

The Heights District Plan Update

VANCOUVER
CITY HALL



June 10, 2019

Vancouver City Council Workshop

Teresa Brum, Economic Development Manager
Rebecca Kennedy, Planning Manager

The Heights District Plan | 1

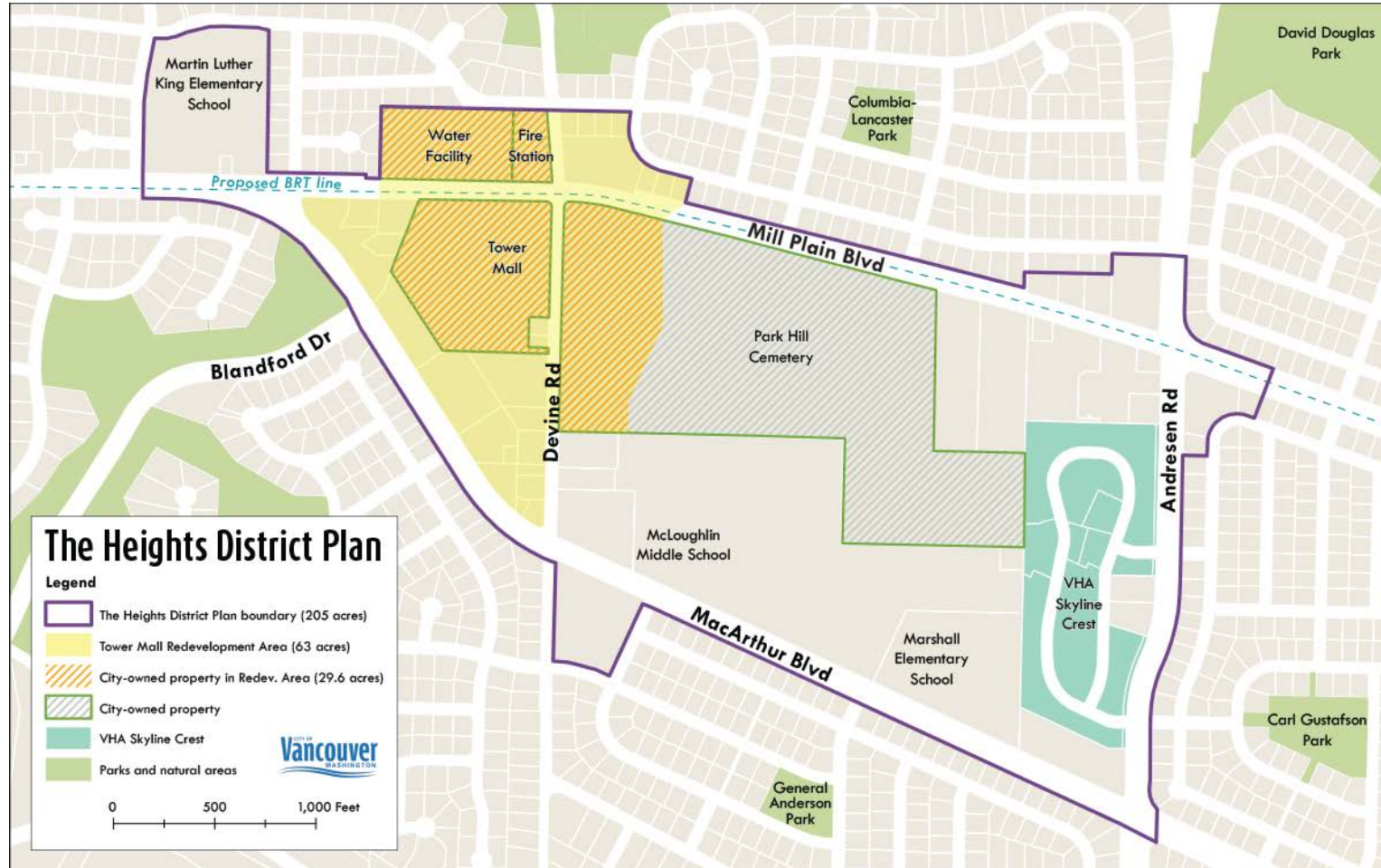
Presentation Overview

- Project goals, timeline & deliverables
- Tower Mall Redevelopment Area- draft redevelopment framework
- Heights District: recommendations
- Public outreach to date
- Timeline and next steps

Presentation Purpose

- Update Council on major components of plan and timeline for completion of planning phase of the project, in advance of release of draft plan document and draft environmental impact for public review and comment
- Update on full public engagement process conducted as part of the planning process; confirmation from Council that engagement process has met expectations
- Comments, questions and feedback

The Heights District

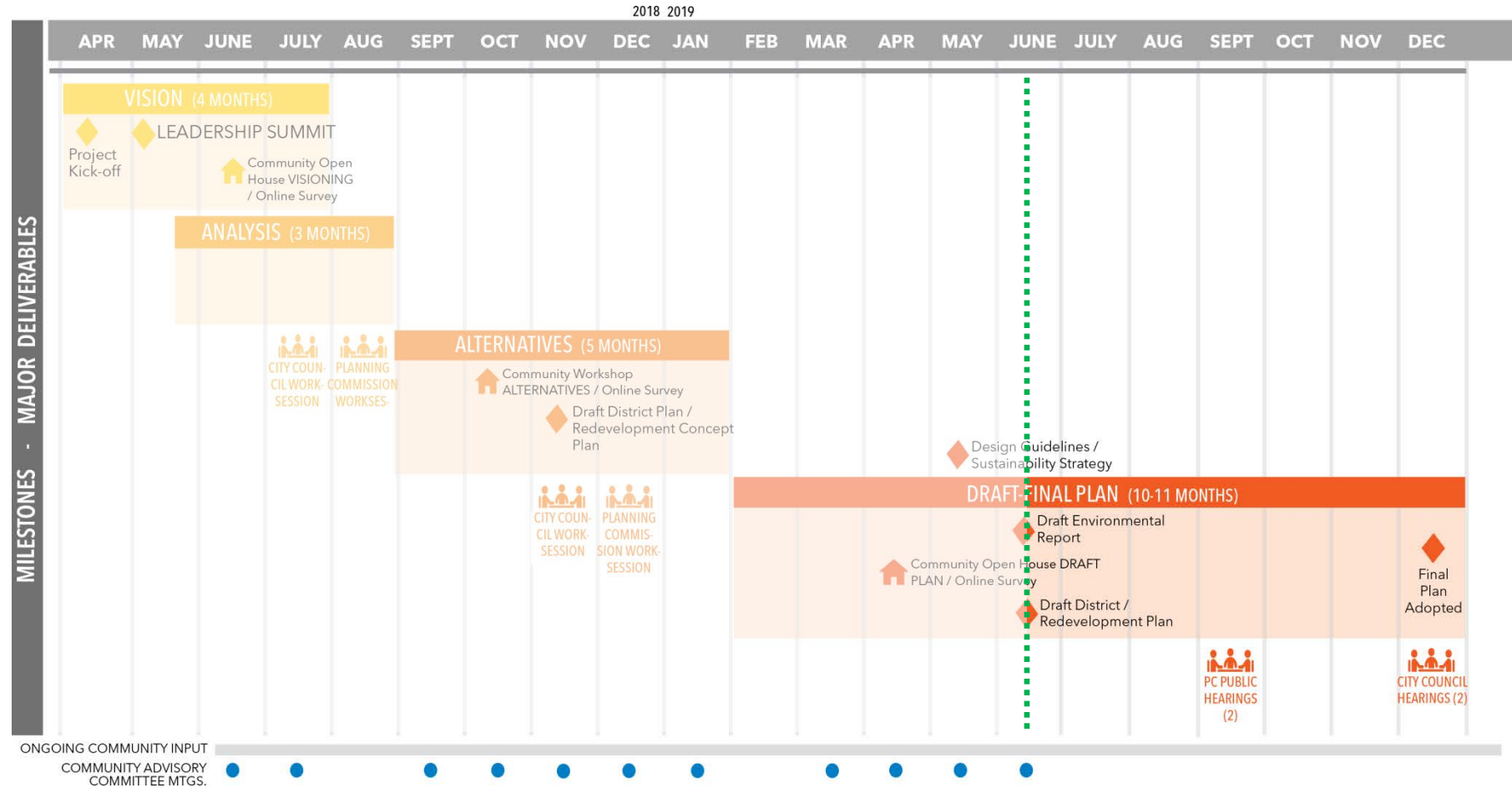


The Heights District Plan: Project Goals

- Establish a vision for a **vibrant neighborhood center**
- Catalyze additional **private development** in the District
- **Involve the public** in the planning / design process
- Include **affordable** income-based housing
- Include accessible **public open space**
- Utilize innovative urban design and **sustainable development practices**
- Plan for the creative and functional **integration of transit**
- Increase **multi-modal connectivity** in the District uses



Heights District Plan: Timeline & Phasing

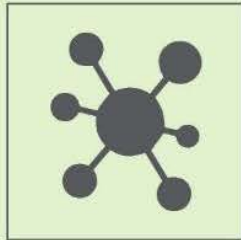


Heights District Plan: Project Deliverables

1. ***Subarea Plan*** for the 205-acre Heights District that will include an overarching vision for the area, and make recommendations on design, land use, housing transportation, public space, and implementation priorities.
2. ***Detailed Redevelopment Plan*** for the 53-acre Tower Mall redevelopment area that will include a market analysis, feasibility study, phased redevelopment plan, and partnerships and implementation recommendations.
3. ***Environmental Impact Statement:*** Planned Action SEPA Analysis that includes thresholds for a mix of uses and will enable expedited review of future development proposals.

A Vision for the Heights

PRIMARY DRIVERS



1. Connectivity

- Creation of a walkable and bikeable street network with connections to nearby trails
- Maintain local and regional connections to services and amenities in Downtown Vancouver, Portland, etc.
- Improved traffic safety at intersections, through improved lighting, signals, and visibility



2. Community Health, Wellness & Equity

- Walkable, healthy food options, such as grocery stores and farmers markets
- Uses that promote “healthy” living, including playgrounds and exercise/athletic facilities
- Maintain social and support services for underserved families in the area



3. Sustainability

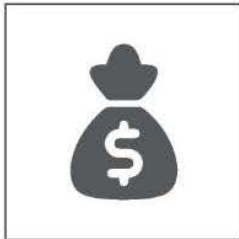
- Increase urban greenspace and trees while preserving existing significant trees
- Break up existing pattern of pavement and gravel
- Address drainage and flooding issues along major corridors

SECONDARY DRIVERS



4. Public Realm

- Creation of flexible gathering spaces that can accommodate community activities and events
- Provide a variety of active open spaces, including dog parks, playfields, and community gardens
- Well-maintained public spaces and sidewalks



5. Economic Development

- Restaurants and other food options that are affordable and easy to walk to
- Specialty, health-focused grocery store
- Maintain “small business” culture by saving existing locally owned businesses and attracting new local businesses



6. Mixed Income Housing

- Increased housing variety that includes mixed types (i.e. senior housing) and mixed incomes
- Mindful placement and integration of low-income housing
- Keeping housing options affordable for a diverse demographic, from seniors to young families



7. Urban Character/Form

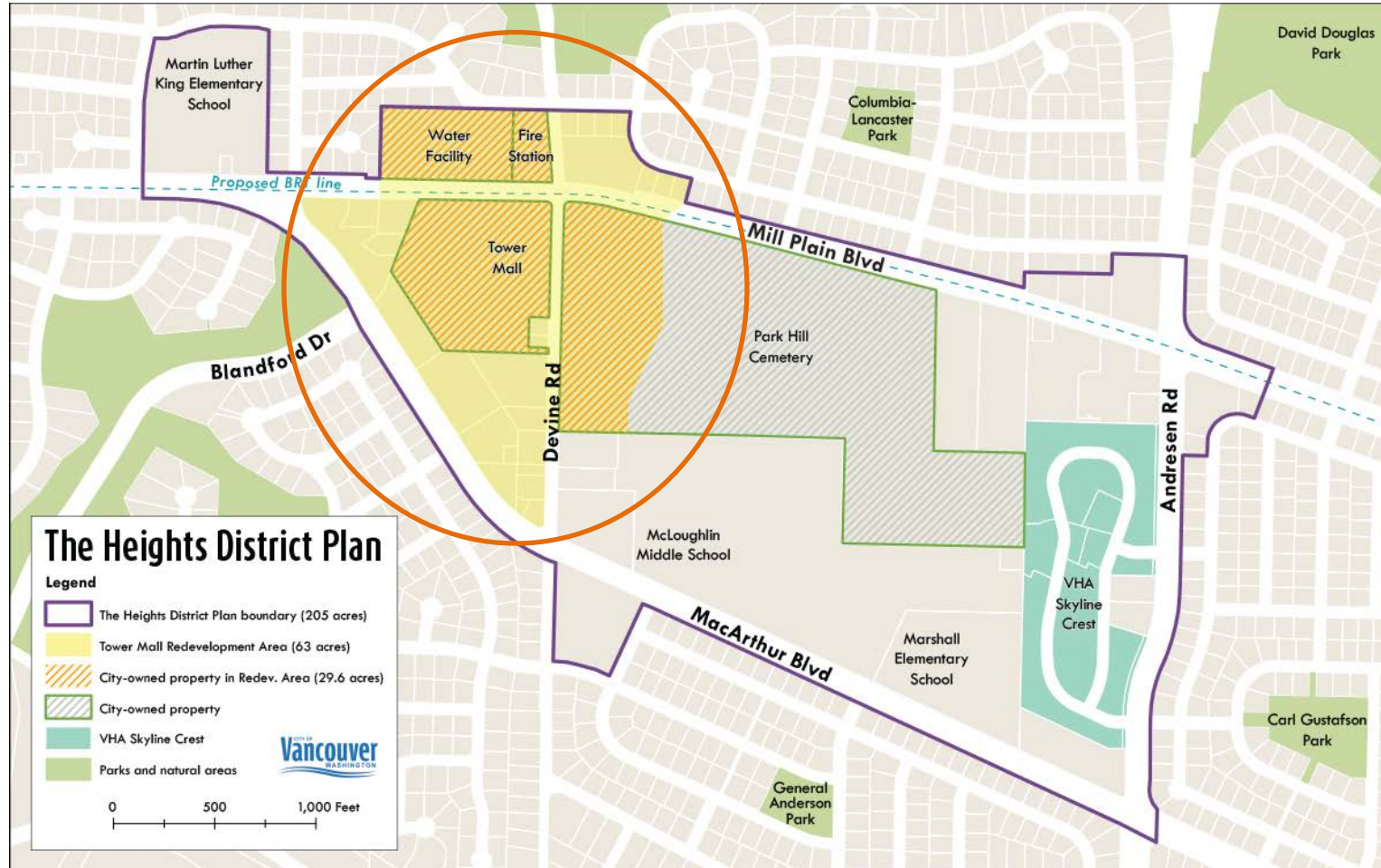
- Creation of a distinct identity through urban form
- Attractive, appealing architecture that complements existing neighborhood character
- Appropriate scale (number of stories) of buildings



8. Arts/Culture

- Installation of art pieces, such as murals, that can be participatory and reflect local history
- Dedicated, flexible venues for arts and cultural events
- Neighborhood library as a cultural amenity

Tower Mall Redevelopment Area



The Grand Loop Concept



The Grand Loop Concept



The Grand Loop Concept



A pedestrian walkway 'loop' and parkway serve as the principal organizing element to unify the urban neighborhood and uses

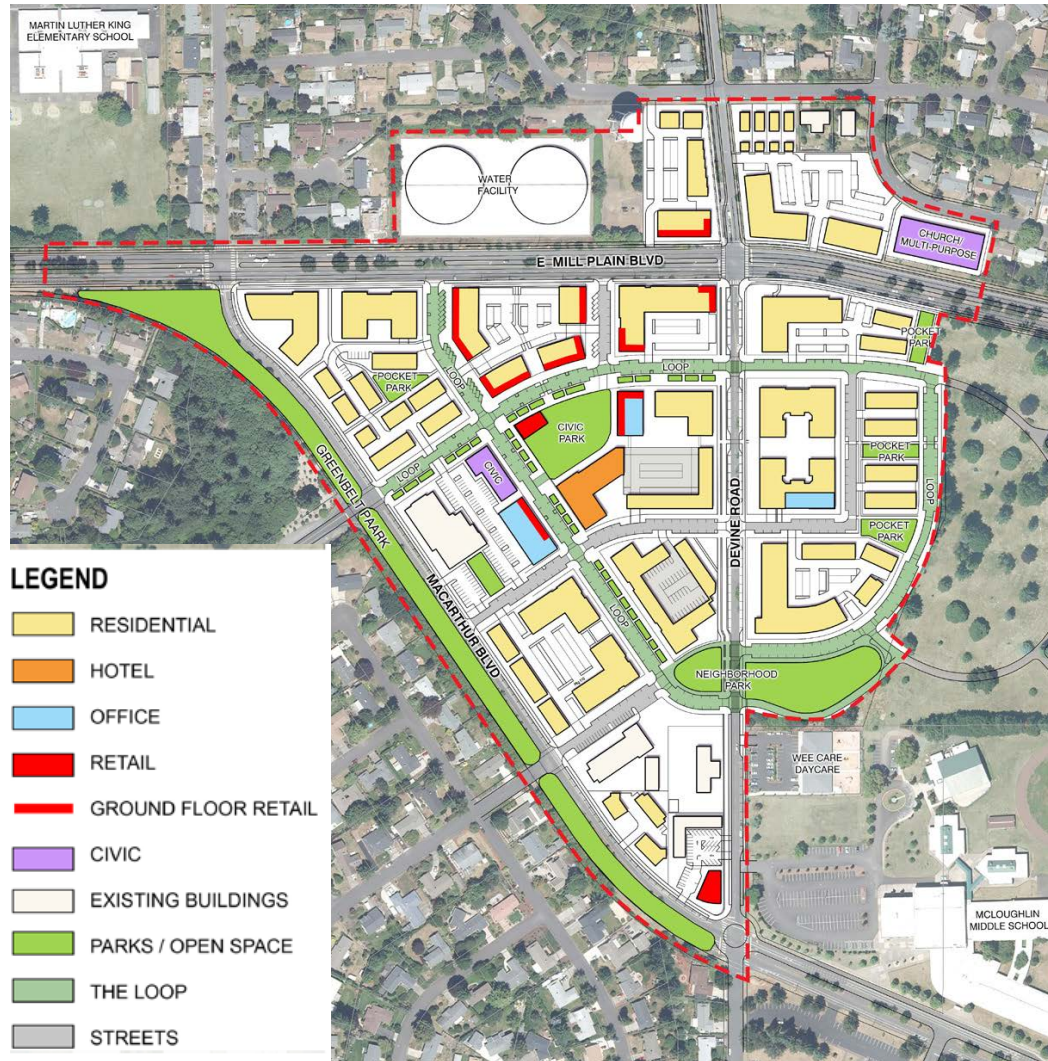
The Grand Loop Concept



Redevelopment Framework: Districts



Redevelopment Framework: Program



Use	Development Program
Residential	1,336 units 1,080 sf avg.
Commercial	56,000 sf
Office	64,770 sf
Hospitality	82,500 sf (156 keys)
Civic	15,800 sf
Church/Multi-Purpose	20,200 sf
Parks and Open Space	5.6 acres

Redevelopment Framework: Open Space



Acres of Open Space	
Civic Park	1.0 acres
Neighborhood Park	1.5 acres
Pocket Parks	0.5 acres
Linear Plaza (the Loop)	0.5 acres
MacArthur Greenbelt	2.6 acres

Civic Park



Neighborhood Park



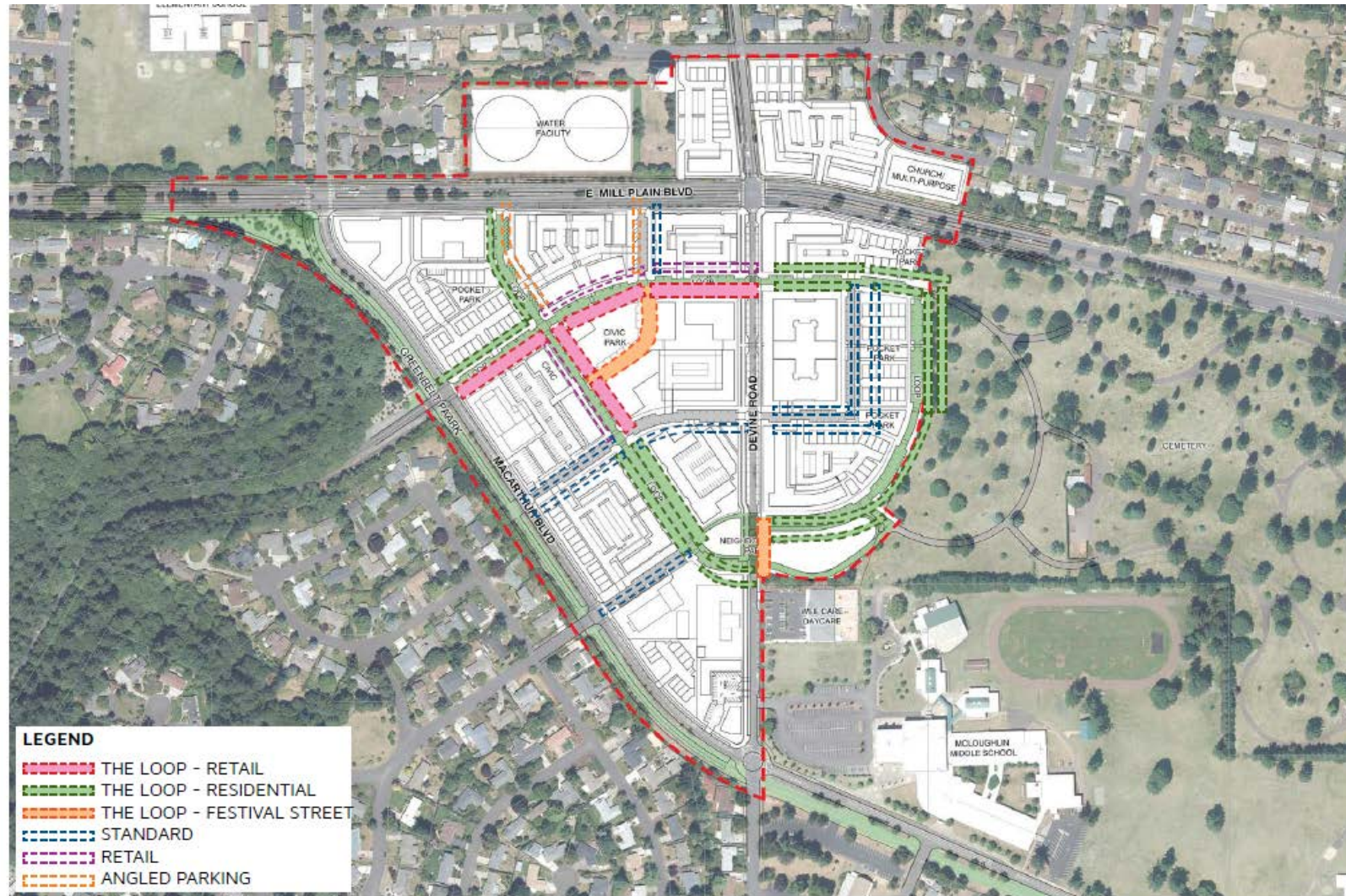
Pocket Park



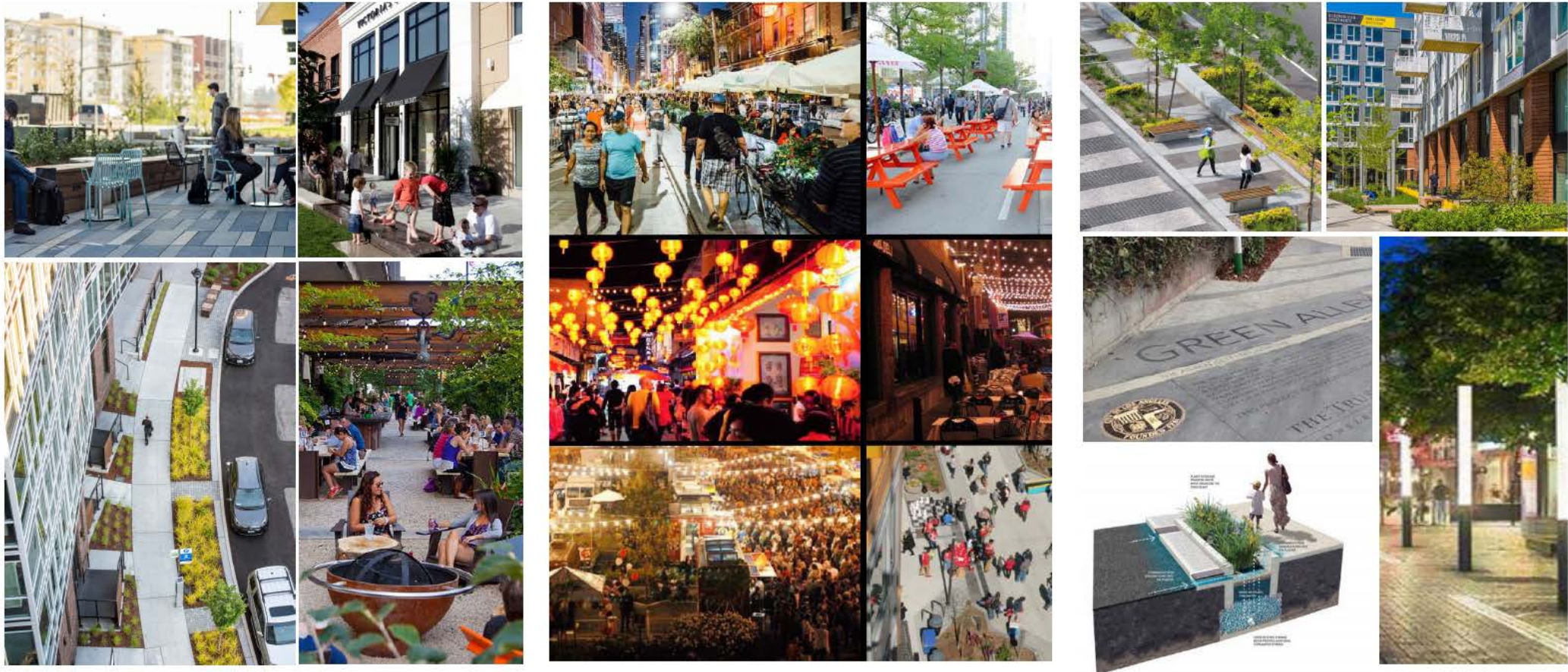
The Loop - Linear Plaza



Redevelopment Framework: Internal Street System



The Grand Loop Concept



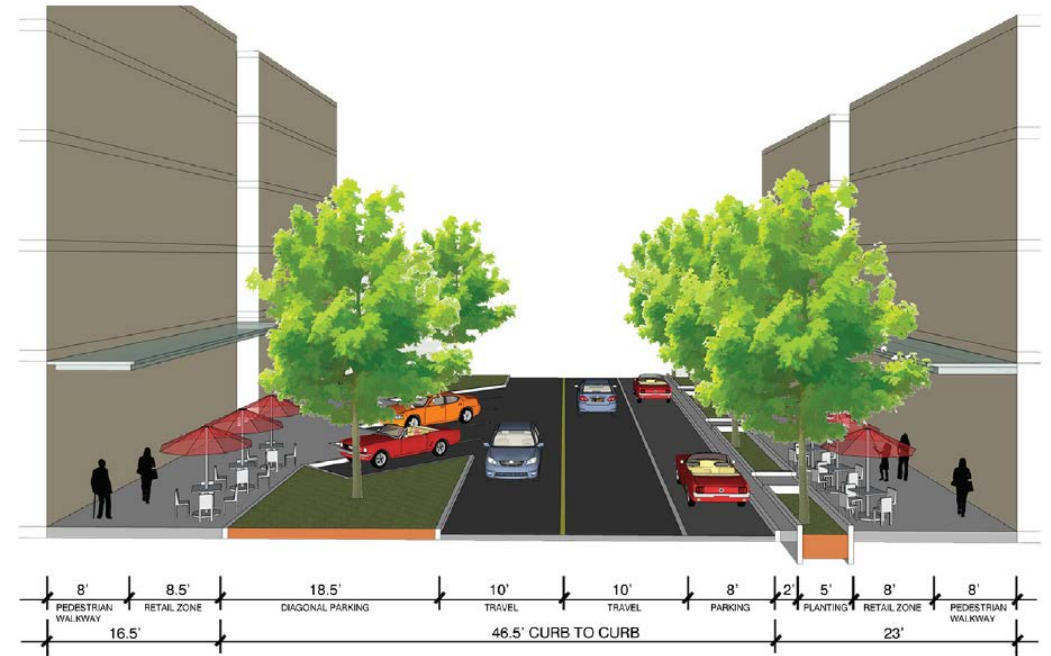
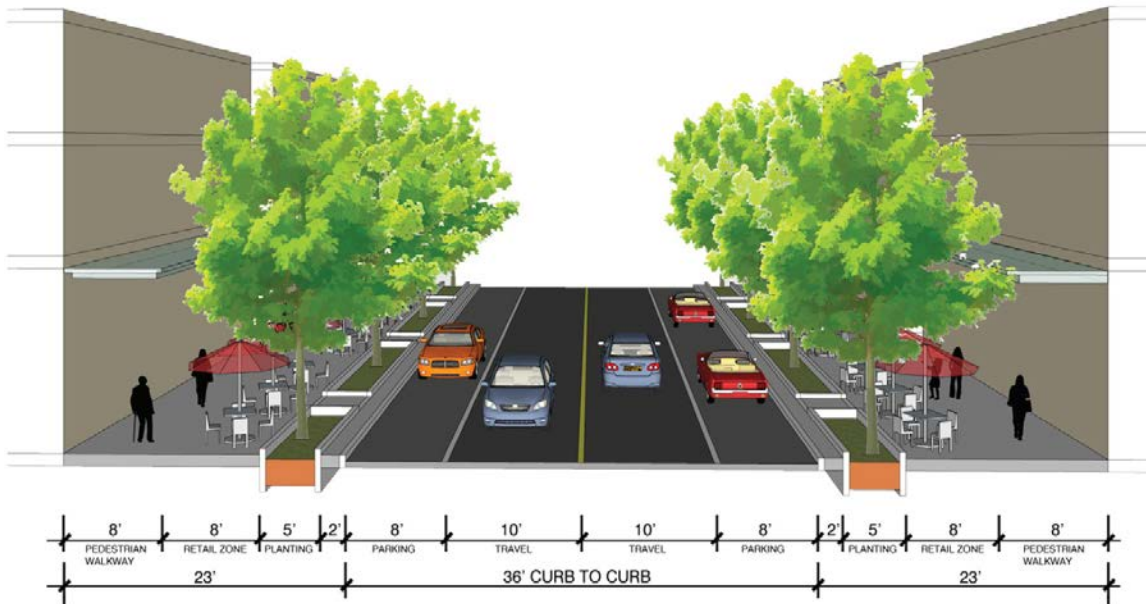
Retail Street



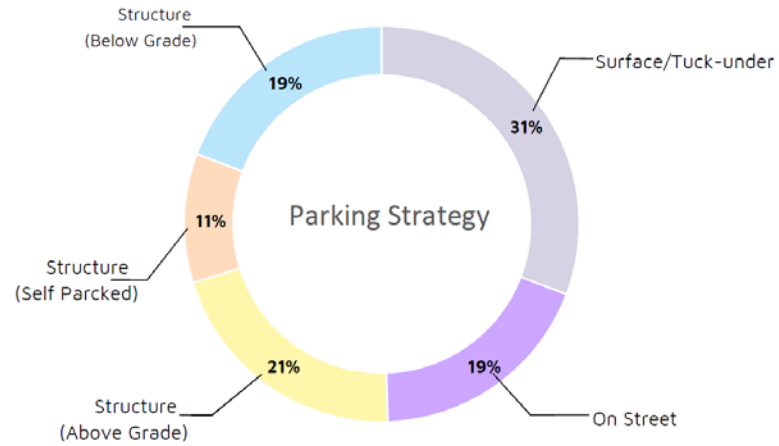
Residential Street



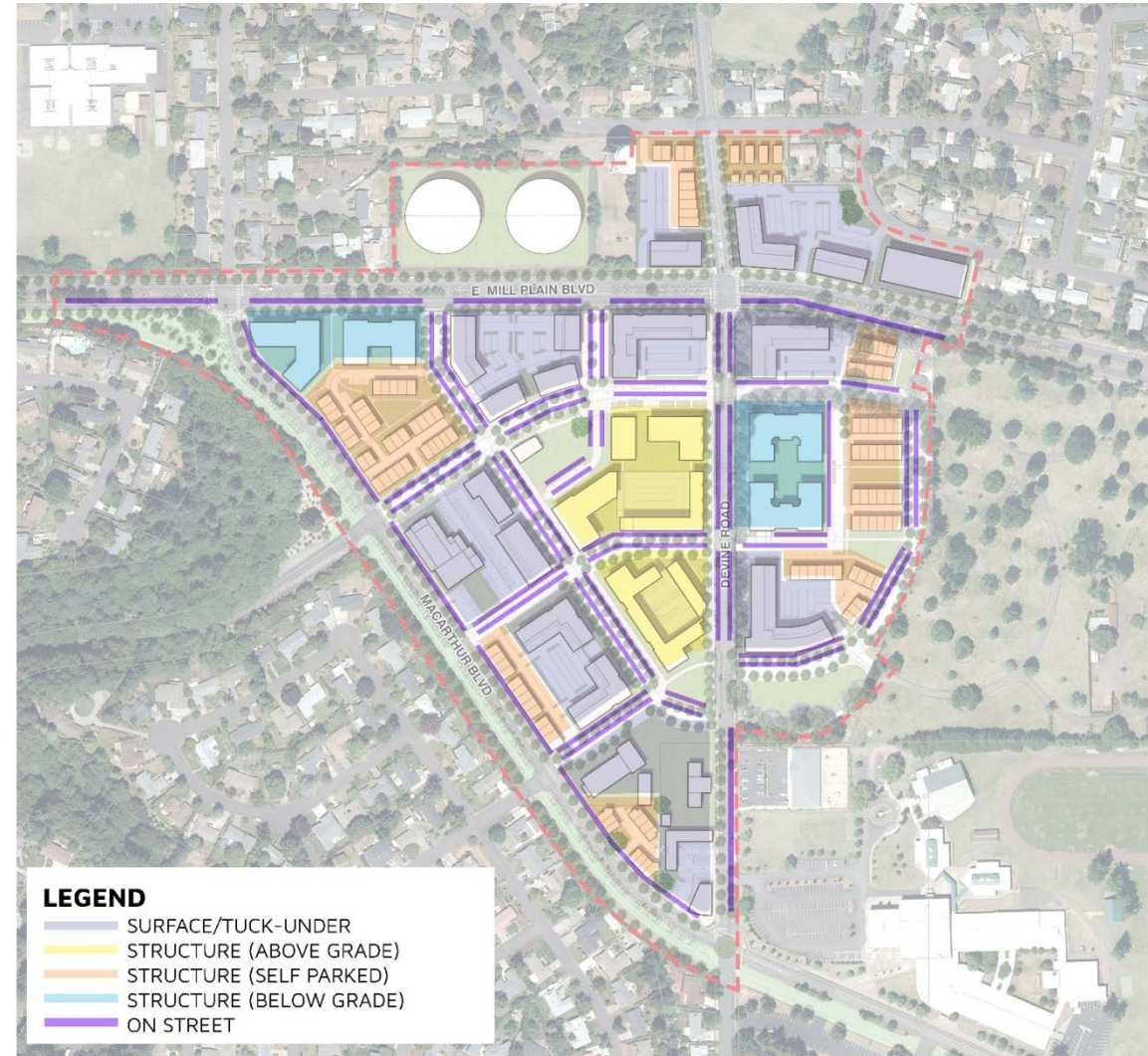
On-street parking



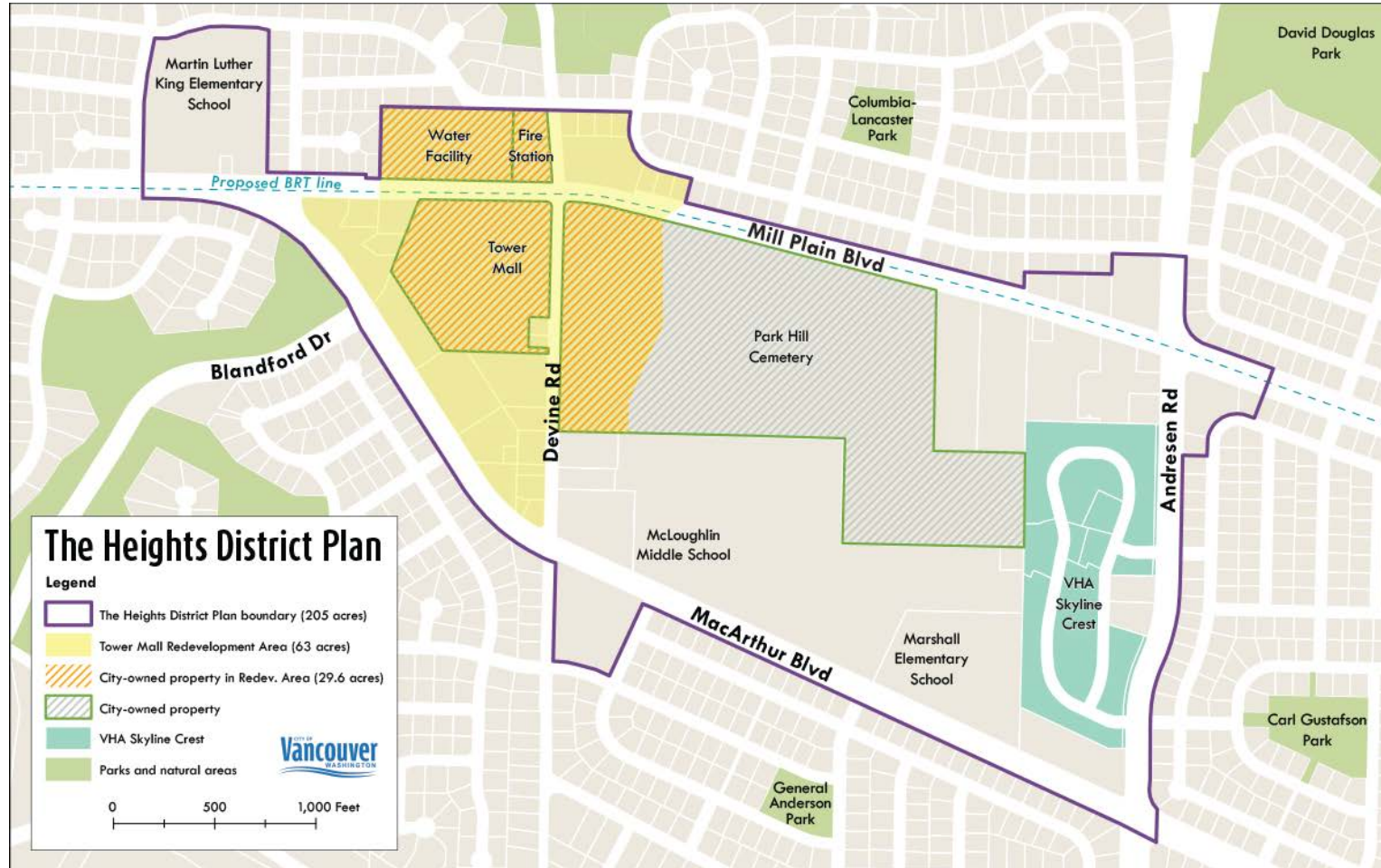
Redevelopment Framework: Parking Strategy



Parking Strategy	% Overall	Spaces
Surface/Tuck-under Parking	31%	665
On Street Parking	19%	405
Structure Parking (Above Grade)	21%	447
Structure Parking (Self Parked)	11%	228
Structure Parking (Below Grade)	19%	416
Total	100%	2,161



The Heights District

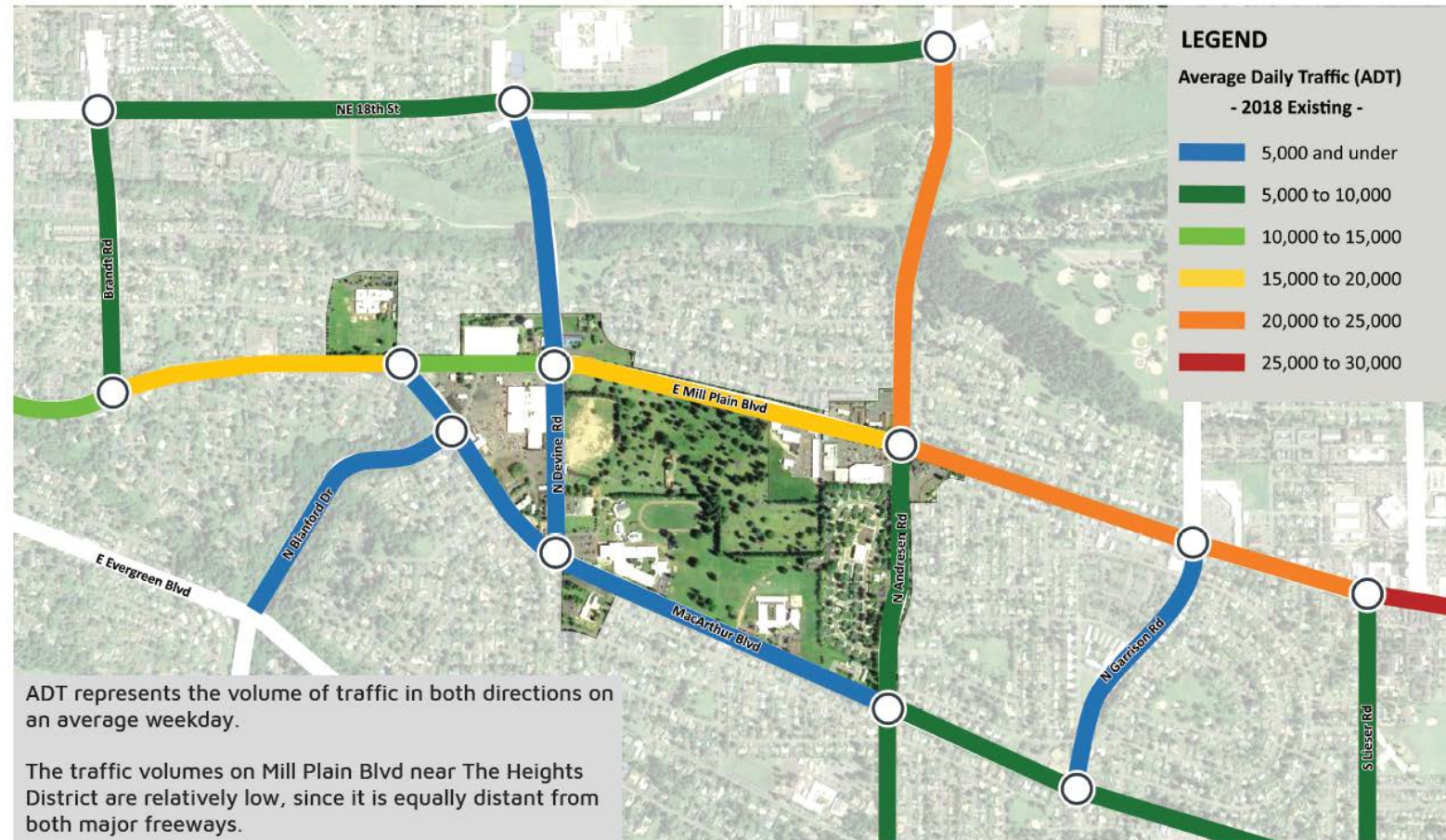


The Heights District: Circulation & Access



The Heights District: Roadway Capacity

EXISTING AVERAGE DAILY TRAFFIC



The Heights District: Mill Plain Blvd.



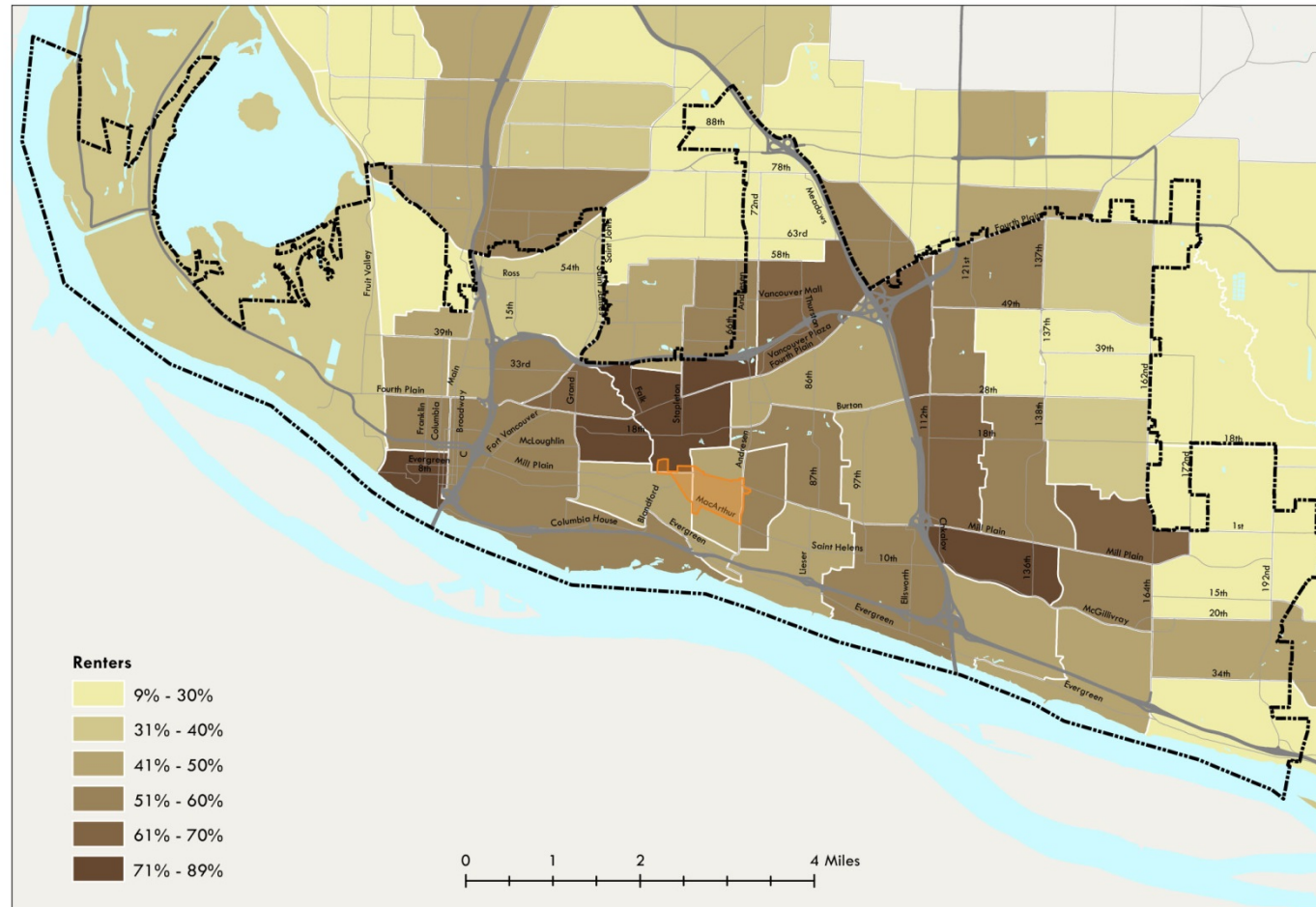
The Heights District: Divine Road



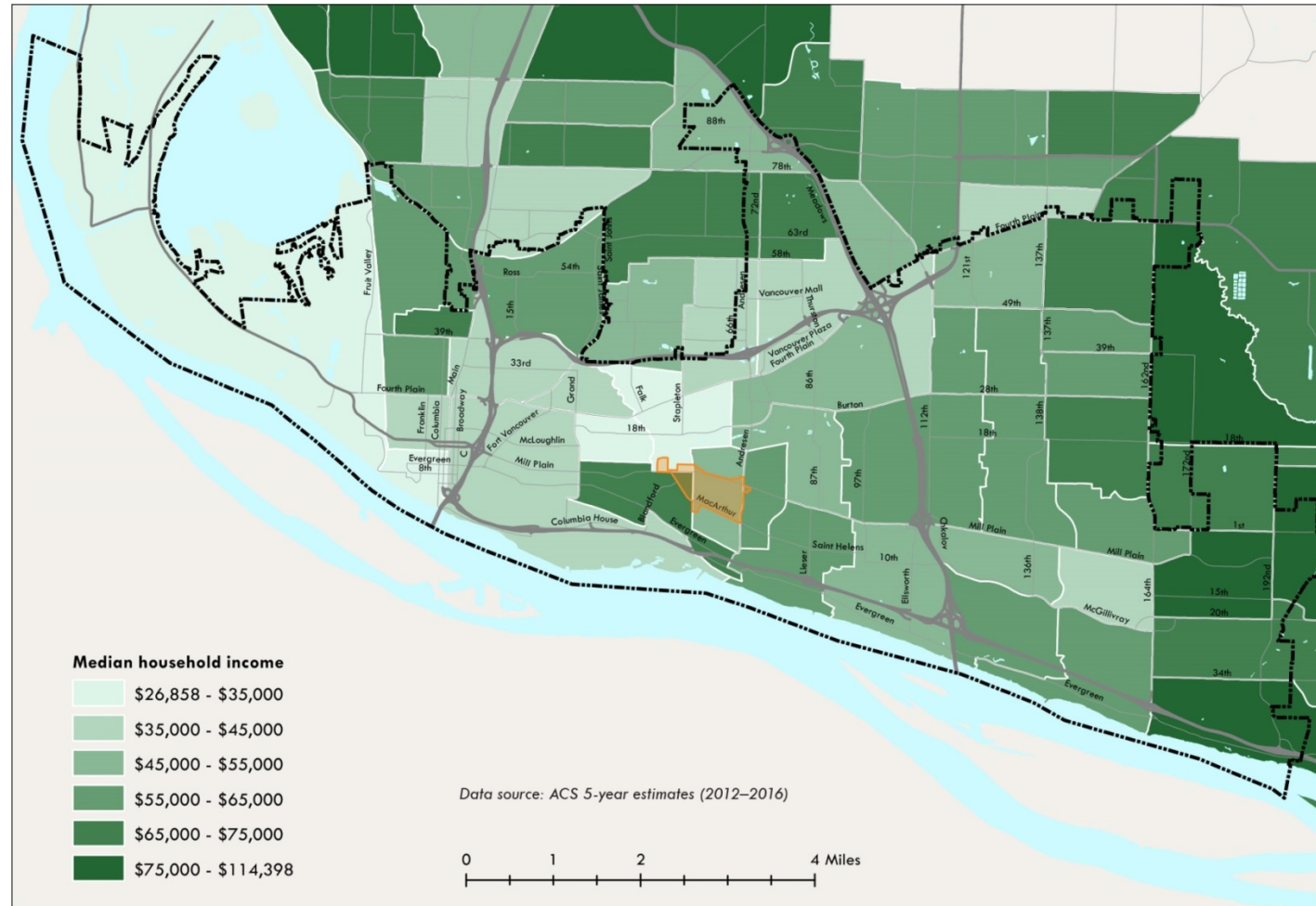
The Heights District: MacArthur Blvd.



The Heights District: Renter-Occupied Households



The Heights District: Medium Family Income

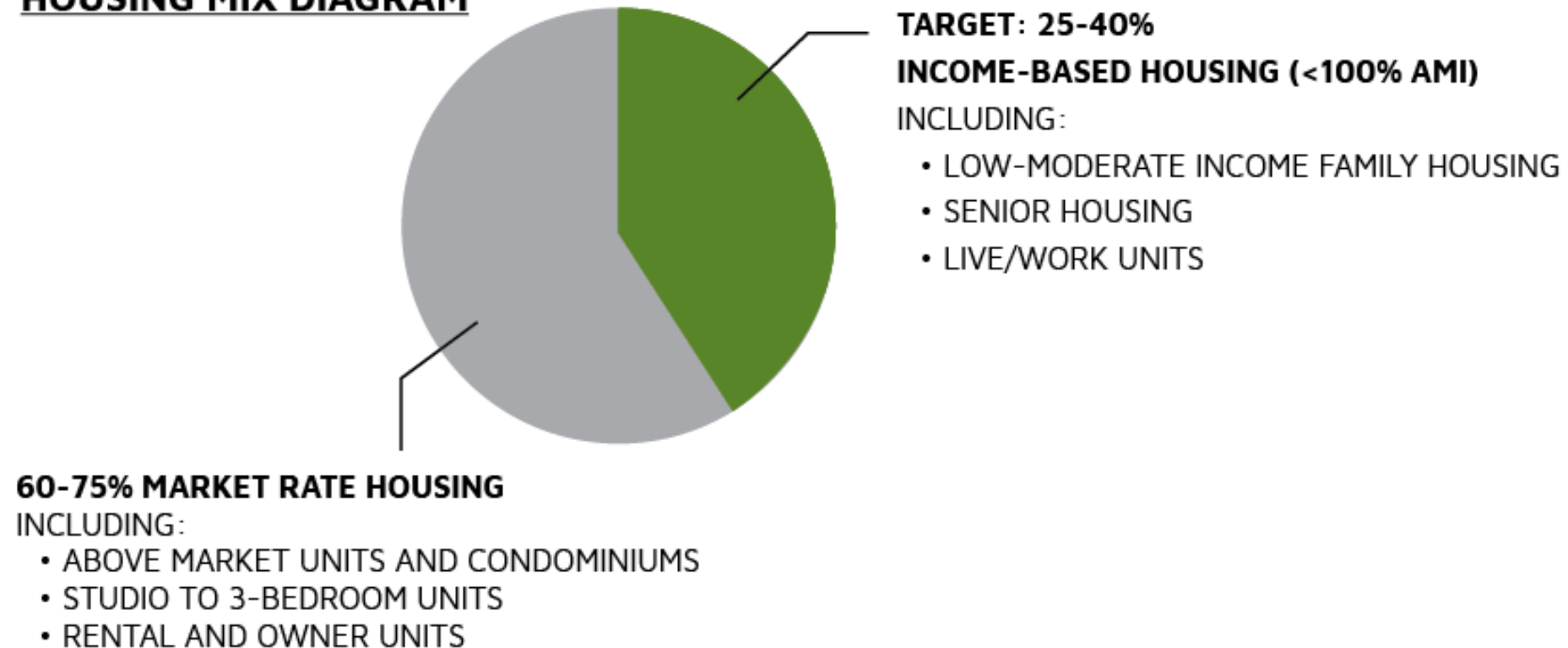


The Heights District: Income-Based Housing

- Best Practices: design, services, open space, neighborhood integration
- Support retail amenities that people want
- Understand how infrastructure will be funded
- Target for below-market housing:
 - 25%-40% of new housing in district, approximately 320-575 units
 - Affordable to households below Area Median Income (AMI)
 - 1-person household AMI: \$57,000
 - 4-person household AMI: \$81,400
 - Variety of unit types: studio to 3-bedroom family units
 - Senior housing, rental and homeownership opportunities

The Heights District: Income-Based Housing

HOUSING MIX DIAGRAM



The Heights District: Sustainability

- Robust stormwater management systems
- Energy efficient buildings
- Reduced trips and sustainable mobility
- Restore or improve function of natural landscapes
- Reduce pollutants
- Consider social & economic sustainability



ASPECTS OF SUSTAINABILITY



ENERGY USE



MATERIALS



EMISSIONS



EQUITY



HEALTH



ECOLOGY



WATER

Heights District Plan: Community Engagement

Community Open
Houses

Online Surveys

Stakeholder
Interviews

Community
Advisory
Committee

Technical Advisory
Committee

Property Owner
Meetings

Neighborhood
Assoc. Meetings
& Interviews

Coffee Talks

Planning
Commission & City
Council

Community Engagement: Leadership Summit



Community Engagement: Community Advisory Committee



Community Engagement: Open Houses



CITY OF Vancouver WASHINGTON Vancouver Heights District Plan

Welcome Defining success Bridging gaps What comes next?

Welcome

The Heights District is a dynamic place and has been identified as a future urban center. It's home to some of Vancouver's oldest neighborhoods, best views, and busiest corridors.

The City of Vancouver would like your input as we establish a vision for a vibrant urban district that's economically feasible and in tune with its surroundings and our shared goals.

The City has started a collaborative process to craft a vision that unlocks the District's unique potential. As part of this process we're talking with people through a volunteer Community Advisory Committee, interviews with key stakeholders, public open houses and online open houses like the one you're visiting now.

This online open house is the first of a series that will ask you how you use The Heights District today, and how you envision this area in the future.

To help us understand your perspective, first tell us how you currently use The Heights District (outlined in red on the map). Please check all that apply.



Legend
The Heights District Boundary
Neighborhood Boundaries

Community Engagement

- **Focus Groups**
 - Health and social service agencies
 - Churches
 - Business owners/managers
 - Disability advocates
- **Individual meetings**
 - Property owners
 - Faith community leaders
 - Agency partners – VHA, VPS, C-TRAN
 - Residents living near the Heights and other interested community members



Community Engagement

- **Presentations**
 - Neighborhood associations
 - Community organizations
 - Tabling at public events: neighborhood picnics, National Night Out events, C-TRAN events
- **Coffee talks:** four coffee talks where community members could “drop in” to talk with project staff and CAC members about the plan



Community Engagement

Efforts to reach under-represented communities

- Interpretation, translation of materials
- Focus groups: Disability community, service providers
- Grade school parent coffees
- McLoughlin Middle School Leadership Students
- Door-to-door outreach to renters
- Working with community partners to reach targeted constituencies



**ДЕНЬ ОТКРЫТЫХ ДВЕРЕЙ ДЛЯ
ОЗНАКОМЛЕНИЯ СООБЩЕСТВА С ПЛАНом
ЗАСТРОЙКИ РАЙОНА ХАЙТС**

13 августа 2019 г., суббота | 11:00 – 14:00
Кафетерий в средней школе Маклафлин | 5802 MacArthur Blvd.



ВОЗМОЖНОСТЬ ОЗНАКОМИТЬСЯ С ПРОЕКТОМ ПЛАНА ЗАСТРОЙКИ РАЙОНА ХАЙТС

Благодаря вкладу общественности были разработаны планы застройки района Хайтс, территории площадью 228 акров, обозначенной как районный общественный центр в комплексном плане города и расположенной на бульваре E. Mill Plain между бульваром MacArthur и улицей Andresen в центральной части г. Ванкувер.

Посетите это мероприятие для того, чтобы ознакомиться с проектом плана и высказать свое мнение относительно этого плана. В план застройки включена территория бывшего торгового центра Tower Mall и прилегающая к нему зона, где предусматривается строительство нового жилья, точек розничной торговли, офисных зданий, парков и общественных мест, а также усовершенствования транспортной системы и инфраструктуры. Будут предложены легкие напитки и закуски, а также развлечения для детей. Приглашаем всех желающих!

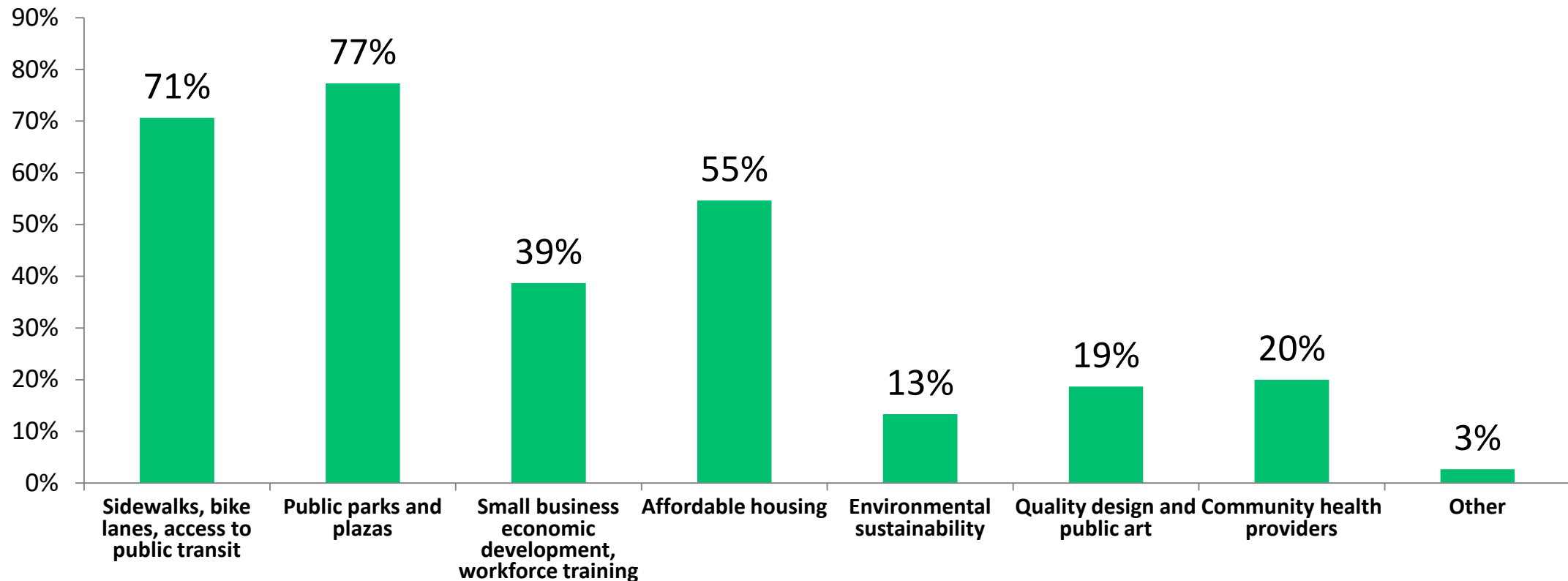
С вопросами и запросами на предоставление особых условий для лиц с ограниченными возможностями здоровья обращайтесь к Андреа Пастор по телефону (360) 487-7947 или andrea.pastor@cityofvancouver.us
Оставьте на связи с нами: www.cityofvancouver.us/theheights



CITY OF Vancouver WASHINGTON

Community Engagement: McLoughlin Students

What are the top three priorities for designing The Heights District?



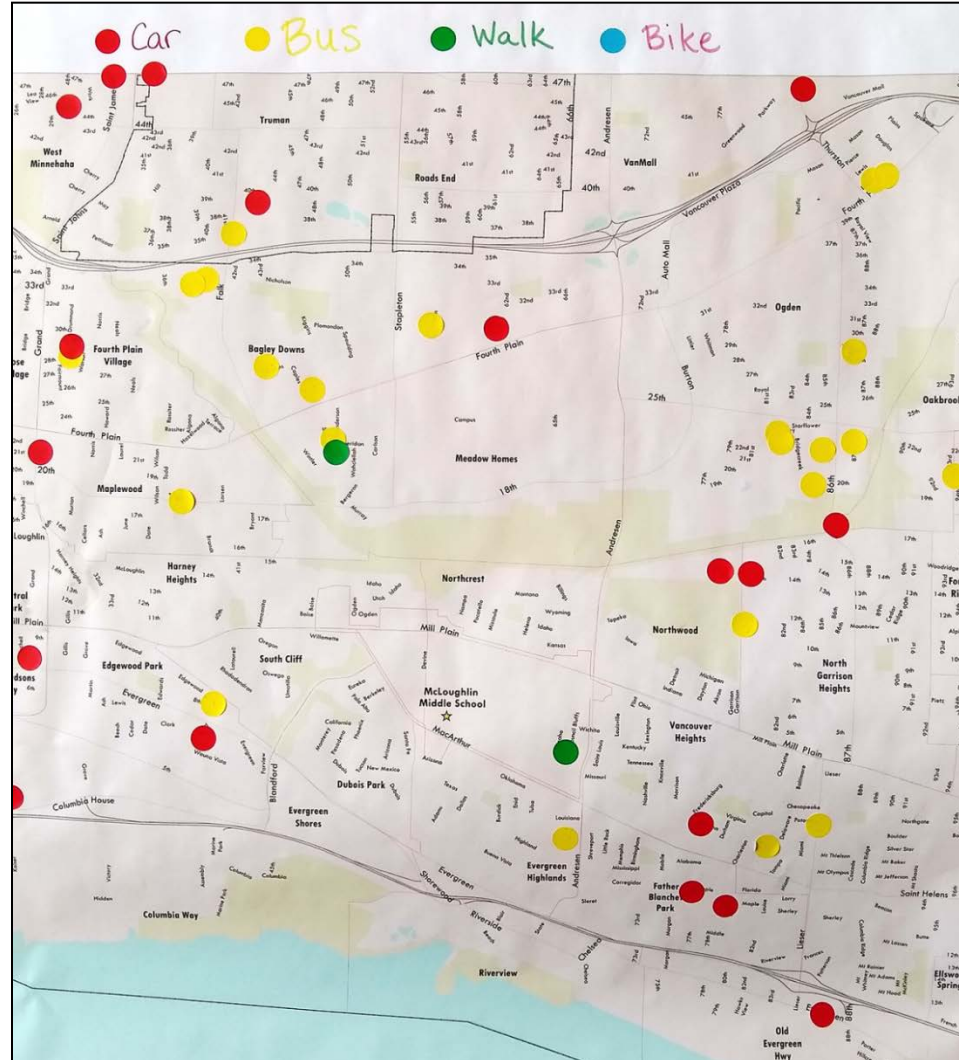
Community Engagement: McLoughlin Students

What kinds of amenities should we include in the new Heights District parks?



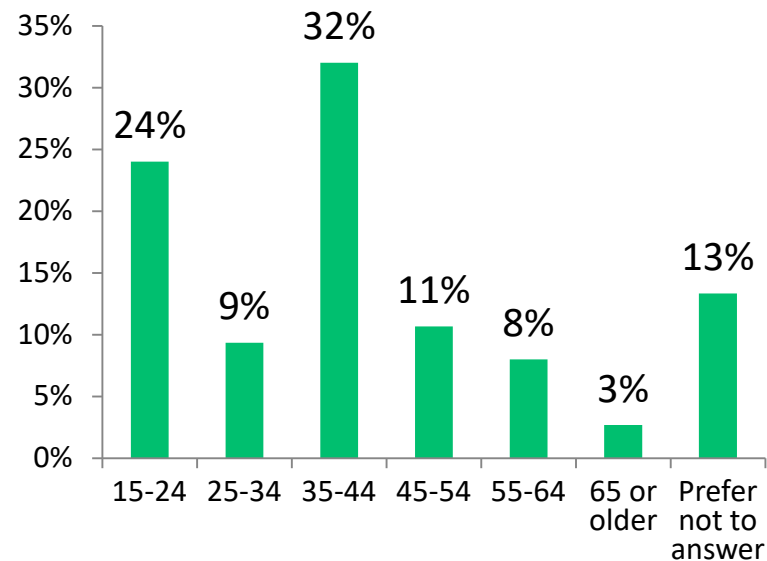
Community Engagement: McLoughlin Students

**Where do you live?
How do you get to
school?**



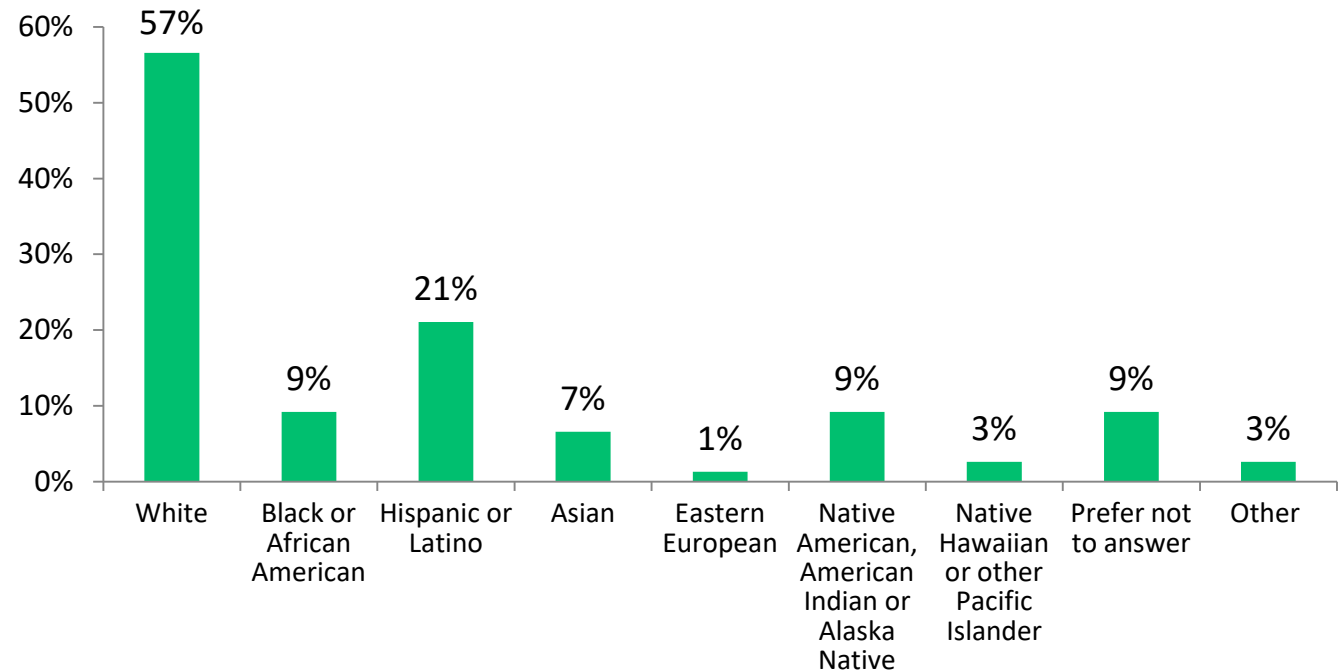
Community Engagement: McLoughlin Students

Age of respondent

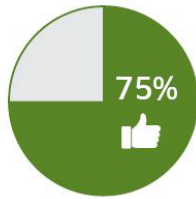


Race/ethnicity of respondent

*Responses do not sum to 100% ,
include multiple selections*



Community Engagement: Big Issues



Income Based Housing

Main Takeaway: Around the right balance of Income-Based housing including family and senior housing

Concern: Too few ownership opportunities

Action Item: Investigate funding and implementation strategies that promote higher ownership rates

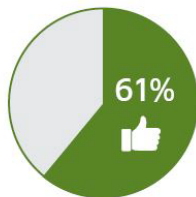


Public Space

Main Takeaway: Open space strategy provides a sufficient variety of functions and experiences

Concern: Not enough green space

Action Item: Utilize surrounding open space network and promote additional usable green spaces such as roof gardens



Mix of Uses and Urban Form

Main Takeaway: Strong support for loop concept and variety of experiences, so long as existing businesses are retained

Concern: Traffic and parking may spill over into adjacent neighborhoods

Action Item: Neighborhood traffic control measures and street improvements where appropriate

Community Engagement

Ongoing Efforts

- Working with neighborhoods to identify existing neighborhood traffic issues and potential solutions
- One-on-one discussions with property owners
- Potential: Second round of coffee talks as part of draft plan/draft environmental impact statement (DEIS) public review and comment period

Next Steps

- July 2019: approximate timeline to release draft plan document and Draft Environmental Impact Statement (DEIS) for public review and comment
- September 2019: Last anticipated extension of development moratorium
- Late Fall 2019: Initiate adoption process with Planning Commission and City Council
- Planning phase of The Heights project projected to be complete in fall 2019

Next Steps

2018	2019	2020	2021	2022	2023	2024+
INITIAL PLANNING ■ Heights District Plan ■ Tower Mall Redevelopment Framework Plan ■ Urban Design Guidelines						
	POLICY UPDATES ■ Comprehensive Plan ■ Zoning Code ■ Capital Improvement Plan					
		CONCEPT REFINEMENT ■ Development Plan and Housing Strategy ■ Streets and Public Realm Master Plan ■ Lot Line Adjustments, Easements, and Acquisitions				
			DESIGN AND CONSTRUCTION ■ Parks and Infrastructure ■ Development Partnerships and Agreements ■ Neighborhood Development Organizational Structure			

Questions and Discussion

VANCOUVER
CITY HALL

Rebecca Kennedy, Long Range Planning Manager
(360) 487-7896

Rebecca.Kennedy@cityofvancouver.us

<https://www.cityofvancouver.us/heights-district-plan>



The Heights District Plan - 53

Culture, Arts & Heritage Commission

VANCOUVER
CITY HALL

CITY OF
Vancouver
WASHINGTON

City Council Workshop
June 10, 2019

Jeanette (Jan) Bader
Program & Policy Development Manager

Presentation Overview

- Cultural Program Background
- Culture, Art & Heritage Plan
- Proposed Culture, Art & Heritage Commission



Background

- 1994- Cultural Commission formed to bring a “more focused approach to the role of arts, culture and heritage”
- 1997 - First Cultural Plan was created
- 2004- Cultural Services Manager position eliminated
- 2005, Cultural Commission suspended



Culture, Arts & Heritage Plan



- 2016-2021 Strategic Plan, Action 5.2.3 “Update Cultural Plan”
- April 2016, Council adopts new Culture, Art & Heritage Plan
- 2019-2020 budget- Council approves \$400,000 per year for cultural program

Recommended Steps in Plan Implementation



- Appoint a Cultural Commission
- Restore the cultural grant program
- Create a public art program
 - New installations
 - Maintenance of existing art
- Hire a full-time Cultural Services Manager (limited term FTE)

Proposed Culture, Art & Heritage Commission



CITY OF
Vancouver
WASHINGTON

- Facilitate development and promotion of a thriving cultural, arts and heritage environment in Vancouver
- Responsible for implementing the Culture, Art & Heritage Plan
- Be established as a public development authority per RCW 21.730.757

Benefits of a Public Development Authority



Separate legal entity which may:

- Solicit and accept public and private funds
- Own physical assets including public art, building, etc.
- Secure financing
- Issue debt
- Enter into contracts and community partnerships

Proposed Culture, Art & Heritage Commission

- 11 members – leaders in cultural, heritage, arts or business community
- Seat for Vancouver representative on Clark County Art's Commission
- 3-year term, maximum of 2 terms
- Appointed by City Council



Proposed Culture, Art & Heritage Commission



- Officers – President, Vice President, Secretary/Treasurer, Executive Director
- Minimum of four meetings per year
- Meetings open to the public
- Public Art Committee Subcommittee
 - Five members
 - Chaired by a Cultural Commission member
 - Minimum of one professional artist

Appointment of Commission



- Proposed slate of members
- Four recommended by each Council Committee
- Two recommended by Mayor
- Vancouver member of Clark County Arts Commission
- Commission appointed by Council

Cultural Grant Program



- \$100,000 per year
- Available to non-profit and government organizations
- On-line application and review
- Review and recommendations by Culture, Art & Heritage Commission
- Approved by City Council

Public Art Program



- \$100,000- 150,000 annual budget
- Public Art Plan in draft
 - Public review over the next few months
- Art inventory updated
- Roster of curators created

Next Steps- Culture, Art & Heritage Commission



Create Culture, Art & Heritage Commission as public development authority:

- Rescind and replace VMC 2.88;
- Adopt Commission charter;
- Adopt Commission bylaws;
- Appoint Commission;
- Adopt interlocal for services

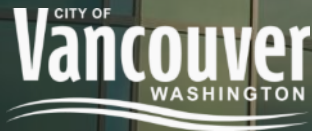
Questions?

VANCOUVER
CITY HALL

Jeanette (Jan) Bader,
Program & Policy Development Manager

360-487-8606

jan.bader@cityofvancouver.us





Staff Report 069-19

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/10/2019

SUBJECT Evergreen Estates Sewer Improvement Project construction acceptance and release of retainage bond

Key Points

- The project installed more than 5,500 linear feet of gravity sewer.
- Public sanitary sewer is now available to 99 parcels.
- Staff proposes awarding construction acceptance and release of the retainage bond

Strategic Plan Alignment

Goal 1, Objective 1.2: Ensure our infrastructure, including buildings and utilities, is safe, environmentally responsible and well maintained.

Present Situation

NW Construction G C, Inc of Battle Ground, Washington, has completed construction of the Evergreen Estates Sewer Connection Incentive Program (SCIP) project. The project provided reliable sewer service to 99 parcels by installing more than 5,500 linear feet of 8-inch and 10-inch gravity sewer mains in the following roadways: NE 128th, NE 129th and NE 131st Avenues, NE 129th Court, as well as NE 14th, NE 16th and NE 17th Streets in the Fircrest neighborhood.

A coordinated effort with Pavement Management on this project resulted in a full width road restoration on all streets.

The work was completed satisfactorily in accordance with the plans and specifications. Contract costs are summarized below:

TOTAL CONTRACT COSTS	
Labor, Equipment and Material	\$1,540,635.73
Sales Tax	\$84,551.04

Total	\$1,625,186.77
Retainage	Bond

The original contract amount, including sales tax, was \$1,637,962.43. The final project cost was \$1,625,186.77, which was \$12,775.66 (under 1%) less than the original contracted amount. The difference between original contract amount and final contract amount can be attributed to extra street restoration required by Clark County, as well as the typical variances in unit prices and/or quantities commonly encountered during construction.

The contract amount fell within the \$1,500,000 to \$3,000,000 range requiring a minimum 4% apprenticeship utilization. The contractor did not utilize any hours on this project and was therefore assessed the penalty of \$10 for each unmet apprenticeship labor hour for a total of \$3,395.80.

Advantage(s)

1. Provides reliable sanitary sewer service to residents.
2. Subsequent decommissioning of septic systems will protect the community's ground water supply.
3. Completes the City's contractual and statutory process for accepting the project.
4. Formal project acceptance allows for closure on third-party bond claims and facilitates release of the Contractor's retainage bond.

Disadvantage(s)

None

Budget Impact

None. Funds for this project are appropriated in the Sewer Construction Fund, in the 2019-2020 Budget.

Prior Council Review

1. Approval of the 2017-2018 Capital Improvement Budget.
2. Award of contract at the August 27, 2018, Vancouver City Council Meeting.

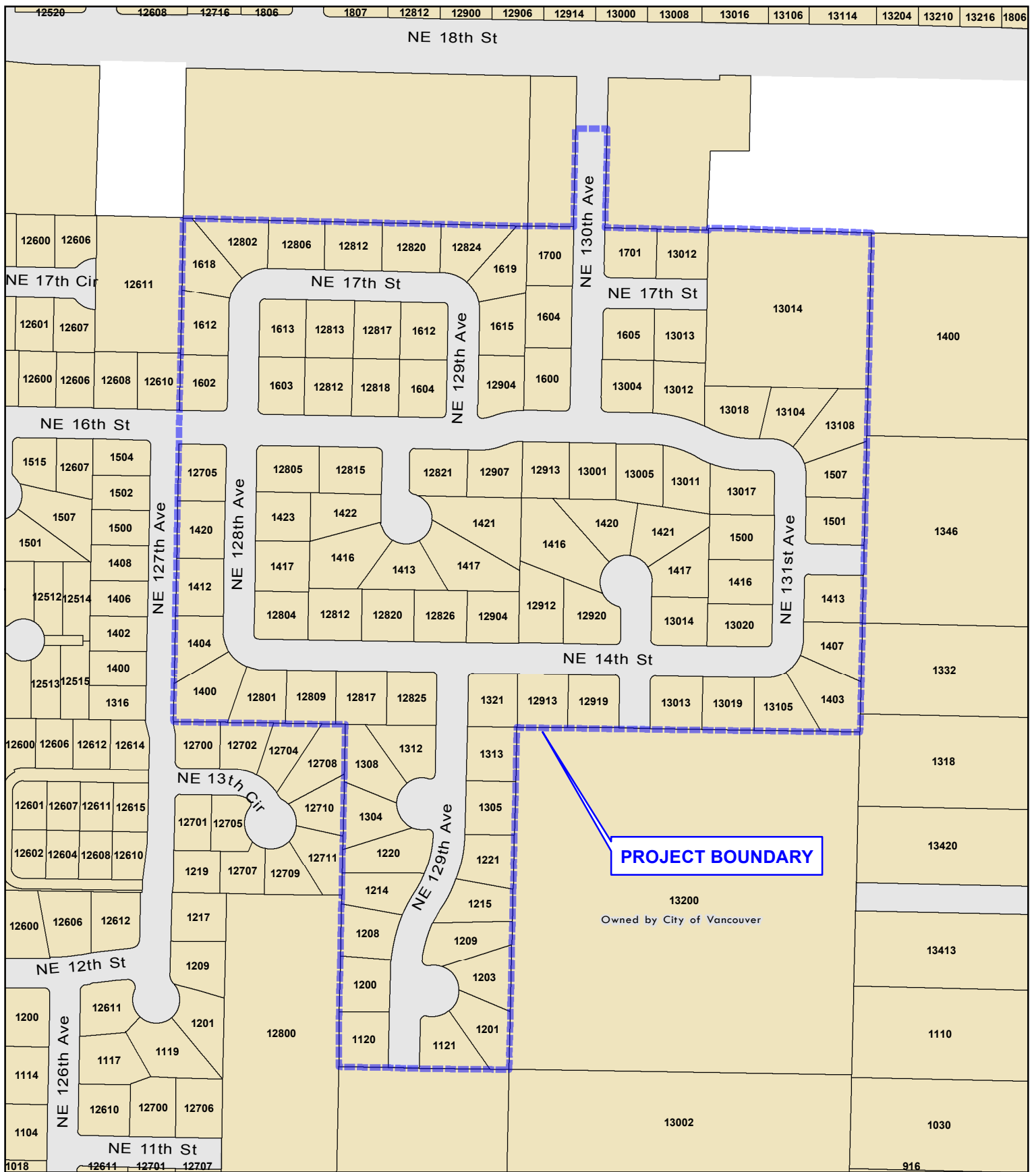
Action Requested

Authorize the City Manager or designee to accept the facilities as constructed by NW Construction General Contracting, Inc. of Battle Ground, Washington, and authorize release of the retainage bond, subject to receipt of all documentation required by law.

Sheryl Hale, Senior Engineering Supervisor, 487-7151

ATTACHMENTS:

- ▢ Project Boundary Map - Evergreen Estates



Evergreen Estates Sewer Extension

Project Number: 083677

1 inch = 250 feet





Staff Report 070-19

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/10/2019

SUBJECT NE 18th Street Improvement Project – NE Four Seasons Lane to NE 136th Avenue, construction acceptance and release of retainage bond

Key Points

- The project improved NE 18th Street between Four Seasons Lane to NE 136th Avenue into a four-lane urban arterial including sidewalks, paths, bike lanes, sound walls, street lights, and traffic signals.
- Tapani, Inc. of Battle Ground, Washington was awarded the contract for construction in December 2016. Construction began in January 2017, and was physically complete in March 2019.
- Final construction costs for the project are \$11,924,879.82.
- Per the contract Special Provisions the contractor was required to provide 1,000 hours of employee training as required by our federal grant administrators. On this project the contractor delivered 1,040 training hours.

Strategic Plan Alignment

Goal 1, Objective 1.1: Develop and maintain a safe, balanced and innovative transportation system that will meet the needs of future generations.

Present Situation

The project improved NE 18th Street between Four Seasons Lane to NE 136th Avenue.

The original construction contract bid amount was \$10,952,016.59. Change orders and quantity adjustments during construction increased the contract amount by 8.9% to \$11,924,879.82. The two largest changes were adding a signalized intersection at NE 118th Avenue and delay costs associated existing utility relocation. The signalized intersection was added for safe and controlled access to the Fircrest Neighborhood at NE 118th Avenue. The signalized intersection change order cost was \$273,000. The wire utility relocation was delayed due to material procurement, contract and permitting issues experienced during the wire utility relocation work.

The existing wire utility relocation delay change order cost was \$270,000. The balance of change orders were multiple smaller items typical with a job this size.

Tapani, Inc. of Battle Ground, Washington, has satisfactorily completed the subject improvements in accordance with the plans and specifications. An employee training requirement of 1,000 hours was set for the project by our federal grant administrators. The Contractor delivered an actual 1,040 hours of training.

Advantage(s)

1. Completes the City's contractual and statutory process for accepting the project.
2. Formal project acceptance allows for closure on third-party bond claims and facilitates release retainage.

Disadvantage(s)

None

Budget Impact

This project was funded from a combination of federal grants awarded by the Regional Transportation Council (RTC), a state grant awarded by The Transportation Improvement Board (TIB), developer contributions and local funds.

Prior Council Review

1. Five Council workshops between 2008 and 2016. The most recent workshop 6/13/16.
2. Approval of the 2017 -2022 Transportation Program (TIP) – Resolution No. M-3894 (6/20/2016)
3. Award of construction contract on 12/12/2016.

Action Requested

Authorize the City Manager or designee to authorize and accept the release of the retainage bond, subject to receipt of all documentation required by law on the NE 18th Street Project - Four Seasons Lane to NE 136th Ave., as constructed by Tapani, Inc. of Battle Ground, Washington.

Ryan Knox, Senior Civil Engineer, 487-7761



Staff Report 071-19

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/10/2019

SUBJECT Lease Agreement with Fourth Plain Forward

Key Points

- Fourth Plain Forward will lease 430 square feet of commercial space at 5107 E. Fourth Plain Blvd. for a period of two (2) years
- The lease will be \$360 per month (or approximately \$10.00 per square foot)
- Lease revenue over term - \$8,280.00

Strategic Plan Alignment

Goal 8: Strengthen commercial, retail and community districts throughout the city

Present Situation

Fourth Plain Forward is a coalition of local business owners, property owners and community members who in 2017 formed a 501(c)(3) non-profit to manage the enhancement of the Fourth Plain International District by promoting the welfare of residents and small businesses, projecting a positive district image, attracting new visitors and investment, and managing projects and activities within the district. These activities include district branding, shared advertising and promotions, special events, support for entrepreneurs, community art projects, and more. The Fourth Plain Forward non-profit is part of a broader, multi-year, City-led initiative to increase economic opportunity for residents and businesses within the Fourth Plain International District, which includes the Fourth Plain commercial corridor and adjacent neighborhoods between I-5 and Andresen Blvd.

Currently Fourth Plain Forward does not have its own office space, rather the organization utilizes space at the businesses of board members to store materials and supplies and to hold board meetings. The organization is looking for a small office space where board members and staff can work and manage organization business, in close proximity to the businesses and residents they serve. An office will also allow them to provide a more accessible meeting space where staff from partner organizations like the Hispanic Metropolitan Chamber and Workforce

Southwest Washington can meet with clients, closer to where they live and do business. The proposed location will provide temporary office space for two years, until the Fourth Plain Commons project is complete and they can occupy that space.

The Zhen building, located at 5107 E. Fourth Plain Boulevard, was purchased by the City in 2018 as part of the Operations Center property consolidation efforts. The Zhen building is Class C office space that is anticipated to be demolished in 2023. The City currently has approximately 430 square feet of office space available within the building. With such a short life span remaining on the building, it is difficult to find tenants. This short-term lease will work well with the City's and Fourth Plain Forward's timelines and bring in some unanticipated revenue to the City.

It is proposed to enter into a lease agreement with Fourth Plain Forward for approximately 430 square feet for a two (2) year period starting June 1, 2019, with rent starting on July 1. Rent will be \$360 per month or approximately \$10.00 per square foot. This rate is consistent with the other tenants in the building.

Advantage(s)

1. Provides an interim stand-alone office and presence for the Fourth Plain Forward organization to conduct operations within the Fourth Plain business district.
2. Provides some rental revenue to the City for the next two years.

Disadvantage(s)

None

Budget Impact

The City will have a positive cash flow of \$8,280.00.

Prior Council Review

None

Action Requested

Authorize the City Manager or his designee to approve the Lease Agreement between the City of Vancouver and Fourth Plain Forward and execute the document.

Brian Carlson, Public Works Director, 487-7131

ATTACHMENTS:

- ▢ Lease Agreement

LEASE AGREEMENT

This is a lease between the City of Vancouver, a municipal corporation and first class city of the State of Washington, (Lessor) and Fourth Plain Forward, a Washington state corporation (Lessee), by which the Lessee leases certain space in a building from the Lessor. It is hereby agreed between the parties as follows:

1. Premises. The Lessor hereby leases to the Lessee a portion of the space in that certain building to be known as the "Zhen Building" at 5107 E. Fourth Plain Blvd., Vancouver, WA 98661, legally described as Clark County Assessor Parcel 030239-050 (Premises); such space having a floor area of approximately 430 square feet, as identified in attached Exhibit "A".
2. Condition of Premises. Lessee acknowledges Lessee is familiar with the Premises, has made a full inspection of the Premises and agrees to accept the Premises in its present condition, as is, and as suitable to meet Lessee's needs.
3. Improvements. Lessee shall make no alterations, additions, modifications, replacements or improvements to either the interior or the exterior of the leased Premises during the term of this lease, without obtaining Lessor's prior written approval. The cost of any improvements required to support the particular operating needs of the Lessee shall be the responsibility of the Lessee. Any Lessee improvements, including signage, must be approved by the Lessor and shall be made at the Lessee's sole expense. Title to all improvements constructed, installed or attached to the premises shall rest in the Lessor.
4. Americans with Disabilities Act (ADA). Lessee acknowledges awareness of the ADA. Lessee agrees that all Lessee initiated or requested improvements, alterations, additions and Lessee's uses of the Premises shall comply with the requirements of the ADA. The cost of any ADA improvements required in conjunction with any improvements initiated or requested by the Lessee shall be the sole obligation of the Lessee; otherwise the cost shall be the sole obligation of the Lessor.
5. Term. The term of the Lease shall be for two (2) years commencing June 1, 2019, and ending on May 31, 2021. At the end of two (2) years, Lessee shall have the option to renew the Lease on a month-to-month basis at the sole discretion of the Lessor of which shall not be unreasonably withheld. Either party may terminate this agreement for any reason by giving six (6) months written notice to the other.
6. Rent. Lessee shall pay to Lessor as Rent for the Premises equal monthly payments per the schedule below, in advance, on the first day of each month of the Term hereof. Lessee shall pay Lessor upon the execution hereof \$360.00 as Rent for the first month. Rent for any period during the Term hereof which is for less than one month shall be a pro rata portion of the monthly installment. Rent shall be payable in lawful money of the

United States to Lessor at the address stated herein or to such other persons or at such other places as Lessor may designate in writing.

Year	Base Annual Rent	Monthly Rent
June 1, 2019 – June 30, 2019	\$0.00	\$0.00
July 1, 2019 – May 31, 2021	\$4,320.00	\$360.00

7. Tenant Improvement Allowance. Not applicable.
8. Parking. Lessee understands that parking is apportioned in conformity with controlling zoning ordinances and that Lessor shall have the right to make such regulations as Lessor deems desirable for the control of parking automobiles on the leased Premises. Parking is assigned per unit and is not to be exceeded during business hours unless assigned beforehand. NO PARKING ON THE NORTH END OF THE BUILDING. Your unit will be allowed 2 parking spots at the front of the building, as shown on attached Exhibit "B". These spaces may be marked with signage at the Lessee's sole expense and in conformity with other signage and can be placed upon the fence to mark your spaces. Lessee shall be responsible for assigning said spaces to its employees and assuring that its employees do not park in public spaces set aside for customer parking or those spaces assigned to other tenants. Additional customer parking (unassigned) is provided at the back of the parking lot on a first come basis, as shown on attached Exhibit "B". Please respect the other tenant's parking privileges and comply with parking rules. Any vehicles left in the parking lot overnight may be towed at the owner's expense unless prior agreement has been made to do so.
9. Utilities, Services and Taxes. The Lessee shall provide for all necessary janitorial services and will promptly pay all charges for utility services, including electric, gas and garbage. Lessee shall provide for the expenses necessary for the daily operation of Lessee, including the cost of all consumables such as paper goods, lamps, etc. Rental rate is inclusive of all taxes. Lessee shall keep the premises and all items therein installed by Lessee in good condition, except only for reasonable wear and tear. Lessor will promptly pay all charges for water, sewer and stormwater.
10. Maintenance. The Lessor will at all times maintain the structural and mechanical components of the building, including heating and air conditioning, electrical, plumbing, roof, doors, windows and other permanent fixtures, except that those improvements, including specialized electrical, heating and air conditioning, directly related to the operation of the Lessee, shall be the responsibility of the Lessee. The Lessee shall be

responsible for any and all damages to the building arising from the Lessee operations, acts or omissions of its employees, agents, invitees or licensees.

11. Inspection. Lessee shall allow the City's authorized representatives access to the leased Premises at all reasonable hours for the purpose of examining and inspecting said Premises for the purposes necessary, incidental to or connected with the performance of its obligations hereunder, or in the exercise of its governmental functions.
12. Permitted Use. Tenant shall use the Property only for conducting the following business and for no other purpose without Landlord's written consent: General office.
13. Sublease. Lessee shall not have the right to sublease all or any of the leased space
14. Indemnity. The Lessee agrees fully to indemnify and save and hold harmless the Lessor from and against all claims and actions and all expenses incidental to the investigation and defense thereof based upon or arising out of damage or injuries to third persons, or their property, or to the leased Premises caused by the fault or the negligence of the Lessee, its agents or employees, in the use or occupancy by the Lessee of the Premises covered by this agreement provided, however, that the Lessee shall not be liable for any injury, damage or loss to the extent such injury, damage or loss is caused by the sole negligence of the Lessor, its agents or employees. The Lessor agrees fully to indemnify and save and hold harmless the Lessee from and against all claims and actions and all expenses incidental to the investigation and defense thereof based upon or arising out of damage or injuries to third persons, or their property, or to the leased Premises caused by the sole negligence of the Lessor, its agents or employees; provided, however, that the Lessor shall not be liable for any injury, damage or loss to the extent such injury, damage or loss is caused by the negligence of the Lessee, its agents or employees. This indemnity agreement shall include any claim made against the indemnitor by an employee of the indemnitee, or by an employee of a contractor of the indemnitee, even if the indemnitee or contractor is immune from liability under the Worker's Compensation statutes or similar statute or program.
15. Liability Insurance. Lessee agrees to carry and keep in force general liability insurance covering personal injury and death and property damage, liability insurance, and such other insurance as may be necessary to protect the City herein from such claims and actions aforesaid. Without limiting its liabilities aforesaid, Lessee agrees to maintain with insurance underwriter satisfactory to Lessor a standard form of policy or policies of insurance in a sum of not less than \$1,000,000 combined single limit bodily injury and property damage liability. Such policy or policies shall name Lessor as an additional insured and a certificate outlining said coverage shall be on file with the City Risk Manager within fifteen (15) days of the signing of this lease.
16. Fire Insurance. The Lessor shall provide and keep in force fire insurance coverage, including the extended coverage endorsement, upon the Lessor's property to the full insurable value thereof. All proceeds of any such insurance shall be payable to Lessor. Such insurance coverage purchased by Lessor will not provide coverage for any contents

nor Lessee improvements in or on the Premises. Lessor has the right to elect to self-insure such exposure(s).

17. Subrogation. The Lessor and the Lessee as further consideration for the execution of this agreement to each hereby mutually agree and promise one another that they shall waive their respective rights to subrogate to their respective insurance carriers all claims of recovery for loss, damage or injuries sustained by Lessor and the Lessee and arising out of or incident to fire or explosion in, on or about the Premises and including other perils included in the standard fire policies with extended coverage endorsement attached as used in the State of Washington, whether such loss, damage or injury is due to the negligence of said Lessor or Lessee, their agents or employees, or otherwise; provided, however, that this agreement shall be dependent upon both the Lessor and the Lessee having the contractual right with their respective insurance carriers to waive subrogation.
18. Storage, Trash. Lessee shall not store anything outside except in areas approved by Lessor. The design and location of screens for storage areas must be approved by Lessor. Trash and garbage receptacles shall be kept covered. Lessee shall dispose of trash and other matter in a manner acceptable to Lessor, at Lessee's expense.
19. Signs. Lessee will obtain Lessor's prior approval of the location, design, size, color, materials, and other details of any signs to be located on the Premises. Signs will be designed and constructed in compliance with city and county sign codes.
20. Laws, ordinances, etc. Lessee shall observe and obey all the laws, ordinances, regulations and rules of the federal, state, county, and municipal governments which may be applicable to its operations.
21. Warranties and Guarantees. Except as hereinafter provided, the Lessor makes no warranty, guaranty or averment of any nature whatsoever concerning the condition of the leased Premises, including the physical condition thereof, or any condition which may affect the leased Premises, and it is agreed the Lessor will not be responsible for any loss, damage, or costs which may be incurred by Lessee by reason of any such condition or conditions.
22. Redelivery: Upon termination of this lease through the passage of time or otherwise, Lessee shall have no further right or interest in the leased Premises and the Lessor shall be entitled to have the leased Premises returned to it immediately.
23. Holding over. In the event Lessee shall hold over and remain in possession of the leased Premises after the expiration of this agreement, without any written renewal thereof, such holding over shall not be deemed to operate as a renewal or extension of this agreement, but shall only create a tenancy for month to month which may be terminated at any time by Lessor. Rent during such month to month holdover period shall be at a rate of one hundred fifty percent (150%) of the current rent at the expiration of the agreement.

24. Non-waiver. Any waiver of any breach of covenants herein contained to be kept and performed by either party hereto shall not be deemed or considered as a continuing waiver and shall not operate to bar or prevent the other party hereto from declaring a forfeiture, termination, or cancellation for any succeeding breach either of the same condition or covenant or otherwise. Acceptance of rent or of any other payment by Lessor from Lessee after any default by Lessee shall not constitute a waiver of such default or of any other default.
25. Attorney fees. In the event any action or suit or proceeding is brought to collect the rent due or to become due hereunder or any portion thereof, or to take possession of said premises or to enforce compliance with this agreement, the prevailing party agrees to pay such sum as the courts may adjudge reasonable as attorney's fees to be allowed in said suit, action or proceeding, and in the event of an appeal, as allowed by the appellate courts.
26. Default. (a) if Lessee shall fail to pay rent when due, or (b) if Lessee shall fail or neglect to do, perform, or observe any of the covenants contained herein on Lessee's part to be kept and performed, and such default under (a) herein shall continue for a period of not less than 10 days, or under (b) herein for a period of not less than 30 days, unless otherwise agreed to in writing by Lessor, after Lessor has notified Lessee in writing of Lessee's default hereunder, or if Lessee shall be declared to be bankrupt or insolvent according to law or if any assignment of its property shall be made for the benefit of creditors, or if any mortgages obtained by Lessee for structures built on the leased land are foreclosed, or Lessee abandons the facility herein, or the primary building mentioned herein for a period of 30 days, then in any of said cases or events, Lessor, lawfully may, at its option, immediately or at any time thereafter, without demand or notice terminate this lease, enter into and upon said Premises or any part thereof and repossess the same of its former state, and expel said Lessee and those claiming by, through or under it, and remove its effects, if any, forcibly, if necessary, without compensation and without being deemed guilty of trespass and without prejudice to any remedy which otherwise might be used for arrears of rent or proceeding breach of covenant
27. Quiet enjoyment. Lessor agrees that on payment of the rent and performance of the covenants and agreements on the part of Lessee to be performed hereunder, Lessee shall peaceably have and enjoy the lease Premises and all rights and privileges of said Premises, its appurtenance and facilities granted herein.
28. Non-discrimination. Pursuant to Title VII of the Civil Rights Act of 1964, Lessee agrees it will not discriminate on the grounds of race, sex, color, or national origin, and will not permit discrimination against any persons or groups of persons in any manner prohibited.
29. Interpretation of lease. Nothing in this lease shall be construed or interpreted in any manner whatsoever as limiting, relinquishing, or waiving of any rights or ownership enjoyed by Lessor.
30. Invalid provisions. In the event any covenant, condition, or provision herein contained is held to be invalid by any court of competent jurisdiction, the invalidity of any such

covenant, condition or provision shall in no way affect any other covenant, condition or provision herein contained; provided that the invalidity of such covenant, condition or provision does not materially prejudice either the Lessor or Lessee in its respective rights and obligations contained in the valid covenants, conditions or provisions of this lease.

31. Successors and assigns bound by covenants. All the terms, covenants and agreements herein contained shall be binding upon and shall insure to the benefit of the legal representative, successors and assigns of the respective parties hereto.
32. Notices. Notices provided for herein shall be sufficient if sent by certified mail, postage prepaid, addressed to the following or to such other respective address as the parties may designate to each other in writing from time to time:

Lessor: City of Vancouver
Attn: Property Management
PO Box 1995
Vancouver, WA 98668-1995

Lessee: Fourth Plain Forward
Attn: William Steiner, Board Chair
2516 E. 4th Plain Blvd
Vancouver, WA 98661-3965

33. Ratification. Acts taken pursuant to this agreement but prior to its execution are hereby ratified and affirmed.
34. Time of Essence. It is agreed that time is of the essence under this lease and of the payments and performances hereunder.
35. Applicable Law. This lease shall be construed, applied and enforced in accordance with the laws of the State of Washington. Any action brought under this Agreement shall be brought in Clark County, Washington.

Dated this _____ day of _____, 2019_.

CITY OF VANCOUVER

FOURTH PLAIN FORWARD

Eric J. Holmes, City Manager

Attest:

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

Approved as to form:

E. Bronson Potter, City Attorney

STATE OF WASHINGTON)
 ss:
County of Clark)

On this day personally appeared before me ERIC J. HOLMES, City Manager, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purpose therein mentioned. Given under my hand and official seal this _____ day of _____, 201__.

NOTARY PUBLIC in and for the state
of Washington residing at _____
My Commission expires: _____

STATE OF WASHINGTON)
 ss:
County of Clark)

On this day personally appeared before me _____, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purpose therein mentioned. Given under my hand and official seal this _____ day of _____, 201__.

NOTARY PUBLIC in and for the state
of Washington residing at _____
My Commission expires: _____

Empty 430 sqft	Columbia insurance 550 sqft	All season 2nd Hand 1200 sqft	Hair Salon 1400 Sqft	Dice Age Games 2400sqft	Empty 2200 sqft
--------------------------------------	---	---	--	---	---------------------------------------

EXHIBIT "A"

4th Plain Blvd

Visitor

Visitor

Visitor

Visitor

Visitor

Visitor

Dice Age Games

ADA

ADA

Dice Age Games

Dice Age Games

Dice Age Games

Amazing Hair Salon

Amazing Hair Salon

City of Vancouver visitor

City of Vancouver visitor

Columbia River Insurance

Columbia River Insurance

Fourth Plain Forward

Fourth Plain Forward

4th Plain Blvd



Staff Report 072-19

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/10/2019
6/17/2019

SUBJECT Extension of Temporary Moratorium on Self-Storage Structures

Key Points

- State law allows cities and counties to place temporary moratoria on particular uses for up to six months while studies are conducted related to such uses and how they should be regulated.
- On December 17, 2018, City Council adopted ordinance M-4259 establishing an emergency 6-month moratorium on the acceptance and processing of applications for permits for self-storage structures.
- Staff has begun a planning process including research of storage business practices and trends, and outreach to impacted businesses in Vancouver.

Strategic Plan Alignment

Goal 8: Strengthen commercial, retail and community districts throughout the city.

Present Situation

The current moratorium prohibits the acceptance and processing of applications for permits for the development or expansion of self-storage structures until June 17, 2019. The moratorium has provided time to begin an analysis and develop recommended updates to standards and locations for siting storage facilities. The storage analysis and recommendations will also be informed by the Commercial Corridors Strategy, a larger review begun in March 2019 to examine areas in and near five major corridors in an effort to facilitate efficient urban density economic development and housing on and near major corridors through appropriate uses, building orientation, parking and other provisions. Extending the storage moratorium until December 17, 2019, will allow completion of the analysis and recommendations according to the enclosed workplan. Recent staff activities towards this goal include initial outreach to local storage businesses, and research of industry trends, other jurisdictions' approaches, and existing conditions locally.

Self-Storage Zoning Standards General Workplan

- | | |
|---------|--|
| 2019 Q1 | <ul style="list-style-type: none"> • Complete inventory of existing local storage facilities • Initiate Commercial Corridors Strategy |
| 2019 Q2 | <ul style="list-style-type: none"> • Conduct storage stakeholder outreach • Identify storage industry trends, and land use regulatory approaches from comparable jurisdictions |
| 2019 Q3 | <ul style="list-style-type: none"> • Draft initial recommendations |
| 2019 Q4 | <ul style="list-style-type: none"> • Planning Commission and City Council worksession and public hearing |

Advantage(s)

1. Allows the City time to complete analysis and recommendations for appropriate standards for locating storage facilities
2. Allows time for completion of associated public process, stakeholder outreach, and required environmental review
3. Avoids applications for uses that would conflict with the achievement of the City of Vancouver long-range vision for economic development and corridor development as articulated in the Strategic Plan and Comprehensive Plans.

Disadvantage(s)

Prohibits the acceptance and processing of applications for permits for previously allowed storage facilities for an additional six months.

Budget Impact

No direct impacts

Prior Council Review

1. December 17, 2018, adoption of ordinance M-4259 adopting temporary moratorium
2. January 28, 2019, approval of resolution M-4000 adopting findings of fact in support of ordinance M-4259

Action Requested

Approve the ordinance on first reading, setting date of second reading and public hearing for Monday, June 17, 2019.

Bryan Snodgrass, Principal Planner, 487-7946

ATTACHMENTS:

- ▯ Ordinance

06/10/19
06/17/19

ORDINANCE NO. _____

AN ORDINANCE continuing a temporary moratorium for the duration of six additional months upon the acceptance and processing of applications for permits for the development or expansion of self-service storage structures in the in the Community Commercial (CC), General Commercial (GC), Office Commercial Industrial (OCI) and Light Industrial (IL) zoning districts as defined in Vancouver Municipal Code Title 20, and establishing an immediate effective date.

WHEREAS, the City has the authority to adopt and continue temporary moratoria pursuant to RCW 36.70A.390 and 35.63.200; and

WHEREAS, on December 17, 2018, the City adopted Ordinance M-4259, which established a six-month moratorium on the acceptance and processing of applications for permits for the development or expansion of self-service storage structures in the Community Commercial (CC), General Commercial (GC), Office Commercial Industrial (OCI) and Light Industrial (IL) zoning districts; and

WHEREAS, prior to adoption of the temporary moratorium, the City allowed self-service storage structures as a permitted use in Community Commercial (CC), General Commercial (GC), Office Commercial Industrial (OCI) and Light Industrial (IL) zones; and

WHEREAS, self-service storage facilities have been found in other Washington jurisdictions to employ approximately 1 person per acre and generate little pedestrian traffic; and

WHEREAS, the Vancouver Comprehensive Plan policies EC-1 and EC-6 call for an increase in the ratio of jobs to residents citywide, and maximum utilization of land designated for

employment, and Appendix C includes that commercially designated lands will average 25 jobs per net acre, and industrial lands 11 jobs per net acre; and

WHEREAS, 2018 public testimony from an existing self-storage proprietor indicates an industry trend towards unstaffed self-storage facilities, and associated security concerns; and

WHEREAS, the CC zone is designed to provide for retail goods and services purchased regularly by residents of several nearby neighborhoods as well as offices, institutions and housing; and

WHEREAS, the CG zone is designed to provide for a full range of retail, office, and civic uses with a City-wide to regional trade area with some light industrial uses allowed, but limited so as not to detract from the predominant commercial character of the district; and

WHEREAS, the OCI zone is designed to provide for appropriate locations for office, light industrial and small-scale commercial uses (e.g., restaurants, personal services and fitness centers) either singly or in combination; and

WHEREAS, self-service storage facilities are large structures that do not generate significant pedestrian traffic or contribute to the vibrancy of the area where they are located; and

WHEREAS, self-service storage facilities may have large areas of undifferentiated wall space with no window or other interest-generated feature, which are inconsistent with Comprehensive Plan policies CD-4, CD-7 and CD-8 that encourage increased streetfront use, visual interest and integration with adjacent buildings; and

WHEREAS, current regulations do not adequately establish locational or design standards for self-service storage structures; and

WHEREAS, the City intends to undertake the study of commercial corridors along Fourth Plain Boulevard, Mill Plain Boulevard, Evergreen Boulevard, Grand Avenue, and St Johns and St James Boulevard, and potentially other corridors; and

WHEREAS, the City finds that in order to preserve the ability to prepare a plan for the Commercial Corridor Study Areas with the widest range of choices and alternatives for future development, it is necessary to continue to temporarily restrict development and expansion of self-service storage structures; and

WHEREAS, without continuance of the temporary moratorium the City could, in the near future, receive applications for development that would conflict with the achievement of the long-range vision for these areas that will be defined by in the commercial corridor study; and

WHEREAS, continuance of the temporary moratorium as proposed herein will allow the City additional time to complete research, conduct stakeholder outreach and develop standards for the development of self-service storage facilities, implement additional new regulation elements, and amend existing zoning ordinances if necessary; and

WHEREAS, continuance of the temporary moratorium will enable the City to hold public hearings and maximize public input in the development of standards without jeopardizing any possible land use options that may be precluded by unrestricted development; and

WHEREAS, the City Council believes that the continuance of the temporary moratorium promotes the public health, safety, and general welfare and convenience of the people of Vancouver, and will encourage the most desirable and productive use of land and properties;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Temporary Moratorium. As authorized by RCW 36.70A.390 and RCW 35.63.200, the City Council hereby continues the temporary moratorium established by Ordinance M-4259 for an additional six months upon the acceptance and processing of applications for permits for the development or expansion of self-service storage structures in the Community Commercial (CC), General Commercial (GC), Office Commercial Industrial (OCI) and Light Industrial (IL) zoning districts as defined in Vancouver Municipal Code Title 20;

Section 2. Exemptions. The moratorium established in Section 1 of this ordinance shall not apply to permits required for upkeep, repair, or maintenance of existing self-service storage structures or work mandated by the City to maintain public health and safety.

Section 3. Duration. This moratorium shall be in effect for six months following the effective date of this ordinance.

Section 4. Vested Rights. The moratorium created by this ordinance does not apply to properties with vested rights existing on the date of enactment of this ordinance. “Vested Rights” shall be defined in accordance with VMC 20.210.110.

Section 5. Public Hearing Required. Pursuant to RCW 35.63.200 and RCW 36.70A.390, a public hearing on the adopted moratorium shall be held no more than sixty days from the adoption of this ordinance.

Section 6. Effective date. This ordinance shall become effective immediately upon passage. The City Clerk is directed to publish a summary hereof including the title at the earliest possible publication date.

Read the first time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Read the second time:

Passed by the following vote:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2019.

Anne McEnemy-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

E. Bronson Potter, City Attorney

ORDINANCE - 5

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE continuing a temporary moratorium for an additional six months upon the acceptance and processing of applications for permits for the development or expansion of self-service storage structures in the Community Commercial (CC), General Commercial (GC), Office Commercial Industrial (OCI) and Light Industrial (IL) zoning districts as defined in Vancouver Municipal Code Title 20, and establishing an immediate effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

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:

\$ **4,486,251.89** this 10th day of June 2019.

MAYOR

COUNCILMEMBER


AUDITING OFFICER

COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
May 28 - June 3	Accounts Payable Checks (see attached)	\$ 4,416,486.95
May 28 - June 3	Hansen City Payments (see attached)	\$ 2,812.39
May 28 - June 3	Visa Refunds (see attached)	\$ 8,928.50
May 28 - June 3	Payroll Checks (see attached)	\$ 58,024.05
TOTAL		\$ 4,486,251.89

INVOICE PAYMENTS REPORT

<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Description from: Spend Category / Supplier Invoice Memo</u>
Manual Wire		5/28/2019	\$ 16,265.13	Athlactron Holding	SC0053 Services - Professional & Contracted Services 541900
Manual Wire		5/28/2019	\$ 200,025.01	Blue Cross Blue Shield of Oregon	SC0369 Services - Self-Insured Claims 542000
Manual Wire		5/28/2019	\$ 849,322.58	Internal Revenue Service	SC0016 Personnel Benefits - Social Security 521500 SC0245 Accr Empl Ben - FICA 231591 SC0246 Accr Empl Ben - Medicare 231592 SC0248 Accr Empl Ben - Federal W/H 231599
Manual Wire		5/28/2019	\$ 20,924.70	Washington Dental Service	SC0369 Services - Self-Insured Claims 542000
Manual Wire		5/29/2019	\$ 20,475.00	State of Oregon Department of Revenue	SC0247 Accr Empl Ben - Oregon W/H & Transit Tax 231596
Manual Wire		5/29/2019	\$ 730,211.21	State of Washington Department of Retirement System (PERS)	SC0221 Accr Empl Ben - LEOFF II 231552
Manual Wire		5/31/2019	\$ 8,500.00	Mark Brown	SC0053 Services - Professional & Contracted Services 541900
Manual Wire		6/3/2019	\$ 594,721.48	CoV Procurement Card	PNC payment
Direct Deposit	EFT-00007762	5/31/2019	\$ 45.78	Troy Price	Employee Reimbursement
Direct Deposit	EFT-00007763	5/31/2019	\$ 225.00	Owen Bacon	Employee Reimbursement
Direct Deposit	EFT-00007764	5/31/2019	\$ 9.75	Therese Kubala	Employee Reimbursement
Direct Deposit	EFT-00007765	5/31/2019	\$ 46.50	Janell Cusick	Employee Reimbursement
Direct Deposit	EFT-00007766	5/31/2019	\$ 75.82	Debra Quinn	Employee Reimbursement
Direct Deposit	EFT-00007767	5/31/2019	\$ 211.50	Brooke Porter	Employee Reimbursement
Direct Deposit	EFT-00007768	5/31/2019	\$ 148.30	Justin Materne	Employee Reimbursement
Direct Deposit	EFT-00007769	5/31/2019	\$ 209.00	Joseph Stewart	Employee Reimbursement
Direct Deposit	EFT-00007770	5/31/2019	\$ 751.11	Eric Becker	Employee Reimbursement
Direct Deposit	EFT-00007771	5/31/2019	\$ 250.00	Craig Carroll	Employee Reimbursement
Direct Deposit	EFT-00007772	5/31/2019	\$ 291.00	Sean Dumas	Travel Advance payment
Direct Deposit	EFT-00007773	5/31/2019	\$ 308.00	Darrell Kent	Travel Advance payment
Direct Deposit	EFT-00007774	5/31/2019	\$ 308.00	Joseph Spatz	Travel Advance payment
Direct Deposit	EFT-00007775	5/31/2019	\$ 9.85	Denise Trumpf	Employee Reimbursement
Direct Deposit	EFT-00007776	5/31/2019	\$ 308.00	Obie Bowman	Travel Advance payment
Direct Deposit	EFT-00007777	5/31/2019	\$ 47.00	Zachary Ripp	Employee Reimbursement
Direct Deposit	EFT-00007778	5/31/2019	\$ 77.00	Jack Anderson	Travel Advance payment
Direct Deposit	EFT-00007779	5/31/2019	\$ 24.24	Mark Blaisdell	Employee Reimbursement
Direct Deposit	EFT-00007780	5/31/2019	\$ 308.00	Frank Mazna	Travel Advance payment
Direct Deposit	EFT-00007781	5/31/2019	\$ 39.75	Braun Tacon	Employee Reimbursement
Direct Deposit	EFT-00007782	5/31/2019	\$ 290.00	Kathleen McNicholas	Employee Reimbursement
Direct Deposit	EFT-00007783	5/31/2019	\$ 137.50	Frank Dick	Travel Advance payment
Direct Deposit	EFT-00007784	5/31/2019	\$ 172.94	Nicholas Gravelle	Employee Reimbursement
Direct Deposit	EFT-00007785	5/31/2019	\$ 91.00	Jilayne Jordan	Travel Advance payment
Direct Deposit	EFT-00007786	5/31/2019	\$ 308.00	Daniel Pearce	Travel Advance payment
Direct Deposit	EFT-00007787	5/31/2019	\$ 114.50	Jared Caldwell	Employee Reimbursement
Direct Deposit	EFT-00007788	5/31/2019	\$ 102.00	William Elmer	Employee Reimbursement
Direct Deposit	EFT-00007789	5/31/2019	\$ 102.00	Anthony Collins	Employee Reimbursement
Direct Deposit	EFT-00007790	5/31/2019	\$ 18.21	Tanya Gray	Employee Reimbursement
Direct Deposit	EFT-00007791	5/31/2019	\$ 630.14	Tige Harmon	Employee Reimbursement
Check	2207	5/30/2019	\$ 10,302.84	Qwest Corp - Remit-To: Qwest Corp- Seattle	SC0055 Services - Phone Service/Billings 542500-542700
Check	2208	5/30/2019	\$ 14.31	Oregon SDU	SC0215 Accr Empl Ben - Garnishments 231545
Check	2209	5/30/2019	\$ 629.40	Jessie Uribe	Employee Reimbursement

INVOICE PAYMENTS REPORT

<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Description from: Spend Category / Supplier Invoice Memo</u>
Check	2210	5/30/2019	\$ 3.97	Adam Rechenmacher	SC0377 SC to Ledger 362000 Misc Revenue Rents/Leases - On-Street Parking 362550
Check	2211	5/30/2019	\$ 152.25	Ann Rad	SC0061 Services - Travel & Subsistence 543300
Check	2212	5/30/2019	\$ 37.24	Caitlin M O'Connell	SC0377 SC to Ledger 362000 Misc Revenue Rents/Leases - On-Street Parking 362550
Check	2213	5/30/2019	\$ 60.97	Christine Gackle	SC0377 SC to Ledger 362000 Misc Revenue Rents/Leases - On-Street Parking 362550
Check	2214	5/30/2019	\$ 632.00	Christine Ziegler	SC0349 SC to Ledger 213110 AP Refunds SC0344 SC to Ledger 122124 AR Loans
Check	2215	5/30/2019	\$ 400.00	Clark County Title	SC0380 SC to Ledger 163100 SCIP Loans Receivable - Notes/Contracts
Check	2216	5/30/2019	\$ 400.00	Clark County Title	SC0344 SC to Ledger 122124 AR Loans
Check	2217	5/30/2019	\$ 647.76	GB Manchester Inc	SC0349 SC to Ledger 213110 AP Refunds
Check	2218	5/30/2019	\$ 102.58	Kailie Abascal	SC0377 SC to Ledger 362000 Misc Revenue Rents/Leases - On-Street Parking 362550
Check	2219	5/30/2019	\$ 8.20	Lorraine Schneider	SC0377 SC to Ledger 362000 Misc Revenue Rents/Leases - On-Street Parking 362550
Check	2220	5/30/2019	\$ 182.25	Margo Priebe	SC0061 Services - Travel & Subsistence 543300
Check	2221	5/30/2019	\$ 200.00	Mountain View High School	SC0374 SC to Ledger 3210C0 Bus. Lic. & Permits - Business Licenses 321600 RC0104
Check	2222	5/30/2019	\$ 48.00	Pizza Hut	SC0349 SC to Ledger 213110 AP Refunds
Check	2223	5/30/2019	\$ 25.00	Professional Credit Service	SC0349 SC to Ledger 213110 AP Refunds
Check	2224	5/30/2019	\$ 159.19	Roger Edwards	SC0377 SC to Ledger 3620C0 Misc Revenue Rents/Leases - On-Street Parking 362550
Check	2225	5/30/2019	\$ 70.90	Aalseth,Gary	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2226	5/30/2019	\$ 16.16	Allison Barrineau and Cory St Pierre	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2227	5/30/2019	\$ 140.00	Allison Barrineau and Cory St Pierre	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2228	5/30/2019	\$ 192.25	Amundson,Carl	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2229	5/30/2019	\$ 51.77	Bache,Madeline	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2230	5/30/2019	\$ 180.00	Barker,Tiffany and Dustin	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2231	5/30/2019	\$ 50.00	Boalbennett,Amanda	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2232	5/30/2019	\$ 21.09	Bolyard,Rana	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2233	5/30/2019	\$ 500.00	Boyd,Wade	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2234	5/30/2019	\$ 39.23	Buch,Andrew and Kristin	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2235	5/30/2019	\$ 11.91	Burkett,William and Mildred	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2236	5/30/2019	\$ 84.09	Burkett,William and Mildred	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2237	5/30/2019	\$ 118.29	Castro,Michelle	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2238	5/30/2019	\$ 72.04	C L Homes Inc	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2239	5/30/2019	\$ 74.45	C L Homes Inc	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2240	5/30/2019	\$ 34.90	Dapeng Xu and Sun Qing	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2241	5/30/2019	\$ 102.25	Dauenhauer Jr,Dale	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2242	5/30/2019	\$ 132.30	Dawn K Julian-Boyd and Winifred J Boyd	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2243	5/30/2019	\$ 31.22	Englund,Judith	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2244	5/30/2019	\$ 62.78	Englund,Judith	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2245	5/30/2019	\$ 15.33	Erickson,John	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2246	5/30/2019	\$ 84.67	Erickson,John	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2247	5/30/2019	\$ 874.79	Estate of Alex O Rodvik	SC0340 SC to Ledger 213110 AP Refunds (Hansen)

INVOICE PAYMENTS REPORT

<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Description from: Spend Category / Supplier Invoice Memo</u>
Check	2248	5/30/2019	\$ 808.00	Ferguson,John	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2249	5/30/2019	\$ 84.78	Flores,Gentree H and Martinez F	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2250	5/30/2019	\$ 77.15	Golliday,David and Tamra	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2251	5/30/2019	\$ 20.58	Grand Cam Investment Group LLC	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2252	5/30/2019	\$ 130.10	Grand Cam Investment Group LLC	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2253	5/30/2019	\$ 65.22	Greenwood,Sarah	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2254	5/30/2019	\$ 20.66	Holcomb,James	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2255	5/30/2019	\$ 85.41	Hsin-Tzu Chen and Jeremy Yuching Ma	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2256	5/30/2019	\$ 52.64	Janette Simril Guardianship	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2257	5/30/2019	\$ 418.36	Janette Simril Guardianship	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2258	5/30/2019	\$ 43.72	Jarvis,Jeanne L	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2259	5/30/2019	\$ 121.34	Kalmykov,Viktor	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2260	5/30/2019	\$ 100.00	Kennedy,Robert	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2261	5/30/2019	\$ 20.04	Kent Family Homes Inc	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2262	5/30/2019	\$ 117.49	Lavaran,Rowena and Danilo	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2263	5/30/2019	\$ 84.81	Loe,Dave	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2264	5/30/2019	\$ 59.29	Loe,Dave	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2265	5/30/2019	\$ 325.00	London,Margaret A	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2266	5/30/2019	\$ 146.00	Macchione,Michael and Amy	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2267	5/30/2019	\$ 300.98	Maj Commercial Real Estate	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2268	5/30/2019	\$ 122.94	McCormick,Douglas and Donna	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2269	5/30/2019	\$ 77.06	McCormick,Douglas and Donna	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2270	5/30/2019	\$ 140.32	McIntosh,David and Karin	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2271	5/30/2019	\$ 27.99	McLean,Mark and Merri	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2272	5/30/2019	\$ 29.01	McLean,Mark and Merri	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2273	5/30/2019	\$ 49.99	McPartland,James and Deborah	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2274	5/30/2019	\$ 90.01	McPartland,James and Deborah	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2275	5/30/2019	\$ 23.93	Nevins,William and Sharon	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2276	5/30/2019	\$ 226.82	New Tradition Homes Inc	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2277	5/30/2019	\$ 44.44	Pacific Lifestyle Homes Inc	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2278	5/30/2019	\$ 133.96	Pastor,Heidi	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2279	5/30/2019	\$ 34.70	Perry,Debra A	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2280	5/30/2019	\$ 47.02	Plancich,Jan and Bradley	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2281	5/30/2019	\$ 53.63	Round Butte Properties	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2282	5/30/2019	\$ 75.00	Scott,Asia A	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2283	5/30/2019	\$ 75.00	Scott,Asia A	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2284	5/30/2019	\$ 75.00	Scott,Asia A	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2285	5/30/2019	\$ 75.00	Scott,Asia A	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2286	5/30/2019	\$ 75.00	Scott,Asia A	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2287	5/30/2019	\$ 75.00	Scott,Asia A	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2288	5/30/2019	\$ 48.52	Scott,Asia A	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2289	5/30/2019	\$ 75.00	Scott,Asia A	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2290	5/30/2019	\$ 75.00	Scott,Asia A	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2291	5/30/2019	\$ 75.00	Scott,Asia A	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
Check	2292	5/30/2019	\$ 58.91	Skov,Andrew	SC0340 SC to Ledger 213110 AP Refunds (Hansen)

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

INVOICE PAYMENTS REPORT

Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Description from: Spend Category / Supplier Invoice Memo
2293	5/30/2019		290.10	Slaven,Anthony	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
2294	5/30/2019		\$9.41	negirev,Bill and Sandy	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
2295	5/30/2019	\$	59.52	Stephenson,Thomas B	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
2296	5/30/2019	\$	72.04	omson,Eileen and Robert	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
	2297/30/2019		222.38	veaver,Torissa	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
2298	5/30/2019	\$	56.50	Westerfield,Susan	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
2299	5/30/2019		\$6.37	Williams,John	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
2300	5/30/2019		\$4.45	Woolridge Partners 3 LLC	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
2301	5/30/2019		\$	Woolridge Partners 3 LLC	SC0340 SC to Ledger 213110 AP Refunds (Hansen)
2302	5/30/2019	\$	157,623.00	'2 Hour LLC	SC0144 Capital - Rolling Stock (Vehicle) 564700
2303	5/30/2019	\$	3,013.07	IBM Onsite Services West Inc	SC0049 Services - Janitorial Cleaning 541100
2304	5/30/2019	\$	103.93	Action Technology Systems	SC0077 Services - Repair & Maint - Other 548900
2305	5/30/2019	\$	487.78	Line Asphalt Maintenance Inc	SC0049 Services - Janitorial Cleaning 541100
2306	5/30/2019	\$	3,900.00	Allegis Group Holdings Inc - Remit-To: TekSystems Inc - Atlanta	SC0052 Services - Temporary Help 541800
2307	5/30/2019	\$	1,800.00	All Traffic Data Services Inc	SC0053 Services - Professional & Contracted Services 541900
2308	5/30/2019		\$0.00	American Sani-Can	SC0069 Services - Other Rentals 545900
2309	5/30/2019	\$	944.25	Annas Consultants Inc	SC0075 Services - Repair & Maint - Equipment 548100
2310	5/30/2019		\$6.91	Aramark Uniform & Career Apparel LLC - Remit-To: Aramark - Pasadena	SC0069 Services - Other Rentals 545900
2311	5/30/2019		27,434.00	Aspect Consulting LLC	SC0053 Services - Professional & Contracted Services 541900
2312	5/30/2019	\$	3,101.50	BSK Associates - Remit-To: BSK Fresno	SC0051 Services - Sampling & Testing 541400
2313	5/30/2019		3,635.73	Cadman Materials - Remit-To: Cadman - Chicago	SC0039 Supplies - Other Operating Supplies 531900
2314	5/30/2019		\$39.00	Cale America Inc	SC0068 Services - Software Maintenance 545500
2315	5/30/2019	\$	7,080.07	Cascade Centers Inc	SC0053 Services - Professional & Contracted Services 541900
2316	5/30/2019		\$50.00	Certified Environmental Consulting	SC0053 Services - Professional & Contracted Services 541900
2317	5/30/2019	\$	373,905.27	CH2M Hill Engineers Inc - Remit-To: CH2M - Dallas	SC0053 Services - Professional & Contracted Services 541900
2318	5/30/2019		250.00	Charles Suniga	SC0053 Services - Professional & Contracted Services 541900
2319	5/30/2019		3,034.20	Cintas	SC0080 Services - Laundry and Dry Cleaning Services 549300
2320	5/30/2019		1,533.61	Cintas Fire Protection - Remit-To: Cintas Fire Protection - Cincinnati	SC0035 Supplies - Repair & Maintenance Supplies 531100
2321	5/30/2019	\$	1,452.59	City of Olympia	SC0062 Services - Education/Training 543500
2322	5/30/2019		2,250.00	City of Portland	SC0069 Services - Other Rentals 545900
	2323/30/2019	\$		Clark County - Remit-To: Clark County - Treasurer Vancouver	SC0094 Intergovernmental Services and Payments - Intergovernmental Payments 552000
2325	5/30/2019		\$	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
2326	5/30/2019	\$	2,169.88	Clark Public Utility District No. 1	SC0077 Services - Repair & Maint - Other 548900
2327	5/30/2019		72,271.36	Columbia Ford Inc	SC0144 Capital - Rolling Stock (Vehicle) 564700
2328	5/30/2019	\$	2,359.59	Community Housing Resource Center	SC0053 Services - Professional & Contracted Services 541900
2329	5/30/2019		1,177.44	CUES Inc - Remit-To: CUES Inc - Cincinnati	SC0039 Supplies - Other Operating Supplies 531900
2330	5/30/2019		\$	Emergency Rooms PS	SC0053 Services - Professional & Contracted Services 541900
2331	5/30/2019		4,235.76	EnviroIssues Inc	SC0053 Services - Professional & Contracted Services 541900
2332	5/30/2019	\$	4,821.00	Esix Sportswear	SC0037 Supplies - Uniforms & Protective Clothing 531300
2333	5/30/2019	\$	6,132.64	Ferguson Enterprises LLC - Remit-To: Ferguson - Dallas	SC0337 Capital - Construction Contractors 565000

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

INVOICE PAYMENTS REPORT

<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Description from: Spend Category / Supplier Invoice Memo</u>
Check	2334	5/30/2019	\$ 233.80	Gordian Group - Remit-To: Gordian - Los Angeles	SC0053 Services - Professional & Contracted Services 541900
Check	2335	5/30/2019	\$ 121.88	GVP Ventures Inc	SC0053 Services - Professional & Contracted Services 541900
Check	2336	5/30/2019	\$ 44,342.40	Halbert Construction Services LLC	SC0077 Services - Repair & Maint - Other 548900
Check	2337	5/30/2019	\$ 38,999.04	Halme Excavating Inc	SC0337 Capital - Construction Contractors 565000
Check	2338	5/30/2019	\$ 1,173.26	Harper Houf Peterson Righellis Inc	SC0053 Services - Professional & Contracted Services 541900
Check	2339	5/30/2019	\$ 188.62	Harrys Key Service Inc	SC0077 Services - Repair & Maint - Other 548900
Check	2340	5/30/2019	\$ 4,067.70	H D Fowler Company Inc - Remit-To: H D Fowler - Bellevue	SC0393 SC to Ledger 141100 Inventory
Check	2341	5/30/2019	\$ 430.00	Investigative Solutions LLC	SC0053 Services - Professional & Contracted Services 541900
Check	2342	5/30/2019	\$ 879.75	Iron Mountain Inc - Remit-To: Iron Mountain - New York	SC0053 Services - Professional & Contracted Services 541900
Check	2343	5/30/2019	\$ 3,304.03	J-2 Blueprint Supply Co.	SC0045 Supplies - Minor Tools/Equipment < \$10,000 535000
Check	2344	5/30/2019	\$ 4,275.00	JCI Jones Chemicals Inc	SC0039 Supplies - Other Operating Supplies 531900
Check	2345	5/30/2019	\$ 5,315.00	Jensen Hughes Inc	SC0053 Services - Professional & Contracted Services 541900
Check	2346	5/30/2019	\$ 140.00	Kari Owen	SC0083 Services - Misc Expenses 549900
Check	2347	5/30/2019	\$ 14,292.00	Kelly Services Inc - Remit-To: Kelly Services - Pasadena	SC0052 Services - Temporary Help 541800
Check	2348	5/30/2019	\$ 2,669.17	L.N. Curtis & Sons	SC0039 Supplies - Other Operating Supplies 531900
Check	2349	5/30/2019	\$ 7,545.50	Lakeside Industries Inc - Remit-To: Lakeside - Issaquah	SC0039 Supplies - Other Operating Supplies 531900
Check	2350	5/30/2019	\$ 13,215.86	Lakeyland Inc	SC0080 Services - Laundry and Dry Cleaning Services 549300
Check	2351	5/30/2019	\$ 200.00	Lee Nicholas	SC0053 Services - Professional & Contracted Services 541900
Check	2352	5/30/2019	\$ 416.00	Legacy Laboratory Services Inc	SC0053 Services - Professional & Contracted Services 541900
Check	2353	5/30/2019	\$ 7,076.35	Marquam Group LTD	SC0068 Services - Software Maintenance 545500
Check	2354	5/30/2019	\$ 23,226.24	Metereaders LLC	SC0053 Services - Professional & Contracted Services 541900
Check	2355	5/30/2019	\$ 2,658.00	Mill Plain Electric	SC0077 Services - Repair & Maint - Other 548900
Check	2356	5/30/2019	\$ 1,803.75	Moore Iacofano Goltsman, Inc	SC0053 Services - Professional & Contracted Services 541900
Check	2357	5/30/2019	\$ 538.84	Murray Smith Inc	SC0053 Services - Professional & Contracted Services 541900
Check	2358	5/30/2019	\$ 101,826.55	Northeast Electric LLC	SC0337 Capital - Construction Contractors 565000
Check	2359	5/30/2019	\$ 55,903.78	Open Text Inc	SC0068 Services - Software Maintenance 545500
Check	2360	5/30/2019	\$ 85,000.00	Origami Risk LLC	SC0048 Supplies - Software Licenses < \$10,000 535200
Check	2361	5/30/2019	\$ 2,032.59	Otak Inc	SC0053 Services - Professional & Contracted Services 541900
Check	2362	5/30/2019	\$ 6,134.96	Pacific Apex Construction LLC	SC0003 Capital - Buildings & Structures 562000,300
Check	2363	5/30/2019	\$ 8,570.00	Parkeon	SC0068 Services - Software Maintenance 545500
Check	2364	5/30/2019	\$ 48.05	Parkmobile USA Inc	SC0053 Services - Professional & Contracted Services 541900
Check	2365	5/30/2019	\$ 2,733.75	Paul Lewis	SC0053 Services - Professional & Contracted Services 541900
Check	2366	5/30/2019	\$ 1,349.99	Porter W Yett Company	SC0039 Supplies - Other Operating Supplies 531900
Check	2367	5/30/2019	\$ 4,163.04	PPC Solutions Inc	SC0053 Services - Professional & Contracted Services 541900
Check	2368	5/30/2019	\$ 362.67	Praxair Distribution Inc	SC0053 Services - Professional & Contracted Services 541900
Check	2369	5/30/2019	\$ 5,295.50	Rapid Response Bio Clean	SC0077 Services - Repair & Maint - Other 548900
Check	2370	5/30/2019	\$ 4,379.36	Rexel USA Inc	SC0039 Supplies - Other Operating Supplies 531900
Check	2371	5/30/2019	\$ 92.14	Riverside Containers LLC	SC0069 Services - Other Rentals 545900
Check	2372	5/30/2019	\$ 13,214.40	Robert Half International Inc	SC0052 Services - Temporary Help 541800
Check	2373	5/30/2019	\$ 200.00	Ronaldo Exconde	SC0053 Services - Professional & Contracted Services 541900
Check	2374	5/30/2019	\$ 4,435.11	Skillsoft Corp	SC0068 Services - Software Maintenance 545500

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

INVOICE PAYMENTS REPORT

<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Description from: Spend Category / Supplier Invoice Memo</u>
Check	2375	5/30/2019	\$ 500.00	Sosina Tedia	SC0083 Services - Misc Expenses 549900
Check	2376	5/30/2019	\$ 23,780.00	Southwest Washington Humane Society	SC0053 Services - Professional & Contracted Services 541900
Check	2377	5/30/2019	\$ 8,620.72	SP Plus Corporation	SC0053 Services - Professional & Contracted Services 541900
Check	2378	5/30/2019	\$ 123,349.01	Stantec Consulting Services Inc - Remit-To: Stantec - Chicago	SC0053 Services - Professional & Contracted Services 541900
Check	2379	5/30/2019	\$ 13,713.20	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	SC0144 Capital - Rolling Stock (Vehicle) 564700
Check	2380	5/30/2019	\$ 1,518.12	State of Washington Department of Transportation - Remit-To: WADOT - PO Box 47305	SC0053 Services - Professional & Contracted Services 541900
Check	2381	5/30/2019	\$ 427.50	Steven J Zerfing	SC0053 Services - Professional & Contracted Services 541900
Check	2382	5/30/2019	\$ 54,632.48	Tapani Inc	SC0337 Capital - Construction Contractors 565000
Check	2383	5/30/2019	\$ 460.70	Triple J Enterprises	SC0053 Services - Professional & Contracted Services 541900
Check	2384	5/30/2019	\$ 18,758.49	United States Postal Service	SC0054 Services - Postage 542200
Check	2385	5/30/2019	\$ 2,224.00	Univar USA Inc	SC0039 Supplies - Other Operating Supplies 531900
Check	2386	5/30/2019	\$ 14,157.73	Vancouvercenter Condominium Association	SC0078 Services - Dues & Subscriptions 549100
Check	2387	5/30/2019	\$ 648.23	Walter E Nelson Company	SC0045 Supplies - Minor Tools/Equipment < \$10,000 535000
Check	2388	5/30/2019	\$ 45,794.17	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	SC0053 Services - Professional & Contracted Services 541900
Check	2389	5/30/2019	\$ 1,712.69	Waste Management	SC0074 Services - Garbage / Waste Disposal 547400
Check	2390	5/30/2019	\$ 14,073.10	Water & Air Works	SC0077 Services - Repair & Maint - Other 548900
Check	2391	5/30/2019	\$ 106.09	XPO Logistics Enterprise Services, Inc - Remit-To: XPO - Portland	SC0054 Services - Postage 542200
Check	2392	5/30/2019	\$ 875.50	Yakima County	SC0064 Services - Rental - Building 545100
Check	2393	5/30/2019	\$ 18,729.94	Action Technology Systems	SC0402 to Ledger 223400 Retainage Payable
Check	2394	5/30/2019	\$ 14,932.50	Allegiance Benefit Plan Management Inc	SC0032 Personnel Benefits - Medical Payment - Retired (Pension) 529600
Check	2395	5/30/2019	\$ 3,812.00	Clark County - Remit-To: Clark County - Treasurer Vancouver	SC0083 Services - Misc Expenses 549900
Check	2396	5/30/2019	\$ 364,593.47	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2397	5/30/2019	\$ 2,966.79	Eagle Newspaper Inc	SC0083 Services - Misc Expenses 549900
Check	2398	5/30/2019	\$ 160.00	JVNW Inc	SC0050 Services - Legal Services 541300
Check	2399	5/30/2019	\$ 2,561.63	Motus Recruiting & Staffing Intl	SC0053 Services - Professional & Contracted Services 541900
Check	2400	5/30/2019	\$ 2,974.44	NW Natural - Remit-To: NW Natural - Portland	SC0073 Services - Natural Gas 547300
Check	2401	5/30/2019	\$ 10,248.18	Qwest Corp - Remit-To: Qwest Corp- Seattle	SC0055 Services - Phone Service/Billings 542500-542700
Check	2402	5/30/2019	\$ 780.00	Rotschy Inc	SC0074 Services - Garbage / Waste Disposal 547400
Check	2403	5/30/2019	\$ 3,192.46	Second Step Housing	SC0053 Services - Professional & Contracted Services 541900
Check	2404	5/30/2019	\$ 106.68	United Parcel Service	SC0054 Services - Postage 542200
Check	2405	5/30/2019	\$ 400.00	United States Postal Service	SC0054 Services - Postage 542200
Check	2406	5/30/2019	\$ 2,431.50	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	SC0074 Services - Garbage / Waste Disposal 547400
Check	2408	5/30/2019	\$ 433.85	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2409	5/30/2019	\$ 38.19	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2410	5/30/2019	\$ 760.47	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2411	5/30/2019	\$ 13.62	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2412	5/30/2019	\$ 395.42	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2413	5/30/2019	\$ 564.65	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2414	5/30/2019	\$ 811.11	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100

INVOICE PAYMENTS REPORT

<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Description from: Spend Category / Supplier Invoice Memo</u>
Check	2415	5/30/2019	\$ 1,805.86	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2416	5/30/2019	\$ 193.03	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2417	5/30/2019	\$ 1,047.01	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2418	5/30/2019	\$ 296.80	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2419	5/30/2019	\$ 355.87	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2420	5/30/2019	\$ 440.01	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2421	5/30/2019	\$ 55.83	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2422	5/30/2019	\$ 300.74	Clark Public Utility District No. 1	SC0071 Services - Electrical 547100
Check	2423	5/30/2019	\$ 127.15	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	SC0094 Intergovernmental Services and Payments - Intergovernmental Payments 552000
Check	2424	5/30/2019	\$ 26,850.43	Evergreen Habitat for Humanity	SC0053 Services - Professional & Contracted Services 541900
		SUBTOTAL	\$ 4,416,486.95		
Hansen		6/4/2019	\$ 2,812.39	City Payments	Posted 5-28-19 thru 6-3-19
		SUBTOTAL	\$ 2,812.39		
VISA		5/28/2019	\$ 2,413.75	Miscellaneous	Parks Class Refunds - FCC 5-28-19 thru 6-3-19
VISA		5/28/2019	\$ 5,464.75	Miscellaneous	Parks Class Refunds - MCC 5-28-19 thru 6-3-19
VISA		6/3/2019	\$ 650.00	Miscellaneous	Parks Class Refunds - Special Events 5-28-19 thru 6-3-19
VISA		5/28/2019	\$ 400.00	Miscellaneous	Parks Class Refunds - WREC 5-28-19 thru 6-3-19
		SUBTOTAL	\$ 8,928.50		
		TOTAL	\$ 4,428,227.84		

**City of Vancouver
Payroll Council Report
May 28, 2019 - June 3, 2019**

[illegible]

\$ 58,024.05