



CITY COUNCIL MEETING MINUTES

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

Anne McEnery-Ogle, Mayor

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

April 8, 2019

WORKSHOPS

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

Councilmember Hansen was absent from workshops

5:00-5:30 p.m. Clark County Commission on Aging Update

2018 Annual Report

Presenters: Jacqui Kamp, Clark County Community Planning, 564-397-4913; Larry Smith, Commission on Aging Board Member

Summary

Commission and County staff provided Council with the 2018 Annual Report of the Clark County Commission on Aging.

5:30-6:00 p.m. Executive Session re: Potential Litigation

Summary

Mayor McEnery-Ogle announced the Council would be entering into Executive Session from 5:30-6:00 p.m. to discuss Potential Litigation.

COUNCIL DINNER/ADMINISTRATIVE UPDATES (6 PM)

COUNCIL CONSENT AGENDA MEETING

Pledge of Allegiance

Call to Order and Roll Call

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

Present: Councilmembers Paulsen, Lebowsky, Glover, Stober, Turley, Mayor McEnerny-Ogle

Absent: Councilmember Hansen

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

Proclamations

- Autism Acceptance Month

Mayor McEnerny-Ogle read and presented a proclamation to John Krejcha, Director for Autism Empowerment and Imani Chapin, Senior at Union High School, proclaiming April 2019, as Autism Acceptance Month.

- National Volunteer Week

Mayor McEnerny-Ogle read and presented a proclamation to Sherry Braga, Volunteer Coordinator at Fort Vancouver Library, Jordan Macfarlane, VPD Program Coordinator, and Joseph Judy, Volunteer with the City of Vancouver Parks and Recreation Department, proclaiming April 15th through April 21st, 2019, as National Volunteer Week.

Citizen Communication (Items 1-6)

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

Consent Agenda (Items 1-6)

Motion by Councilmember Glover, seconded by Councilmember Paulsen, and carried unanimously to approve Items 1-6 of the Consent Agenda.

1. Award Bid #19-01 Water Station 1 Phase 2 Reservoir and Security Upgrades

Staff Report 042-19

Summary

Water Station 1 is a 24.5 acre site, owned by the Water Utility, located on the southeast corner of East Fort Vancouver and Fourth Plain Boulevard. The Water Station 1 site has been used for water production since the late 1800's and is currently the City's most prolific water production facility with

a well pumping capacity of 34 million gallons per day. Water Station 1 currently operates every day around the clock to produce safe clean drinking water for the City's water service area, which spans beyond the City of Vancouver city limits.

The primary purpose of Water Station 1 has been and will continue to be the production of potable water, although portions of the site are open to community recreation. The site is the backbone of the City's water supply system. In order to maintain this essential resource the improvements proposed for the Water Station 1 project are to; 1) replace aging facilities to ensure reliability, 2) increase capacity and delivery capabilities necessary to meet future water needs, and 3) increase security of the site and improve protection for this vital water resource.

The Water Station 1 project includes three phases, with Phase 1 recently completed. The Phase 1 improvements provided; site wide electrical upgrades with backup power, control system upgrades including a new onsite fiber optic network, a new booster pump station, and operations facilities to support emergency operation as a back up to the City's primary water control center. Phase 2 improvements include; two 4.0 million gallon concrete ground level reservoirs and a 1.0 million gallon steel standpipe to replace the existing early 1900's water storage with a total of 9.0 million gallons of seismic resilient water storage; site security improvements including a hi-security steel fence separating the water facilities from the pedestrian pathways, additional surveillance cameras and intrusion alarms; improved site lighting with LED fixtures along pathways to match the historic look of the existing fixtures, rerouting of bike and pedestrian paths to maintain circulation through the site; and modifications to maintenance and access roads. A final Phase 3 will take place after Phase 2 to replace three older wells.

The design work to develop bid-ready plans and specifications has been completed and the City advertised the project for bids on February 14, 2019. If the contract is awarded, construction is anticipated to start in May 2019. Contract documents require construction be complete by October 1, 2021.

On March 26, 2019, the City received three bids for the subject project. The bids ranged between \$20,501,041.60 and \$23,744,613.50 the low bidder was responsive. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
<i>Rotschy Inc., Vancouver, Washington</i>	<i>\$20,501,041.60</i>
<i>Ward-Henshaw Construction Co. Inc., Canby, Oregon</i>	<i>\$22,425,792.00</i>
<i>Emery & Sons Construction Group LLC, Salem,</i>	<i>\$23,744,613.50</i>

<i>Oregon</i>	
<i>Engineers' Estimate</i>	<i>\$22,800,000.00</i>

Rotschy Inc. of Vancouver Washington has completed projects of similar size and scope in the past and have met the required supplemental responsible bidder criteria for the project.

Rotschy Inc. acknowledges the City's desire for Apprenticeship Utilization on this project and is anticipating exceeding the 8% goal. An estimated breakdown of Rotschy's Apprenticeship Utilization goals planned for this project has been attached to this staff report.

Request: Authorize the City Manager or designee to sign agreements to award a construction contract for the Water Station 1 Phase 2 project to the lowest responsive and responsible bidder, Rotschy Inc. of Vancouver, Washington at their bid price of \$20,501,041.60, which includes Washington State sales tax.

Michelle Henry, Senior Civil Engineer, 487-7155; Tyler Clary, Water Engineering Program Manager, 487-7169

Motion approved the request.

2. Interlocal agreement with C-TRAN for Video Services

Staff Report 043-19

Summary

The City/County Cable Television Office has been cablecasting C-TRAN Board of Directors meetings taking place at the Vancouver Community Library on Clark/Vancouver Television ("CVTV") beginning in April 2013. C-TRAN pays for CVTV video services. In September 2019, C-TRAN approached CVTV staff about the possibility of televising meetings from a new administrative building the agency was purchasing at 10600 N.E. 51st Circle in Vancouver. C-TRAN agreed to provide a small room next to their board room for the CVTV equipment and to make their board room facilities available to other governmental agencies. The City/County Cable TV Office agreed to seek capital funding for the video production system.

Vancouver City Council and the Clark County Council approved a \$130,345.00 grant award from the PEG Capital Grant Fund, which originate as cable subscriber contributions for support of PEG Access under the terms of the City and County cable franchise agreements, to install a video production booth at the C-TRAN administrative offices. As outlined in the Interlocal Agreement, the video production equipment remains the property of the Cable Television Office. In the event of expiration or termination of

the agreement, the City shall have the right to remove and retain the equipment and related connections.

Request: Authorize the City Manager or his designee to execute an Interlocal Agreement for Video Services between C-TRAN and the City/County Cable Television Office.

Jim Demmon, Video Services Manager, 487-8706

Motion approved the request.

3. Tourism Promotion Contract with Visit Vancouver, USA

Staff Report 044-19

A RESOLUTION of the City Council of the City of Vancouver Washington authorizing the City Manager to sign a professional services agreement for destination services and marketing with Visit Vancouver, USA.

Summary

RCW 67.28.180 allows municipalities to impose a 4% lodging tax on hotel and motel room night revenue. Those funds can only be used to support tourism-related projects, events and facilities. Two percent of Vancouver lodging tax is dedicated to debt service for the downtown Hotel/Convention Center. The other two percent is dedicated by the City Council for capital improvements for the Hotel/Convention Center and for other tourism related projects including community grants.

For 2019, the Lodging Tax Advisory Committee (LTAC) reviewed twenty-two grant proposals totaling \$967,990. The amount available for grants in 2019 is \$550,817. In addition to recommending full or partial funding for twelve other grants totaling \$196,775, LTAC recommended funding a three-year tourism promotion service contract with Visit Vancouver, USA.

Visit Vancouver, USA requested and LTAC recommended that City Council fund a grant of \$351,467 for 2019 and allocate 15% of the total lodging tax fund from each previous year to support this grant in 2020 and 2021. With this funding strategy, as the lodging tax income increases, the amount of annual funding for Visit Vancouver, USA will also increase. As stated in the Professional Services Agreement, Visit Vancouver, USA agrees to provide new tourism and destination marketing services including but not limited to: Marketing materials and campaigns:

- New production and print runs of the Vancouver Walking Map*
- Expand distribution of the Vancouver USA Travel Magazine*
- Expand statewide advertising to position Vancouver USA as a premier destination in regional media outlets*

- *New large scale advertising campaigns in key markets through such mediums as billboards, bus wraps, radio ads and airport displays*
- *Grow digital targeting and retargeting of travelers with a strong intent to travel to the area, bolstering transient lodging*
- *Increase Co-op marketing with strategic partners and events focused on drawing visitors*

Group Solicitation & Sales Promotions:

- *Expand staffing levels to better solicit and service convention groups and lodging properties*
- *Grow tradeshow representation to solicit larger pieces of business for the Vancouver*
- *Convention Center and overflow rooms at nearby hotel properties*
- *Drive new growth in the sports market (phase 1 feasibility study; phase 2 sports sponsorship program to competitively bid for larger sports events to be hosted at Vancouver's natural venues and regional sports complexes)*

Branding & Public Relations:

- *Evolve Vancouver's brand to reflect changes in the community*
- *Produce new media familiarization tours to showcase the attractions, local businesses and culture that contribute to Vancouver as a desirable destination*
- *Expand staffing capabilities either in-house or thru contract to generate greater story placements in targeted media*

Destination Servicing & Development:

- *Continue and expand current programming such as Dine The Couve, Show Your Badge, and customized itineraries for groups*
- *Identify, recruit and provide site tours for product development such as food tours, helicopter tours, walking tours, etc.*

Other Tourism Opportunities:

- *Other marketing projects and operations as identified and approved by Visit Vancouver*
- *USA's Governing Board of Directors*

As directed by City Council, the proposed professional services agreement requires that (1) Visit Vancouver, USA annually and quarterly report its activities; (2) this funding not be used to supplant activities currently undertaken; and (3) performance measures be applied.

Request: On April 8, 2019 approve the Lodging Tax Advisory Committee's recommendation for a three-year tourism promotion grant for Visit Vancouver, USA and authorize the City Manager or his designee to execute a professional services agreement.

*Teresa Brum, Economic Development Division Manager,
487-7949*

Motion approved the request.

4. Granting of Utility Easement

Staff Report 045-19

Summary

In 2012, the U.S. Army transferred ownership of the East and South Vancouver Barracks to the National Park Service at Fort Vancouver National Historic Site. The utility infrastructure in the East Barracks is approximately 100 years old and needs to be replaced in order for the Park Service to redevelop the property. The preferred alternative for the redevelopment is a sustainable campus for public service. A small segment of the utilities have already been replaced so one of the large barracks could be repurposed into the headquarters for the Gifford-Pinchot National Forest.

In order to replace the electrical and communications portion of the utilities, the Park Service needs a temporary access and construction easement across City-owned property on the eastside of Fort Vancouver Way from the traffic circle at Evergreen north to the south side of the alley behind Officers Row. The facilities will be installed underground. Once installed, the National Parks Service will convey the electrical and communications facilities to Clark Public Utilities, Comcast and Century Link. Those utility companies will require permanent, nonexclusive easement rights in order to maintain their respective utility infrastructure. Redevelopment of the East Barracks contributes to the overall development of the Vancouver National Historic Reserve which the City is a partner in.

Request: Authorize the City Manager or designee to grant a Temporary Access and Construction Easement to the National Park Service at Fort Vancouver National Historic Site and, once the utilities are installed and conveyed to utility providers, to grant the respective utility companies permanent utility easements within the easement area described in the attached Temporary Access and Construction Easement, Exhibit A, and shown in Exhibit B.

Jan Bader, Program and Policy Development Manager, 487-8606

Motion approved the request.

5. 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 8, 2019, approve ordinance on first reading, setting date of second reading and public hearing for April 15, 2019.

Rebecca Kennedy, Long Range Planning Manager, 487-7896; Bronson Potter, City Attorney, 487-8521

Motion approved the request.

6. Approval of Claim Vouchers

Request: Approve claim vouchers for April 8, 2019.

(Copy available upon request.)

Motion approved claim vouchers for April 8, 2019 in the amount of \$2,298,755.58.

Citizen Forum

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

- Larry J. Smith, Vancouver, updated the Council on the FISH Pantry and on FISH's achievements and upcoming 50th Anniversary.
- James Fitzgerald, Vancouver, Executive Director of FISH, updated Council on the number of families FISH has served over the last year.
- Stephanie Turley, Vancouver, expressed concern over the gravel pit on 192nd and 1st Street and the pollution from the trucks.
- Jeffery Stanton, Vancouver, spoke to Council concerning citizenship and elections.

- Tim Emineth, Vancouver, wants to make Council aware of the pothole situation on Evergreen Boulevard.
- LaRae Zawodny & Jackie Genis, Brush Prairie, invited Council to an ARSTRA arts event at the Library on April 28th.
- Bruce Barnes, Vancouver, expressed concern about the amount of garbage the homeless are leaving around in addition to their discarded needles and drug paraphernalia.
- Linda Garcia, Vancouver, works for WA Environmental Council and would like Council to continue their ban on fossil fuels.
- Don Steinke, Vancouver, would like Council to develop a ban for larger fossil fuel facilities.
- Alona Steinke, Vancouver, thanked the Council for placing the ban on crude oil facilities and asked that they extend the ban.
- Cathryn Chudy, Vancouver, would like the City to expand the ban on crude oil and join other cities to help Climate change.
- Sharron Brainard, Vancouver, expressed concern that rail tracks run too closely to homes and asks that the crude oil ban continue.
- DenMark Wichar, Vancouver, expressed concern about climate change and hurting the Earth for future generations.
- Hector Hinojsa, Vancouver, would like to remind the City Council members that it up to them to lead the City into alternative energy solutions.
- Michael Cortney, Vancouver, wants to ensure that Council is following the science that goes along with climate change.
- Regna Merritt, Portland, is here representing Oregon Physicians for Social responsibility and their concern over fossil fuel.
- Peter Khalil, Vancouver, representing his neighbors in Hazel Dell expressed support for the petition to end new fossil fuel infrastructure in Vancouver.
- Daniel Serres, Portland, representing Columbia River Keepers and would like Council to expand the Ordinance to prevent future fossil fuel refineries.
- Gordon Fulks, Troutdale, spoke on climate change, stating that we are scientifically illiterate and there is currently no threat to our way of life.
- Jim Karlock, Portland, expressed that we must look at all the data on climate change.
- Roben White, Vancouver, expressed that we need to find alternative methods to fossil fuels.
- Anita Thomas, Vancouver, urged the Council to continue to do the right thing and find alternative methods to fossil fuels.
- James Conright, Vancouver, Chair of the Harney Heights Association, representing the Harney Heights Association and he is coming forth formally as the Chair to oppose the McLoughlin Corridor upgrades.
- Cynthia Wallinger, Vancouver, would like for the residents on McLoughlin to have more involvement before any big changes are made on McLoughlin.
- Katie Green, Vancouver, would like slower traffic on McLoughlin and the bike lanes to remain in both directions.
- Michael Sisker, Vancouver, opposes the McLoughlin project and worries about the safety of others if it passes.
- Glen Yung, Vancouver, opposes the McLoughlin project and has concerns the project is not feasible.
- Kathryn Matsuura, Vancouver, would like for the homeowners to have more of a voice in the McLoughlin project.

- Kenneth Williams, Vancouver, would like Council to pass the McLoughlin project otherwise he wonders why we have a Complete Streets policy?
- Jan V, Vancouver, spoke in support of the McLoughlin project and would like Council to pass the McLoughlin policy now and not wait another year.
- Al Parmantier, Vancouver, opposes the McLoughlin project and would like the Council to wait a year and get it right the next time.
- Holly Williams, Vancouver would like to see the McLoughlin project move forward.
- Madeleine von Loue, Vancouver, spoke in support of the McLoughlin project and would like Council to move forward.
- Jim Thomas, Vancouver, expressed concern about the number of accidents at Reserve and Grand and urges the Council to move forward with the McLoughlin project.

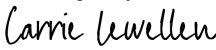
Adjournment

8:46 p.m.

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Anne McEnerny-Ogle, Mayor

Attest:

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Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

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