



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 • Ty Stober • Erik Paulsen • Sarah J. Fox • Diana H. Perez • Kim D. Harless

May 16, 2022

WORKSHOPS

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

Workshops were conducted in person in the Council Chambers of City Hall. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, or www.facebook.com/VancouverUS.

View the CVTV video recording, including presentations and discussion, for workshops at:

https://www.cvtv.org/vid_link/34651?startStreamAt=0&stopStreamAt=8816

3:00 - 4:00 pm Climate Strategies Review

Rebecca Small, Senior Policy Analyst, 360-487-8601

Summary

Staff led Council through a discussion of the Climate Strategies Review and the draft Climate Priority Resolution.

4:00 - 5:00 pm Housing Code Update

Bryan Snodgrass, Principal Planner, 360-487-7946

Summary

Staff led Council through a discussion of the Housing Code Update and the proposal to amend portions of the Vancouver Municipal Code Title 20.

5:00 - 6:00 pm Water Resiliency Strategy

Chris Malone, Public Works Finance and Asset Manager, 360-487-7711

Summary

Staff led Council through a discussion of the Water Resiliency Strategy, including the framework and goals.

COUNCIL DINNER/ADMINISTRATIVE UPDATES

REGULAR COUNCIL MEETING

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

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit:

https://www.cvtv.org/vid_link/34653?startStreamAt=0&stopStreamAt=8627

Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

Present: Councilmembers Perez, Fox, Paulsen, Stober, Hansen, Mayor McEnerny-Ogle

Absent: Councilmember Harless

Councilmember Stober motioned to excuse Councilmember Harless from the Council meeting, seconded by Councilmember Perez, and carried unanimously to approve the absence.

Approval of Minutes

Minutes - March 28, 2022

Motion by Councilmember Hansen, seconded by Councilmember Stober, and carried unanimously to approve the meeting minutes of March 28, 2022.

Proclamation: Provider Appreciation Day

Mayor McEnerny-Ogle read and presented a proclamation to Cindy Cooper, Member of the Washington State Family Childcare Association, proclaiming May 6, 2022, as Provider Appreciation Day.

Community Communication (Item 1)

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

Consent Agenda (Items 1)

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

1. Approval of Claim Vouchers

Request: Approve claim vouchers for May 16, 2022.

Motion approved claim vouchers in the amount of \$4,965,403.73.

Public Hearings (Items 2-3)

2. 2022 First Supplemental Budget

Staff Report: 062-22

AN ORDINANCE relating to the 2021-22 Biennial Budget and making various appropriations in various funds; declaring an emergency.

The recommended expenditure appropriation increases for the City's

Operating and Capital funds included in the 2022 First Supplemental Budget totals \$138.4 million. An increase of \$45.9 million relates to recommended changes in the Operating budget, with the remaining appropriation increase of \$92.5 million representing changes in capital projects and supporting funding transfers. The Supplemental will result in utilizing \$14.3 million in City resources; of that amount, the General Fund's share is \$3.0 million.

Changes in the operating budget could be distilled to administrative in nature, grant funded and very minimal new initiatives. A significant amount of the operating budget appropriation change relates to a variety of normal administrative changes across all funds. The administrative changes include an update of the salaries budget for the cost of living adjustment for all labor and non-union groups effective in 2022, annual true-up of the self-insurance charges for the liability, workers' compensation and property insurance costs and claims, annual true up to the indirect cost service plan, budget adjustments for the changing cost of fuel and faster than anticipated vehicle replacements across all affected City departments, including General, Street and Fire funds.

Appropriation increases for the operating budget changes in the General, Street and Fire funds total \$15.7 million. The majority of the increase relates to the administrative changes outlined above. The budget also includes grant funded appropriation increase due to a number of new grants in public safety, funding for City services related to the Interstate Bridge and appropriation of a small amount of ARPA grant funding, mostly for the outreach and initial design of the future projects. The single new largest item is budget to fund three Safe Stay villages, two have already opened, and two Safe Park locations, of which one is a new location to be determined later in the year. The Safe Stay villages are funded by a combination of the Affordable Housing property tax and the Affordable Housing sales tax dollars. Additional appropriation is being added to increase the Diversity and Inclusion efforts internally and externally.

The remaining appropriation increase relates to changes in other operating City funds. Major changes are summarized below:

- True up of the CDBG-CV 3 and CHIP grant awards for 2022 fiscal year of \$1.0 million;*
- Affordable Housing Property Tax and the Affordable Housing Sales Tax appropriation increases to fund the new Safe Stay Villages, \$2.9 million;*
- ARPA funding reimbursement for services provided out of the General Fund;*
- True up of the Tennis Center appropriation of \$2.0 million to reflect the most recent operating expenses and revenues of the Center. The Center is currently managed by the US Tennis Association, but the financial information must be reported in City financials;*

- *Risk Fund budget adjustment of \$2.4 million to reflect the current cost of insurance and claims;*
- *Updated appropriation of \$1.8 million due to an updated vehicle replacement schedule to account for higher use vehicles than originally anticipated and longer lead times in vehicle delivery;*
- *Updated appropriation by \$7.1 million in the School Impact Fee fund to reflect the most current projection of fees collected in the fund to be transferred to the School Districts.*

The total net Capital Budget appropriation of \$92.5 million (including internal transfers) is included in the First Supplemental of 2022. Expenditures by project are outlined in Attachment C to the ordinance. Following are some of the changes to projects included in the Supplemental:

- *Parks capital projects totaling \$3.0 million for:*
 - *Esther Short Park restroom re-build and new playground*
 - *Oakbrook Park*
 - *Vancouver Innovation Center (VIC) Park*
 - *Harpers Playground at Marshall Community Center*
- *General Capital/Asset Management projects totaling \$21.8 million for:*
 - *Operation Center redevelopment*
 - *Fourth Plain Commons construction*
 - *Heights Phase 1*
- *Water, Wastewater and Streets/Transportation totaling \$21.1 million for:*
 - *Main Street reconstruction*
 - *NW 32nd Commercial Corridor Right of Way (ROW)*
 - *Heights Roads, Right of Way (ROW) and infrastructure design*
 - *Devine Street pedestrian improvements*
- *Capital Funding Transfers Supporting the City's Capital projects Budget totaling \$46.5M*

Attachment B of the ordinance outlines changes to FTEs, with an overall new increase of 26.5 FTEs recommended in the 2022 First Supplemental. Major changes from the Attachment B are listed below:

- *Major position changes are outlined below:*
 - *Reclassification and reorganization of existing 7.0 FTE Police Service Technicians (PST) to:*
 - *One Police Officer, one Business Intelligence Analyst, one Records Specialist and one Strategic Communications Manager to remain in VPD.*
 - *Two positions in Information Technology and one in Human Resources to better support Police IT and HR needs.*
 - *Additional capacity in the newly created General Services Department:*

- *Add 1.0 FTE Support Specialist II and 1.0 FTE Financial Analyst B;*
- *Add 2.0 FTE Capital Project Managers to support capital building-related projects.*
- *Additional capacity in the Economic Prosperity and Housing Department;*
 - *Reclassify two existing positions to better reflect the work needs of the department;*
 - *Add 0.5 FTE Support Specialist III and move 1.0 FTE added to help manage the Heights implementation from Facilities Department.*
- *Public Works Construction Services increase in personnel in response to increasing capital programs;*
 - *Add 2.0 FTE Senior Construction Inspectors, 1.0 Survey Specialist and 1.0 Civil Engineer.*
- *Positions to support grant and revenue-funded work:*
 - *Add 2.0 Limited-Term FTEs to conduct extensive outreach to residents and businesses in the Fourth Plain corridor and Businesses on Main Street. Positions are to be supported by American Rescue Plan Act (ARPA) funding;*
- *Other FTE changes to support the organization:*
 - *Add 3.0 Limited-Term through end of 2022 Fire Support Staff in anticipation of Proposition 2;*
 - *Add 2.0 FTE Building Inspector III's in Building Fund to support increased business activity;*
 - *Add 1.0 FTE Senior Park Developer for managing capital Parks and Trails;*
 - *Add 1.0 FTE Diversity, Equity, and Inclusion Program Coordinator and 1.0 FTE Homelessness Program Coordinator in City Manager's Office;*
 - *Add 8.0 FTE Overhire, unfunded positions, to be utilized on a short term basis with authorization by the City Manager or their designee;*
 - *Add 1.0 FTE HR Assistant in Human Resources to support the HR Benefits team.*

Request: On Monday May 16th, 2022, subject to second reading and public hearing, approve the ordinance.

Natasha Ramras, Chief Financial Officer, 360-487-8484

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

Natasha Ramras, Chief Financial Officer, provided an overview of the 2022 First Supplemental Budget.

Mayor McEnemy-Ogle opened the public hearing and received testimony from the following community members:

- Wynn Grcich, Vancouver
- Kimberlee Elbon, La Center, WA

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Motion by Councilmember Hansen, seconded by Councilmember Perez, and carried unanimously to approve Ordinance M-4369.

3. **Aegis Phase 2 MFTE (Academy site)**

Staff Report: 065-22

A RESOLUTION of the City Council of the City of Vancouver approving an agreement with East Evergreen Apartments II, LLC for an 8 year property tax exemption for market rate apartments with public benefit contributions for the property located at 313 E. 12th Street (Exhibit A) in Vancouver, Washington.

The project site is located in the Vancouver City Center Vision target area at the intersection of 12th Street and D Street north of the historic Academy building. The applicant is requesting a multifamily tax exemption for a six-story apartment building containing 195 apartment units, 201 structured and 55 surface parking spaces, and a bicycle facility to accommodate 200 bicycles. The building design and public benefit proposal was reviewed and unanimously approved by the CCRA on February 17, 2022. This is the second phase of the Aegis development project surrounding the Academy building. Phase 1 received an MFTE certificate for 147 apartment units with 6,700 sf of retail and 148 parking spaces. Phase 1 construction is underway and scheduled to complete in 2023.

The applicant is requesting an 8-year exemption for market rate units by providing a public benefit contribution. The public benefit includes \$300,000 in public art to enhance the open space site surrounding the Academy. The open space will be dedicated as a public area. An additional \$400,000 in funding will be contributed to the City's Main Street reconstruction project between 5th and 15th Street.

The proposed building will have 195 apartment units including studio, 1 bedroom, and 2 bedroom units. Per the applicant the unit types and rents will be:

Type	Units	Rent
Studio	79	\$1,481
1 Bed / 1 Ba	76	\$1,762
2 Bed / 2 1a	8	\$2,200

2 Bed / 2 Ba 32 \$2,479

Over 20 years (with the exemption) the project is estimated to generate \$13 million in taxes benefitting all taxing districts (ports, county, city, etc.) with \$1.5 million specifically generated for the City of Vancouver. Potentially foregone revenue during the exemption is estimated at over \$2.7 million for all taxing districts and \$845,000 specifically for Vancouver. The development is still expected to generate \$778,000 in construction and utility taxes annually during the exemption period and then \$920,000 annually after the 8-year exemption expires. Without the proposed development the site is generating approximately \$51,000 in tax revenue annually.

In July 2021 the Vancouver City Council implemented an interim policy on climate action requiring all projects subject to a development agreement to meet certain LEED building specifications or equivalent measures. The applicant completed the permit plan review of the Aegis Phase 1 development prior to the July 2021 City Council's review of the interim policy climate action. Similarly, the land use permit application for Aegis Phase 2 was submitted almost 2 years prior to Council's consideration of an interim policy on climate action. Despite predating the Council interim climate action policy, the applicant has agreed to modify their development such that the building will be an "all-electric" building that will not use natural gas. The applicant's proposal was reviewed by Cascadia Consulting Group, the City's climate action consultant. The consultant stated that 100% electrification of new buildings is in alignment with the City's Climate Action Plan goals.

Request: On Monday, May 16, 2022, subject to public hearing, approve the resolution authorizing the City Manager or the Manager's designee to execute the Development Agreement for the Aegis Phase II MFTE project.

Bryan Monroe, Associate Planner, 360-487-7958; Patrick Quinton, Economic Development Director, 360-487-7845

Patrick Quinton, Economic Development Director, provided an overview of the proposed resolution.

Mayor McEnerny-Ogle opened the public hearing and received testimony from the following community members:

- Larry Smith, Vancouver
- John McDonagh, Vancouver
- Wynn Grcich, Vancouver
- Kimberlee Elbon, La Center, WA

There being no further testimony, Mayor McEnerny-Ogle closed the public

hearing.

Motion by Councilmember Paulsen, seconded by Councilmember Hansen, and carried unanimously to approve Resolution M-4170.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

IBRP Group Update

Katherine Kelly, Senior Transportation Policy Advisor, provided an update to the Interstate Bridge Replacement Program.

Council Policy Updates

Jonathan Young, City Attorney, provided an update to the Council Policy Updates.

Adjournment

8:52 p.m.

DocuSigned by:

Anne McEnerny-Ogle

6C89D9889EC5424...

Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

Natasha Ramras

BCF6734E40E94AE...

Natasha Ramras, City Clerk

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: Written comments for City Council meeting
Date: Monday, May 9, 2022 1:47:24 PM

This came in after the deadline. I am happy to respond to let her know that comments are not read aloud but are shared with Council and put in the record. Let me know if you would like me to do that.

Respectfully,

Shannon Ripp | Support Specialist III

CITY OF VANCOUVER, WASHINGTON
City Manager's Office
P: (360) 487-8607
www.cityofvancouver.us

LEARN ABOUT VANCOUVER'S COVID-19 RESPONSE HERE

-----Original Message-----

From: Amelia Cole <[REDACTED]>
Sent: Monday, May 9, 2022 12:59 PM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Written comments for City Council meeting

[You don't often get email from amelia.cole12@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>.]

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom this may concern,

I found out about this city council meeting at the deadline, is there any way this written comment will be read at the meeting?

“Vancouver Climate Action Plan

Hi- my name is Amelia Cole and I am the President of Clark Colleges Environmental Action Club. I am not able to be in person at this meeting, but on behalf of myself and our members, we wanted to give youth input on the proposed Vancouver Climate Action Plan. It is crucial that youth voices are being heard when debating on whether this plan should be instated. For those who do not believe in or are not educated about climate change and are fighting against this plan, I urge you to educate yourself before voicing your opinion against the implementation of VCA, for this plan, or lack thereof, will impact generations to come. Unfortunately, the effects of climate change will continue to effect Vancouver, and the cities preparation for such events like climate-induced natural disasters is the difference between life or death within our community. Because youth will be effected the most by climate change, I urge city council and our community to take youth voices into consideration. Thank you for your time.”

Sincerely,
Amelia Cole



March 31, 2022

Linda Glover, Chair
Board of Trustees
The Historic Trust



Dear Linda:

The business leadership group Identity Clark County is fully supportive of The Historic Trust's work to revitalize the Providence Academy property.

To that end, we support Marathon Acquisition and Development Inc.'s application for the City of Vancouver's Multi-Family Tax Exemption (MFTE) for its Aegis Phase II project. The MFTE helps attract significant development investments which in this case also provides necessary revenue streams to The Historic Trust to continue your path toward the renovation of Vancouver's historic treasure.

The MFTE supports the aims of The Historic Trust and helps the City of Vancouver deliver on its aggressive City Center Redevelopment Vision and plans to attract more residents, economic activity and social experiences in the downtown corridor.

We look forward to your continued work on the Academy property, as well as helping advocate for alternative parking for those displaced by the Academy's redevelopment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Arp'.

Ron Arp, President
Identity Clark County

A handwritten signature in black ink, appearing to read 'Steve Kenny'.

Steve Kenny, Chair
Identity Clark County

From: [City Council](#)
To: [Dollar, Sarah](#)
Subject: FW: Vancouver City Council 5 16 2022 testimony
Date: Friday, May 13, 2022 12:04:40 PM
Attachments: [image001.png](#)
[ICC The Historic Trust MFTE Support 033122.pdf](#)

Written comments for 5/16 Council.

From: Holly Chamberlain [REDACTED]
Sent: Thursday, May 12, 2022 11:19 PM
To: City Council <council@cityofvancouver.us>; City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Vancouver City Council 5 16 2022 testimony

Some people who received this message don't often get email from holly.chamberlain@thehistorictrust.org. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

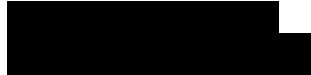
Please find attached written testimony from Identity Clark County related to the May 16, 2022 Consent Agenda item 3, Aegis Phase II MFTE.

Thank you for your time and assistance.

Cordially,

Holly

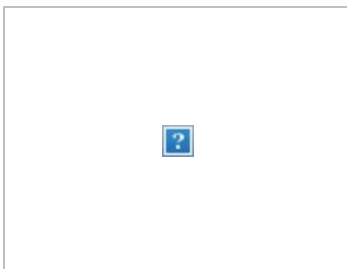
Holly K. Chamberlain (she/her)
Director of Historic Preservation
The Historic Trust



360.992.1801

www.thehistorictrust.org

"Architecture is basically a container of something. I hope they will enjoy not so much the teacup, but the tea." – *Yoshio Taniguchi (b. 1937)*



From: [Kimberlee Elbon](#)
To: clerk@ci.lacenter.wa.us; [City of Vancouver - Office of the City Manager](#); [Dollar, Sarah](#); [REDACTED] [City Council](#)
Subject: READ ATTACHMENT from a Clark County CITIZEN
Date: Tuesday, May 10, 2022 5:14:41 PM

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Vancouver City Council and Eric Holmes ~ below is an article that I'm demanding You read. I say demand because I do not want You to think I'm Mrs. NiceGuy. At this point, that will not be the case. Nor am I politically correct as this is

GOOD vs evil. This email and the link below is to be put on

PUBLIC RECORD.

Kimberlee Elbon
[REDACTED]

[ICLEI](#) This is a current report on biden following the one world order agenda

From: [Lorene](#)
To: [City Council](#)
Subject: Submission: City Council Contact Form
Date: Thursday, May 12, 2022 5:03:11 PM

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City Council Contact Form

Submitted date: Thursday, May 12, 2022 - 5:03pm

Contact Information

First name:

Lorene

Last name:

Smith

Email address:

[REDACTED]

[REDACTED]

ZIP code:

98663

Inquiry Information

Subject:

Share an opinion about a City project or initiative

Recipient:

All of Council

Message:

I oppose any natural gas bans. This would be awful for our community. We're already experiencing inflation and as a current customer of NW natural I have no idea how I will heat my home and water as I would have to replace these systems with expensive electrical systems. Everyone should have choices. We all know if you start with new customers you will come after the existing customers next.

Upload a file:

From: [Patrick](#)
To: [City Council](#)
Subject: Submission: City Council Contact Form
Date: Thursday, May 12, 2022 2:40:57 PM

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City Council Contact Form

Submitted date: Thursday, May 12, 2022 - 2:40pm

Contact Information

First name:

Patrick

Last name:

Johns

Email address:

[REDACTED]

Stress address:

[REDACTED]

ZIP code:

98682

Inquiry Information

Subject:

Share an opinion about a City project or initiative

Recipient:

All of Council

Message:

I am unable to attend the next meeting due to travel. Please continue to allow natural gas hook ups for residential and commercial properties. Having a renewal able source of energy is essential to adapt to emergency energy sources such as we are suffering now. Limiting our energy sources will leave us in the same predicament as Texas found themselves in in 2021. Water, Solar, Wind and Natural gas are a diversified no brainer to hedge against future contingencies and emergencies.

Upload a file:

From: [Jamie](#)
To: [City Council](#)
Subject: Submission: City Council Contact Form
Date: Thursday, May 12, 2022 9:12:21 AM

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City Council Contact Form

Submitted date: Thursday, May 12, 2022 - 9:12am

Contact Information

First name:

Jamie

Last name:

LeVasseur

Email address:

[REDACTED]

Stress address:

[REDACTED]

ZIP code:

98683

Inquiry Information

Subject:

Share an opinion about a City project or initiative

Recipient:

All of Council

Message:

The ban or restriction on natural gas usage, expanded use and use for new construction is very problematic and does not address the goals intended. As an electrical engineer I can say that the infrastructure necessary to replace natural gas for electrical power in our city and around this country is not anywhere near capable nor adequate. It will not be anytime in the next many decades. In the mean time clean burning natural gas is an excellent source of providing the energy to heat homes and run machines. It is a very small percentage of the local and national carbon emissions. Natural gas restrictions are clearly not a proper way to address the needs of the citizens and companies in the region in a cost effective manner. These restrictions appear to be more agenda driven than thinking through the actual facts and ramifications of the actions. The actual results the agenda of

restrictions attempts to achieve are not practical or possible at this time. Please think about the reality of the result with facts vs. unrealistic goals. Cleaner energy will come in the future but it clearly is not ready yet from a technology, infrastructure and cost point of view.

Jamie LeVasseur

Upload a file:

From: [Katherine](#)
To: [City Council](#)
Subject: Submission: City Council Contact Form
Date: Thursday, May 12, 2022 8:46:25 AM

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.



City Council Contact Form

Submitted date: Thursday, May 12, 2022 - 8:46am

Contact Information

First name:

Katherine

Last name:

Worsley

Email address:

[REDACTED]

Stress address:

[REDACTED]

ZIP code:

98683

Inquiry Information

Subject:

Share an opinion about a City project or initiative

Recipient:

All of Council

Message:

I absolutely disagree with you- we have always had NW Natural gas in our homes- hot water heater, stoves, dryers, furnace etc. I am very upset at what this will do; how will we afford to replace all these utilities? In addition- NW Natural gas is a renewable source- as opposed to solar, wind and water. Solar depends on the sun and how is that working for us these days? Wind is debatable- especially the cost of each turbine,. and water? There is no guarantee that we will always be able to depend on water. Leave our choice of utilities alone.

And let me segue for a moment: electric cars pollute. How ? The batteries that run those cars are manufactured using toxic materials. You may think getting rid of natural gas is the thing to do but you are absolutely incorrect.

Upload a file:



May 10, 2022

The Honorable Anne McEnerny-Ogle, Mayor
Mayor Pro Tem Ty Stober
Councilmembers Sarah J. Fox, Bart Hansen, Kim D. Harless, Eric Paulsen, Diana H. Perez
City of Vancouver
PO Box 1995
Vancouver, WA 98668-1995

Dear Mayor, Mayor Pro Tem, and Councilmembers:

In 2018, the Vancouver's Downtown Association Board of Directors endorsed the Providence Academy Site Redevelopment Plan and urged community, regulatory, and City Council support of the project. Over the last four years, it has been rewarding to see the vision of the Site Redevelopment Plan realized. Now, we write in support of the request of Marathon Development for the Multi-Family Tax Exemption for Aegis Phase II.

The Vancouver's Downtown Association Board of Directors continues to support the redevelopment of the site and the proposed Phase II Site Plan. The tax exemption will help move forward the proposed plan for a long-established vision for greater housing density and commercial activity in downtown, all while actively connecting Officers Row and Fort Vancouver with our urban core.

In addition, we believe Phase II will continue to improve the code compliance of the site, while providing fiscal sustainability for Providence Academy—an important step in ensuring that this site is well stewarded for future generations.

As Phase II moves forward, we stand ready to support in any way to assure that this project succeeds and allows for the preservation of Providence Academy while meeting our shared goals and vision of “keeping downtown vibrant” for all.

Sincerely,

A handwritten signature in black ink that reads 'Michael Walker'. The signature is fluid and cursive, with the first name 'Michael' being more prominent than the last name 'Walker'.

Michael Walker
Executive Director

BOARD OF
DIRECTORS

LINDA REID
MARNIE FARNESS
LINDA GLOVER
SHARA WOKAL

CARYL BROWN
MICHAEL LARY
MICHELLE THOR
CHRISTIE RUST

ESTHER CHO LIU
DAN WYATT JR
WENDY MARVIN

360-258-1129


VANCOUVER, WA 98660

VDAUSA.ORG

From: [City of Vancouver - Office of the City Manager](#)
To: [City Council](#); [Dollar, Sarah](#)
Subject: FW: May 16 testimony in favor of Aegis II MFTE
Date: Wednesday, May 11, 2022 8:23:00 AM
Attachments: [image001\[86\].png](#)
[image002\[93\].png](#)
[image003\[96\].png](#)
[image004\[89\].png](#)
[VDA_PHASEII.pdf](#)

Hello,

We received this email in the CMO inbox. Let me know if I need to pass this on to anyone else.

Have a great day!

City Manager's Office

CITY OF VANCOUVER

P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8600 | F: 360.487.8625

www.cityofvancouver.us

From: Michael Walker [REDACTED]
Sent: Tuesday, May 10, 2022 5:43 PM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: May 16 testimony in favor of Aegis II MFTE

You don't often get email from director@vdausa.org. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Attached you will find May 16 testimony in favor of Aegis II MFTE attached from the VDA's Board of Directors.

Please let me know if you have any questions or need additional testimony.

Thank you,

Michael Walker
VDA
Executive Director

Office: (360) 258-1129

[REDACTED]
Vancouver, Washington 98660





March 31, 2022

Linda Glover, Chair
Board of Trustees
The Historic Trust
[REDACTED]
Vancouver, WA 98661

Dear Linda:

The business leadership group Identity Clark County is fully supportive of The Historic Trust's work to revitalize the Providence Academy property.

To that end, we support Marathon Acquisition and Development Inc.'s application for the City of Vancouver's Multi-Family Tax Exemption (MFTE) for its Aegis Phase II project. The MFTE helps attract significant development investments which in this case also provides necessary revenue streams to The Historic Trust to continue your path toward the renovation of Vancouver's historic treasure.

The MFTE supports the aims of The Historic Trust and helps the City of Vancouver deliver on its aggressive City Center Redevelopment Vision and plans to attract more residents, economic activity and social experiences in the downtown corridor.

We look forward to your continued work on the Academy property, as well as helping advocate for alternative parking for those displaced by the Academy's redevelopment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Arp', with a stylized flourish at the end.

Ron Arp, President
Identity Clark County

A handwritten signature in black ink, appearing to read 'Steve Kenny', with a long horizontal line extending from the end.

Steve Kenny, Chair
Identity Clark County

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Cc: [City of Vancouver - Office of the City Manager](#)
Subject: FW: Vancouver City Council 5 16 2022 testimony
Date: Friday, May 13, 2022 3:17:53 PM
Attachments: [image001.png](#)
[ICC The Historic Trust MFTE Support 033122.pdf](#)

Hi Sarah,

Passing along in case you hadn't already received this testimony.

Stephanie

City Manager's Office

CITY OF VANCOUVER

P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8600 | F: 360.487.8625

www.cityofvancouver.us

From: Holly Chamberlain [REDACTED]
Sent: Thursday, May 12, 2022 11:19 PM
To: City Council <council@cityofvancouver.us>; City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Vancouver City Council 5 16 2022 testimony

Some people who received this message don't often get email from holly.chamberlain@thehistorictrust.org. [Learn why this is important](#)

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Please find attached written testimony from Identity Clark County related to the May 16, 2022 Consent Agenda item 3, Aegis Phase II MFTE.

Thank you for your time and assistance.

Cordially,

Holly

Holly K. Chamberlain (she/her)
Director of Historic Preservation
The Historic Trust

[REDACTED]

360.992.1801

www.thehistorictrust.org

"Architecture is basically a container of something. I hope they will enjoy not so much the teacup, but the tea." – *Yoshio Taniguchi (b. 1937)*



From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: Monday, 5/16 workshop on Climate Action
Date: Friday, May 13, 2022 4:43:22 PM
Attachments: [image001.png](#)

In case you hadn't already received this comment for 5/16.

Stephanie Obotette | Support Specialist II
[Pronouns: She/Her](#)



P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8621 | **F:** 360.487.8625

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From: Peter L. Fels [REDACTED]
Sent: Friday, May 13, 2022 3:29 PM
To: City Council <council@cityofvancouver.us>; City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>; City Council <council@cityofvancouver.us>; Small, Rebecca <Rebecca.Small@cityofvancouver.us>; Lande, Aaron <aaron.lande@cityofvancouver.us>
Cc: Rebecca Ponzio <rebecca@wecprotects.org>; Cathryn Chudy <chudyca@gmail.com>; Heidi Cody <hcodystudio@gmail.com>; Don Steinke <crvancouverusa@gmail.com>; Rick Marshall <camasrick@gmail.com>; felget <felget@comcast.net>
Subject: Monday, 5/16 workshop on Climate Action

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor, City Councilors, City Manager and City staff:

It is gratifying that at long last you are going to be seeing the beginnings of a Climate Action Plan at your May 16 workshop. Climate change is the most important issue in our lives, the lives of our children and grandchildren and the lives of all of the world's current and future populations. While problems such as war, famine, oppression may be more immediate and pressing, in the long run if all of us don't change our lifestyles and practices now, the world will be an even more difficult place. So, thank you for recognizing the urgency of tackling global warming and doing our City's part to make a positive impact. Also kudos to your staff who have worked so hard to get us where we are.

I strongly approve of the statements in Sections 1, 2 and 3 of the draft Climate Priority Resolution. In considering and approving the Resolution, and as part of that, affirming an Early Action Package, I ask you to consider a few basic things.

The primary goal is to reduce greenhouse gas emissions as soon as possible. Therefore you need to know which proposed actions will cause the greatest early reductions. Cascadia Consulting has done some preliminary analyses, but the current schedule has those being presented to you in August. You need to know at the time of your review of the Early Action Package whether the early actions will have the most impact, and if not, the most impactful actions need to be included in the EAP.

Our knowledge about climate change is constantly being improved by international scientists and think tanks. The City's climate actions should be continuously reviewed to make sure we are doing things that have the most impact. While a minimum of a 4 year review cycle will make sure the CAP is not forgotten, City staff should continuously and consistently review all their actions with an eye to climate impact, just as they are considering equity, diversity and inclusion. DEI and Climate Change were noted as the two top priorities in your strategic plan. The draft Resolution sections 5 and 11 should be modified to reflect staff's continuous review and implementation of emission reducing strategies between 4 year review cycles. Staff should be directed to let you know when earlier review or modification of the CAP may be needed.

The first principle of energy and resource conservation is to reduce use. Numerous studies since the 1973 energy crisis have stated and confirmed this principle. The CAP needs to identify conservation as a primary step in all areas.

The State legislature has determined that electrification in buildings and transportation should be Washington's top priority. There are two local concerns. First, our local electricity provider, Clark Public Utilities, relies on fossil gas to produce approximately 30% of the electricity we use. The rest comes from Bonneville Power, but about 5% of the electricity from the BPA is from non-renewable sources. That is to say, all of our electricity is not from "clean" hydropower, wind or solar. We all need to push CPU and BPA to clean up our energy supply.

The draft actions in the CAP to include microgrid solar production are steps in the right direction but unlikely to have the impact that would be achieved by CPU's retiring the River Road Generating Plant early.

Second, we cannot buy our way out of our excessive energy consumption and GHG emissions by purchasing just any available renewable energy credits (RECs). Some RECs may actually offset global GHG emissions, but that is not always the case. It would be much better to enter or press CPU and BPA to enter direct power purchase agreements with renewable energy sources such as wind and solar electricity providers and pass that clean energy through to us.

Third, so-called "renewable natural gas" is not a viable substitute for fossil (fracked) gas. Burning RNG has the same atmospheric warming effects as burning fossil gas. Both these forms of gas are methane, which has a far greater global warming impact than CO2 emissions. RNG may reduce GHG emissions when used as a vehicle fuel in place of gasoline or diesel or to produce localized heat or electricity, but it does not have that benefit when piped to homes or commercial buildings for heat or cooking. You should be skeptical of gas company claims that RNG can reduce our local carbon footprint unless they are talking about avoiding methane emission from a local source such as a waste facility.

Finally, keep in mind that transportation creates the majority of our local emissions. The draft CAP suggests many steps to increase electrification of private vehicles and public fleets and reduce vehicle miles traveled. However, it does not address freight and other vehicles that

originate outside the City, pass through on the freeways, or travel to places outside Vancouver. We need to be looking at every opportunity to increase rail and transit travel and reduce air, single passenger gas, and diesel freight vehicle travel. These things are not completely within your control but you can lobby corporate, state and federal actors to help us reduce local GHG emissions with policies that cut fossil fuel-based travel. You can and should continue to work with the IBR program to create local stops and park-and-rides for transit and ways to encourage people to get out of their cars and use transit to travel to and from Oregon and other local towns.

Again, thank you for making climate action a priority. With passage of the proposed Resolution (hopefully with a bit of modification based on my suggestions) and eventually the CAP, Vancouver truly will be a national leader in taking climate action. In the meantime, please approve the Early Action Package and take steps to implement all its parts as soon as possible.

Sincerely,

s/

Peter Fels

A solid black rectangular box used to redact the signature of Peter Fels.

Vancouver

5-16-22

To the honorable Vancouver City Council members,

Even though I appreciate the steps you are taking to address climate change, unfortunately it is not enough.

Because past leaders such as yourselves, failed to take climate change seriously and continued to go on burning fossil fuels we are running out of time to keep climate change from spiraling out of control. As today's leaders you must do what our past leaders failed to do.

To quote Greta Thunberg, "Solving the climate crisis is the greatest, the most complex challenge homo sapiens have ever faced. The main solution is so simple that even a small child can understand. We have to stop our emissions of greenhouse gases. "

I know you are aware that burning fossil fuels causes climate change and so, in all good conscience how can you allow the continued use of natural gas in new building projects? Elected leaders like you and others across this great nation and the world must have the courage to stop burning fossil fuels as soon as possible.

You can already see the chaos and destruction that climate change is causing all over the world with droughts, starvation, increased, flooding and forest fires. We experienced climate change right here in Vancouver when recently the smoke from forest fires made the air so toxic, we couldn't go outside. If we continue burning fossil fuels climate change will get much worse.

I'm 84 and I won't see the worst of climate change, but I have children and 5 grandchildren who will. I am reaching out to you on their behalf. As a private citizen I can't do much except ask you, my elected leaders, to adopt a ban on using natural gas in all new building projects. Since Washington state is adopting stringent clean energy laws it would be prudent for you as leaders to follow their lead. Think of the money that will be saved if you can avoid having to retrofit those natural gas buildings to clean energy.

Even though Greta Thunberg says the solution is simple, I realize it won't be easy. It takes great courage to stand up to strong opposition from the business community, including two very powerful industries, natural gas and the building industry. They will fight you tooth and nail but you must remain firm and strong. Do not fall for the natural gas industries claim that natural gas is clean. Far from it. From the moment fracked gas is extracted from the ground to its transport to communities, it leaks methane which is far worse than carbon dioxide, making it more harmful to climate change than coal.

Then there is the building industry who will put up strong opposition to banning natural gas. However, if you, our elected leaders, want safe and healthy homes and buildings for the community, it is imperative that you ban the use of natural gas in all new building projects. Mark Vossier, MD, president of the Washingtons Physicians for Social Responsibility claims, “that heating and cooking with natural gas poses a significant health risk with increased childhood asthma and heart and lung disease in adults.”

As our elected leaders you must accept the fact that the time for using natural gas has past, just as the horse gave way to the automobile, dirty unhealthy natural gas must be replaced with clean, green energy. If we don’t stop using natural gas, future generations will pay the ultimate price as they head toward an apocalyptic future and the eventual extinction of humans.

You will be on the right side of history when you adopt a plan banning natural gas in all new building projects. Not only will future generations look back in time and thank you for your action, I can assure you that there are plenty of people like me who will thank you and support you in this bold action.

I pray you will have the moral courage to do what must be done.

The very future of humanity is in your hands.

Thank you for your time.

Respectfully,

Virginia Nugent

Virginia Nugent

[REDACTED]

Vancouver WA98686

[REDACTED]

From: [Jack Nugent](#)
To: [City Council](#)
Subject: "Monday 5/16 Workshop on Climate Action"
Date: Monday, May 16, 2022 7:44:40 AM
Attachments: [Draft Letter to Vancouver City Council Final letter.docx](#)

You don't often get email from jackandvirginia9@gmail.com. [Learn why this is important](#)

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Attached is my public comment on the "Monday 5/16 Climate Action Workshop"
Virginia Nugent

From: [Henry](#)
To: [City Council](#)
Subject: Submission: City Council Contact Form
Date: Sunday, May 15, 2022 7:12:23 PM

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City Council Contact Form

Submitted date: Sunday, May 15, 2022 - 7:12pm

Contact Information

First name:

Henry

Last name:

Harbert

Email address:

[REDACTED]

Street address:

[REDACTED]

ZIP code:

98684

Inquiry Information

Subject:

Share an opinion about a City project or initiative

Recipient:

All of Council

Message:

I am speaking against the natural gas hook up limitation for any construction. That back door Green New Deal policy is something Democrats couldn't mandate nationally because it is too impractical, illogical, and uneconomic. The city should instead vastly increase natural gas availability so that it will be more economical for residents and as a failsafe for alternatives in case of a shutdown or loss of electrical grid.

I remember even 40 years ago when Medford, OR, first got natural gas option, my father couldn't wait to get the electrical furnace out and a gas furnace in. It was much cheaper and reliable and he extremely happy. Today, I love our consistent, low-cost gas bills in Vancouver.

Lastly, there is vast doubt about the significance of CO2 in the atmosphere. For starters it is only a

tiny trace element of our air, only 0.0418% of it. Secondly, there is new evidence that the gradual slow rise of CO₂ was not affected by the global, two-year Covid Shutdowns. CO₂ levels slowly increased at the same rate as it has in recent decades. That is, it did not decrease when transportation was shut down and fossil fuel usage was curtailed severely. That raises the question what is causing the steady, tiny rise in CO₂. We do not understand the cause and it can't be attributed to a fuel such that we must take punitive action against natural gas. (Chapter 10 Fiat Fuels, p 178, in "The Fiat Standard: The debt slavery alternative to human civilization," Saifedean Ammous, 2021.)

I urge you to dismiss that poorly developed aspect of the plan.

Upload a file:



FLIRT AKKU 3 PART

Test carrier

The FLIRT AKKU is the battery-operated version of the FLIRT type series. Designed for non-electrified or partially-electrified tracks, the vehicle is highly versatile. 80 percent of the non-electrified tracks in Germany can be used by the regional train in battery mode. The FLIRT AKKU is a single-storey, flexible regional train that can be customised. The vehicle concept is primarily based on the previously approved and tested electrical multiple-unit FLIRT trains purely for operation below the catenary. The traction elements and the most important mechanical components are largely the same. One thing that all FLIRTs have in common is their lightweight design made of aluminium. Maintenance-friendly components that have been tried and tested a thousand times over help to keep the operating, energy and maintenance costs as low as possible. 2 to 4-part train combinations can be realised in the model equipped with lithium-ion batteries. Here, the FLIRT AKKU, like the FLIRT, can be customised to meet requirements with respect to the number of seats, passenger flow or interior design. The 3-part test carrier offers space for 310 passengers, of this number 154 on seats. The FLIRT Akku test carrier is used for testing and the continuous further development of the technology.

www.stadlerrail.com

Stadler Rail Group

Ernst-Stadler-Strasse 1
CH-9565 Bussnang
Telefon +41 71 626 21 20
stadler.rail@stadlerrail.com

Stadler Pankow GmbH

Lessingstrasse 102
D-13158 Berlin
Telefon +49 30 91 91-16 16
stadler.pankow@stadlerrail.com



Technical features

Technology

- Automatic central buffer couplings
- Lightweight aluminium construction
- Meets the requirements of DIN EN 15227 (Crash Norm)
- Air-sprung bogies ensure smooth running
- Catenary operation with 15 kV and catenary-free operation with lithium-ion traction battery

Comfort

- Bright and friendly passenger compartment
- Passenger compartment fully steplessly walk-through
- Air-conditioned passenger compartment and driver's cab
- Generously designed multi-functional compartments at all entrance-areas
- 3 doors per side
- Sliding steps and gap-bridging at all doors
- Cycle racks / wheelchair
- Modern passenger information system
- Service area
- Universal WC and standard WC acc. to TSI PRM

Staff

- Ergonomically designed driver's cab
- Service area

Reliability / Availability / Maintainability / Safety

- Fulfilment of the Crash Norm EN 15227
- Fulfilment of the TSI PRM and the TSI Noise

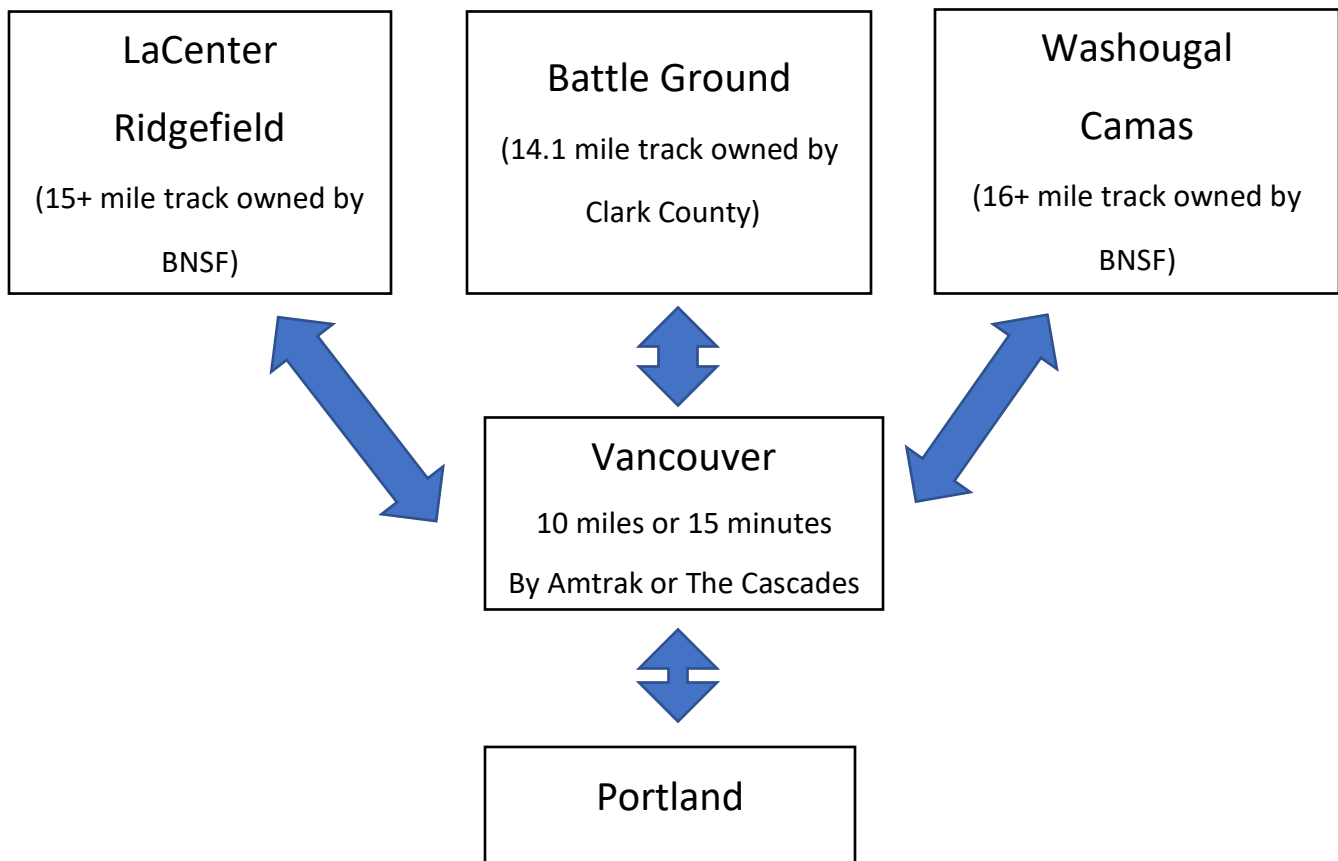
Vehicle data

Gauge	1,435 mm
Supply voltage	15 kV AC
Axle arrangement	Bo'2'2'2
Seats	154
Standing capacity (4 pers./m²)	156
Floor height	
Low floor	780 mm
High floor	1,200 mm
Door width	1,300 mm
Door height	780 mm
Longitudinal strength	1,500 kN
Length overall	58,600 mm
Vehicle width	2,880 mm
Vehicle height	4,120 mm
Bogie wheelbase	2,500 mm
Running bogie	2,700 mm
Drive wheel diameter	
new	920 mm
worn	850 mm
Trailer wheel diameter	
new	760 mm
worn	690 mm
Maximum speed	140 km/h
Drive	2 × 500 kW

Three Regional Rail Corridors from Clark County to Portland

I-5 congestion could be lessened by developing regional electric passenger rail service on the existing rail lines from Clark County to Portland. Clark County is one of the fastest growing counties in Washington State. Climate change can be reduced by regional electric passenger rail development in Oregon and Washington. A bus goes about one mile on a fifth of a gallon of diesel, costing about one dollar to move **40** passengers. The San Francisco BART passenger rail car uses about 3.5 Kilowatt/Hour per mile costing about 35 cents to move **150** passengers. A fleet of 55 Stadler Battery Passenger Cars (FLIRT) will be in service next year in Germany. Battery Powered Rail cars could be used in the Northwest to reduce greenhouse gases. Rail commuters would avoid tolls and by pass the congested Rose Quarter as currently proposed by the Interstate Bridge Replacement Program.

Regional Passenger Rail system with only 34 foot wide right of way can move as many passengers per hour as an eight lane freeway.



From: Dave Rowe

A commuter from Battle Ground to Lake Oswego

Climate Change must be addressed with bold new steps in transportation. The City of Vancouver is at a very important crossroad to transportation in the Northwest. Clark County is blessed with a publicly owned rail corridor through the center of the county. Regional Passenger Railcars powered by batteries could be moving citizens from Battle Ground and Brush Prairie through Vancouver to Portland. Also railroad lines coming from Ridgefield-LaCenter and Camas-Washougal go through Vancouver to Portland. The greenhouse reduction from rail transportation is tremendous. A transportation hub could be planned at the current AMTRAK station area. A future High Speed Rail line could have a station at that location. The transportation hub would be served by C-Tran buses along with battery powered rail cars. AMTRAK and The Cascades trains already cross the Columbia River from Vancouver into Portland in less than 15 minutes, much faster than the future Interstate Bridge Replacement Bridge will provide for auto travel.

I am attaching information on the Stadler Battery Powered rail car used in Germany. Also attached is a map of the existing corridors.

From: [David Rowe](#)
To: [City Council](#)
Cc: [Chris Smith](#); [Heidi Cody](#)
Subject: Climate Action Plan for Vancouver
Date: Saturday, May 14, 2022 11:11:24 AM
Attachments: [Vancouver City Council.pdf](#)
[Three regional rail corridors to Portland Rev 1.pdf](#)
[Stadler Specs EMU.pdf](#)

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Eric Holmes:

I am a daily commuter who has been travelling through Vancouver from Battle Ground to my job in Lake Oswego for over ten years. I want to improve the climate by having a better transportation system in our area. Attached is my suggestion to help the planet. Vancouver is a vital transportation link for the Northwest.

Dave Rowe

From: [Jan V](#)
To: [Small, Rebecca](#); [City Council](#); [City Council](#); [City Council](#); [Holmes, Eric](#); [City Council](#); [City Council](#); [City Council](#); [City Council](#); [Kennedy, Rebecca](#)
Cc: [Joseph Cote](#); peter@BikeClarkCounty.org
Subject: Climate Action Plan
Date: Saturday, May 14, 2022 12:06:42 PM

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I'm with you. We have a problem, but we're not victims. As our city leaders, you've recognized the present and future, and will lead us toward reversal of bad practices and help us move to sustainable ones. I'm with you.

I viewed the city's presentation. Good.

We have power. We must use it.

We must educate ourselves to know facts from political BS and uninformed attitudes (e.g. gas is still needed; people don't want to walk/bike/bus; it's too late, people won't change).

We must look at the big picture as in your power point: trees/vegetation, housing, transportation, building, energy, waste/reduction.

Where are we, the citizens?

- People relate to recycling now -- It's been 35-40 years since GHG made the news. That casual learning curve timeline is not on the table now.
- E-cars are headlined regularly and utilized by some. Some see the importance of e-fleets for the city.
- Busing, walking and biking largely remain domains of the poor, the young, and the old. Plenty of work to be done there yet.
- Some people recognize the importance of walkable neighborhoods, but I still meet many who want to "live out" and when I point out that they're choosing a car-dependent lifestyle that contributes to climate destruction, they don't say much. Need to brush up on my communication style?
- Air and gas-dependent car travel are still the norms, remaining unquestioned by many.
- I see more xeriscaping around town. As one who walks/bikes/buses, I can tell you we need more shade. Last summer it was tough to bike just a few miles to see a friend. I had to stop in parks with big trees en route during the hottest days. I see Friends of Trees work around town. We need more.

I want to say young people get it, but I still see their admiration for big, stupid cars. Oops, communication style faux pas, but do that many drivers need that much metal and horse power to get to school or Safeway?

Kudos for alternative transportation support for the city. Someone hooked me up with the Incredible Sarah Dollar. She wanted to earn \$25/month for biking to her city hall job vs paying \$40/month for parking. We have been "practicing" biking to work, to the MAX, to the grocery store, and to cupcakes. She biked to the bar last week. How do we get more Sarahs to see options? VBC is again offering the beginner bike course, Road Cycling 101. Bike Clark County is keeping local cyclists rolling as well as finishing up another round of

Bike2Leadership with high schoolers. Paths are super places to start learning for timid riders, but eventually to get anywhere in town, we need safe streets connected to other safe streets.

Remember when Roben White testified during the Tesoro years that we shouldn't just think of our own grandkids, we should think seven generations out? I do.

You are doing a great job. Continue to lead us. Please.

Jan Verrinder





John P McDonagh (he/him)

President / CEO

May 11, 2022

The Honorable Anne McEnerny-Ogle

Mayor of Vancouver, Washington

Mayor Pro Tem Ty Stober

Councilmembers Sarah J. Fox, Bart Hansen, Kim Harless, Erik Paulsen, Diana H Perez

Dear Mayor and Councilmembers,

I am writing today in support of the Marathon Acquisition and Development's Multi-Family Tax Exemption request for Aegis II before you for consideration.

A key thread in the fabric of our community is our rich history dating back to the establishment of Fort Vancouver in the early 1800s. Not long after the founding of the Fort came Mother Joseph whose vision and enterprise resulted in what we have come to know as the Providence Academy.

When the Historic Trust secured ownership of Providence Academy, it assured us that piece of our history would live on for future generations. The diligent work of the Historic Trust to not only secured the Academy property and undertook its renovation but consistently look for ways to preserve the historic building which deserves our admiration.

In 2020, I wrote in a letter of support to the Clark County Historic Preservation Commission and the City of Vancouver Planning department, "The intentional and transparent approach to this development, including housing, public gathering space and parking, speaks not only to the project viability but the viability of the downtown core. Moving ahead with the project at this time will bring dozens of needed jobs to our community. The collaboration during the planning of this development underscores the commitment of The Historic Trust to preserving and sharing the heritage of Providence Academy and the ongoing efforts of the city of Vancouver to revitalize the downtown area." We at the Greater Vancouver Chamber of Commerce continue to believe in and wholeheartedly support this site redevelopment project.

As the CEO of the Greater Vancouver Chamber of Commerce, I am writing to encourage your approval of the request before you, which will allow for the continued renovation and preservation of our historic Providence Academy.

Respectfully,

A handwritten signature in black ink, reading "John P McDonagh".

John P McDonagh



John P McDonagh (he/him)
President / CEO



From: [John McDonagh](#)
To: [City Council](#)
Subject: Written Testimony for Item 3 on the May 16 City Council agenda
Date: Friday, May 13, 2022 5:28:30 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Letter of Support for Academy-Marathon Development project.docx](#)

You don't often get email from jmcdonagh@vancouverusa.com. [Learn why this is important](#)

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Please accept the attached letter in support of the Academy-Marathon request before the council on Monday May 16, 2022.



John P McDonagh (he/him)

President/CEO

Greater Vancouver Chamber

[Redacted]
[Redacted]

[W VancouverUSA.com](#)



From: [Peter L. Fels](#)
To: [City Council](#); [City of Vancouver - Office of the City Manager](#); [City Council](#); [Small, Rebecca](#); [Lande, Aaron](#)
Cc: [Rebecca Ponzio](#); [Cathryn Chudy](#); [Heidi Cody](#); [Don Steinke](#); [Rick Marshall](#); [felget](#)
Subject: Monday, 5/16 workshop on Climate Action
Date: Friday, May 13, 2022 3:29:29 PM

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor, City Councilors, City Manager and City staff:

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supply.

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Third, so-called "renewable natural gas" is not a viable substitute for fossil (fracked) gas. Burning RNG has the same atmospheric warming effects as burning fossil gas. Both these forms of gas are methane, which has a far greater global warming impact than CO2 emissions. RNG may reduce GHG emissions when used as a vehicle fuel in place of gasoline or diesel or to produce localized heat or electricity, but it does not have that benefit when piped to homes or commercial buildings for heat or cooking. You should be skeptical of gas company claims that RNG can reduce our local carbon footprint unless they are talking about avoiding methane emission from a local source such as a waste facility.

Finally, keep in mind that transportation creates the majority of our local emissions. The draft CAP suggests many steps to increase electrification of private vehicles and public fleets and reduce vehicle miles traveled. However, it does not address freight and other vehicles that originate outside the City, pass through on the freeways, or travel to places outside Vancouver. We need to be looking at every opportunity to increase rail and transit travel and reduce air, single passenger gas, and diesel freight vehicle travel. These things are not completely within your control but you can lobby corporate, state and federal actors to help us reduce local GHG emissions with policies that cut fossil fuel-based travel. You can and should continue to work with the IBR program to create local stops and park-and-rides for transit and ways to encourage people to get out of their cars and use transit to travel to and from Oregon and other local towns.

Again, thank you for making climate action a priority. With passage of the proposed Resolution (hopefully with a bit of modification based on my suggestions) and eventually the CAP, Vancouver truly will be a national leader in taking climate action. In the meantime, please approve the Early Action Package and take steps to implement all its parts as soon as possible.

Sincerely,

s/

Peter Fels

A solid black rectangular box used to redact the signature of Peter Fels.

Vancouver

From: [Ryan Wiley](#)
To: [City of Vancouver - Office of the City Manager](#)
Subject: Urgent need for climate action
Date: Sunday, May 15, 2022 1:58:32 PM

[You don't often get email from arrwiley@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>.]

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon City Councilmembers,

Climate action is perhaps the most urgent issue pressing America at this time, despite its apparent slow progress. Whatever action the city of Vancouver is able to take will promote jobs growth, resiliency, and the future thriving of the city both in its own boundaries and as an example to other locales. I urge you to take the strongest possible action and invest as much as you can in climate strategies and counters to the threat of global warming. Work by such organizations as the Climate Foundation(climatefoundation.org) presents novel solutions such as kelp forest regeneration that can provide new industry, create jobs, feed the population, help damaged fisheries AND combat climate change, all at the same time. Vancouver is in a position to effect these strategies, perhaps not by itself, but in partnership with the state and other communities if the Federal level of government is unable to react rapidly.

I am a homeowner in Vancouver, and intend to continue living here for a good long time. We all suffered from the intense heat waves last summer, as well as from the unseasonable snowpack and continued rain this spring, and in my vocation as a sailor I witnessed the damage caused by the summer heat through to Seattle and into British Columbia, where our better known Vancouver in B.C. experienced massive sea life destruction followed shortly by extreme flooding and destruction of the highways connecting it to the mainland.

We cannot thrive in a climate environment that unpredictable, even if we can somehow survive.

We can expect that these extreme weather events will continue and perhaps worsen as early as this summer again.

Thank you for your time and attention, and I do hope you will turn your attention to these problems and their solutions with all speed, as our time to act boldly with bold results is growing short.

Ryan Hoeger
Second Mate, R/V Ocean Guardian

From: [Jean M. Avery](#)
To: [City of Vancouver - Office of the City Manager](#)
Cc: [Ray, Charles](#)
Subject: Comment for 5/16 City Council re: Climate
Date: Saturday, May 14, 2022 6:56:31 AM

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To Mayor and City Council (cc: Urban Forestry),

Congratulations on your work to promote a Climate Action Plan for our city.

As you consider how best to move forward, please prioritize green spaces (aka "natural systems"). Specifically:

- please develop stricter codes so developers must retain existing mature trees.
- please empower Urban Forestry to act quickly to maximize tree canopy.
- please add and retain trees as part of the City's commitment to improving carbon sequestration.

These (and other actions) will lead to cleaner air and water, as well as a more livable, equitable community.

Sincerely,
Jean M. Avery
Vancouver resident

May 12, 2022

The Honorable Anne McEnerny-Ogle, Mayor
Ty Stober, Mayor Pro Tem
Councilmembers Sarah J. Fox, Bart Hansen, Kim D. Harless, Erik Paulsen, Diana H. Perez
City of Vancouver
[REDACTED]
Vancouver, WA 98668-1995

Dear Mayor, Mayor Pro Tem, and Councilmembers:

As a former mayor of Vancouver, I support Marathon Development's application for a Multi-Family Tax Exemption for the Aegis Phase II project. My many years of involvement with the community on establishing a vision and setting goals for downtown revitalization have emphasized that sense of place and economic viability are equally important. These new apartments promise to bring more residents to continue the renaissance of downtown and increase activity at the Providence Academy site. Additionally, they will strengthen connections across Interstate 5 with the Historic Reserve as they will create a new neighborhood adjacent to it. Project planners have secured community input on design of the buildings and the planned public open space.

The Trust is committed to the preservation of the Academy and the sharing of its storied history. Site redevelopment is an important opportunity to ensure that the landmark can be passed on to the future, and the city's farsighted tax exemption is an important tool in achieving both goals.

Thank you for your time and attention.

Best regards,

A handwritten signature in black ink, appearing to read "Bruce E. Hagensen", written in a cursive style.

Bruce Hagensen

[REDACTED]
Vancouver, WA 98668-5349

From: [Holly Chamberlain](#)
To: [City of Vancouver - Office of the City Manager](#)
Subject: Vancouver City Council 5 16 2022 testimony
Date: Friday, May 13, 2022 5:07:16 PM
Attachments: [image001.png](#)
[Bruce Hagensen letter MFTE hearing.pdf](#)

You don't often get email from holly.chamberlain@thehistorictrust.org. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please accept my apologies if this duplicates an item already sent last night. I just noted that there are two different addresses supplied for written testimony and I want to make sure that this is received.

Thank you,
Holly

Holly K. Chamberlain (she/her)
Director of Historic Preservation
The Historic Trust

[REDACTED]
vancouver, WA 98661

[REDACTED]
www.thehistorictrust.org

"Architecture is basically a container of something. I hope they will enjoy not so much the teacup, but the tea." – *Yoshio Taniguchi (b. 1937)*



From: Holly Chamberlain

Sent: Thursday, May 12, 2022 10:52 PM

To: council@cityofvancouver.us

Subject: Vancouver City Council 5 16 2022 testimony

Please find attached written testimony from Bruce Hagensen related to the May 16, 2022 Consent Agenda item 3, Aegis Phase II MFTE.

Thank you for your time and assistance.

Cordially,
Holly

Holly K. Chamberlain (she/her)
Director of Historic Preservation
The Historic Trust

[REDACTED] et
[REDACTED]

www.thehistorictrust.org

"Architecture is basically a container of something. I hope they will enjoy not so much the teacup, but the tea." – *Yoshio Taniguchi (b. 1937)*





Vancouver, WA 98662

nwnatural.com

ELECTRONIC SUBMITTAL

May 16, 2022

Dear Mayor McEnerny-Ogle and Vancouver City Council Members,

Thank you for the opportunity to comment on the proposed actions under consideration for inclusion in the Climate Action Plan (the “Plan”). Recognizing that this is a draft, we appreciate all the work and outreach thus far in the planning process and we look forward to next steps and the deeper dive needed to achieve the City’s goals.

While we are still reviewing the draft Plan, NW Natural stands ready to act as a partner in continuing to provide data, facilitate connections for thought leadership from around the globe and partner together where possible. We appreciate the recognition of renewable natural gas and the other energy innovations to reduce GHG emissions and we are encouraged by some of the actions under consideration by the Council. When the gas and electric systems work together with a focus on innovation, our community and utilities can meet climate goals together.

- **There are several aspects of the Plan that align directly with NW Natural’s existing and upcoming work and we look forward to partnering:**
 - **Renewables:** We are excited to see progress on the City’s exploration of development of renewable natural gas (RNG) locally through “SW2.A – Zero out wastewater emissions”. As you know, methane emissions from wastewater treatment plants can be converted from an environmental liability to a local renewable energy asset through RNG development and production. Understanding the potential return on investment from these existing waste streams is an important first step, and NW Natural is eager to partner as the city reviews local opportunities for RNG development.
 - While renewable natural gas is already here, clean hydrogen is coming. We appreciate that the Plan acknowledges this new technology.
 - The Plan’s emphasis on **energy efficiency** is appropriate, as the most affordable energy is the energy one does not have to buy. NW Natural looks forward to more collaboration on energy efficiency and low-income weatherization work.
 - The Plan’s incorporation of **workforce development** acknowledges the significant workforce needs for the energy transition. NW Natural is eager to continue to work with labor partners, economic development leaders and the City on this.
- **Language refinement opportunities:** We appreciate the modifications that have been made to acknowledge NW Natural’s vision for carbon neutrality. However, there remains concerning language under Strategy BE2 about “[using] the lowest-carbon energy sources available for building heating and cooling.” The title and contents should be modified to more accurately reflect how energy, energy systems, energy regulation, and energy planning should be evaluated

– considering carbon *alongside* reliability, resiliency, resource adequacy, efficiency, cost, and the specific needs of a building and its business type/occupants at the time of build. This section would appear to mandate new construction going “all-electric” and requires transitioning existing buildings at point of sale, but fails to recognize that **electrification does not equal decarbonization**.

- NW Natural requests to review the modeling and data of local energy systems that the City’s consultant developed or considered in proposing any all-electric mandate to be included in the Plan.
 - Energy is regulated at the state level in Washington. Under Washington’s cap and invest policy, now codified in the Climate Commitment Action (the “CCA”), the gas system has its own targets for decarbonization that align with NW Natural’s Vision for carbon neutrality. NW Natural is seeking to understand how the City incorporated data and modeling under the CCA into the Plan’s overall analysis.
 - We request the City’s specific modeling and data for actions BE.2.A, BE.2.B, BE.2.C, BE.2.E, and BE.2.F.
- There is also some language in the Plan that must be changed to honor the Council’s carbon neutral goals and leave room for evolving technologies. Specifically, the Plan language should be edited to:
 - Acknowledge the inherent efficiency of direct use gases (about twice as efficient use of gas as electricity derived from a gas power plant) and the inherent reliability and resiliency of dual energy systems at both the building and community level.
 - Focus on the best carbon reduction, reliability, efficiency, and affordability choice at the time of build and acknowledge new technologies like gas heat pumps and hybrid heat as options for efficiency.
 - Acknowledge tariff structures as an option to explore larger percentages of renewables on a voluntary or required basis for both electric and gas systems.
- **Costs:** Vancouver, as outlined in this Plan, has among the most ambitious carbon reduction goals in the region. It is clear the City has not yet but will need to determine the cost to meet its goals and how best it will fund its actions. NW Natural would appreciate the opportunity to be briefed (along with other roundtable members) by City staff on the draft Plan’s financial impact and how the larger community will be engaged on cost considerations and the City’s financial commitment.
- **Community engagement:** There is an opportunity to continue to refine this plan as more information is gathered from stakeholders. We believe that more engagement with a larger diversity of stakeholders will be beneficial to the climate action planning process as market realities can be better incorporated to map a practical path forward. To find out more about what Vancouver constituents think on renewables, gas bans, a balanced energy system, and how to move forward with decarbonization in our communities, please see the below public opinion research results from DHM Research from November 2021—they are divided in two groups, across NW Natural’s entire territory and for Vancouver specifically. Survey results:
 - Renewable Natural Gas Sees Strong Support in the Northwest, full [release for territory-wide results, January 2022](#)
 - Results for [Vancouver](#) voters.

- If you have questions about this research or would like to speak with DHM Research directly, please let us know.

Multiple aspects of the city's draft list of actions will facilitate progress toward reducing Vancouver's share of global GHG emissions. We look forward to our continued work together to ensure a resilient energy system for all residents, while ensuring affordability, equity and a prosperous community during and after the carbon transition.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nelson Holmberg', with a stylized, flowing script.

Nelson Holmberg
Community Affairs & Customer Acquisition Manager, Clark County

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: TESTIMONY for 3 p.m. workshop on Climate Actions
Date: Monday, May 16, 2022 10:35:46 AM
Attachments: [City of Vancouver-NW Natural CAP comments 051622.pdf](#)
[image001.png](#)
Importance: High

See the attached testimony.

Stephanie Obotette | Support Specialist II
Pronouns: [She/Her](#)



P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8621 | F: 360.487.8625

www.cityofvancouver.us | www.cityofvancouver.us/socialmedia



From: Holmberg, Nelson [REDACTED]
Sent: Monday, May 16, 2022 10:31 AM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Cc: Small, Rebecca <Rebecca.Small@cityofvancouver.us>; Lande, Aaron
<aaron.lande@cityofvancouver.us>
Subject: TESTIMONY for 3 p.m. workshop on Climate Actions
Importance: High

You don't often get email from nelson.holmberg@nwnatural.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please accept the attached written testimony in regard to this afternoon's Climate Priority Resolution and draft climate actions workshop on behalf of NW Natural. If there are questions, I'm more than happy to be available to address them per your interest and request.

Thank you.

Nelson

Nelson Holmberg

NW Natural – Community Affairs & Customer Acquisition Manager – Clark County

 nwnatural.com

See our [Community and Sustainability results](#)

From: [Cathryn Chudy](#)
To: [City Council](#)
Cc: [Small, Rebecca](#); [Lande, Aaron](#)
Subject: For May 16th Climate Strategy Review Workshop
Date: Monday, May 16, 2022 10:57:04 AM

You don't often get email from chudyca@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and City Council Members,

The Climate Strategy Review in the Workshop today has several parts - Drafts of a Climate Priority Resolution, an Early Action Package, and the most recent updated list of CAP emissions-reduction actions.

That is a lot to review in a one hour Workshop, and more work is ahead between now and August, when the final Vancouver City Climate Action Plan will take it's final form to be adopted by you, as policy.

I urge you to ask questions and more closely examine the use of offsets and RECS (what they really are and what they can or can't do, and what is the actual cost effectiveness, feasibility, and equity analysis that might justify their use).

I am in particular concerned about including Northwest Natural's (NWN) Smart Energy Program:

I am a reluctant NWN customer and see through the deceptive marketing strategy that sells this voluntary program to me and others as a meaningful way to offset/reduce my carbon emissions "affordably and reliably." As our elected representatives, I ask that you look closer at this program and see that it is removed from the list of direct emissions-reducing actions that will become Climate Action policy for Vancouver.

The following is included in both home and commercial electrification incentives (pp. 9-10, Draft CAP Actions):

"Work With NWN to expand participation in the Smart Energy Program (carbon-neutral option) to offset natural gas emissions."

The Smart Energy Program is part of Northwest Natural's Vision 2050 (a marketing plan meant to vision a scenario where the company professes decarbonization while continuing to sell the "benefits" of gas and grow it's customer base.) This program will not in reality reduce demand for natural gas nor reduce the actual carbon-intensity of the gas delivered to our Vancouver homes and businesses. NWN's Smart Energy Program that funds "renewable" natural gas (RNG) with voluntary customer dollars is **misleading** customers into adding an additional cost to their already rising monthly

gas bills (8% increase by the end of 2022) in the illusory belief that this will somehow lower their gas emissions in an affordable and reliable way. My latest gas bill insert says "we're evolving what we can deliver" but the truth is that it can't, and won't deliver "renewable natural gas" to my home or to Vancouver homes and businesses. From all that is understood (PLEASE do your research on this) the "promise" of delivered RNG to homes and businesses will continue to have cost, feasibility and availability barriers preventing its application for use in residential and commercial buildings for the foreseeable future. This program is problematic because it can function as both a distraction and an impediment to where our city wants to go via electrification. Such offsets can't guarantee emissions reductions here in Vancouver, while electrification can and will.

The reality for Vancouver is the **additional burden of health impacts** added to climate considerations as revealed in the Washington Health Disparities Map. **There is a public health and equity imperative for Vancouver to not endorse or encourage expanding an "offset" program that will only worsen air quality issues that are exacerbated by continuing to burn gas in buildings.** Rather than "reduce demand for natural gas" the Smart Energy program does the opposite - encourages continued gas use in the next decade and beyond ("digging us deeper" with fossil fuels) that will continue to pose health, safety and increasing cost burdens on gas users and our community.

As our elected representatives, it is essential that you ensure that Vancouver does not set policy that endorses expanded participation in this program. NWN can continue to offer this voluntary program to its customers, however, ***there is no required, viable or justifiable reason that Vancouver's elected representatives, making carefully considered policy decisions in the public interest and taking the lead on setting aggressive targets to actually lower harmful emissions in residential and commercial buildings as quickly, safely, affordably, and equitably as possible, should endorse or encourage the use of this program as part of protective and meaningful Climate Action Plan policy.***

Here are recently published articles that underscore the climate and public health urgency of stopping the burning of fossil fuels now, and the problem with encouraging actions (e.g. using dubious offsets and RECS) that in any way delay doing so now and as soon as possible. Both climate and air pollution are significantly health-harming in their effects, and we in Vancouver (as evidenced by the Washington Health Disparity Map rankings) remain highly vulnerable on both fronts.

<https://eos.org/articles/unhealthy-air-could-become-routine-in-the-pacific-northwest>

https://www.theguardian.com/us-news/2022/apr/18/wildfire-smoke-emissions-study-pacific-north-west?CMP=Share_iOSApp_Other

<https://www.nytimes.com/2022/04/19/opinion/air-pollution-fossil-fuels.html?referringSource=articleShare>

<https://www.who.int/news/item/04-04-2022-billions-of-people-still-breathe-unhealthy-air-new-who-data>

And here is the latest on Oregon's NWN rate hike request, many of the details are relevant to Vancouver since we are part of the company's service territory and they market the same program to us as well:

<https://www.desmog.com/2022/05/09/oregon-nw-natural-gas-rate-increase-earthjustice/>

Let me know if you have any questions, and thank you for all you are doing for Vancouver!

-Cathryn Chudy

March 6, 2022

Heidi Cody
Vancouver WA


Washington Utilities and Trade Commission

Dear WUTC Commission:

My name is Heidi Cody and I live in Vancouver, Washington. I would like to register my concerns about Northwest Natural's (NWN) Renewable Natural Gas (RNG) Tariff program. This program actively threatens meaningful climate action in SW Washington, where a move away from gas, including building electrification, is under consideration. Vancouver is developing a Climate Action Plan (CAP), and RNG is an option in our draft CAP's "Home Electrification" and "Commercial Building Electrification" sections.

E3SHB 1257 requires that utilities offer an RNG Tariff program, which limits WUTC's leverage. However, the WUTC certainly has the authority and responsibility to require more transparency and accountability than it currently is, from NWN. Until the Alliance for Community Engagement SWWA (ACE), Washington Environmental Council and Columbia Riverkeeper raised concerns and met with WUTC and NWN about the RNG Tariff program, there was no way to know that NWN's Washington Smart Energy program is sourced in Utah. Information submitted by NWN in [UTC Advice 21-10 Attachment A](#) remains heavily redacted, even after NWN's contract with Wasatch Resource Recovery has been signed. WUTC should require that NWN be clear where the project is sourced, that it is located out of state, that customers will not actually receive RNG in their pipes, and that the offsets aren't physically connected to the NWN system. All of this information should be available to NWN's customers. Washington state has set ambitious GHG reduction targets that may be undermined by RNG projects. The public also deserves transparency.

Full disclosure about this project is important, because buildings account for nearly 30% of Washington's GHG emissions. The fastest route to decarbonization is building electrification. NWN's Washington Smart Energy program delays building electrification, and locks customers into gas use for the foreseeable future. A solicitation letter sent by NWN to its Vancouver customers in Spring 2021 spooked customers baselessly about a "gas ban." This letter (pp. 3-4 of this pdf) states,

"NWN's system is uniquely positioned to convert waste into homegrown energy with new advancements like renewable natural gas and hydrogen. These breakthroughs in renewable energy are newer than wind and solar and offer similar climate benefits."

Utah RNG is not "homegrown," if you live in Washington. And, RNG does not offer "similar climate benefits to wind and solar energy." This misrepresentation about the cleanliness of RNG gives customers the false impression that they will be meaningfully reducing local GHG emissions by paying \$8 a month for the Smart Energy program.

If only 1-4% of RNG methane is in a pipe that contains 96-99% fracked methane, as Attachment A states, this RNG program does very little to reduce GHG emissions, compared to 100% fracked methane. Further, NWN is implying that RNG will be physically piped to customers, when instead the Washington Smart Energy program is a combination of methane offsets and RNG offsets. And, those offsets are remotely sourced in Utah. The NWN letter goes on to state:

“By using the natural gas infrastructure currently in place – one of the tightest, newest pipeline networks in the nation – we can help reach climate goals more affordably, without sacrificing reliability.”

This marketing is deceptive. WUTC can and should regulate NWN’s messaging, to protect Washington customers.

I would also like to point out concerns about M-RETS as a third-party verification system of RECs and RTCs. As [this article](#) relates, RNG suppliers need only register once with M-RETS rather than annually, which could lead to a misrepresentation of benefits if project features change over time; there is a lack of “granular” data on project facility specifics like the type of anaerobic digestion used, which could affect the calculation of carbon benefits; and on-site visits may be spotty, which leaves fraud a possibility.

Chairman Danner of WUTC himself has said, [RNG is “not ready for prime time.”](#) Capturing RNG is useful as a site-specific methane pollution-reduction strategy for certain industries. But RNG is not a large-scale solution. Capturing methane should not be used to continually justify more fracking and distribution of methane. Marketing RNG as a green solution is misleading, when the preponderance of our gas supply will remain fracked.

WUTC should protect the people of Washington, as its mission states, by more actively regulating NWN’s RNG Tariff program. Since NWN did not include full disclosure in its original Tariff program submission, WUTC should require NWN to resubmit its application, with full project details, before deciding whether to approve the program. Project details should include location, timeline, an honest description of what NWN customers are getting for \$8 per month, environmental attributes of the RNG, and a clear description of verifiable oversight of the Smart Energy RNG project. This is important for public transparency, and for the accountability of both the RNG Tariff program and WUTC’s regulatory role.

Thank you to WUTC staff for coordinating the enlightening meeting with NWN. I appreciate the opportunity to express how decisions made by the state legislature and WUTC are imperiling climate progress in Vancouver, and potentially throughout Washington.

Sincerely,

A handwritten signature in black ink, appearing to read "Heidi Cody". The signature is fluid and cursive, with the first name "Heidi" written in a larger, more prominent script than the last name "Cody".

Heidi Cody



Spring 2021

Portland, OR 97204

nwnatural.com

Service Address:

To Our Valued Vancouver Customers:

It's always been clear to me that part of my job is to make sure our customers are informed about matters that concern them, which is why I'm writing to you today. **See the back side to find out how to make your voice heard.**

The Vancouver City Council is hearing from some groups that want to ban natural gas for new homes and businesses.

Establishing local climate goals that are more aggressive than statewide targets means that Vancouver residents and businesses will be asked to pay more than their neighbors for a clean energy transition. Before decisions are made, we believe the City of Vancouver and its consultants should conduct thorough research to determine the likely impacts on carbon emissions and costs for both electric and natural gas customers now and in the longer term.

Gas bans that mandate electric equipment are an ineffective and expensive way to combat climate change. Here's why:

- 1 **Families and businesses should have a choice of energy options to meet their needs.**
This is not a decision that should be mandated by city council.
- 2 **Communities with natural gas have greater energy reliability.** We need a dual energy system to prepare for what we know is our future during climate change — more extreme weather events. Homes and businesses with natural gas service can have energy even when the power is out.
- 3 **All forms of renewable energy are needed in a balanced, low-carbon future.** NW Natural is committed to renewable natural gas and our vision of a carbon-neutral pipeline by 2050.

NW Natural's system is uniquely positioned to convert waste into homegrown energy with new advancements like renewable natural gas and renewable hydrogen. These breakthroughs in renewable energy are newer than wind and solar and offer similar climate benefits.

Adding renewables into our pipeline, combined with energy efficiency and wide adoption of our →

Tell us what's important to you by taking a short survey. Sign-up today so your ideas are taken into consideration for public policy decisions: nwnatural.com/register.

Smart Energy carbon offset program, is a fast and effective way to reduce carbon emissions. By using the natural gas infrastructure already in place — one of the tightest, newest pipeline networks in the nation — we can help reach climate goals more affordably, without sacrificing reliability.

Even the lack of housing affordability coupled with devastating COVID-19 economic impacts, I hope Vancouver's elected leaders will seek options that enable our renewable energy future without undermining long-term affordability, reliability and choice. Working together, we know the right balance can be achieved.

Consultants are now working with City Councilors and Staff to create the Vancouver Climate Roadmap. As a natural gas customer, I encourage you to share your thoughts with me and sign-up for receiving updates as more information becomes available.

Sincerely,



David H. Anderson
President & CEO

Our Low Carbon Pathway

We believe NW Natural has an important role to play in helping our region move to a low-carbon, renewable-energy future. It's why we've developed our Low Carbon Pathway, and it's why we invite you to join us.

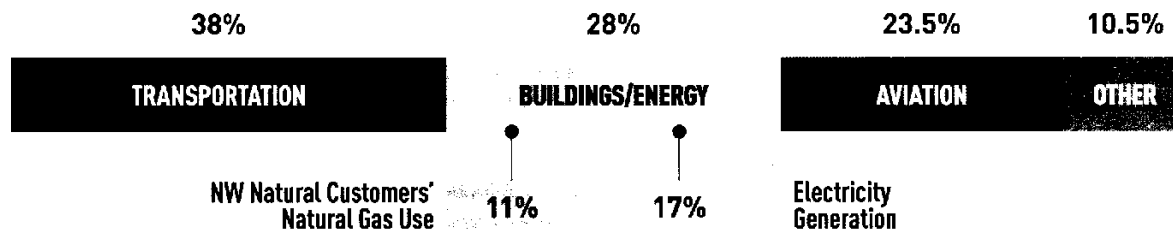
Today, natural gas is the cleanest energy option to reliably meet our region's biggest energy needs. But, still, we know we can do better. By using our existing pipeline system in new ways, we can help drive down emissions — and do it cost-effectively.

MAKE YOUR VOICE HEARD

We'd like to hear from you and we know your time is valuable.

Tell us what's most important to you as a natural gas customer by taking a short survey. Sign-up today so your ideas are taken into consideration for public policy decisions: nwnatural.com/register.

VANCOUVER GREENHOUSE GAS EMISSIONS



Tell us what's important to you by taking a short survey. Sign-up today so your ideas are taken into consideration for public policy decisions: nwnatural.com/register.

From: [Heidi Cody](#)
To: [City Council](#)
Subject: Comments re: 5/16 City Council meeting | Draft CAP
Date: Monday, May 16, 2022 10:15:34 AM
Attachments: [HC UTC RNGltr3.6.22.pdf](#)

You don't often get email from hcodystudio@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Anne, City Council and Staff,

Thank you all for taking on the herculean task of creating a Climate Action Plan, and thank you to City Council for choosing aggressive Leading Edge targets. The goal of city-wide carbon-neutrality by 2040 is...just WOW!

To get to carbon-neutrality in 18 years, we need to do everything possible to get there. That will mean making smart choices. I have read the latest Draft Climate Action Plan. Most of it is really good. But there is one glaring issue that can derail the City's decarbonization efforts: Renewable Natural Gas, or RNG.

Northwest Natural Gas' (NWN) Smart Energy program is RNG. Washington updated its building electric codes recently, and the state's move away from gas, and towards building electrification, is already underway. Yet "expand participation in the Smart Energy program" is a suggested action for both residential and commercial buildings in our draft CAP. Why? Why would City Council choose anything but the fastest route to dramatically reduce GHG emissions, if our goal is an 80% reduction in Vancouver by 2030?

NWN's Smart Energy program will delay building electrification, by locking customers into gas use for the foreseeable future. That's not accidental. NWN is telling Vancouver customers that they can meaningfully reduce their local GHG emissions by paying \$8 a month for the Smart Energy program. NWN's deceptive marketing materials claim that this program is clean, effective and "homegrown." But RNG is still methane. Only 1-4% of RNG will go into pipes, and the remainder will be fracked gas. To boot, none of this RNG will get piped to Vancouver. The RNG project source for this Smart Energy program is actually in Utah.

NWN's Smart Energy program is a bill of goods that can undermine our CAP. Don't fall for it. The City should not "expand participation" in this program. Instead, RNG in buildings should be removed from both the Early Action Plan and the Climate Action Plan.

RNG and hydrogen are new, untested technologies. Emerging energy technologies may sound promising, but the time spent developing them could be crucial time lost. Likewise, the money invested on these fanciful pipe dreams would be far better spent purchasing actual renewable energy, like wind and solar.

We need to do the difficult and necessary work of transitioning to a clean economy. Vancouver may have 18 years to get to carbon-neutrality, but we only have 10 years to prevent the worst of climate change. It doesn't take a genius to realize that climate change is already here. The faster we reduce GHG emissions effectively, the better.

I am attaching a letter I wrote to the Washington Utility and Transportation Commission (WUTC) in March, to register concerns about the RNG Tariff approval process. That letter has more information about how little oversight there is for the Smart Energy program. It also dissects misleading messaging in the first flier that NWN sent its SWWA customers about the Smart Energy program.

Thank you for your consideration, and for your leadership.

Sincerely,
Heidi Cody

From: [Phillip](#)
To: [City Council](#)
Subject: Submission: City Council Contact Form
Date: Monday, May 16, 2022 9:44:16 AM

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City Council Contact Form

Submitted date: Monday, May 16, 2022 - 9:44am

Contact Information

First name:

Phillip

Last name:

Englund

Email address:

[REDACTED]

Street address:

[REDACTED]

ZIP code:

98662

Inquiry Information

Subject:

Share an opinion about a City project or initiative

Recipient:

All of Council

Message:

Dear Mayor McEnerny-Ogle and Councilmembers Harless, Perez, Stober, Hansen, Fox, and Paulsen,

I am writing to you today in full support of Vancouver's ongoing efforts to create a Climate Action Plan which has the stated goal of creating a "healthier, safer, and more equitable community" while rising to the moment of the ongoing climate crisis. I want to thank you all for your exceptional work, and I urge you to hold the line against whatever organized efforts are being made to get you to include natural gas (i.e., fracked gas) as a part of the city's climate approach.

To be clear: in spite of bad-faith arguments and vague assertions trying to confuse the issue and claim the opposite, natural gas is NOT a renewable energy. It is an extractive fossil fuel. In order to have a chance of any kind of livable future for ourselves, we need to reach net-zero carbon emissions as quickly as humanly possible—and while it is technically true natural gas burns cleaner than coal at the end point, it still in no way burns clean, and the fracking and transportation involved beforehand (the critical part that anyone pushing for natural gas as a so-called “choice” never fails to conveniently forget about) always includes significant leaking of methane into the atmosphere along with a plethora of other environmental damage. Methane, of course, is a massively potent and harmful greenhouse gas which traps about 35 percent more heat in our atmosphere than carbon dioxide does, according to NASA (<https://earthdata.nasa.gov/learn/articles/methane-fossil-fuel-exploitation>). These realities make natural gas’s inclusion in any serious climate initiative totally unacceptable, and I fully trust that all of you on the council know this. Science has been debunking the false claims of natural gas proponents for years.

The time of greenwashing and measures which fall well short of what scientists have been clearly stating is the absolute bare-minimum necessity for the health of our planet, simply so greedy corporate interests can line their pockets, needs to be over. I take great hope in what the council is doing, and I look forward to the day when Vancouver can serve as a shining beacon as far as what a city and a community can accomplish in tackling the climate crisis. Please keep natural gas well out of the city’s Climate Action Plan.

My very best regards to you all,

Phillip Englund
Hub Leader
Sunrise Movement SWWA

Upload a file:

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: Climate Priority Resolution in support
Date: Monday, May 16, 2022 12:03:25 PM
Attachments: [image001.png](#)

Summer is coming,

Shannon Ripp | Support Specialist III



CITY OF VANCOUVER, WASHINGTON

City Manager's Office

P: (360) 487-8607

www.cityofvancouver.us

[LEARN ABOUT VANCOUVER'S COVID-19 RESPONSE HERE](#)

From: Laura Tyler [REDACTED]
Sent: Monday, May 16, 2022 11:57 AM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Climate Priority Resolution in support

You don't often get email from laura.tyler@earthgenwa.org. [Learn why this is important](#)

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Good Morning:

I am a School Support Specialist for EarthGen, a nonprofit organization that equips youth to grow their power as they take action for the environment.

I wanted to write in support of this resolution to support forming a youth advisory council.

We know that our youth are facing a climate crisis and we

need them to help solve some of these challenges.

A youth advisory council will empower the youth in your community and provide them a voice to speak up on issues that are concerning them. In the process, they will learn how their local government functions, how to advocate for something they believe in, and how to create policy and work to have it implemented.

Please support this resolution.

Laura

Washington Green Schools is now EarthGen! [Learn more.](#)



Laura Tyler (she/her)

School Specialist

www.earthgenwa.org



From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: Comment Draft Climate Priority Resolution
Date: Monday, May 16, 2022 12:10:53 PM
Attachments: [image001.png](#)

This one just came in...

Want to me to let them know anything?

Summer is coming,

Shannon Ripp | Support Specialist III



CITY OF VANCOUVER, WASHINGTON
City Manager's Office
P: (360) 487-8607
www.cityofvancouver.us

[LEARN ABOUT VANCOUVER'S COVID-19 RESPONSE HERE](#)

From: Cameron Steinback [REDACTED]
Sent: Monday, May 16, 2022 12:10 PM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Comment Draft Climate Priority Resolution

You don't often get email from cameron@earthgenwa.org. [Learn why this is important](#)

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Re: [Climate Early Action Plan]

To Whom It May Concern,

Thank you for the opportunity to comment on the Draft Climate Priority Resolution. I am a Cameron Steinback, Program coordinator with EarthGen, an environmental education organization with a mission to guide and support youth, educators, and school communities to become leaders for a healthy environment.

I want to express my support of Resolution 1, Section 8 of the draft: *"That the City will support the development of climate leaders within the community by fostering*

opportunities for young people and people from frontline communities to guide the equitable implementation of the CAP, and to propose, shape, and implement new climate change solutions of their own.”

The future leaders and community stakeholders of the Climate Action Plan are in schools today. The importance of youth participation and civic action cannot be understated. Adhering to section 8 of the resolution will ensure that the City of Vancouver has equitable youth participation from frontline communities in the Climate Action Plan.

Sincerely,

Cameron Steinback, MA.Ed
Program Coordinator, EarthGen

Washington Green Schools is now EarthGen! [Learn more.](#)



Cameron Steinback (he/him)

Program Coordinator

www.earthgenwa.org



From: [Jesse James](#)
To: [City Council](#)
Subject: Climate Strategies Review
Date: Monday, May 16, 2022 11:12:11 AM

You don't often get email from argo.knot@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council Members,

Thank you for your hard work on developing a Climate Action Plan for the city of Vancouver.

As you already know, over a 100 year time period natural gas is 21 times more harmful than CO2 when it comes to human caused climate change. Not only does methane worsen climate change, the extraction process places valuable ground water at great risk.

I urge you to make permanent a ban on the expansion of natural gas within the city of Vancouver. We must exploit greener alternatives to the maximum extent possible.

Respectfully,

Jesse James

From: [Debbie Tomasovic](#)
To: [City Council](#)
Subject: Climate Action Plan
Date: Sunday, May 15, 2022 9:30:51 PM

You don't often get email from earthdaydeb@gmail.com. [Learn why this is important](#)

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I am relieved to live in a city that is developing a Climate Action Plan. Now is the time to press forward and begin putting these action steps into place, so as to protect the citizens of Vancouver from the devastating effects that climate change will have.

I am in strong support of you moving forward to address electrification, reducing fossil fuels, and considering a tax on carbon use, going forward.

We can take these steps to protect our people, if you are willing to follow through and take needed action now.

Thank you,
Debbie Tomasovic
Home owner and business owner in Vancouver, WA

From: [Delapena, Amanda](#)
To: [Dollar, Sarah](#)
Subject: FW: Submission: City Council Contact Form
Date: Monday, May 16, 2022 1:28:02 PM

Hi Sarah,

This comment came in a little after 1:00 today.

Amanda Delapena

From: Tina <noreply@cityofvancouver.us>
Sent: Monday, May 16, 2022 1:09 PM
To: City Council <council@cityofvancouver.us>
Subject: Submission: City Council Contact Form

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Vancouver, Washington



City Council Contact Form

Submitted date: Monday, May 16, 2022 - 1:08pm

Contact Information

First name:

Tina

Last name:

Barrows

Email address:

[REDACTED]

Street address:

[REDACTED]

ZIP code:

98684

Inquiry Information

Subject:

Share an opinion about a City project or initiative

Recipient:

All of Council

Message:

Dear City Council,

As a climate worrier I want to thank you for putting together such an aggressive climate action plan. Please stick to it, and don't let fossil fuel interests sneak in and dilute it! Ours, and the future of our children is at stake.

Yours sincerely, Tina Barrows

Upload a file: