



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 11, 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/34545?startStreamAt=0&stopStreamAt=4355

5:00-5:30 p.m. Free Fridge Program - Development Code Issue

Chad Eiken, Community Development Director, 360-487-7882

Summary

Staff led Council through a discussion of the issues and restrictions of the Free Fridge Program Code Update overview.

5:30-6:00 p.m. Potential Changes to the VMC 7.05.010, VMC 7.04 and VMC 2.46.020

Nena Cook, Chief Assistant City Attorney, 360-487-8500

Summary

Staff led Council through a discussion concerning disturbances, protests at homes, and threats arising from a person's service to the City during the Potential changes to VMC 7.05.010, VMC 7.04 and VMC 2.46.020 overview.

COUNCIL DINNER/ADMINISTRATIVE UPDATES

COUNCIL CONSENT AGENDA 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.

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

https://www.cvtv.org/vid_link/34547?startStreamAt=0&stopStreamAt=1565

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 Councilmember Hansen. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

Present: Councilmembers Harless, Perez, Fox, Hansen

Absent: Councilmembers Paulsen, Stober, Mayor McEnerny-Ogle

Councilmember Perez motioned to excuse Councilmember Paulsen, Stober, and Mayor McEnerny-Ogle from the Council meeting, seconded by Councilmember Harless, and carried unanimously to approve the absences.

Community Communication (1-8)

Councilmember Hansen opened Community Communication and received the following testimony:

- Kimberlee Elbon, La Center, Washington, stated they were looking into legal avenues to stop the Council from passing items, because they are in the ICLEI.

There being no further testimony, Councilmember Hansen closed Community Communication.

Consent Agenda (Items 1-8)

Council requested Items 6 and 7 be pulled for discussion.

On Item 6, Councilmember Fox asked staff for clarification on the grant for the Lower Grand Industrial Area Retrofits project and for a final cost on the project. Mr. Aaron Rice, Civil Engineer, stated the grant was from the Department of Ecology, which covered 75% of the project. The construction cost is \$821,000 and the design is \$130,000, with the City paying roughly \$700,000 for what is not covered by the grant, which also included street lights and a water main replacement that is not grant eligible.

For Item 7, Councilmember Harless asked for clarity on why the staff report stated that the matching grant was for \$280,000, but also stated in amounts to not exceed \$350,000 and how funds would be reconciled. Mr. Dave Perlick, Recreation Services Manager, stated that the initial identified estimate for the project was \$280,000, but the project was bigger than first estimated and staff wants to take advantage of the 2 to 1 match that the grant provides. It would require appropriated additional funds for the project, because the \$350, 000 estimate represents the project better. Additional funds will be allocated to the Historic Trust and staff will make adjustments to the upcoming projects to make sure they fully meet the match requirements to better protect the Howard House project.

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

1. Approval of an extension and increase to an existing contract with Western Equipment Distributors; WA State Contract #05218

Staff Report: 045-22

The City uses State of Washington contract #05218 for purchasing of equipment and repair parts for lawn and grounds mowing. This contract awarded to Western Equipment Distributors includes many of the City's uniform unit platforms. In keeping with Fleet Service's effort to streamline

the City's fleet, staff is requesting the ability to purchase from this contract and take advantage of the competitive contract pricing negotiated by the State of Washington.

Request: Authorize the City Manager or his designee to approve purchases under Washington State Contract #05218 for the life of the contact with Western Equipment Distributors, up to \$1,000,000.

Dan Zenger, Equipment Services Manager, 360-487-8205

Motion approved the request.

2. Approval of an increase to an existing contract with KBT Distributing; WA State Contract #08721

Staff Report: 046-22

The City uses State of Washington contract #08721 for purchasing regular and alternative blends of unleaded fuel. This fuel is used to power the City's fleet and other emergency equipment. In keeping with Fleet Service's effort to protect itself from fluctuating fuel prices, staff is requesting the ability to purchase from this contract and take advantage of the contract pricing.

Request: Authorize the City Manager or his designee to approve purchases under Washington State Contract #08721 for the life of the contact with KBT Distributing, up to the current authorized budget.
Authorize an increase to the maximum authorized amount under the Washington State Contract #08721 to \$15,000,000 with KBT Distributing.

Dan Zenger, Equipment Services Manager, 360-487-8205

Motion approved the request.

3. Approval of increasing the threshold of an existing contract with Wapiti NW; C-100032

Staff Report: 047-22

Fleet Services uses Contract C-100032 to cover any equipment repairs that would otherwise be delayed due to the shop's workload. Equipment availability is one of Fleet Services key performance indicators, so staff is requesting an increase to the current contract threshold and taking advantage of the resources it offers.

Request: Authorize the City Manager or his designee to execute an amendment to the City of Vancouver's Contract C-100032 increasing the not-to-exceed amount to a maximum of \$1,000,000 over the life of the contact with Wapiti NW.

Dan Zenger, Equipment Services Manager, 360-487-8205

Motion approved the request.

4. 2021 Joint Agency Road Preservation Project (#072821), per Clark County Bid PRJ0000974, Contract Amendment for street preservation (#072822)

Staff Report: 048-22

On March 16, 2021, the City received bids for the 2021 Joint Agency Road Preservation Project, which was awarded to Doolittle Construction, LLC, of Bellevue, WA with the City of Vancouver's portion of the work being approved for \$1,367,486.00. 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 (2) one (1) year periods with the same terms and conditions and the option to review unit prices for adjustment due to inflation and the amount of work.

At the end of 2021, the City and County met to discuss a contract extension with Doolittle Construction, LLC, for 2022 and decided that it was in the City's best interests to do so. Street lists and 2022 work quantities were sent to Doolittle Construction, LLC, and the proposed 2022 pricing was agreed upon for the unit bid items. The overall adjusted price increase was approximately 48% from last year's prices. Most of the price increase is due to increased oil and striping costs. Increased oil cost affects both product costs, since oil is a primary component of the product and fuel cost to construct the project, such as trucking and running equipment. Striping costs have also risen significantly because of inflation for labor, paint, and fueling. Other factors that contributed to the price increase include inflation for labor, lodging, and aggregates.

There is a minimum apprenticeship goal of 4% of the utilized labor hours for this project. Doolittle Construction, LLC, of Bellevue, WA has submitted an Apprenticeship Utilization Plan to meet or exceed this goal by using approximately 860 hours of apprentice time of the estimating a total of 6,819 applicable labor hours for the project.

Request: On April 11, 2022, authorize the City Manager or designee to execute an amendment to the Doolittle Construction, LLC, Bellevue, WA construction contract for the 2021 Joint Agency Road Preservation Contract Amendment for street preservation project for one (1) additional year for their adjusted bid price of \$2,793,168.39 for a total contract amount of \$4,160,654.39, which includes Washington State sales tax.

Chris Sneider, Senior Civil Engineer, 360-487-8239

Motion approved the request.

5. **Bid Award for the 2022 Pavement Repairs (072822), per Bid #22-20**

Staff Report: 049-22

The 2022 Pavement Repairs Project is being constructed as part of the pavement management program. This project involves repairing failed pavement on streets that will receive a preservation treatment in 2022. Preservation treatments include microsurfacing, slurry sealing, chip sealing, and cape sealing. Most of the pavement on the streets selected for preservation is in fair condition and is ready for a preservation treatment. However, areas of failed pavement need to be repaired before a preservation treatment may be placed on them. This is work that has been done every year to prepare the streets for preservation.

This project also includes streets that are not receiving a preservation treatment this year. Poor pavement condition on selected streets is leading to excessive maintenance costs for city crews to do ongoing repairs such as filling potholes and ruts on those streets. It will be more cost effective to do pavement repairs than to continue doing maintenance repairs on them.

The attached vicinity map shows where streets will receive pavement repairs. Corridors include St Helens Ave, NE 164th Ave, SE 155th Ave/SE Countryside Dr., NE/SE 136th Ave, SE 15th St, SE 20th St, SE 176th Ave, SE 192nd Ave, SE Chkalov Dr., and various streets in the Parkside and Village at Fisher's Landing Neighborhood Associations.

On March 16, 2021 the City received four bids for the subject project. The bids ranged from \$1,345,460.00 to \$1,864,980.00 dollars. The low bidder was responsive. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
Granite Construction Co., Vancouver, WA	\$ 1,345,460.00
Lakeside Industries, Vancouver, WA	\$ 1,476,925.00
Central Paving LLC, Ellensburg, WA	\$ 1,528,380.00
Brix Paving NW, Inc., Tualatin, OR	\$ 1,864,980.00
Engineers' Estimate	\$ 1,400,000.00

There is a minimum apprenticeship goal of 3% of the utilized labor hours for this project. Granite Construction Co. of Vancouver, Washington has submitted an Apprenticeship Utilization Plan to meet or exceed this goal by using approximately 150 hours of apprentice time of the estimating a total of 4,205 applicable labor hours for the project.

Request: On April 11, 2022, award a construction contract for the 2022 Pavement Repairs Project to the lowest responsive and responsible bidder, Granite Construction Co., Vancouver, WA, Vancouver, Washington, at their bid price of \$1,345,460.00,

which includes Washington State sales tax, and authorize the City Manager or designee to execute the same.

Chris Sneider, Senior Civil Engineer, 360-487-8239

Motion approved the request.

6. Bid Award - Lower Grand Industrial Area Retrofits

Staff Report: 050-22

This project will retrofit stormwater treatment in the existing City of Vancouver Right-of-Way within the Lower Grand Industrial Area, using pervious concrete pavement as the treatment and roadway surface. Existing non-compliant and non-maintainable stormwater systems will be abandoned, and new overflows will be constructed to reduce flooding within the overall basin. This will reduce service calls and limit potential flooding claims in an area with high groundwater. In addition, a pedestrian sidewalk connection and updated street lighting will be incorporated to provide higher safety and level of service within the area. This project is the result of the Lower Grand Subarea Plan, which identified the need for infrastructure improvements in order to support redevelopment within the area.

On March 8, 2022, the City received 3 bids for the subject project. The bids ranged between \$1,579,803 and \$1,727,206. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
<i>Western United Civil Group, LLC, Yacolt, WA</i>	<i>\$1,579,803.22</i>
<i>Clark and Sons Excavating, Inc, Battle Ground, WA</i>	<i>\$1,676,914.18</i>
<i>Advances Excavating Specialists, LLC, Kelso, WA</i>	<i>\$1,727,206.38</i>
<i>Engineers' Estimate</i>	<i>\$1,700,000.00</i>

This project is partially funded by a grant from the Washington Department of Ecology, through the Stormwater Financial Assistance Program. This program provides up to 75% of approved constructed costs for retrofits to enhance stormwater treatment. Total approved grant funds for construction of this project are \$818,206.00. Utilizing these approved grant funds to retrofit the existing roadway is a cost savings to the City of Vancouver.

Western United Civil Group, LLC acknowledges the City's requirement for Apprenticeship Utilization on this project and is anticipating meeting the 3% goal.

Request: On April 11, 2022 award a contract for the Lower Grand Industrial Area Retrofits project to the lowest responsive and responsible bidder, Western United Civil Group, LLC, of Yacolt, WA at their bid price of \$1,579,803.22, which includes Washington State sales tax where applicable.

Aron Rice, Civil Engineer, 360-487-7170

Motion approved the request.

7. Washington State Historical Society Grant for Howard House Roof

Staff Report: 051-22

A RESOLUTION authorizing the City of Vancouver to apply for a Heritage Capital Projects grant from the Washington State Historical Society to fund the replacement of the Grant House roof on Officers Row; providing for severability and an effective date.

Since 2012 the City and The Historic Trust have completed replacement of almost all the roofs of the houses on Officers Row with the exception of Building 1, Building 2, the Grant House and the Howard House. The City and the Historic Trust were successful in securing the Washington State Historical Society (WSHS) grant to partially fund the replacement of the roof on the Grant House. That work is anticipated to take place over the next 12 months. All of the roof replacements were funded in part through grants from the Washington State Historical Society (WSHS).

The City and Trust would like to apply for a 2023-2025 WSHS grant for \$175,000 to replace the roof on the Howard House. The grant process starts with a Letter of Intent (LOI) rather than the full grant application. The LOI requires a resolution indicating the City Council's approval of the project and authorization to apply for the grant. This project will complete all of the roof replacements on Officers Row. Roof replacements will assist in continuing to preserve these historic structures. All of the buildings on Officers Row are fully occupied with a mix of residential, commercial and public uses.

Request: On April 11, 2022, adopt a resolution supporting the City applying for a 2023-2025 Heritage Capital Projects grant from Washington State Historical Society for replacement of the roof on the Howard House.

David Perlick, Recreation Services Manager, 360-487-8314

Motion approved the request.

8. Approval of Claim Vouchers

Request: Approve claim vouchers for April 11, 2022.

Motion approved claim vouchers in the amount of \$5,105,509.28.

Community Forum

Councilmember Hansen opened the Community Forum and received the following testimony:

- Glen Yung, Vancouver, stated how important homeownership is and asked the Council to evaluate the housing code update and the multifamily tax exemptions.
- Cathryn Chudy, Vancouver, stated they appreciated the Planning Commission's discussion of the HQ Master Plan with the applicant and how they will contribute to Vancouver's climate action plan.
- Peter Fels, Vancouver, spoke about the housing code updates and the increase to density and affordable housing, but was concerned there would be an increase in division of housing types.
- Wynn Grcich, Vancouver, stated they were mad about woman in charge of Black Lives Matter and the Mayor for providing a proclamation for Black Lives Matter and issues of harmful chemicals.
- Laurel Pascual, Vancouver, stated they want the City to revoke their membership with the ICLEI and the harmful effects of chemical trails and vaccines.
- Kimberlee Elbon, La Center, Washington, spoke about the United Nations climate action plan and read from the book, United Nations Agenda 2030.

There being no further testimony, Councilmember Hansen closed the Community Forum.

Adjournment

6:56 p.m.

DocuSigned by:
Anne McEnerny-Ogle
6C89D9069EC3424...
Anne McEnerny-Ogle, Mayor

Attest:

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

From: [City Council](#)
To: [Dollar, Sarah](#)
Subject: FW: Community Forum testimony for April 11, 2022; Eliminate Single Family Zoning
Date: Monday, April 11, 2022 12:04:51 PM

Written comments for April 11 City Council meeting.

From: Peter L. Fels <plfels@gmail.com>
Sent: Sunday, April 10, 2022 3:39 PM
To: City Council <council@cityofvancouver.us>
Subject: Community Forum testimony for April 11, 2022; Eliminate Single Family Zoning

You don't often get email from plfels@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.

Hello Mayor, Council Members and staff,

Thank you for the opportunity to testify tonight.

In a few weeks you will have before you proposed code changes to the housing code. I applaud the intention to increase housing density, especially near areas served by transit. It is obvious we still need to increase available housing options and affordability. These proposed changes are consistent with the City's goals to reduce climate impacts and improve equitable access to housing.

I am concerned that the proposed changes for very dense housing may move our city into even more increased division of housing types, segregating low income communities in certain areas while reserving long-standing single-family zones for higher income and privileged citizens.

The Planning Department has indicated it is putting off changes to the Single Family Residential (SFR) zones that were recommended by the 2016 Affordable Housing Task Force Report to "encourage housing diversity and affordability in residential zones while maintaining neighborhood character." While the current proposed changes allow for cluster/cottage housing and ADUs, duplexes up to 8-plexes are still not specifically allowed in SFR zones. This is despite the existence of duplexes and triplexes already in some of our historic SFR neighborhoods.

We are moving too slowly to change SFR zoning. A proposal in the state legislature to eliminate SFR zoning statewide this year failed based on arguments that local jurisdictions should be allowed to make their own decisions. It is time to make that decision here in Vancouver.

SFR zoning is a vestige of the past where privileged citizens wished to preserve their exclusive benefits. It is inconsistent with the City's goals to improve equity and reduce climate impacts. I ask you to start now to eliminate SFR zoning either separately or as part of your Climate Action Plan.

Thank you.

s/

Peter Fels

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: My Public Comments for Community Forum April 11, 2022
Date: Monday, April 11, 2022 12:14:59 PM
Attachments: [2022-04-11 City of Vancouver Community Forum Public Comment.pdf](#)
[image001.png](#)

Hey, Sarah! I hope this isn't too late.

Respectfully,

Shannon Ripp | Support Specialist III



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

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From: Cathryn Chudy <chudyca@gmail.com>
Sent: Monday, April 11, 2022 10:44 AM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: My Public Comments for Community Forum April 11, 2022

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.

I have attached my Public Comments for the Community Forum tonight, April 11th.

I will be commenting remotely.

Thank you!

Cathryn

To: Vancouver City Council and Staff
Community Forum/April 11, 2022/Cathryn Chudy

Last week the HQ Master Plan Applicant presented, at the recommendation of our Planning Commission, how they will “contribute” to Vancouver’s Climate Action Plan. I appreciate our Planning Commission’s recommendation because

(1) The Intergovernmental Panel on Climate Change (IPCC) Report was released one week ago stressing that “...the time for action is now...We are at a crossroads.. We have the tools and know-how required to limit warming and secure a liveable future.”

(2) Vancouver’s Climate Action Plan is a work in progress, clearly a priority initiative for Vancouver to be adopted, as directed by our City Council, with aggressive emissions reduction targets. Any new construction approved going forward obviously falls under the framework of actions that must not increase harmful emissions by digging deeper with fossil fuels.

Hurley Development agreed to strengthen Green Building Commitments within the design guidelines. We got just a glimpse into what Hurley plans to do, within the vague language of “strengthen green building commitments.” The most promising part of the presentation was that energy for infrastructure will be planned for the lifetime of the buildings, not just based on the design and construction phases of the development. This means wise planning for buildings to “perform the way they’re supposed to” looking at lifetime operations, not just design elements, requiring truly sustainable energy use decisions that will affect users and will span decades.

Our Washington 2021 State Energy Strategy determined the most cost effective way to meet the state’s greenhouse gas emissions limits for buildings is with energy efficiency and electrification. There is no valid reason for new construction in Vancouver to be permitted for fossil fuel use. That means policy makers who approve building design and permitting for new construction must recognize that for the lifetime of these new developments, building operations into the future will be affordable and healthy for residents and building users only if fossil fuels are eliminated, now.

Hurley plans to follow the Krakken Climate Pledge Arena in Seattle’s design by utilizing rainwater to create ice for the ice rink. Hurley can also follow the Krakken’s energy decisions for all of the buildings in their development. Krakken executives asked themselves:” So how, exactly, does one create a carbon-neutral arena?” They hired Jason McLennan, a prominent green building consultant, to help answer. They muzzled gas lines midway through the construction process, and committed to decarbonization, *powered exclusively by clean energy*. They installed solar panels, electric stoves, and an all-electric dehumidification system.”

Vancouver’s Climate Action Plan calls for using the lowest carbon power source available for new building heating/cooling and cooking. Contrary to misleading and deceptive materials supplied to Hurley by the local gas utility, “Renewable” Natural Gas is NOT a cost-effective or viable option for any of those identified uses in reducing emissions in buildings. New buildings with fossil gas will be more costly and unhealthy for users for decades. Our City must engage our PUD to expand electrification capacity, and hold developers accountable for final energy use decisions that ensure healthy new homes and commercial buildings for a truly livable future.