



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

April 24, 2023

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/35545?startStreamAt=0&stopStreamAt=2047

4:00-5:00 p.m. Spring Supplemental Budget

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

Summary

Staff led Council through a discussion of the Spring Supplemental Budget.

Councilmember Harless attended the workshops remotely.

COUNCIL DINNER / EXECUTIVE SESSION RE: REAL ESTATE

NEGOTIATIONS (1 HR)

Mayor McEnerny-Ogle announced the Council would be entering into executive session from 5:00-6:00 p.m. to discuss Real Estate Negotiations.

COUNCIL REGULAR 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 the Community Forum were also facilitated in person and 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/35547?startStreamAt=0&stopStreamAt=3615 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 Harless, Perez, Fox, Paulsen, Stober, Hansen, and Mayor McEnerny-Ogle

Absent: None

Councilmember Harless attended the meeting remotely.

Approval of Minutes

Minutes - April 3, 2023

Motion by Councilmember Hansen, seconded by Councilmember Paulsen, and carried unanimously to approve the meeting minutes of April 3, 2023.

Community Communications

Mayor McEnery-Ogle opened Community Communication and received testimony from the following community members regarding any matter on the agenda not scheduled for a Public Hearing:

- Kimberlee Goheen Elbon, La Center, WA
- Dmitri Stoyanoff, Vancouver

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

Consent Agenda (Items 1-8)

Council requested items 6 and 7 be pulled for discussion.

Motion by Councilmember Paulsen, seconded by Councilmember Fox, and carried unanimously to approve items 1-5 and 8 on the Consent Agenda.

Motion by Councilmember Fox, seconded by Councilmember Hansen, and carried unanimously to approve item 6 on the Consent Agenda.

Motion by Councilmember Hansen, seconded by Councilmember Fox, and carried unanimously to approve item 7 on the Consent Agenda.

1. **Partial Easement Vacation - 2902 Falk Rd**

Staff Report: 063-23

The existing sewer easement currently extends all the way to the Falk Road right of way. However, the existing sewer main ends approximately 190 feet west of the Falk Road centerline. The site is planned to be redeveloped and the developer (Ginn Group) has requested that the easterly portion of the easement (approximately 110 feet from the Falk Road centerline) be vacated. This partial vacation will unencumber two future building sites and allow for construction draws associated with financing for the development. Staff has determined that the portion of the easement being vacated is not needed for maintenance of existing or proposed public sewer facilities.

Note: The developer intends to grant new easements over both the existing sewer main and new sewer mains associated with the development. This will allow the remainder of the existing sewer easement to be vacated in the future.

Request: Authorize the City Manager or his designee to sign the attached easement release.

Sheryl Hale, Senior Civil Engineer, 360-487-7151

Motion approved the request.

2. Professional Services Agreement with MIG for Bagley Park

Staff Report: 064-23

On November 4, 2022, the city received 6 qualification statements for the Bagley Community Park Project (RFQ 46-22). The qualification statements were evaluated based on experience, project understanding, approach, and public process.

MIG of Seattle, Washington was selected to provide professional services for the Bagley Community Park project, including public outreach, needed pre-development studies and master planning.

The amount of the contract shall not exceed \$440,047.00 plus reimbursable expenses and will be billed on a time and material basis in accordance with the attached contract.

Request: Authorize the City Manager or their designee to execute a professional services agreement with MIG for substantially the services referenced above in a contract with a not-to-exceed amount of \$440,047 plus reimbursable expenses.

Terry Snyder, Senior Park Developer, 360-487-8317

Motion approved the request.

3. Professional Services Amendments for On-Call Parks Planning Services

Staff Report: 065-23

The City issued an RFQ to provide licensed engineering, landscape architecture, planning, and public outreach for on-call landscape architecture, engineering and other parks related professional services in October 2021 and received thirteen responses in December 2021. Consultants were asked to submit responses for work that may include, but is not limited to, providing parks, trails and cultural landscape, architecture design, engineering and public outreach including, but not limited to, geotechnical work, surveying, permit assistance, street frontage improvements, grading, stormwater, water and sewer design, playground design, landscape and irrigation design, presentation graphics for grants and public outreach, construction inspections and administration or other related services.

After a review of the responses, the evaluation committee selected 8 consultants for on-call professional service contracts.

Company	Current Contract Limit
AKS Engineering	\$300,000

<i>Environmental Science Associates</i>	<i>\$300,000</i>
<i>Greenworks</i>	<i>\$300,000</i>
<i>Harper Houf Peterson Righellis</i>	<i>\$300,000</i>
<i>MacKay & Sposito</i>	<i>\$300,000</i>
<i>Mayer Reed</i>	<i>\$300,000</i>
<i>Otak</i>	<i>\$300,000</i>
<i>Walker Macy</i>	<i>\$300,000</i>

The following on-call consultants are currently working on park projects:

- *AKS: Esther Short Park Playground and Restroom Replacement*
- *Environmental Science Associates: Columbia Lancaster Playground Replacement*
- *Greenworks: Oakbrook Playground and park improvements*
- *Harper Houf Peterson Righellis: Van Fleet Playground Replacement*
- *MacKay & Sposito: Marine Park Boat Launch Dredging Design and Permitting*
- *Walker Macy: Heights Project*

Following the current workload listed above, we also need to begin work on plans for the replacement of playgrounds at Marine Community Park and Homestead Neighborhood Park. Additionally, next year, with the Business License Surcharge funding, we will start working on Jaggy Road, Countryside and Quamberg Neighborhood Parks. At this point, it is clear that all 8 firms will soon reach the \$300,000 limit. To keep restoring out-of-date playgrounds annually and handle other repair issues that occur in parks, based on anticipated staffing resources, it is critical to increase the monetary caps for the firms selected. The higher proposed limit will allow us to continue to move more swiftly to address not only the outdated playgrounds, but other park projects needed on an annual basis to keep parks in good repair. Increasing the contract limit to \$1,000,000 should allow each firm to participate in 2-3 playground replacement projects, as well as miscellaneous park repairs as they occur.

Request: Authorize the City Manager or designee to execute amendments to the Professional Service Agreements with all 8 of our current on-call design contracts for landscape architecture and engineering services on an as-needed basis for the original contract period of five years with an updated not-to-exceed amount of \$1,000,000 per agreement.

Terry Snyder, Senior Park Developer, 360-487-8317

Motion approved the request.

4. Amendment No. 3 for the C-90912 RFP 24-18 Vancouver Waterfront Park & Grant Street Pier Maintenance

Staff Report: 066-23

In September 2018, City Council awarded a Contract to BrightView for landscaping and maintenance services. The BrightView contract has been extended for a fifth and final year, extending until September 2023. As of April 2023, there has been \$1,164,668.60 utilized under this Contract and it is expected to spend an additional \$180,000 until the end of the Contract in September 2023. The annual costs are \$180,000 for the base work in the proposal. The current contract amount includes funding for special events support/preparation/clean-up, which will be paid by the special event organizers. The additional costs are due to yearly cost increase allowable in the Contract and needs to occur to maintain the park with regular mowing, trimming, tree maintenance, weed removal, etc.

Request: Increase the Contract not to exceed amount for the Waterfront Park maintenance for one year to BrightView Landscaping LLC, to the amount of \$1,364,620.86.

Julie Hannon, Park Development Services Manager, 360-487-8309

Motion approved the request.

5. Fourth Plain Commons Purchase and Sale Agreement Amendment Approval

Staff Report: 067-23

In 2015, the City of Vancouver worked with the community to develop the Fourth Plain Forward Action Plan, a framework for equitable development on the Fourth Plain corridor as new investment came into the community, including a significant bus rapid transit (BRT) investment called the Vine that is now complete. Broadly, the Action Plan focuses on supporting small businesses, building community capacity, addressing pedestrian safety issues, and increasing access to economic opportunity and affordable housing near transit.

In alignment with multiple goals of the City's 2015 Fourth Plain Forward Action Plan, the City of Vancouver and Vancouver Housing Authority partnered to make a catalytic investment in the Fourth Plain community that will provide family-sized affordable housing, up-stream services for both businesses and residents, and much needed community spaces, all near schools and other community services and on a high-capacity transit line (The Vine BRT).

The Vancouver Housing Authority will own and operate 106 affordable housing units, and the City of Vancouver will own the ground floor commercial space that will include the following components:

- *A commercial kitchen incubator to launch and support emerging food-based businesses*

- *A shared office space to co-locate upstream services to make it easier for residents and businesses to access resources on the corridor*
- *A community event space that can be rented for festivals, birthdays, trainings, and other events*
- *A public plaza with infrastructure to support a community market and other community-serving events*
- *A play area and activity lawn to provide outdoor recreation opportunities for the Commons and surrounding community*

On November 9, 2021, the City of Vancouver and Vancouver Housing Authority entered into a Purchase and Sale Agreement that provided the terms and conditions by which the City will acquire a commercial condominium unit containing approximately 19,006 square feet including interior space for a community center, a public plaza, and playground as part of an affordable housing project on vacant land located at 2200 Norris Road, Vancouver, Washington.

The purchase price for the commercial unit is a not to exceed price of \$5,500,000 based on the total development cost of the Commons Community Center and the commercial unit's proportionate share of costs of shared improvements for the project. Payment of the purchase price and closing of the PSA transaction will occur once the Project is deemed complete upon issuance of certification of substantial completion, in conformance with the PSA plans, by Norris 2200's architect pursuant to the industry standard AIA G704 Certificate of Substantial Completion Form.

Although typical for a transaction of this scale, because the project is a cooperative endeavor between the City and the Vancouver Housing Authority, no earnest money deposit was required in the PSA. The purchase price will be funded in part by Community Development Block Grant (CDBG) funds in the amount of \$1,200,000. If CDBG funds are not spent down by May 1, 2023, the City will not meet our annual HUD timely spending test. Currently, substantial completion on the main building is not expected until June 2023. To prevent not meeting our timely spending test on CDBG funds, the City and VHA would like to amend the original PSA to include an earnest money deposit requirement. Under the proposed amendment, the City will submit \$1,200,000 to the title company as earnest money, to be held in escrow and applied to the purchase price at closing.

Request: Approve the First Amendment to the Fourth Plain Commons Condominium Unit Purchase and Sale Agreement and authorize the City Manager or designee to execute the PSA Amendment.

Shannon Williams, Senior Planner, 360-487-7898

Motion approved the request.

6. **Collective bargaining agreement between the City of Vancouver and the Vancouver Command Guild (VCG)**

Staff Report: 068-23

The labor agreement between the City of Vancouver and the Vancouver Command Guild (VCG) bargaining unit expires on December 31, 2022. The parties were able to work through a collaborative process and consensual decision making on many of the provisions for a new three-year agreement. The new labor agreement was recently ratified by the VCG members and is now being brought to Council for approval.

Request: Authorize the City Manager or designee to ratify the January 1, 2023, to December 31, 2025, Collective Bargaining Agreement with the Vancouver Command Guild (VCG), by executing the same.

Lisa Takach, Human Resources Director, 360-487-8611

Motion approved the request.

7. **Affordable Housing Fund Award Amendment - Lifeline Connections Recovery Home for Women**

Staff Report: 069-23

A RESOLUTION relating to low-income housing; providing for adoption of an updated funding award for the Lifeline Connections Recovery Home for Women project through the Affordable Housing Fund and authorizing the City Manager to execute agreements and other related documents on behalf of the City of Vancouver consistent with this Council approved funding award; providing for Severability and an Effective Date.

On April 5, City Council approved an award of \$125,000 from the Affordable Housing Fund (AHF) to support the Lifeline Connections Recovery Home for Women project. This project consists of the acquisition of housing to support 9 women experiencing homelessness and substance abuse disorders with their children.

In early 2022, Lifeline Connections requested an additional \$75,000 to support the purchase due to increased housing costs. Council approved this award increase on March 28, 2022 for a total AHF award of \$200,000.

While an acquisition of a single-family home was initially under consideration at the time of the award, Lifeline Connections has identified a triplex for acquisition that would provide 3 three-bedroom units of affordable housing. These units would serve 9 women who are experiencing substance abuse and homelessness with their children through providing stable, affordable housing and services. The triplex will operate as a single recovery home for women.

Lifeline has entered into a purchase and sale agreement for this property located at 10810 NE 48th Circle Vancouver, WA 98682. In March 2023, Lifeline requested an additional \$25,000 to support this purchase for a total AHF award of \$225,000. This award amount is consistent with the standard AHF award of \$75,000 per unit of affordable housing. All AHF funds will be used for acquisition, and the three units will have an affordability covenant. This project is also supported by funding from Clark County.

City staff has reviewed this request and recommends approval of this award amendment in order to move forward with an AHF contract for this project.

Request: Approve the revised Lifeline Connections award for AHF funding and authorize the City Manager or designee to execute any corresponding contract documents.

Samantha Whitley, Housing Programs Manager, 360-487-7952

Motion adopted Resolution M-4219 to approve the request.

8. Approval of Claim Vouchers

Request: Approve claim vouchers for April 24, 2023.

Motion approved claim vouchers in the amount of \$11,405,404.55.

Public Hearings (Item 9)

9. Daniels Apartments Multifamily Tax Exemption

Staff Report: 070-23

A RESOLUTION of the City Council of the City of Vancouver approving a Multi-Family Housing Limited Property Tax Exemption with 904 Daniels LLC ("Applicant") and any successors in interest or assigns, and the CITY OF VANCOUVER, a Washington municipal corporation ("City") for a 10-year Multi-Family Housing Limited Property Tax Exemption for the property located at 904 Daniels Street, Vancouver, WA, 98660 (Tax Lots 46580000, 46590000) as specifically described in Exhibit A.

The project is located at 904 Daniels Street in downtown Vancouver. The applicant is requesting a Multi-Family Housing Limited Property Tax Exemption for a 3-story, 20-unit apartment building with 17 associated on-site parking spaces. The proposed development will include studio, one-bedroom, and two-bedroom units. The total estimated development cost is \$5.5 million.

The applicant is requesting a 10-year exemption where 4 units (20% of the

total units) will be reserved for households earning 80% of Area Median Family Income or less. The HUD 80% Area Median Family Income in the Portland/Vancouver MSA for a 2-person household is currently \$68,160. The maximum monthly rents for the income-based units would be \$1,492 for a studio, \$1,598 for a one-bedroom unit, and \$1,918 for a two-bedroom unit. Income-based units may float throughout the property, however income-based units must be comparable in terms of size, features, and number of bedrooms to the remaining units in the project. In addition, the property owner will include information about the availability of designated income-based units in any advertising or marketing for the property.

Over 20 years (with the exemption) the project is estimated to generate \$864,000 in taxes benefitting all taxing districts (ports, county, city, etc.) including \$279,000 specifically generated for the City of Vancouver. Potentially foregone revenue during the exemption is estimated at \$153,000 for all taxing districts and \$56,000 specifically for Vancouver. The development will still generate construction sales tax revenue and utility tax revenue during the exemption period.

Request: On April 24, 2023, following a public hearing, adopt a resolution authorizing the City Manager or designee to execute a multi-family housing limited property tax exemption certificate and take any and all action necessary to enforce the terms thereof.

Bryan Monroe, Associate Planner, 360-487-7958

Bryan Monroe, Associate Planner, provided an overview of the Daniels Apartments Multifamily Tax Exemption.

Council discussed the item briefly with staff.

Mayor McEnerny-Ogle opened the public hearing and did not receive testimony from community members.

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

Motion by Councilmember Hansen, seconded by Councilmember Paulsen, and carried unanimously to approve Resolution M-4220.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Complete Streets - McLoughlin Blvd Safety and Mobility Project Evaluation

Emily Benoit, Senior Planner, discussed the Complete Streets - McLoughlin Blvd Safety and Mobility Project Evaluation.

Changes to SEPA Exemption Thresholds for Residential Development

Chad Eiken, Community Development Director, discussed the Changes to SEPA Exemption Thresholds for Residential Development.

Adjournment

7:28 p.m.

DocuSigned by:
Anne McEnerny-Ogle
6C89D9089EC524...
Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:
Natasha Ramras
BCF0734E40E94AE...
Natasha Ramras, City Clerk

The written comments below are those of the submitter alone and are not representative of the views of CVTV or the City of Vancouver, its elected or appointed officials, or its employees.

From: [Leah Perkel](#)
To: [City Council](#)
Subject: April 24th Agenda
Date: Monday, April 24, 2023 5:47:54 AM

You don't often get email from [REDACTED]. [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,

For agenda number 4 regarding landscape on the waterfront. I would like to know why you chose to use a Portland business instead of using a local company.

For agenda number 9 when are you going to revise the MFTE. Because developers are getting tax breaks by giving money for affordable housing. To me that is a give away and not helping with more housing being built. It hasn't been revised since 2011 from what I've been able to find on the website. I feel the community should know more about this program and be included in a discussion.

Thank you,

Leah Perkel

From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#); [Harris, Rep. Paul](#)
Subject: Brighteon
Date: Tuesday, April 18, 2023 2:22:29 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.

<https://www.brighteon.com/158d3373-40be-46ce-9722-5b43c156bdf0>. Please send to council members and MELNECK. Put on public record and confirm you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Fwd: Swiss vaccination stopped
Date: Wednesday, April 19, 2023 2:04:43 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.

----- Forwarded message -----

From: **Wynn Grcich** [REDACTED]
Date: Wed, Apr 19, 2023 at 1:58 PM
Subject: Re: Swiss vaccination stopped
Send to city council members and Melneck. Put on public record and confirm that you did.
Thanks , from Wynn

Got it, thanks!

Swiss vaccination stopped

<https://www.youtube.com/watch?v=KtBWJ4mGjpM&t=110s>

Sent with [Proton Mail](#) secure email.