City of Vancouver Washington

CITY COUNCIL MEETING MINUTES

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

Anne McEnerny-Ogle, Mayor
Bart Hansen · Bill Turlay · Ty Stober · Linda Glover · Laurie Lebowsky · Erik Paulsen

April 15, 2019

WORKSHOPS

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

Councilmembers Turlay and Stober were absent from workshops

4:00-6:00 p.m. A Stronger Vancouver: Executive Sponsors Council (ESC) Final Recommendations

Presenters: Tim Schauer, ESC Co-Chair; Jennifer Rhoads, ESC Member; Holly Williams, ESC Member; Casey Wyckoff, ESC Member

COUNCIL DINNER/ADMINISTRATIVE UPDATES (6PM)

COUNCIL REGULAR MEETING

Pledge of Allegiance

Call to Order and Roll Call

Approval of Minutes

Minutes - March 25, 2019

Minutes - April 1, 2019

Proclamations

-National Child Abuse Prevention Month

Citizen Communication (Items 1-5)

Consent Agenda (Items 1-5)

1. **2019 Joint Agency Preservation Project Bid Award**

Staff Report 047-19

Summary
The City of Vancouver, City of Washougal and Washington State University, Vancouver have solicited a joint bid for each agency's 2019 preservation project. Each agency will execute a separate contract for their respective part of the work.

On March 19, 2019, the City received two bids for the 2019 Joint Agency Preservation Project. The bids ranged from $2,179,179 to $2,603,175.The low bidder was responsive. The 2019 City of Vancouver part of the work is $2,089,085.

SUMMARY OF BIDS		
BIDDER	***VANCOUVER'S BID***	***COMBINED BIDS***
Intermountain Slurry Seal Inc., Reno, NV	*$2,089,084.55*	*$2,179,179.00*
VSS International, W. Sacramento, CA	*$2,456,470.96*	*$2,603,175.00*
Engineers' Estimate	*$1,600,000.00 to $1,800,00.00*	*1,700,000 to 1,900,000*

There is a minimum apprenticeship goal of 4% of the utilized labor hours for this project. Intermountain Slurry Seal Inc., Reno, Nevada, has submitted an Apprenticeship Utilization Plan to meet or exceed this goal by using approximately 197 hours of apprentice time out of the estimated total of 4,906.5 applicable labor hours for the project.

Request: Authorize the City Manager or designee to award a construction contract for the 2019 Joint Agency Preservation Project to the lowest responsive and responsible bidder, Intermountain Slurry Seal Inc., Reno, Nevada, at their bid price of $2,089,084.55, which includes Washington State sales tax.

Chris Sneider, Senior Civil Engineer, 487-8239

2. **Amendment to 2018 Joint Agency Slurry Seal Project**

Staff Report 048-19

Summary
On April 3, 2018 the City received bids for the 2018 Joint Agency Slurry Seal Project, which was awarded to Blackline, Inc, of Vancouver, Washington, with the City of Vancouver's portion of the work being approved for $412,180.00. As part of the bid, the contractor executed a separate contract with each agency. In

addition, the participating agencies reserved the right to extend the contract for two one year periods with the same terms and conditions and the option to review unit prices for adjustment due to inflation and amount of work.

At the end of 2018, the City and partnering agencies discussed a contract extension with Blackline for 2019 and decided that it was in our best interests to do so. All 2019 work quantities were sent to Blackline, Inc. and proposed 2019 pricing was agreed upon for the unit bid items. The estimated 2019 City of Vancouver portion of the work is $448,205.00.

Request: On April 15, 2019, amend the Blackline, Inc, of Vancouver, Washington construction contract for the 2018 Joint Agency Slurry Seal Project for sealing for one additional year for their adjusted bid price of $448,205.00, which includes Washington State sales tax.

Chris Sneider, Senior Civil Engineer, 487-8239

3. **LED Roadway Luminaire Materials Purchase**

Staff Report 049-19

Summary

The City currently uses High Pressure Sodium (HPS) lights for the majority of its street lights. Action item 1.2.4 in the City's Strategic Plan is to convert the City's street light system to more energy efficient LED (Light Emitting Diode) street lights. The LED Street Light Conversion project will convert approximately 13,500 of the City's HPS to LED street lights. The scope of this project includes converting all of the cobra head style street lights within City limits.

The new LED fixtures will replace the existing fixtures on the top of the existing street light poles. The new LED fixtures will provide an equivalent light output to the existing street lights and will match the aesthetics of the existing HPS lights, which are a slight yellowish color although the LED lights will be a softer white light with a color temperature of 3000 Kelvin, which is similar to a standard household LED light bulb. This project does not include installation of new street light poles. A good example of similar LED street lights within the City are the new LED street lights on the new section of the NE 18th Street project between NE 118th and NE 138th Avenues.

The City's other decorative style street lights, including the acorn lights downtown, will be replaced with LED fixtures at a later date. The decorative style LED lights are currently more expensive to purchase and do not yet have desirable pay back savings. City staff will continue to look for cost effective alternatives for replacing the decorative style fixtures.

LED lights are the new standard for street lighting and provide a substantial savings in electricity costs. The approximate current yearly electrical power cost for the cobra head style street lights being replaced with this project is $900,000. This project is projected to save $470,000 per year in electricity costs

compared to the existing HPS lights.

The City released a request for qualifications/proposals (RFQ/P #13-18) to select a primary material supplier for the City's upcoming LED Streetlight Conversion Project as well as to qualify other suppliers for use on future projects within the City. The material purchase is for up to 13,500 street lights. The street light materials will be purchased by the City and delivered to a contractor for installation. The installation of the street lights is being advertised for bid in May 2019 under a separate contract. The entire conversion project is anticipated to be complete by December 2020.

The City received eight proposals for the purchase of LED street lights for the LED Street Light Conversion Project. The proposals from Platt Electric Supply, Northern Illumination Company and Leotek Electronics USA, LLC met the minimum requirements of the RFP. The highest scoring proposal was from Leotek Electronics USA, LLC and Leotek was chosen to be the primary supplier for the LED Conversion Project.

Contractor	***Luminaire***	***Minimum Requirements Met?***
Platt Electric	*AEL ATBMicro/ATB0/ATB2*	*yes*
Northern Illumination Company	*Philips RoadFocus*	*yes*
Leotek Electronics USA, LLC	*Leotek GC*	*yes*
Tacoma Electric Supply	*AEL ATBMicro/ATBS/ATBM/ATBL*	*no*
Eaton Lighting	*Archeon*	*no*
Crescent Electric Supply	*Cree XSCP*	*no*
Graybar electric	*GE ERL*	*no*
North Coast Electric	*AEL ATBMicro/ATBS/ATBM/ATBL*	*no*

In addition to Leotek Electronics USA, LLC, AEL ATBMicro/ATB0/ATB2 and Philips RoadFocus also met the minimum requirements of the proposal. Both AEL ATBMicro/ATB0/ATB2 and Philips RoadFocus will be approved for use on future projects within the City of Vancouver.

Request: Authorize the City Manager or his designee to sign a contract and any required contract amendments with Leotek Electronics USA, LLC, the most qualified proposer for LED roadway luminaires, for the LED Street Light Conversion project in an amount not to exceed $2,000,000.

Chris Christofferson, Traffic Engineering Manager, 487-7716

4. Block 10 Lease Agreement for Vancouvercenter Construction Staging

Staff Report 050-19

Summary
In 2018, Holland Partners purchased a portion of the Vancouvercenter mixed use project, including the existing southwest residential tower and the rights to build a six-story residential apartment building in the southeast quadrant of the property. The City had indicated in the Vancouvercenter Disposition and Development Agreement that it would be receptive to leasing the south half of Block 10 to Holland Partners for a construction staging area when the fourth tower construction begins. Holland Partners is now requesting to enter into a formal lease agreement with the City for the use of the south half of Block 10 for such purpose, beginning May 1, 2019. The lease would be for an initial twelve-month period, and may be extended at the City's discretion on a month-to-month basis if requested. The City also would have the option to terminate the lease early if a construction project is ready to begin on Block 10 before the lease term expires.The monthly lease rate will be $3,429.40, including leasehold tax.

Request: Authorize the City Manager or designee to sign the lease agreement with Holland Partners to lease the south half of Block 10 for construction staging.

Chad Eiken, Community Development Director, 487-7882

5. Approval of Claim Vouchers

Staff Report 051-19

Request: Approve claim vouchers for April 15, 2019.

(Copy available upon request.)

Public Hearings (Item 6-8)

6. Multifamily Tax Exemption: Waterfront Block 20

Staff Report 052-19

A RESOLUTION of the City Council of the City of Vancouver approving a development agreement with Jackson Square LLC for an 8-year property tax exemption for 248 residential units.

Summary
The multi-family property tax exemption program in general is designed to incentivize new private multi-family development in targeted areas in the City. The program is a tool to assist cities in accommodating future population growth in designated centers, close to employment, shopping, and transit services and to encourage affordable housing where appropriate.

The applicant for development of Waterfront Block 20 is proposing an eight year market-rate exemption for 248 residential units. The development is a seven story residential building with 257 on-site structured parking spaces. Market rate units require an additional negotiated "public benefit" to be memorialized in a development agreement.

For this project, the City negotiated a $0.5 million contribution by the developer to fund off-site improvements in Esther Short Park as the public benefit. Specifically, the contribution would replace aging playground equipment with a new and fully accessible playground which will benefit the project and surrounding area. The amount of the contribution was negotiated by city staff, and is anticipated to be sufficient to cover the cost of the new playground equipment.

The proposed exemption request was reviewed by the City Center Redevelopment Authority (CCRA) on March 21, 2019, and they found that the proposed public amenity was sufficient to satisfy the requirement of VMC 3.22, and unanimously recommended approval of the requested tax exemption and development agreement.

The municipal code authorizes the tax exemption generally establishes as a "pass/fail" program (either an applicant meets the program requirements or they don't) with the exception of the market rate exemption, which provides for discretionary decision making through a negotiation of public benefit and approval of a development agreement by the City Council.

The tax impact of the project is estimated as follows:

	Total – all taxing districts	**City of Vancouver**
Current property taxes	$29,672	$6,343
Net Present value of future tax revenue* (20 year)	$9,953,000	$2,646,000
Value of "Public Benefit"		$500,000
Subtotal	$9,953,000	$3,146,000
Net present value of "foregone" tax revenue (8 years)	($2,778,000)	($862,000)
NET PRESENT 20 YEAR BENEFIT	**$7,175,000**	**$2,284,000**

**Estimated discounted present value of construction sales tax, utility tax and property tax over 20 years*

The current property tax for land only is $29,672 for 2019 (all taxing districts), and is not included in the above analysis because it is not impacted by the exemption.

In addition to the above considerations, the exemption accelerates a project that will be on the tax rolls for decades beyond the end of the 8 year exemption period.

Request: Adopt a resolution approving the Development Agreement and conditional tax exemption certificate for Block 20.

Peggy Sheehan, Community Development Programs Manager, 487-7952

7. **Multifamily Tax Exemption: Nicholson Duplexes**

Staff Report 053-19

A RESOLUTION of the City Council of the City of Vancouver approving an agreement with Nicholson Ozone LLC for a 10-year property tax exemption with 20% of the rental units affordable at 80% of AMI for the property legally described in Exhibit A attached hereto.

Summary

The project will consist of 13 lots containing 25 units. The applicant is proposing to use the 10 year exemption option with 20% of the units designated for renters at or below 80% of the area median income. Projected rents for the 3 bedroom units will range from $1,550 to $1,750.

The undeveloped 2019 property tax for the site is estimated to be $3,149. After development (applying the exemption) the total revenue collected over the 10 year exemption is estimated to be $374,000 (NPV). The total lost revenue during the exemption period is estimated to be $242,000 (NPV). The portion of revenue that the City would forgo directly is estimated at $79,000.

Request: Adopt a resolution approving the agreement and conditional tax exemption certificate for Nicholson Duplexes project.

Peggy Sheehan, Community Development Programs Manager, 487-7952

8. **Continuation of a temporary moratorium on the acceptance and processing of applications for permits for the development of new structures; the expansion of existing structures; or subdivisions in the Tower Mall area**

Staff Report 046-19

AN ORDINANCE declaring an emergency and continuing a temporary moratorium for the duration of six months upon the acceptance and processing of applications for permits for the development of new structures; the expansion of existing structures; or subdivisions in the Tower Mall area as defined herein; establishing six months as the tentative effective period of this ordinance; and establishing an immediate effective date.

Summary

The Heights District Subarea is identified as a future urban center in the City of Vancouver Comprehensive Plan. In order to establish a vision for the area and guide its future growth and development, the City of Vancouver is undertaking a subarea planning process for the Heights District. In June 2017, the Vancouver City Council approved the purchase of an 11.83-acre parcel known as the Tower Mall site. Following the purchase of the property, Council adopted a six-month development moratorium for the site and adjacent properties in the Tower Mall area, and has adopted three subsequent ordinances continuing the temporary moratorium, in November 2017, May 2018 and November 2018. This temporary moratorium prohibits the acceptance and processing of applications for permits for the development of new structures, the expansion of existing structures, or subdivisions in the Tower Mall area.

After purchase of the Tower Mall site in May 2017, the City initiated a subarea planning process for the 228-acre Heights District. Over the last nearly two years, City staff and a consultant team have conducted extensive public outreach on the future of the Heights District, including one-on-one meetings, focus groups, group presentations, large public open houses, and online surveys. Staff have heard from a variety of stakeholders, including neighborhood associations, property owners, residents, Vancouver Public Schools, C-TRAN, the faith community, social service providers, non-profit organizations, and a 20-member Community Advisory Committee that meets monthly and helps guide project decision-making.

In addition to public outreach, the project team has completed a detailed technical analysis of existing land use, transportation, and environmental conditions, as well as a feasibility study to determine what future uses and development typologies the market will support. Information gathered through the public outreach process, technical analysis, and market study informed the development of conceptual redevelopment alternatives for the Tower Mall Area, which were presented to the public in fall 2018 for input and feedback. Based on this public engagement and guided by the project goals, a draft Heights District Plan and redevelopment concept for the Tower Mall area is being developed, and will be available for public review starting in April 2019. The draft plan responds to public input that highlights the need for programmable open space, safer mobility and increased connectivity, a variety of housing types, and amenities that encourage community integration and support health, equity and wellness.

Continuation of the moratorium allows staff the time to complete the subarea planning process for the area that is currently underway and is anticipated to be completed in Fall of 2019. A continuation of the temporary moratorium is necessary to ensure that future development aligns with the vision articulated in the forthcoming plan.

Request: On April 15, 2019, subject to second reading and public hearing, approve ordinance.

Rebecca Kennedy, Long Range Planning Manager, 487-7896;

Bronson Potter, City Attorney, 487-8521

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

a. East McLoughlin Area Safety Improvement Project update

b. Vancouver Arts and Innovation Campus Project update

Adjournment

DocuSigned by:
Anne McEnerny-Ogle
58CB15C0632F403...
Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:
Carrie Lewellen
661359AB277E439...
Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City
Clerk

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