



CITY COUNCIL MEETING MINUTES

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

Anne McEnery-Ogle, Mayor

Bart Hansen · Bill Turlay · Ty Stober · Linda Glover · Laurie Lebowsky · Erik Paulsen

June 10, 2019

WORKSHOPS

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

Councilmember Paulsen absent from workshops.

4:00-5:00 p.m. The Heights District Plan Update

Teresa Brum, Economic Development Manager, 487-7949; Rebecca Kennedy, Long Range Planning Manager, 487-7896

Summary

Staff provided Council with an update on The Heights District planning effort.

5:00-5:30 p.m. Culture, Arts & Heritage Commission

Presenter: Jeanette (Jan) Bader, Program & Policy Development Manager, 487-8606

Summary

Staff provided Council with an overview of the proposed structure of a new Culture, Arts and Heritage Commission.

5:30-6:30 p.m. Executive Session re: Potential Litigation

Mayor McEnery-Ogle announced the Council would be entering into executive session for the purpose of discussion potential litigation from 5:30-6:30 p.m.

COUNCIL CONSENT AGENDA MEETING

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle in the Council Chambers of City Hall, 415 W. 6th Street, Vancouver, Washington.

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

Absent: Paulsen

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

Proclamation: Flag Day

Mayor McEnerny-Ogle read and presented a proclamation to Mike Williams, Interim CEO of The Historic Trust, and Bryce Davidson, representing Davidson and Associates, declaring June 14, 2019, as Flag Day.

Proclamation: World Elder Abuse Day

Mayor McEnerny-Ogle read and presented a proclamation to Diana Kretzschmar, Clark County Prosecutor Tony Golik, and John Caton, representing the Friends of the Elder Justice Center, proclaiming June 15, 2019, as World Elder Justice Abuse Awareness Day.

Special Presentation: AWC Center for Quality Communities Scholarship - Gabriela Ruiz Heras

Mayor McEnerny-Ogle recognized Gabriela Ruiz Heras as a recipient of the Association of Washington Cities Center for Quality Communities Scholarship.

Citizen Communication (Items 1-5)

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

Consent Agenda (Items 1-5)

Motion by Councilmember Glover, seconded by Councilmember Stober to approve the Consent agenda.

Councilmember Hansen noted he would like Item 4 pulled from the Consent Agenda for separate consideration.

Councilmember Glover rescinded her motion; Councilmember Stober rescinded his second.

Motion by Councilmember Glover, seconded by Councilmember Hansen, and carried unanimously to approve Items 1-3 and 5 of the Consent Agenda.

1. **Evergreen Estates Sewer Improvement Project construction acceptance and release of retainage bond**

Staff Report 069-19

Summary

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	
<i>Labor, Equipment and Material</i>	<i>\$1,540,635.73</i>
<i>Sales Tax</i>	<i>\$84,551.04</i>
<i>Total</i>	<i>\$1,625,186.77</i>
<i>Retainage</i>	<i>Bond</i>

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.

Request: 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

Motion approved the request.

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

Staff Report 070-19

Summary

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.

Request: 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

Motion approved the request.

3. Lease Agreement with Fourth Plain Forward

Staff Report 071-19

Summary

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.

Request: 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

Motion approved the request.

4. Extension of Temporary Moratorium on Self-Storage Structures

Staff Report 072-19

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.

Summary

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 | • Complete inventory of existing local storage facilities |
| Q1 | • Initiate Commercial Corridors Strategy |
| 2019 | • Conduct storage stakeholder outreach |

Q2 • *Identify storage industry trends, and land use regulatory approaches from comparable jurisdictions*

2019 Q3 • *Draft initial recommendations*

2019 Q4 • *Planning Commission and City Council worksession and public hearing*

Request: 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

Mayor McEnemy-Ogle read the title of the ordinance into the record.

Bryan Snodgrass, Principal Planner, provided staff comments.

Councilmember Stober asked what the schedule going forward is for bringing this moratorium to conclusion. Mr. Snodgrass stated staff expects to bring a final recommendation to Council for their consideration in the fall before the end of this proposed extension of the moratorium.

Councilmember Turley stated he would not be supporting extending the moratorium because he believes in free enterprise and that people should be able to build self-storage units on their property if they would like to.

Councilmember Hansen asked what is driving this extension. Mr. Snodgrass explained that the Commercial Corridor Strategy is currently underway and will help inform Council and the City about the appropriate siting of self-storage facilities. He stated that the range of solutions is turning out to not be as simple as staff had hoped.

Motion by Councilmember Hansen, seconded by Councilmember Stober, and approved 4-2, with Councilmembers Turley and Hansen voting NO.

5. **Approval of Claim Vouchers**

Request: Approve claim vouchers for June 10, 2019.

(Copy available upon request.)

Motion approved claim vouchers for June 10, 2019, in the amount of \$4,486,251.89.

Citizen Forum

Mayor McEnery-Ogle opened the Citizen Forum and received the following testimony:

- Rachel Weber, Vancouver, expressed concerns about the impacts of the Navigation Center on the surrounding neighborhood and urged the Council to evaluate the management of the day center.
- Glen Yung, Vancouver, stated the Westside Neighborhood Coalition has formed committees to advocate on behalf of neighborhoods and express concerns regarding the issues of the Westside Bike Mobility project, the Navigation Center, and the McLoughlin safety improvement project, stating the neighborhoods believe their concerns about these projects are largely being ignored.
- James Dougherty, Vancouver, representing the Maplewood Neighborhood Association, expressed concerns about the impacts of the Navigation Center on the surrounding neighborhood and urged the Council to evaluate how operations of the day center have met the expectations presented in the Hearings Examiner's findings from the land use approval.
- Laura Lindeman, Vancouver, representing the Maplewood Neighborhood Association, stated she supports the concept of a navigation center, but the Vancouver Navigation Center on Grand is failing its clients and the community. She urged for an independent evaluation of the Navigation Center and its impacts to the surrounding neighborhoods.
- Brendan Cottingham, Vancouver, expressed concerns about Vancouver police criminalizing people experiencing homelessness, about the state of the sidewalks near Share House, and about his disability claim with the Veterans Administration.
- Russell Palmiter, Vancouver, expressed concerns about the impacts of the Navigation Center on the surrounding neighborhood and urged the Council to evaluate the implementation and impacts of the day center.
- Martha Wiley, Vancouver, requested a revision to City code pertaining to the ability to install a water collection system in residential homes.
- Stacie Marshall, Vancouver, expressed concerns about the impacts of the Navigation Center on the surrounding neighborhood, especially in regards to negative impacts to local businesses.
- Rheta Rubenstein, Ridgefield, Washington, representing Southwest Washington Communities United for Change, presented Council with eight strategies from the Police Use of Force Project that have shown to result in fewer officer involved shootings and requested the City study these strategies and implement them in the Vancouver Police Department.

- Diane Moore, Vancouver, expressed concerns about homelessness and the impacts of the Navigation Center to the surrounding neighborhood and stated the City needs to close the Navigation Center.
- Lynne Bowden, representing the Clark County Arts Commission, presented a report on the recent activities of the Commission and upcoming events.
- LaRae Zawodny, Brush Prairie, Washington, representing the Clark County Arts Commission, provided Council with a report on the outreach activities of Clark County Poet Laureate Gwendolyn Morgan.
- Benita Presley, Vancouver, expressed concerns about the operations of the Navigation Center and its negative impact on the surrounding community.
- Dimitri Zhgenti and Anton Zotev, Vancouver, representing Musica Lanterna, provide Council with an overview of their upcoming music series to take place downtown.

There being no further testimony, Mayor McEnerny-Ogle closed the Citizen Forum.

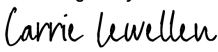
Adjournment

7:44 p.m.

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Anne McEnerny-Ogle, Mayor

Attest:

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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.