right-of-way. Mr. Lopossa confirmed that the adjacent property to the south was sold earlier in the year for about \$120,000. He stated a sampling of the surrounding parcels was consistent with the assessor's recommendation for the subject site, except for three anomalies, which were the three lots to the south of the subject property.

Mr. Lopossa noted that this current step is the point in the process where Council is asked to declare the property as surplus in order to move forward with potential disposition of the property. He explained that no value has been assigned to the site yet, and that would happen in negotiations with any potential buyers prior to final disposition of the property. Disposition and sale of the property would be subject to Council approval at a future date.

Councilmember Stober expressed concerns making potential low valuation now puts that number out into the marketplace, which could impact a future sale. He stated he is uncomfortable with the recommended value of the site. He asked, in the event the appraisal of the site came back higher than the current valuation, and a final sale price of through \$30,000 was negotiated, if the City would be prohibited in selling it at that amount because this valuation is lower. Mr. Lopossa explained the final value is set during negotiations. City Attorney Bronson Potter stated the City would not be prohibited, but if the selling price was lower than the appraisal, the City would need to make findings related to that discrepancy. Mr. Lopossa clarified that the City is not beholden to the appraiser's initial recommendation for this surplus step.

Mayor McEnerny-Ogle asked if the City would use a similar process in the future potential disposition of the old fire stations. Mr. Holmes explained that each property has unique attributes that impact the valuation and negotiations.

Mayor McEnerny-Ogle opened the public hearing and, receiving no testimony, closed the public hearing.

Motion by Councilmember Hansen, seconded by Councilmember Topper, and carried unanimously adopted Resolution M-3976, declaring certain real property located at 1111 W 4th Plain Blvd. as surplus.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

a. Waste Connections Contract Update

Tanya Gray, Solid Waste Supervisor, and Brian Carlson, Public Works Director, provided Council with an update on the City's solid waste contract.

Adjournment

7:45 p.m.

DocuSigned by:

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Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

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Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

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