

Vancouver City Council Work Session

Housing Affordability and Availability in Vancouver: A Policy Framework

Michael Wilkerson, Ph.D.

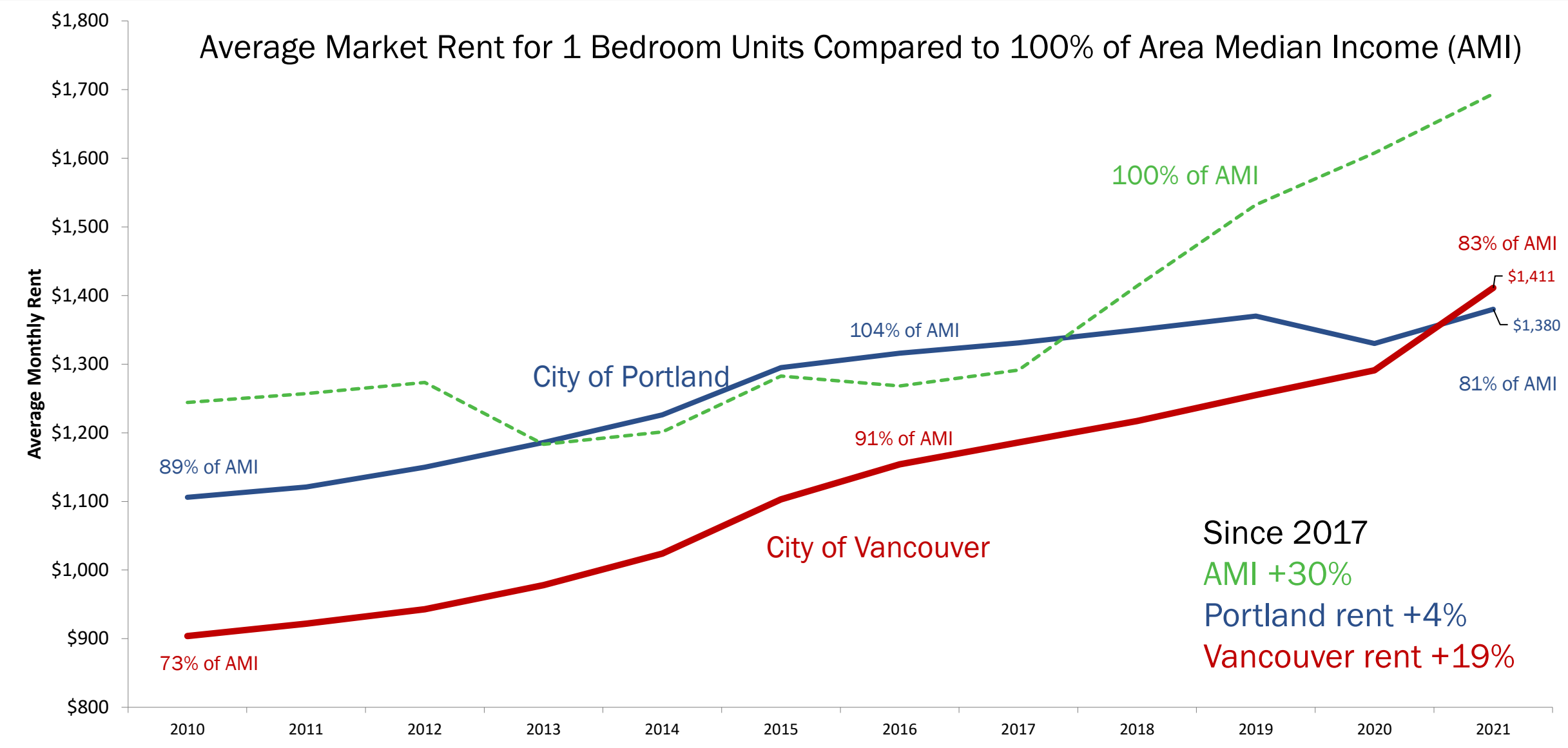
March 28, 2022

- Housing Market Today
- Demand Drivers
- Supply Drivers
- Housing Market Economics 101
- Homeownership Impacts
- Local Policy Levers

Housing sits at the intersection of several complex systems



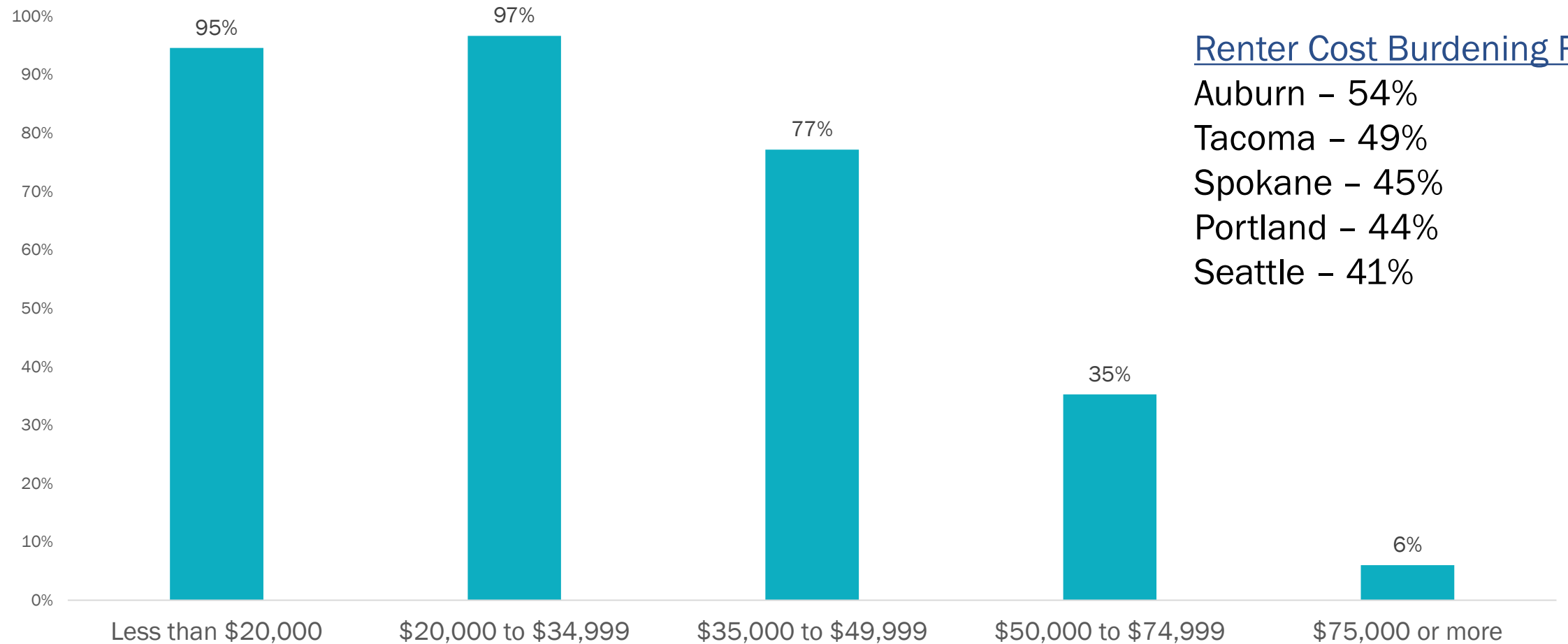
Average market rent for 1 bedroom units higher in Vancouver than Portland



51% of renter households are cost burdened in Vancouver

Cost burdened households spend more than 30% of their gross income on rent

Percent of Renter Households that are Cost Burdened
City of Vancouver, 2019



Renter Cost Burdening Rates

Auburn – 54%

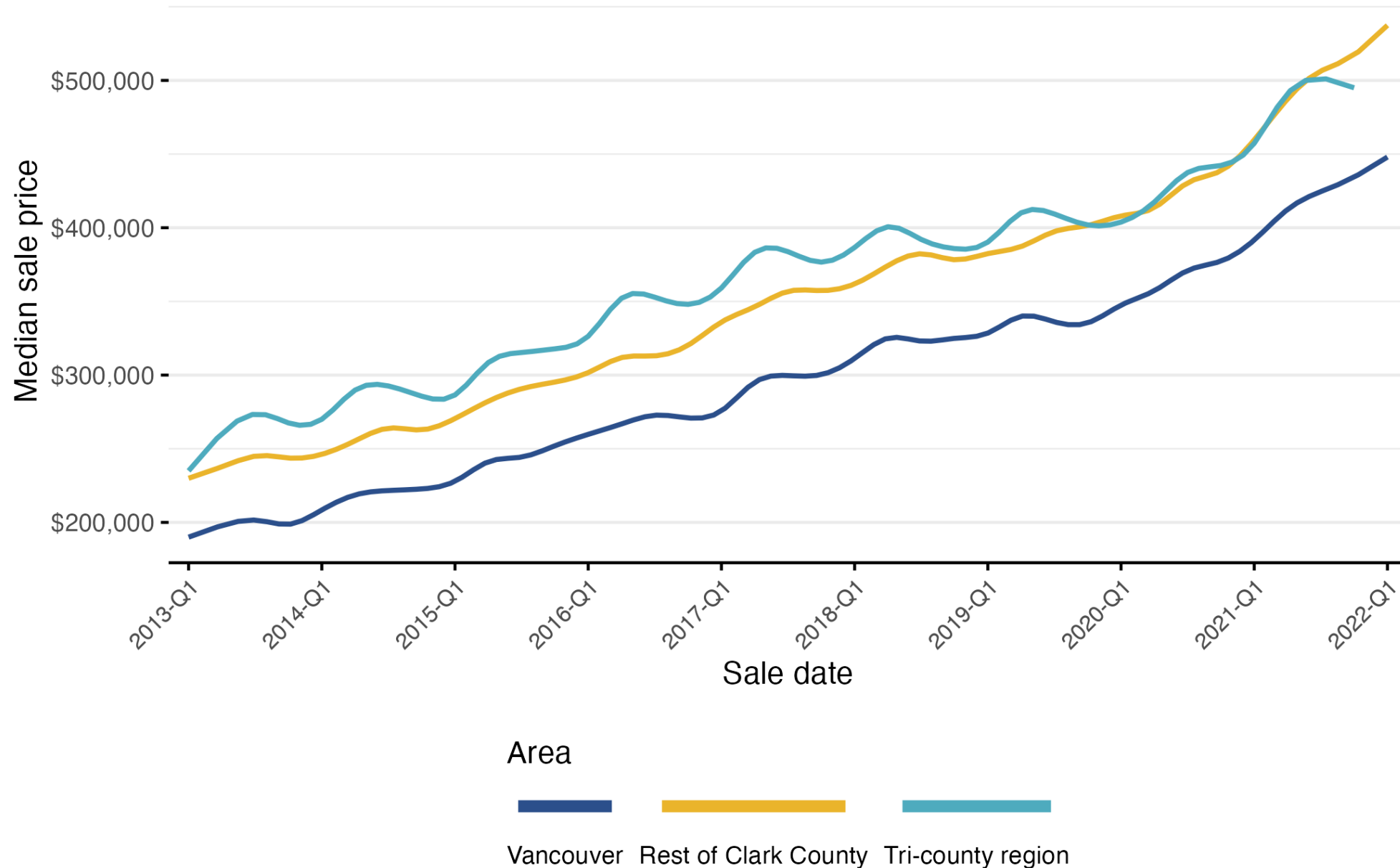
Tacoma – 49%

Spokane – 45%

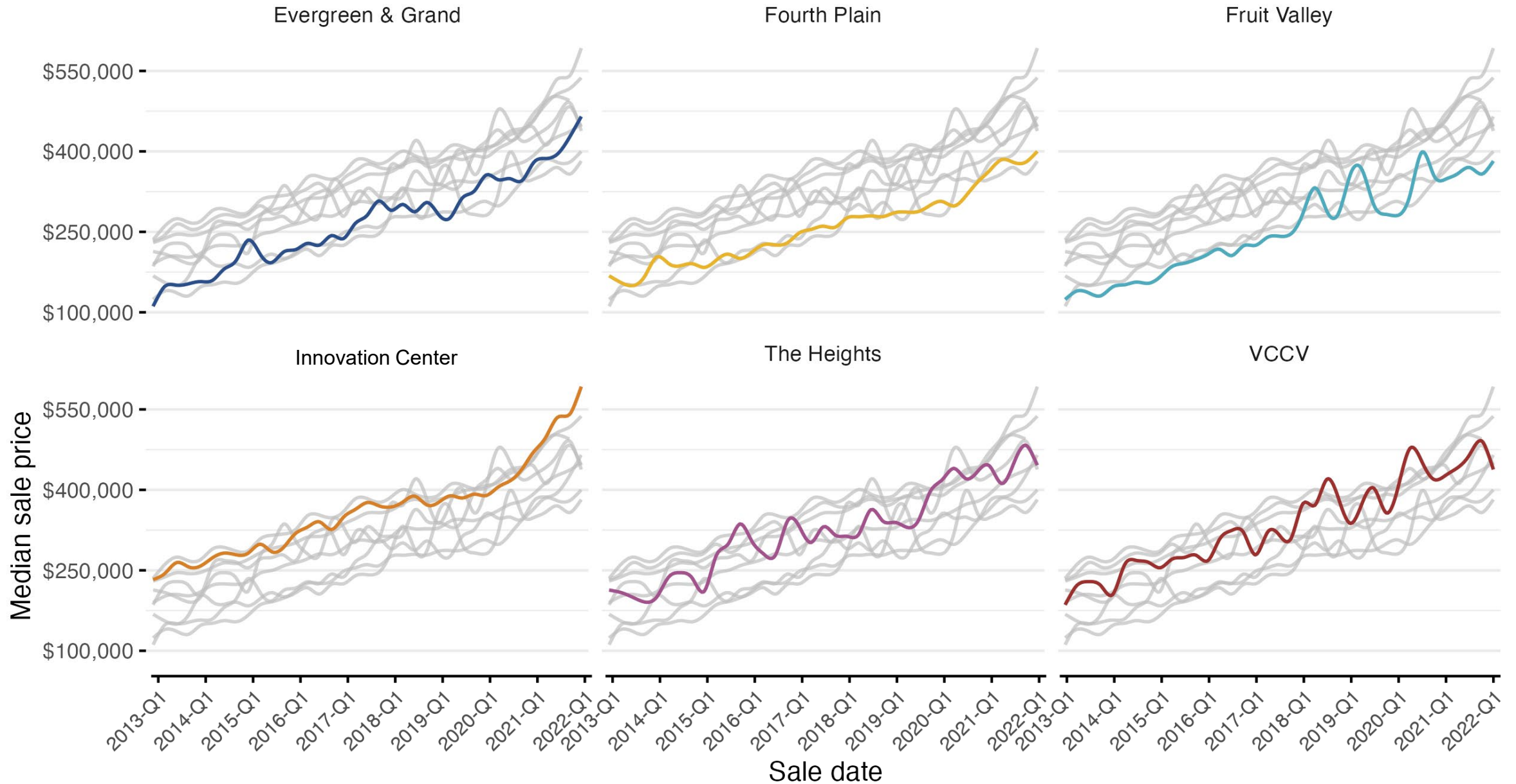
Portland – 44%

Seattle – 41%

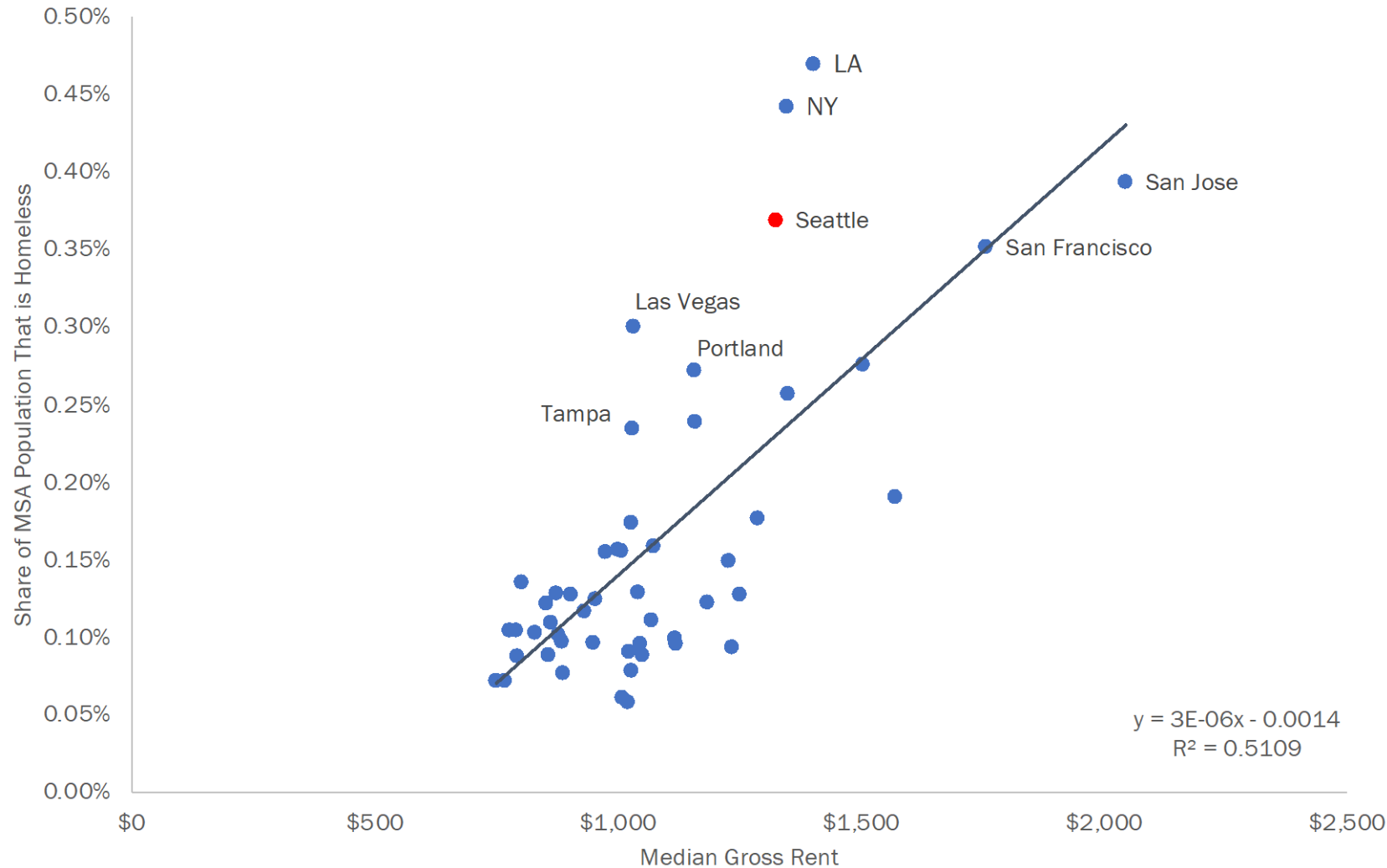
Sales prices in the rest of Clark County have caught up to region



Sales prices by select subareas in Vancouver



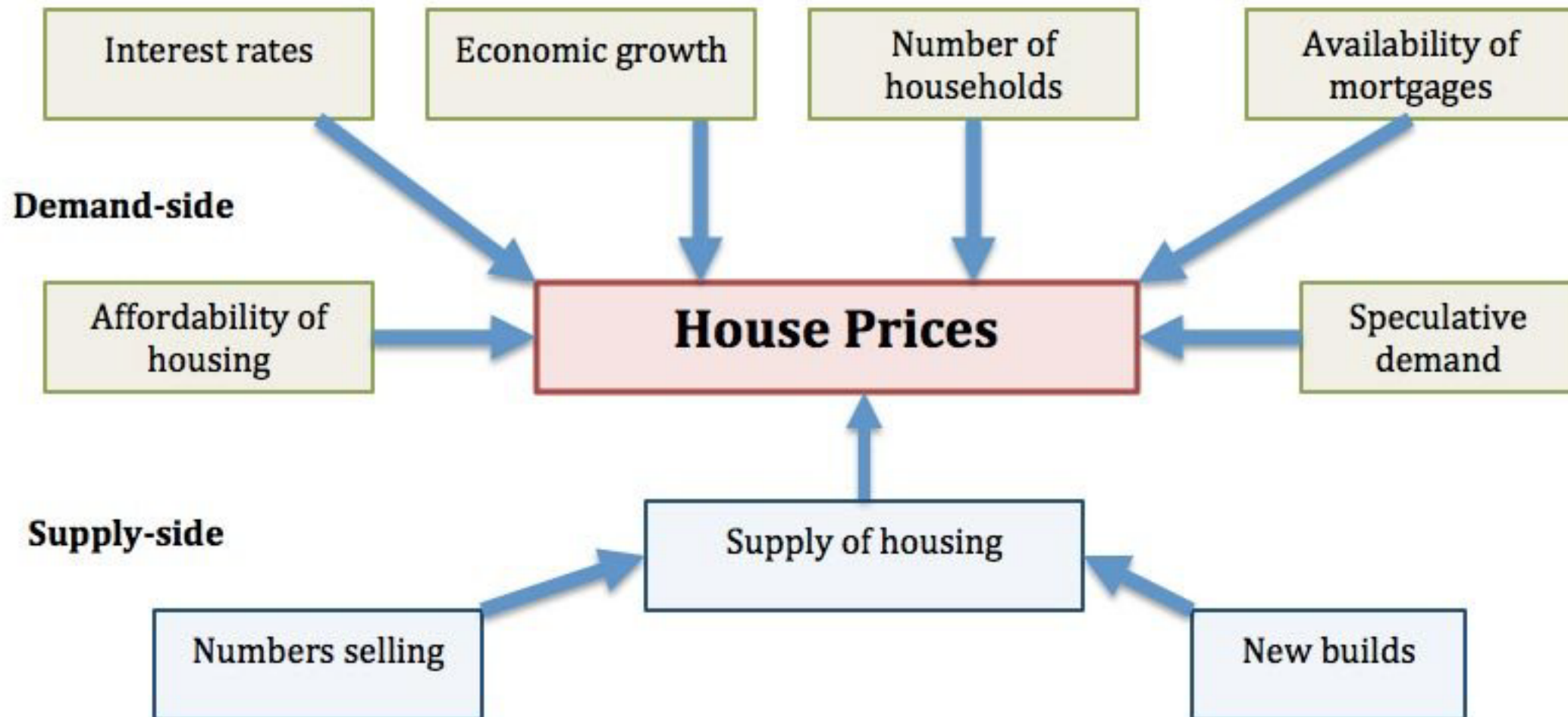
High Rents Correlate with High Rates of Homelessness



- A U.S. GAO analysis found that a \$100 increase in the median rent resulted in a 9 percent increase in the incidence of homelessness in a CoC.
- Increasing the housing stock decreases the rate of homelessness.

(The study controlled for a variety of housing, demographic, and economic variables)

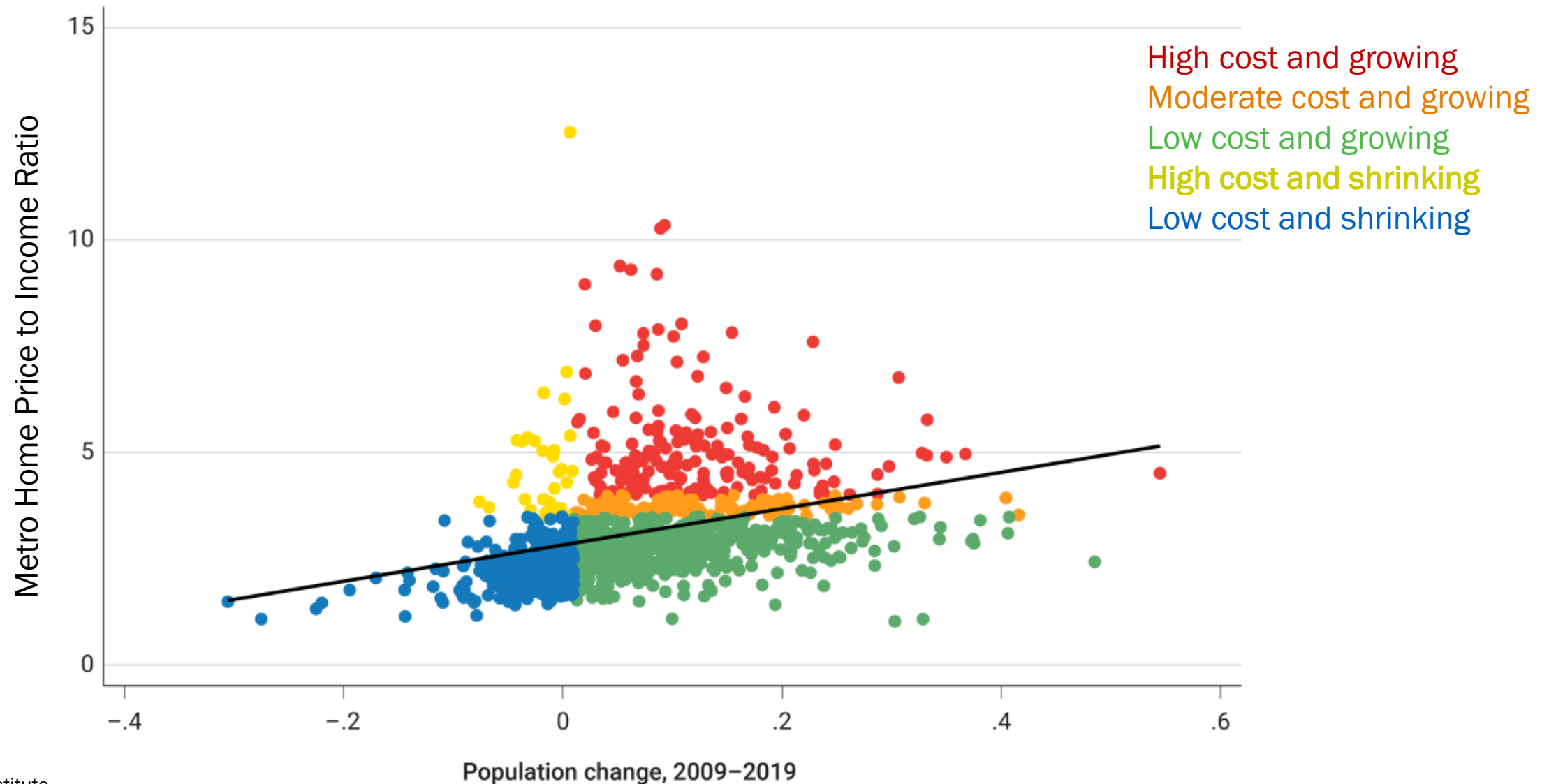
Supply vs. Demand



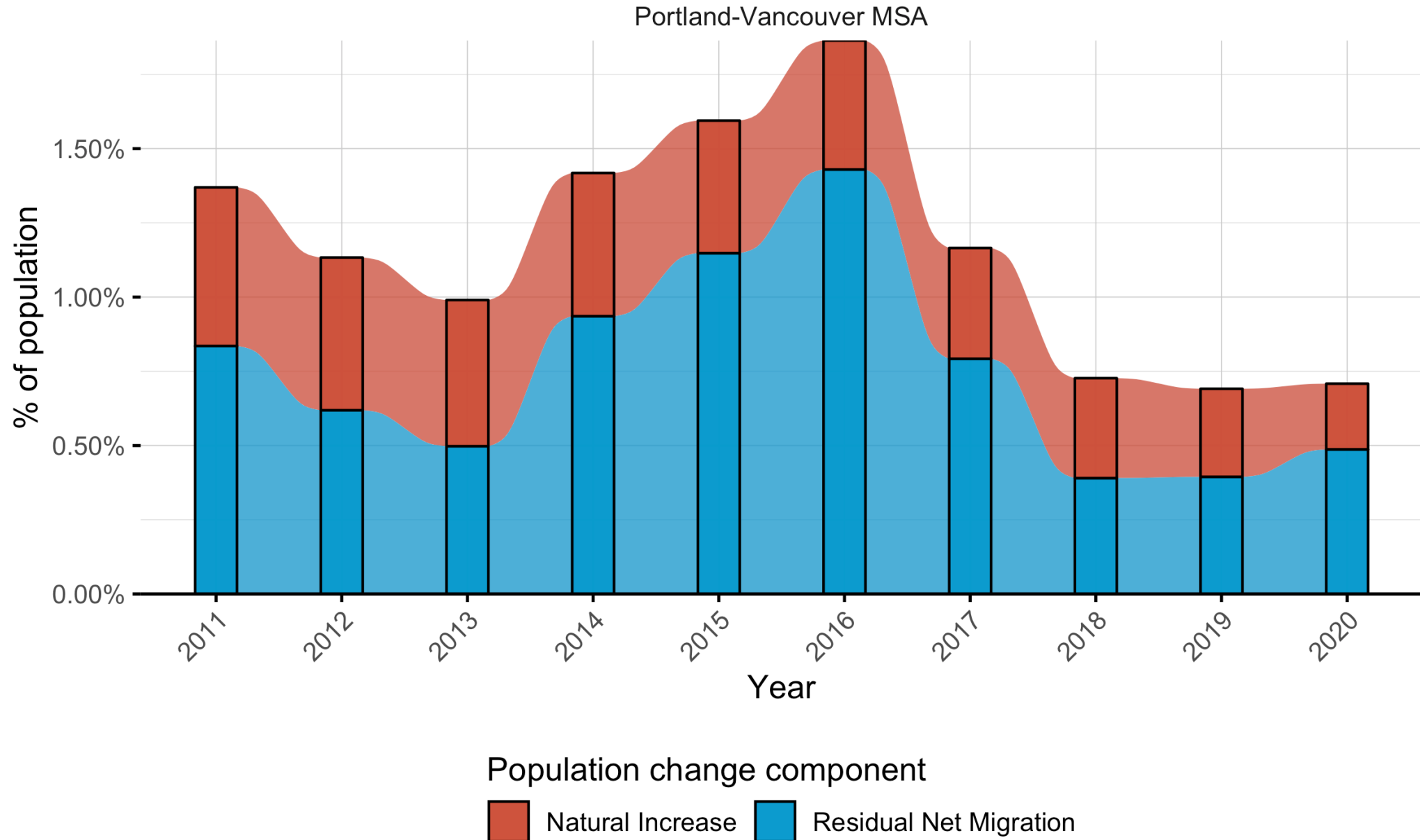
Housing Demand

Population growth and housing affordability are positively related

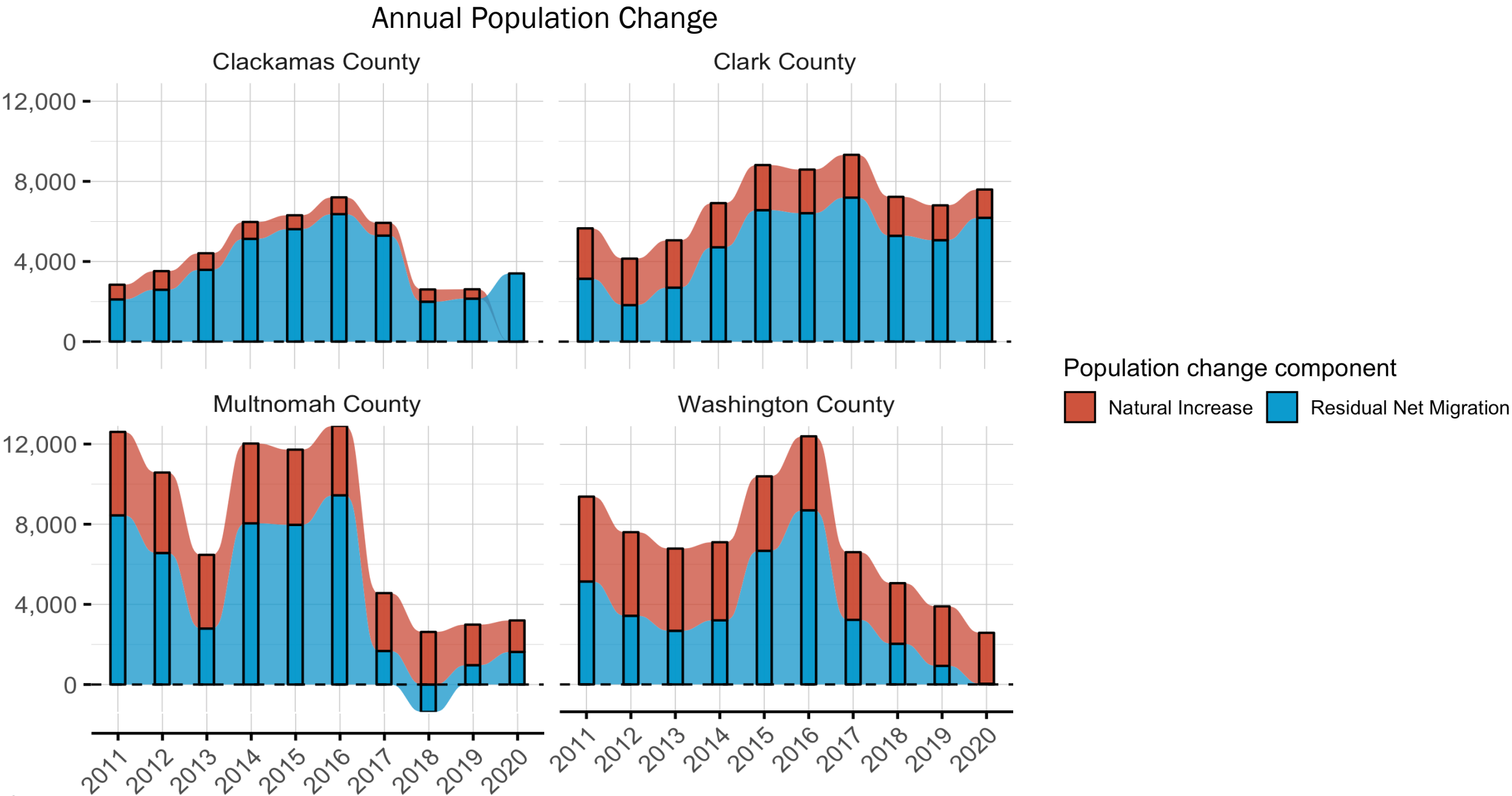
Counties Nationally – Population growth vs. Housing Affordability



Portland Metro is growing half as fast as it was 5 years ago

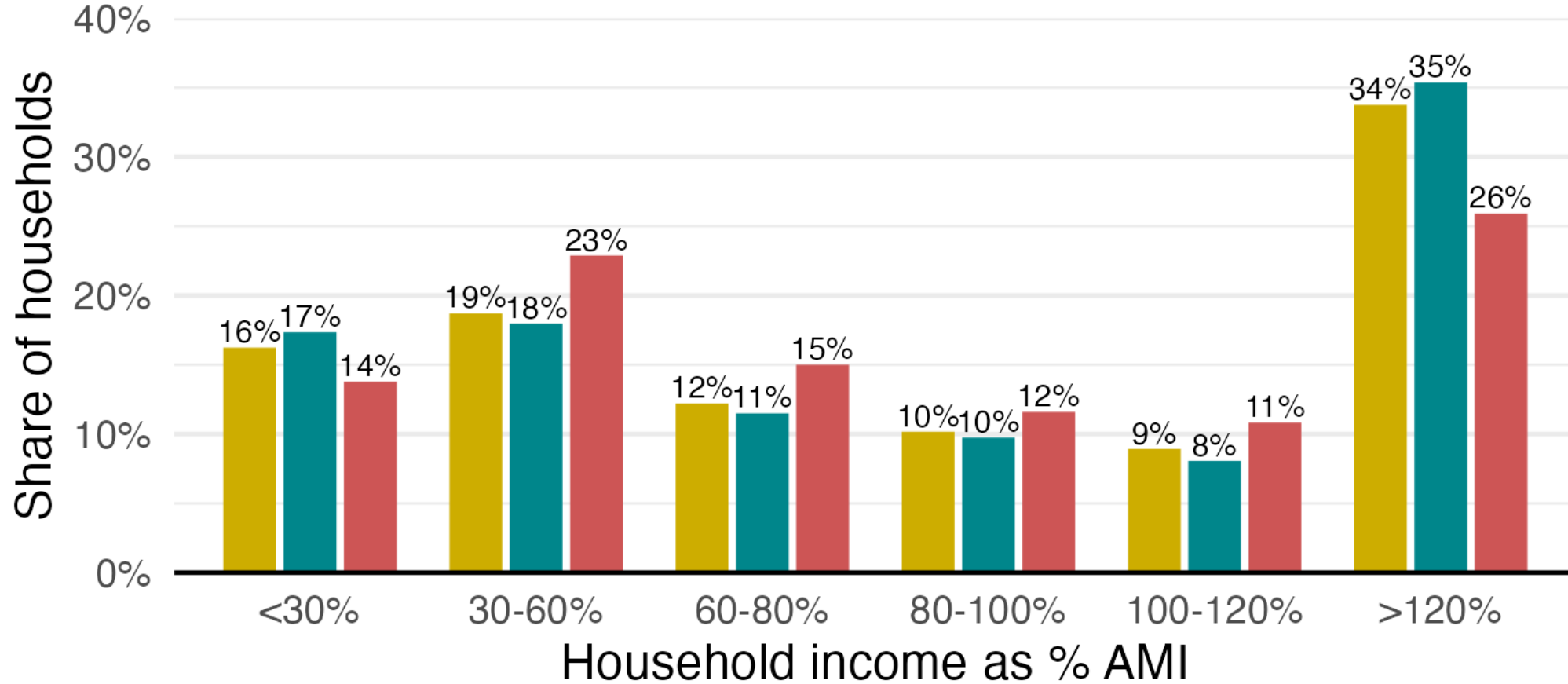


Clark County population growing twice as fast as any other county



Source: U.S. Census

Vancouver has higher concentration of 30-120% AMI households



Area



Four-county region

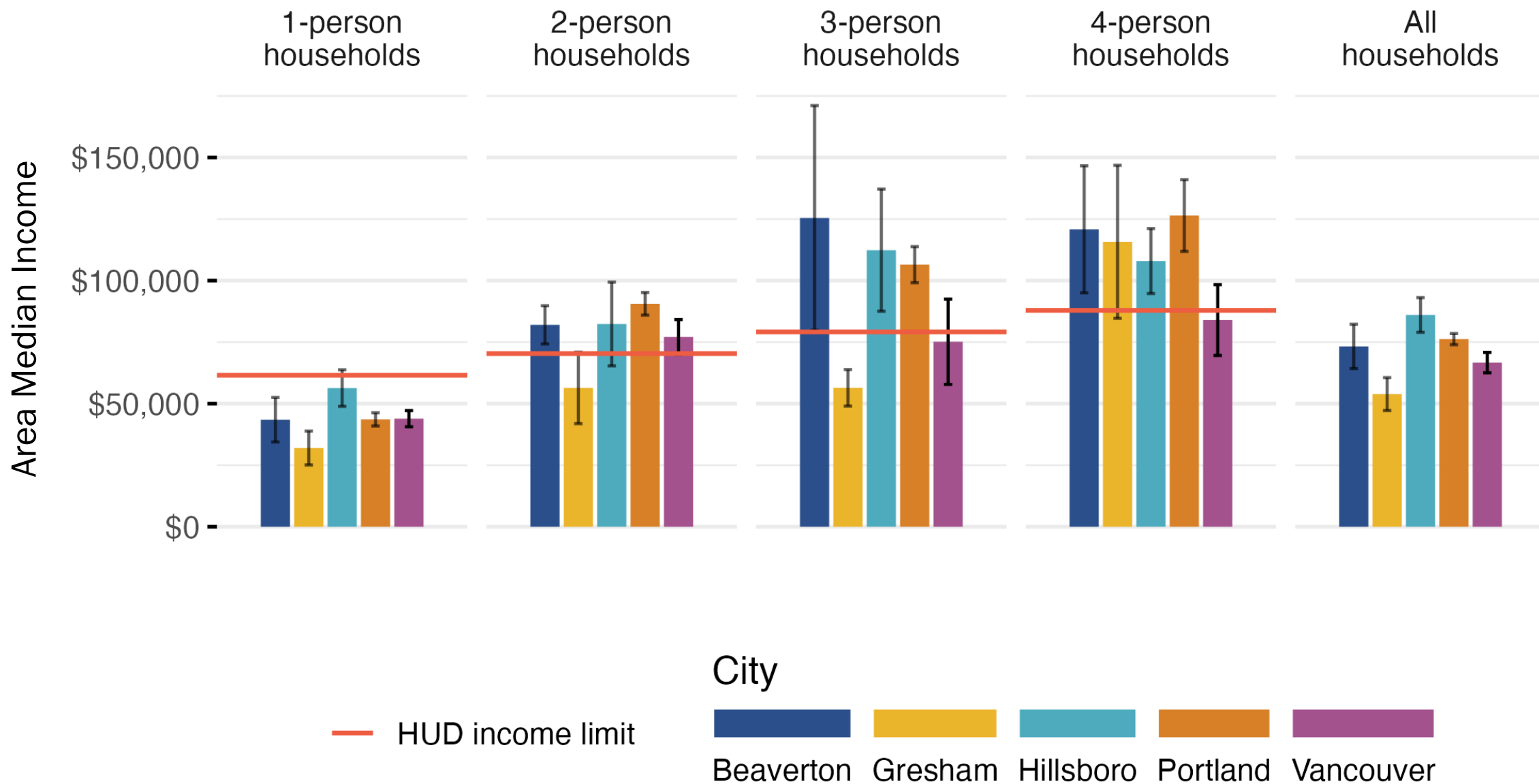


Portland



Vancouver

Vancouver incomes align with HUD Portland Metro AMI



Vancouver has more than twice the share of renters than rest of County

42% of housing units in Clark County are in Vancouver

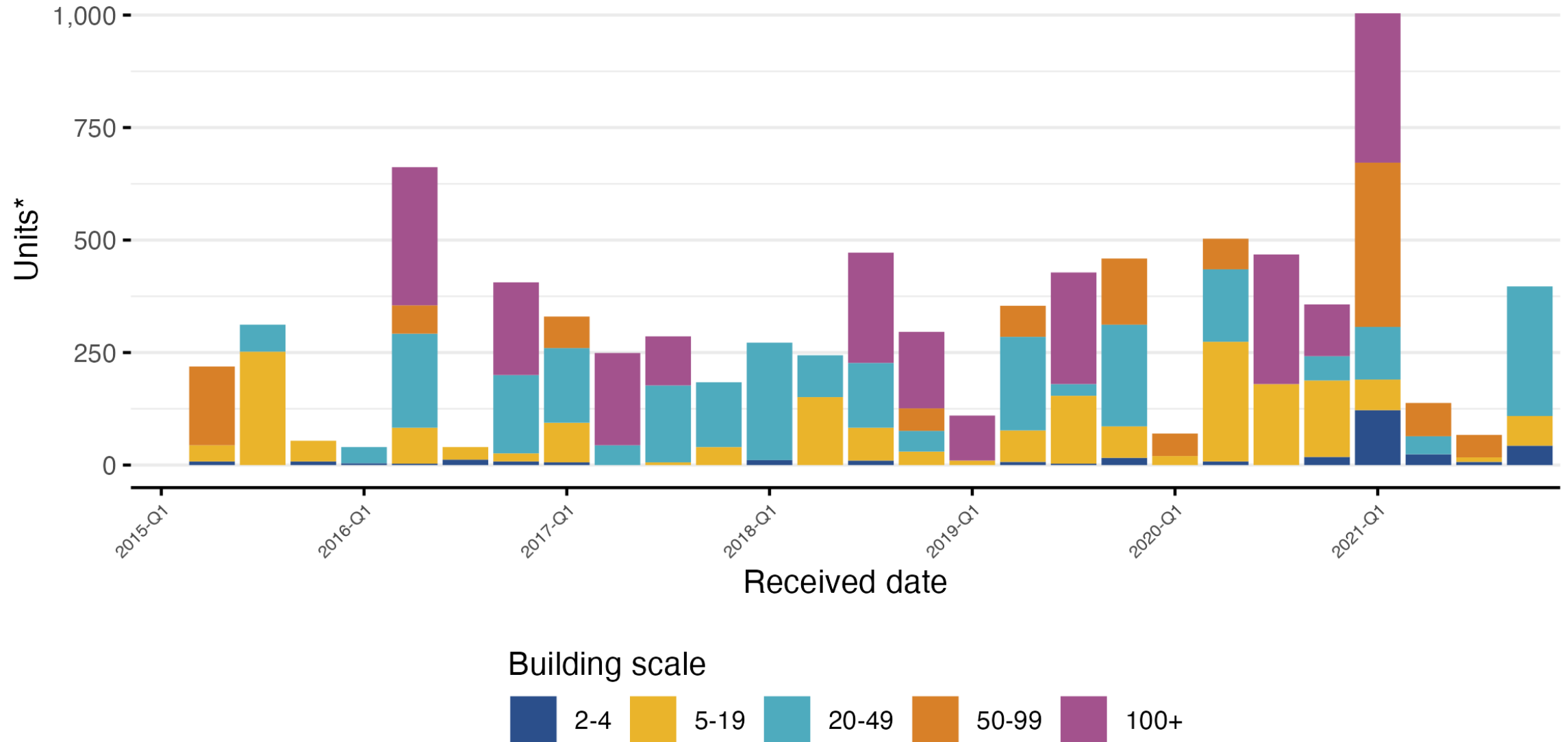
52% of households in Vancouver are renters

- Seattle – 56%
- Tacoma – 46%
- Portland – 46%
- Spokane – 43%

22% of households in rest of Clark County are renters (excluding Vancouver)

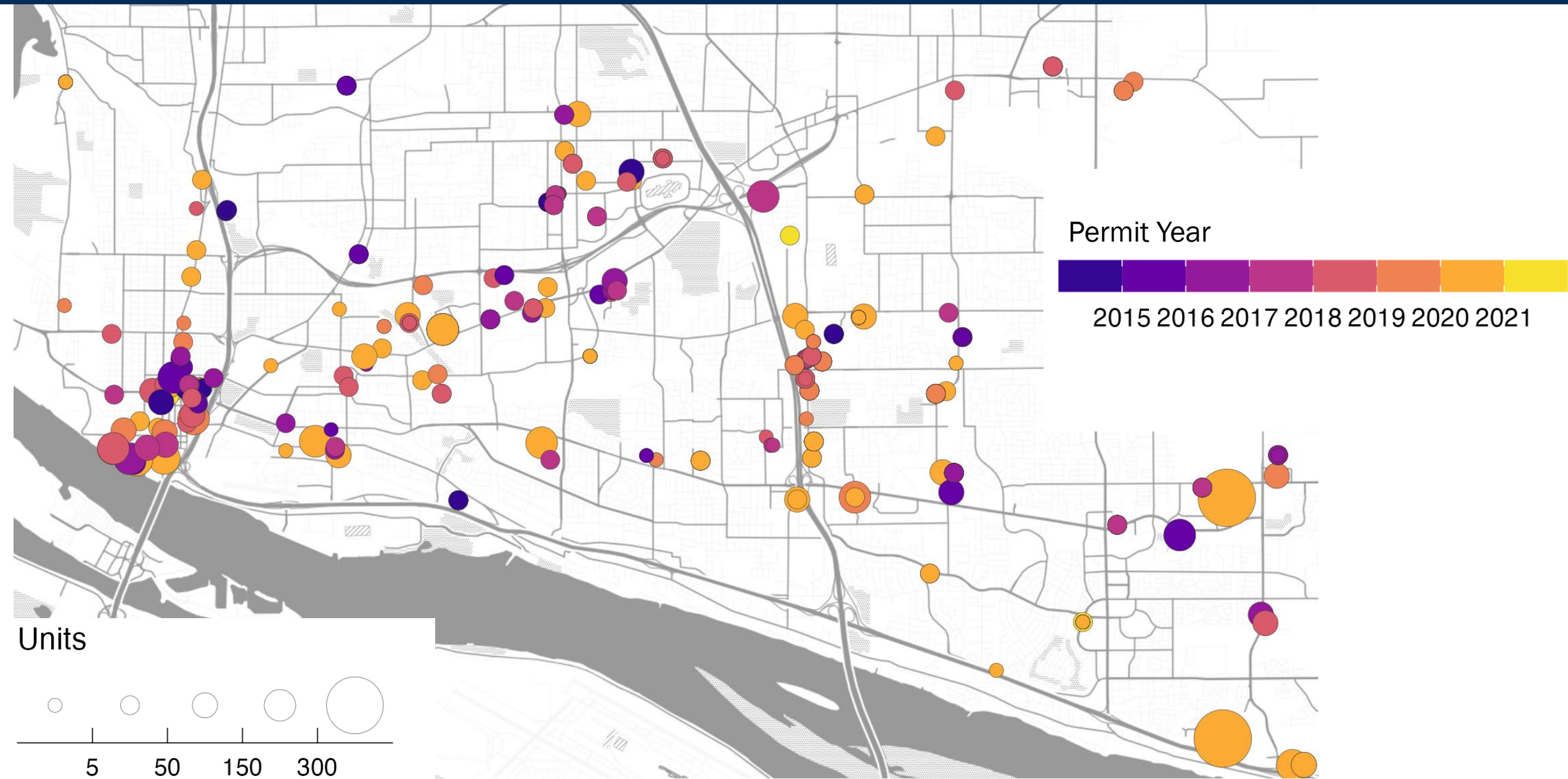
Housing Supply

Vancouver multifamily permitting trend - leading indicator



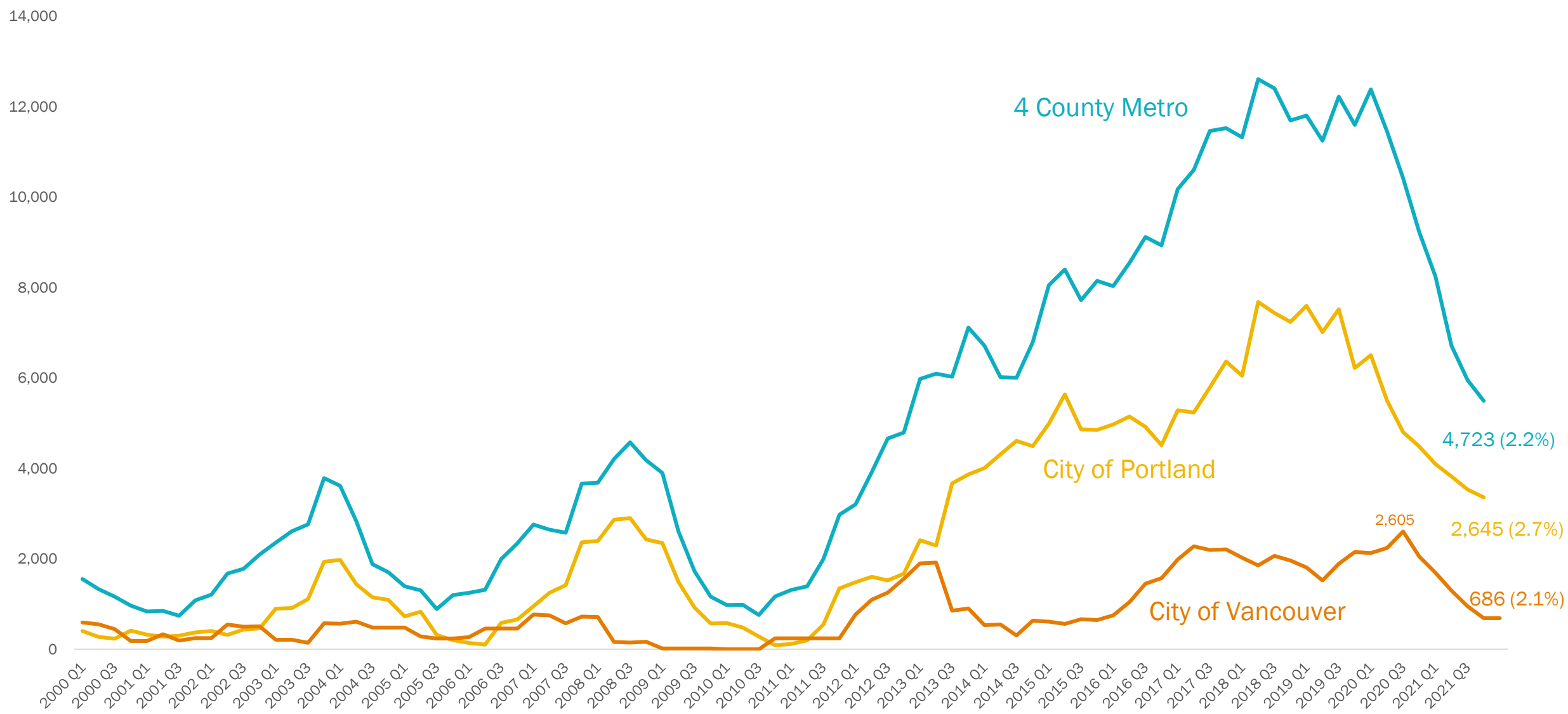
*Only completed permits or those in building plan review/construction phase

Recent apartment permitting activity by size and location



Decline in apartment production in Vancouver has bottomed

Market Rate Apartments Under Construction



1,600 annual housing unit completions per year over past 3 years

Year	Multifamily	Single Family	Total
2019	1,432	228	1,660
2020	715	353	1,068
2021	1,690	468	2,158
3-year average	1,279	349	1,628

Housing identified as top barrier to economic growth in the state

3 big Ideas - BEaR

Build

more housing of all types that is affordable to all residents

Equip

the workforce for success, and close the skills gap

and

Revitalize

entrepreneurship and make it easier to do business

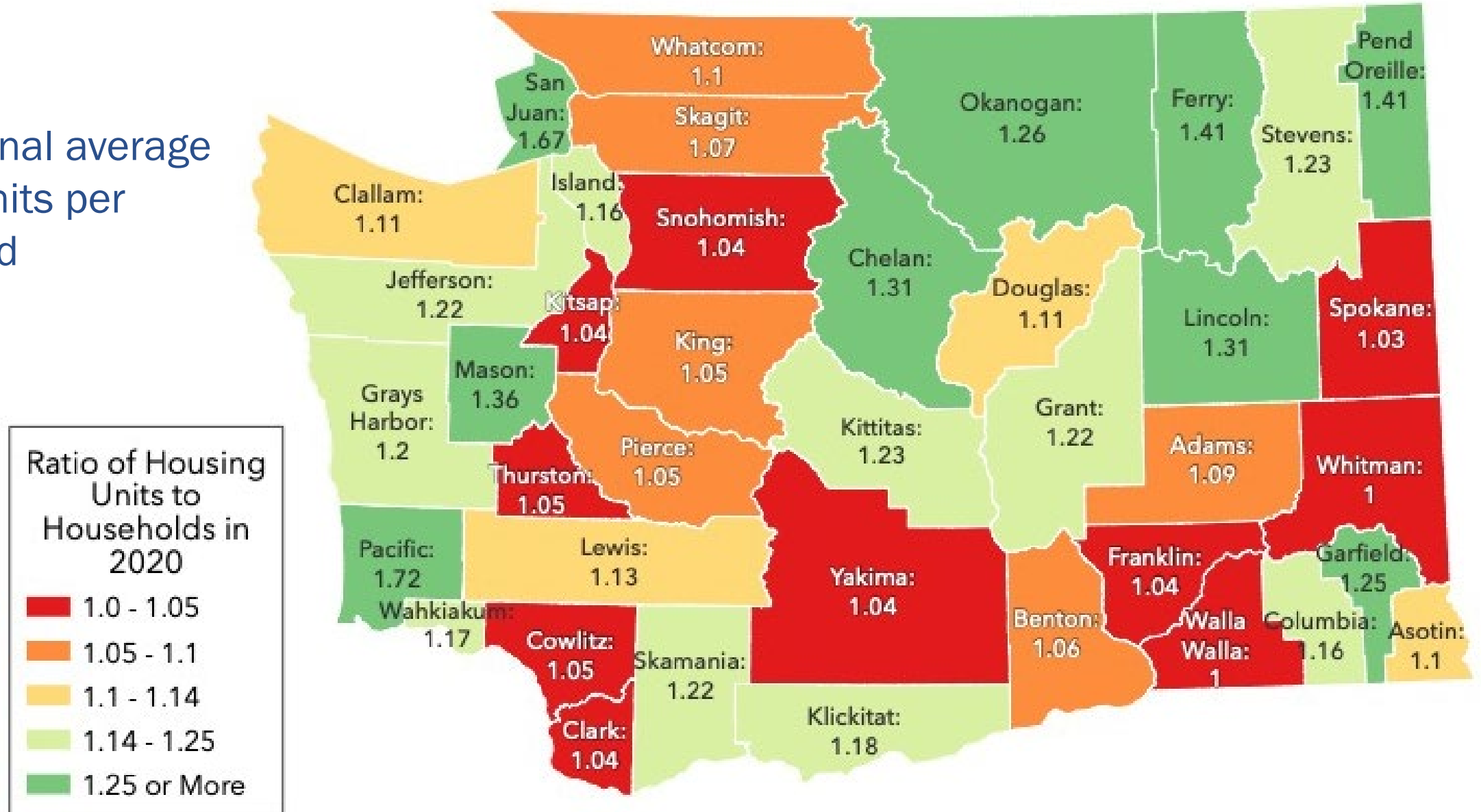


Washington State has the fewest number of housing units per household of any state in the country

190K units underproduced through 2019

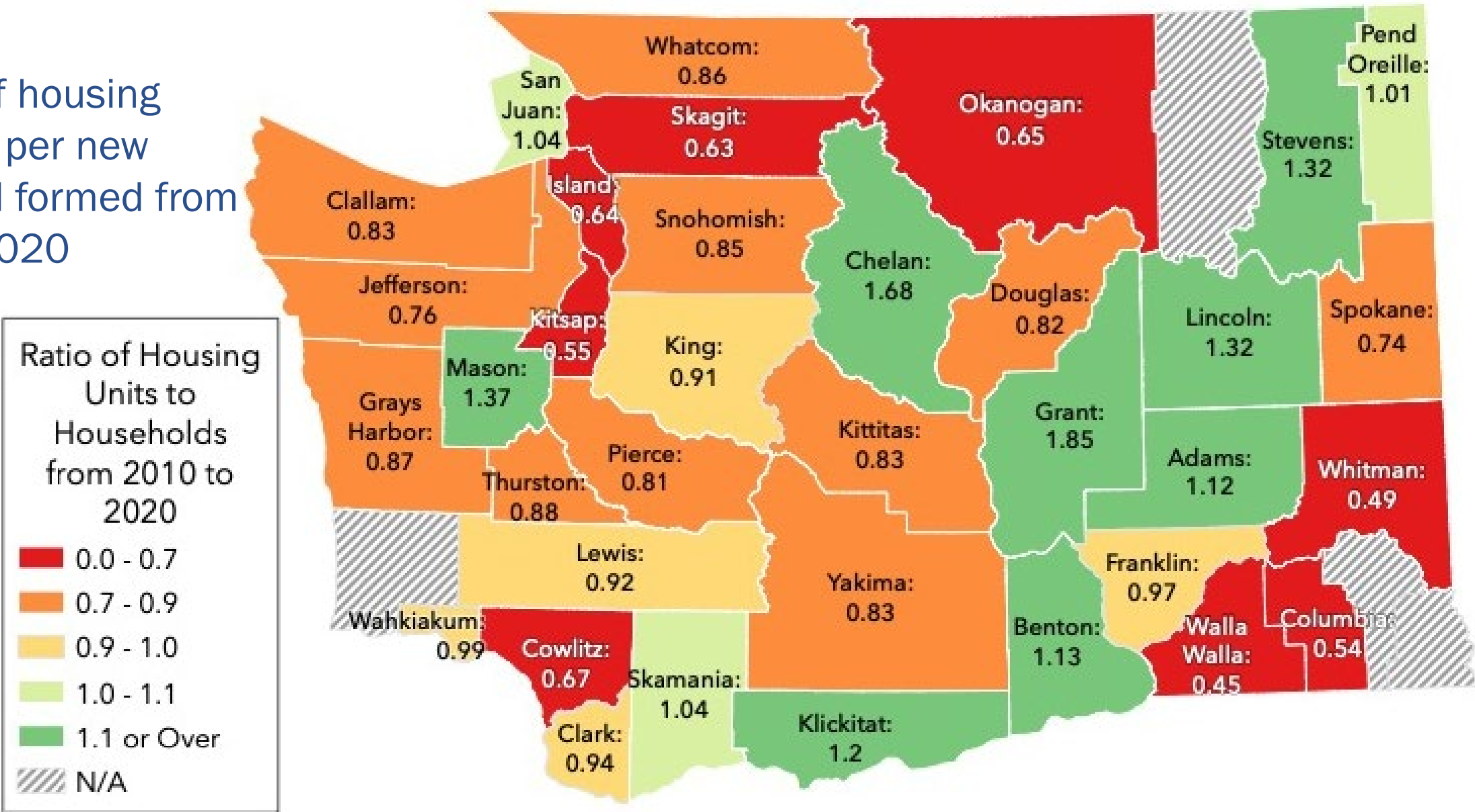
Clark county has fewer units per household than King or Pierce County

The national average is 1.14 units per household



Since 2010, Clark County produced fewer than 1 unit per new household formed

Number of housing units built per new household formed from 2010 to 2020



What is housing underproduction?

- When fewer units of housing are produced than the market demand indicates should be built
- The underproduction of housing directly leads to increased rents and housing prices
- To measure underproduction:
 - Target vacancy rate of 5%
 - Removes uninhabitable units from the supply
 - Account for missing households that didn't form

Clark County and City of Vancouver Underproduction in 2019

13,500 units underproduced in Clark County
7% of the current stock of housing

4,000 units underproduced in City of Vancouver
5% of the current stock of housing

Conservative Vancouver Growth Management Planning Targets

	Population	Households	HH growth	Annual units
2020	190,915	79,513		
2032	227,000	94,542	15,029	1,252
2042	268,000	111,618	32,105	1,459

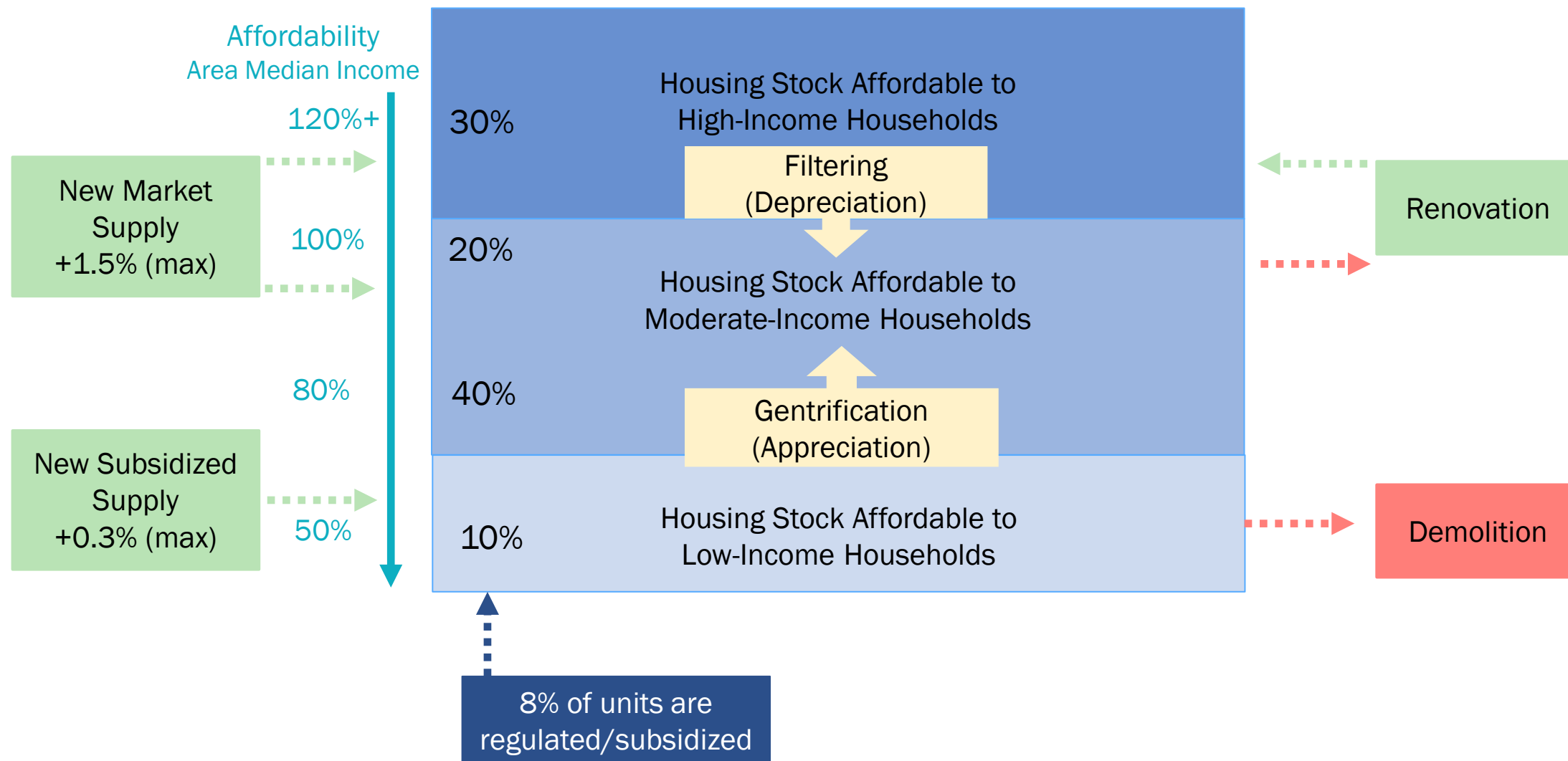
4,000 Units of underproduction is about 3 years of planned growth

Note: For reference only, not official. OFM population projections, assumes no future annexation, will be updated as part of Comp Plan

Questions

Housing Market Economics

Housing Markets, Affordability, and Neighborhood Change



What is income sorting? How does it impact housing availability

City of Vancouver 2019

		Rental Unit Affordability (% of MFI)				
		0-50%	50-80%	80-100%	100-120%	120%+
Household Income (% of MFI)	0-50%	28%	51 % of renters are Cost Burdened (spending more than 30% of income)			
	50-80%	50%				
	80-100%	45%				
	100-120%	Renting Down (spending less than 30% of income)			12%	
	120%+					13%

Renting down removes unit availability for lower income HHs

City of Vancouver 2019

		Rental Unit Affordability (% of MFI)				
		0-50%	50-80%	80-100%	100-120%	120%+
Household Income (% of MFI)	0-50%	28%				
	50-80%	16%	50%			
	80-100%	3%	42%	45%		
	100-120%	11%	45%	31%	12%	
	120%+	3%	42%	23%	19%	13%

There are more units affordable at 80% and less of MFI than renter HHs

City of Vancouver 2019

Household Income (% of MFI)	0-50%	50-80%	80-100%	100-120%	120%+	} 22k Households
	0-50%	3,493	6,959	1,487	81	369
	50-80%	1,595	5,055	2,396	404	607
	80-100%	187	2,497	2,724	505	94
	100-120%	504	2,152	1,454	565	85
	120%+	262	3,680	2,072	1,636	1,172
} 26k Units						

Renting down results in fewer units available to HHs earning less than 80% of MFI

City of Vancouver 2019

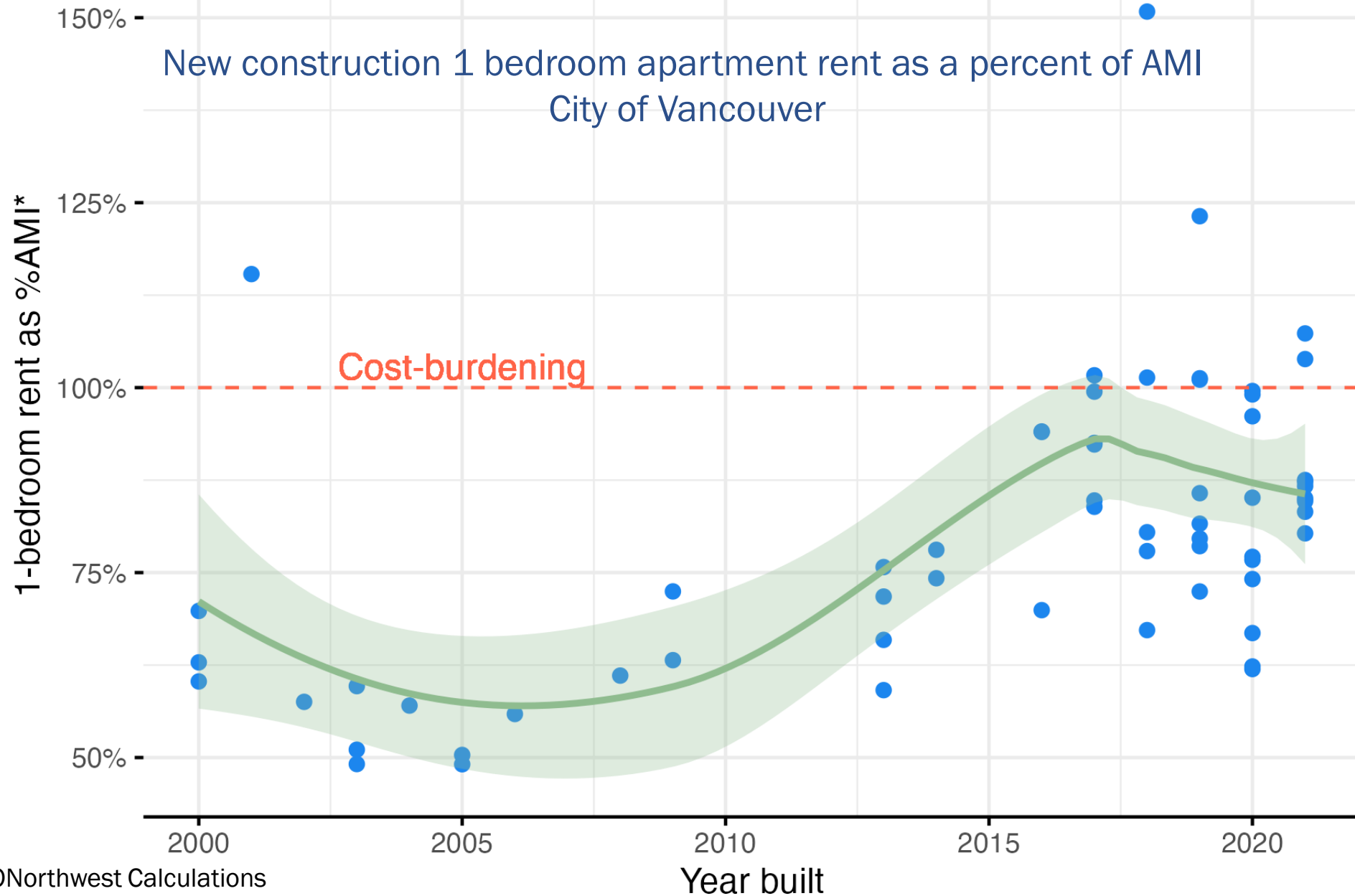
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100-120%	504	2,152	1,454	565	85
120%+	262	3,680	2,072	1,636	1,172
		9,282 Units			

Shortage for renter households earning less than 80% of MFI

26,384 units – 22,446 households = 3,938 units surplus

3,938 unit surplus – 9,282 units not available = **5,344 unit shortage**

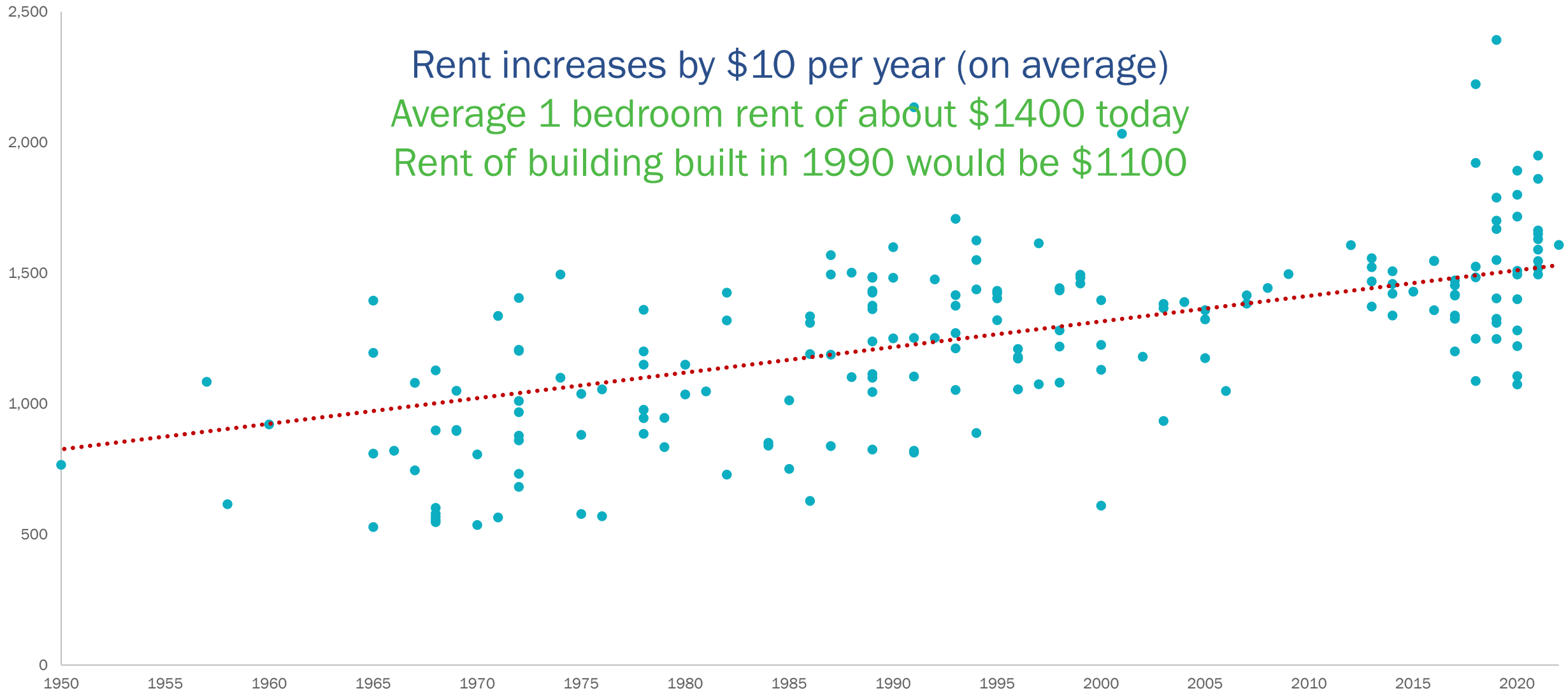
New apartments construction produces workforce housing



What is the rate of filtering in Vancouver?

1 bedroom average rent by building – City of Vancouver – March 2022

$R^2 = 0.4053$

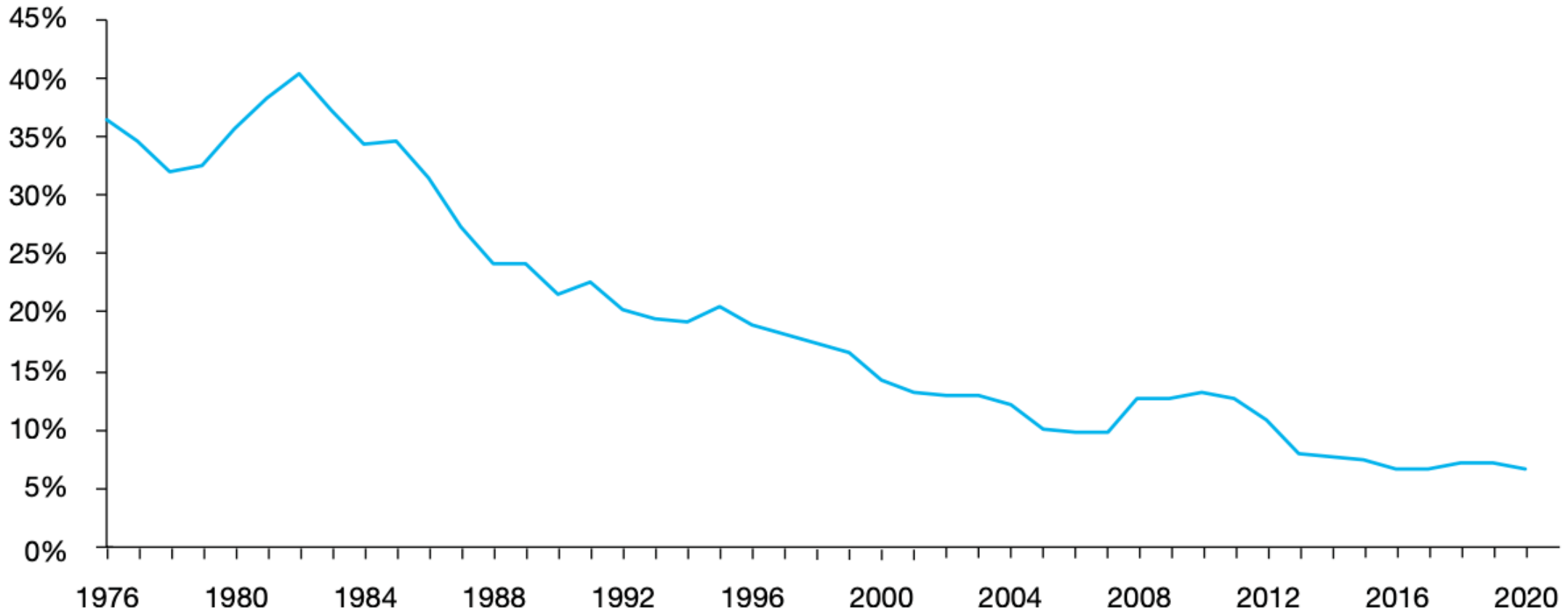


Homeownership Impacts

National decline in production of naturally affordable homes

Percent of new homes below 1,400 square feet

Entry-Level home construction consistently declined as a share of new construction and is at near a 50-Year Low



Source: U.S. Census Bureau.

Middle housing provides naturally affordable options



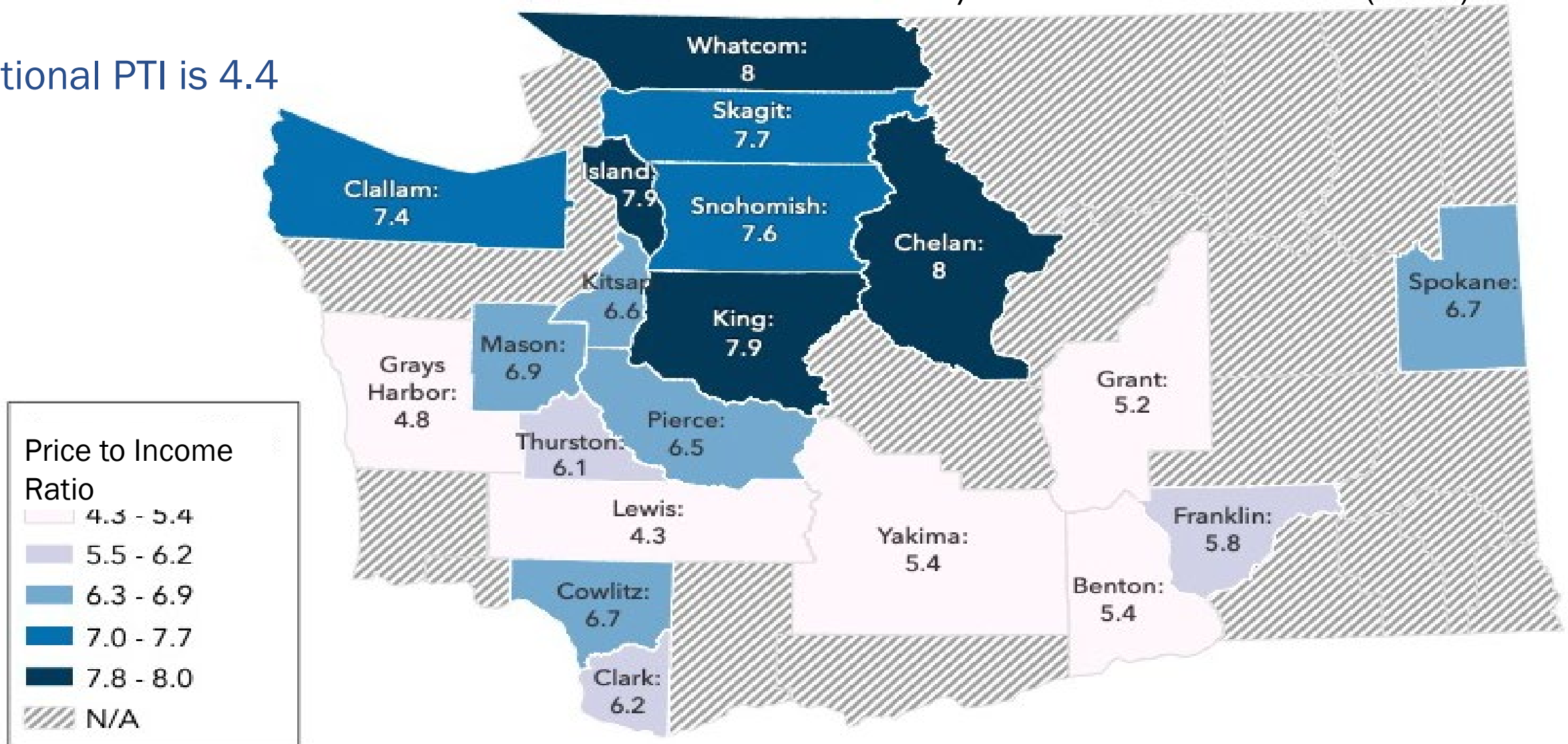
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Price to income ratios higher across WA than the national 4.4 ratio

Price to Income Ratio = Median Household Income / Median Home Value (ZHVI)

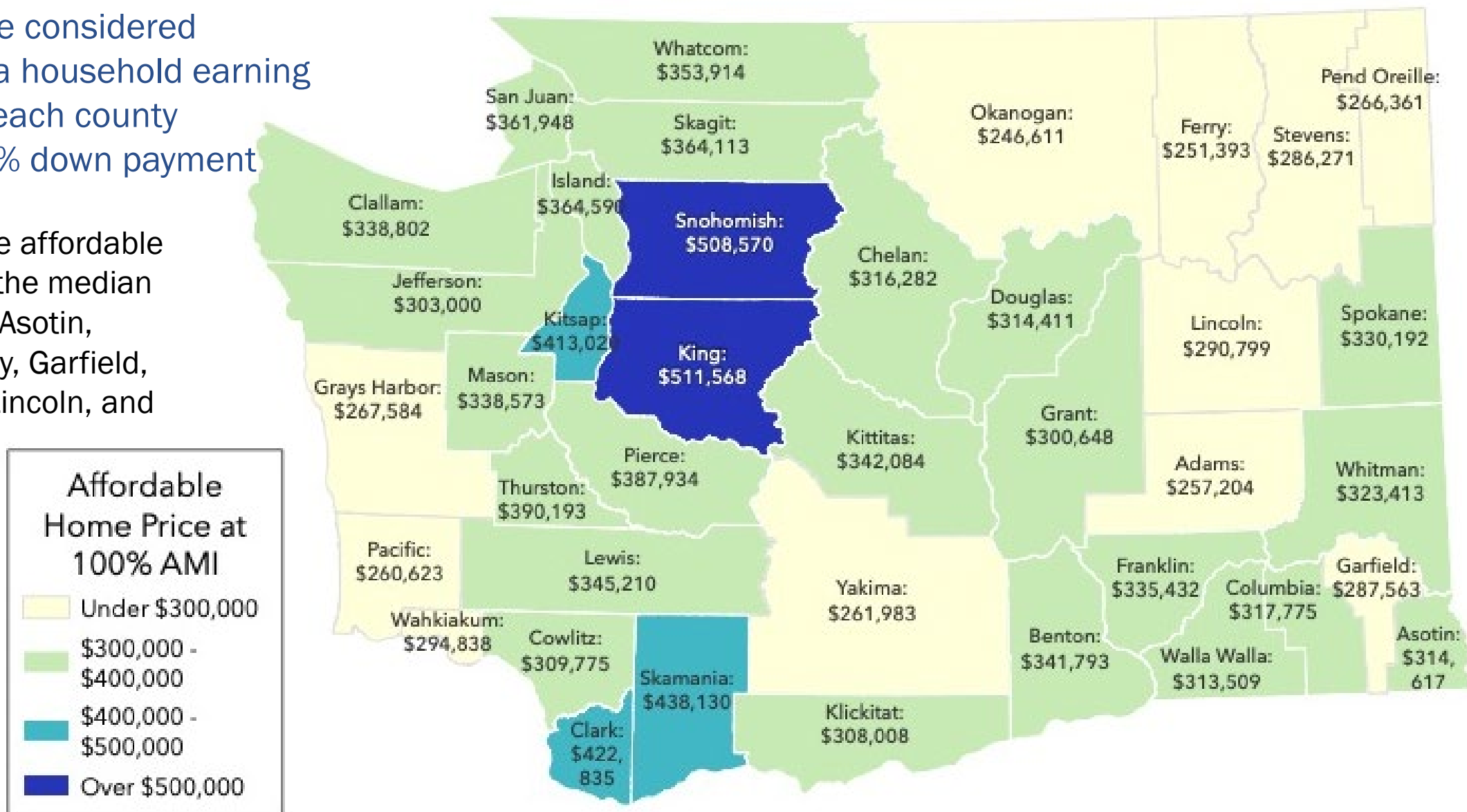
National PTI is 4.4



HHs earning 100% of AMI can only afford the median home in 9 counties

Purchase price considered affordable to a household earning 100% AMI in each county assuming a 5% down payment

Counties where affordable price is below the median value: Adams, Asotin, Columbia, Ferry, Garfield, Grant, Lewis, Lincoln, and Pacific

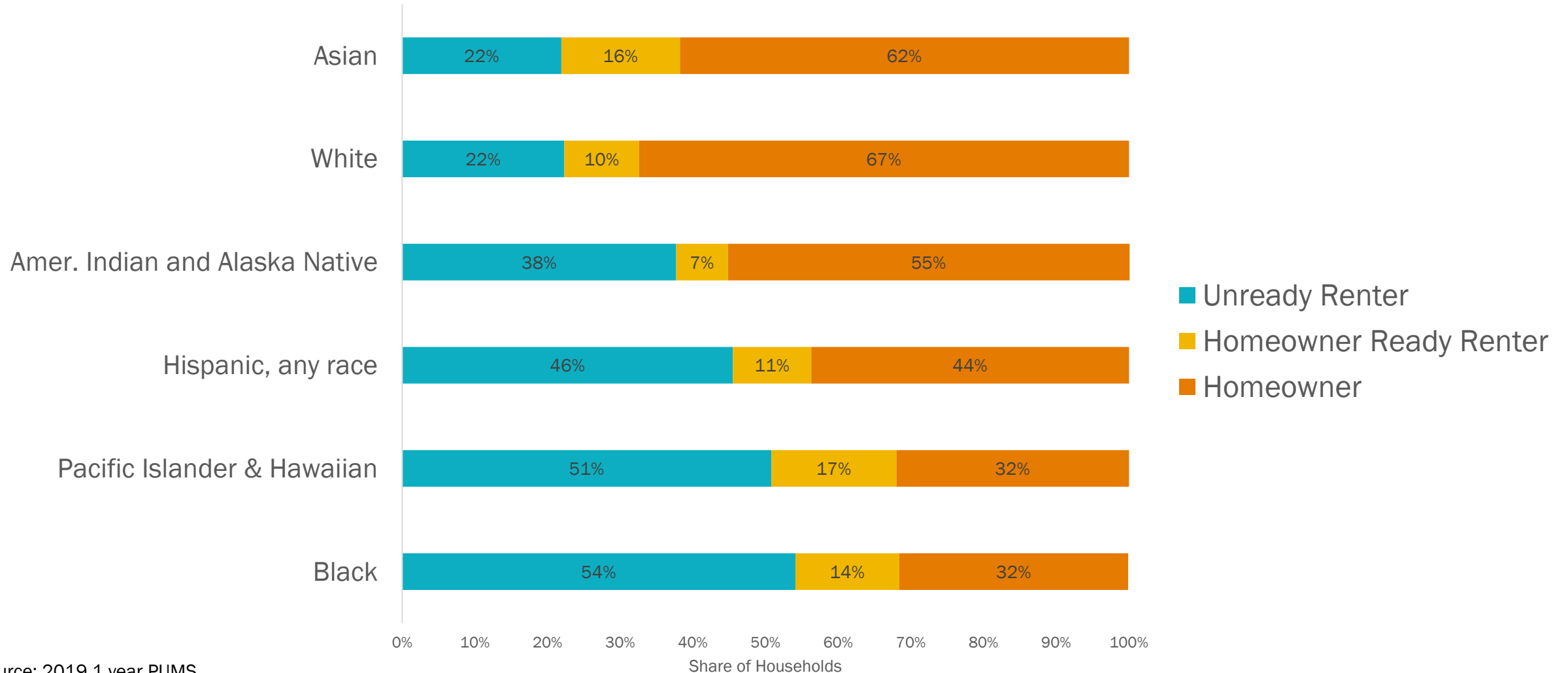


High rents prevent BIPOC communities from buying homes

Homeownership Readiness



- 1) households that are not cost burdened
- 2) total household income > 100% AMI in 2019

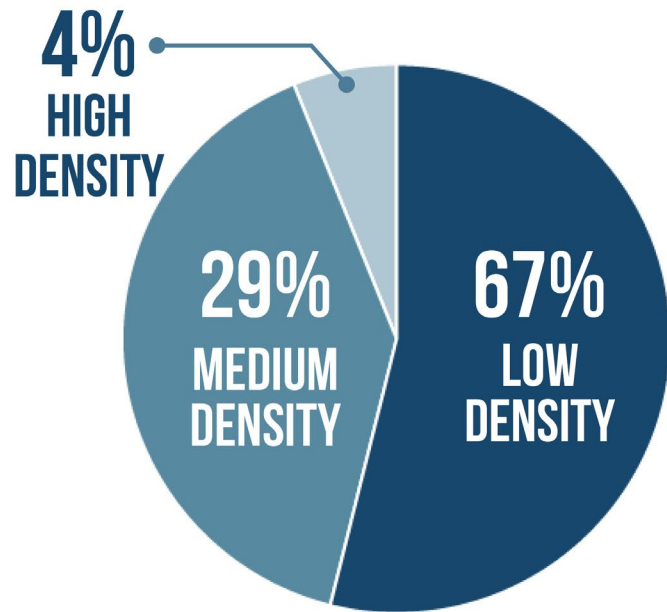


Questions

Policy Options

More of the same leads to known outcomes

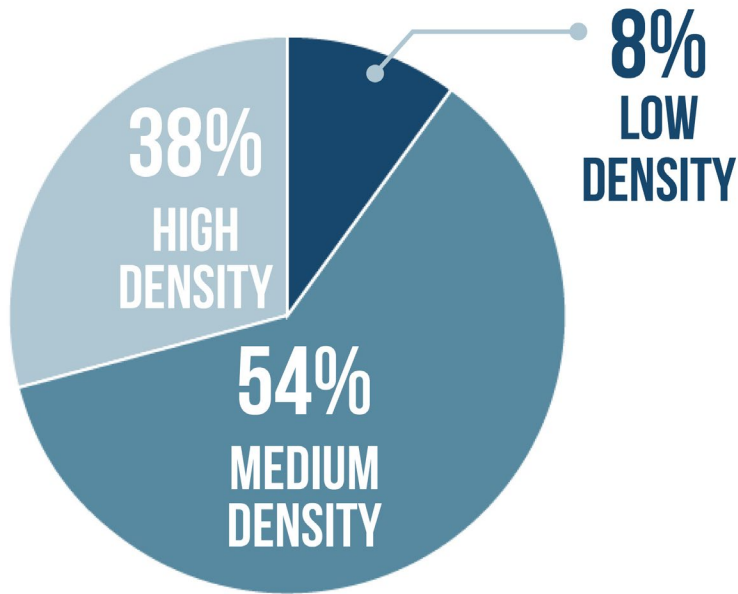
Existing Approach



- Limits housing production
- New growth is pushed outside of the city
- New housing production concentrated in expensive SF housing
- Strain public infrastructure investment and maintenance
- Limited affordable middle housing production

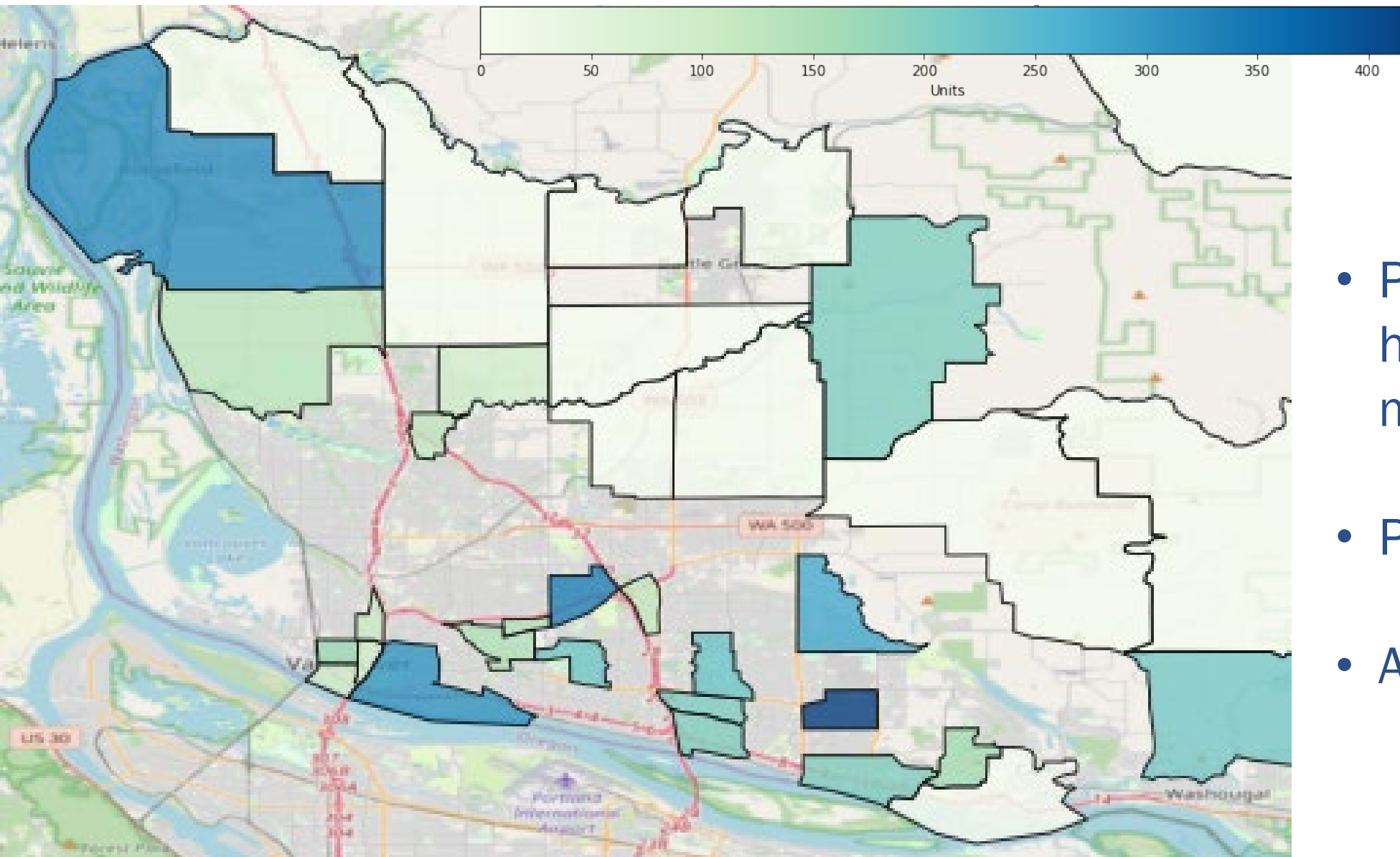
Transition to balanced growth development pattern

Balanced Approach



- Maximizes development in high density corridors
- Makes better use of available land within UGB and existing public infrastructure
- Encourages naturally affordable middle housing production

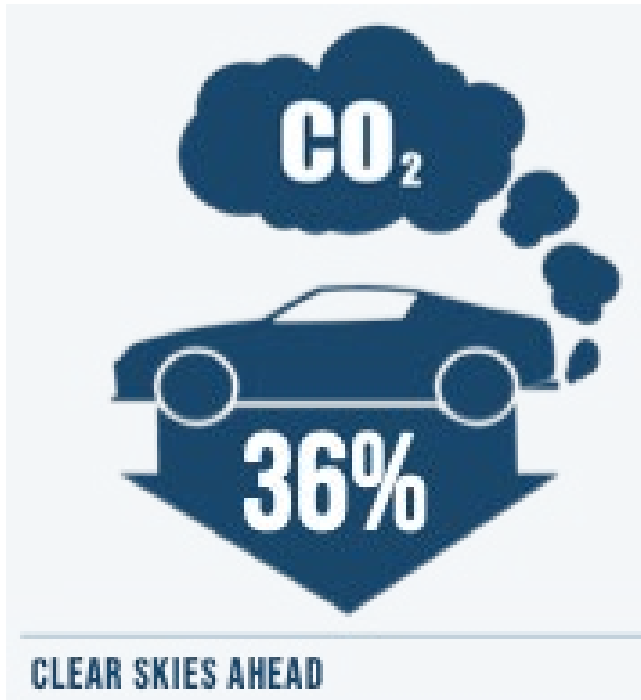
Example of balanced growth approach to underproduction in Clark County



- Prioritizes areas of high economic mobility
- Proximity to transit
- Access to jobs

Balanced approach also produces environmental and economic benefits

Modeled statewide incremental housing production of 225k units over 20 years



Used 12% of the land compared to more of the same



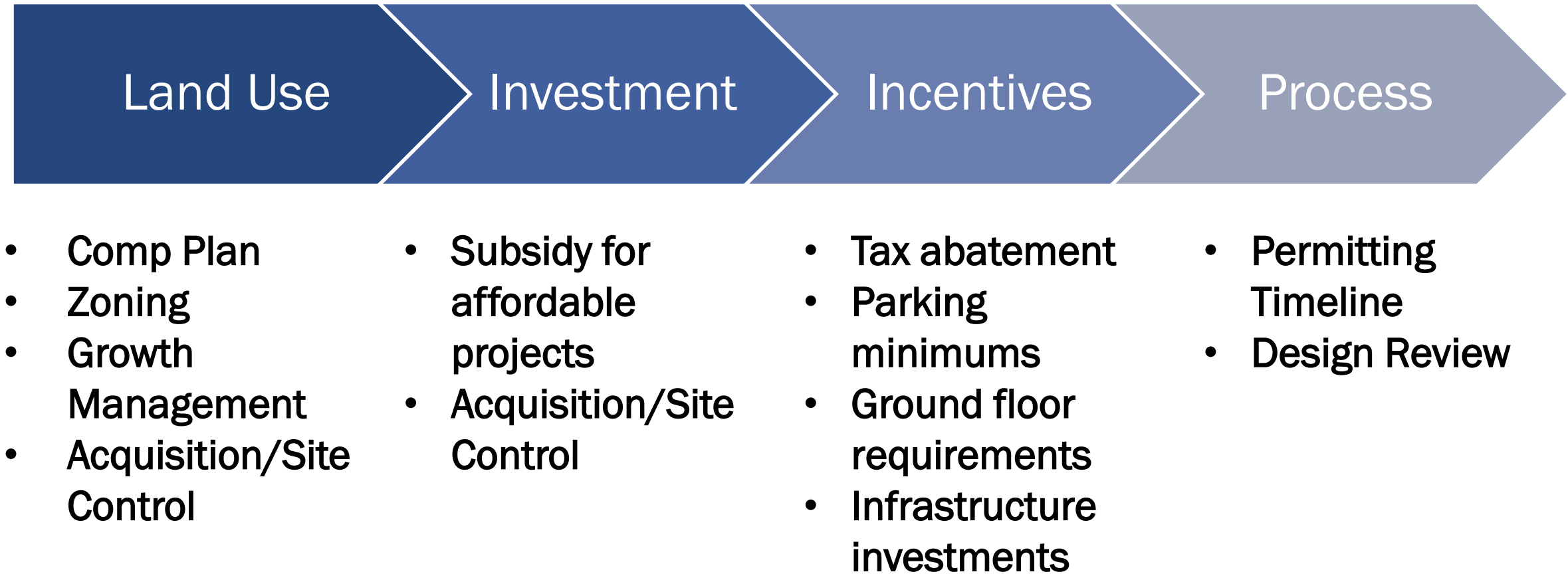
Increased Gross State Product by \$25 billion over 20 years



Produced an additional \$660 million in state revenue over 20 years

Local Levers for Balanced Growth

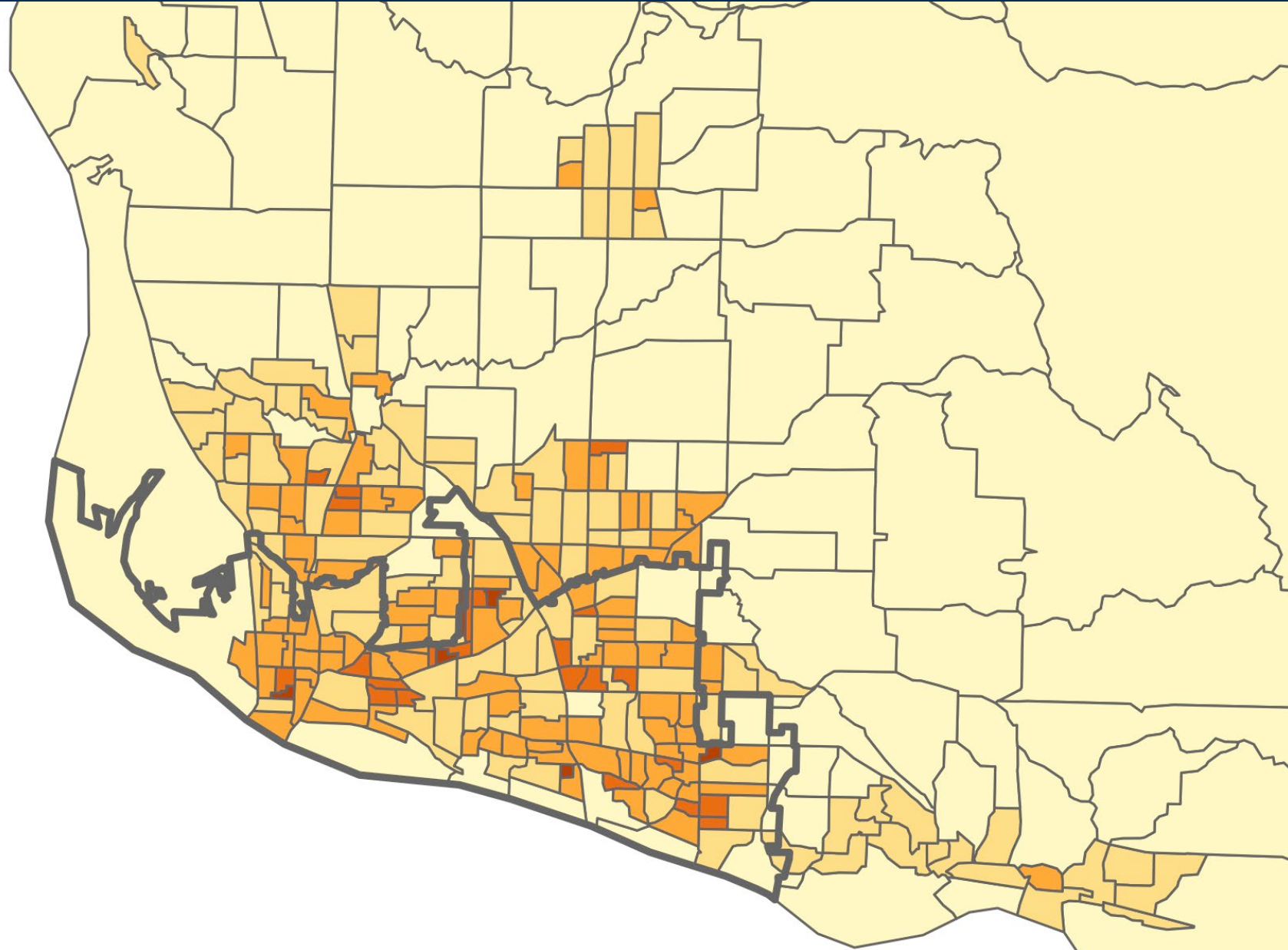
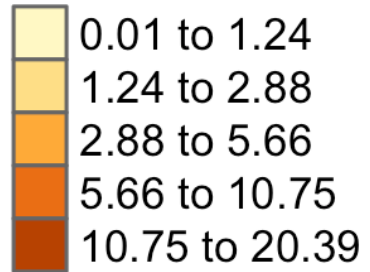
Use all policy levers to promote supply and affordability



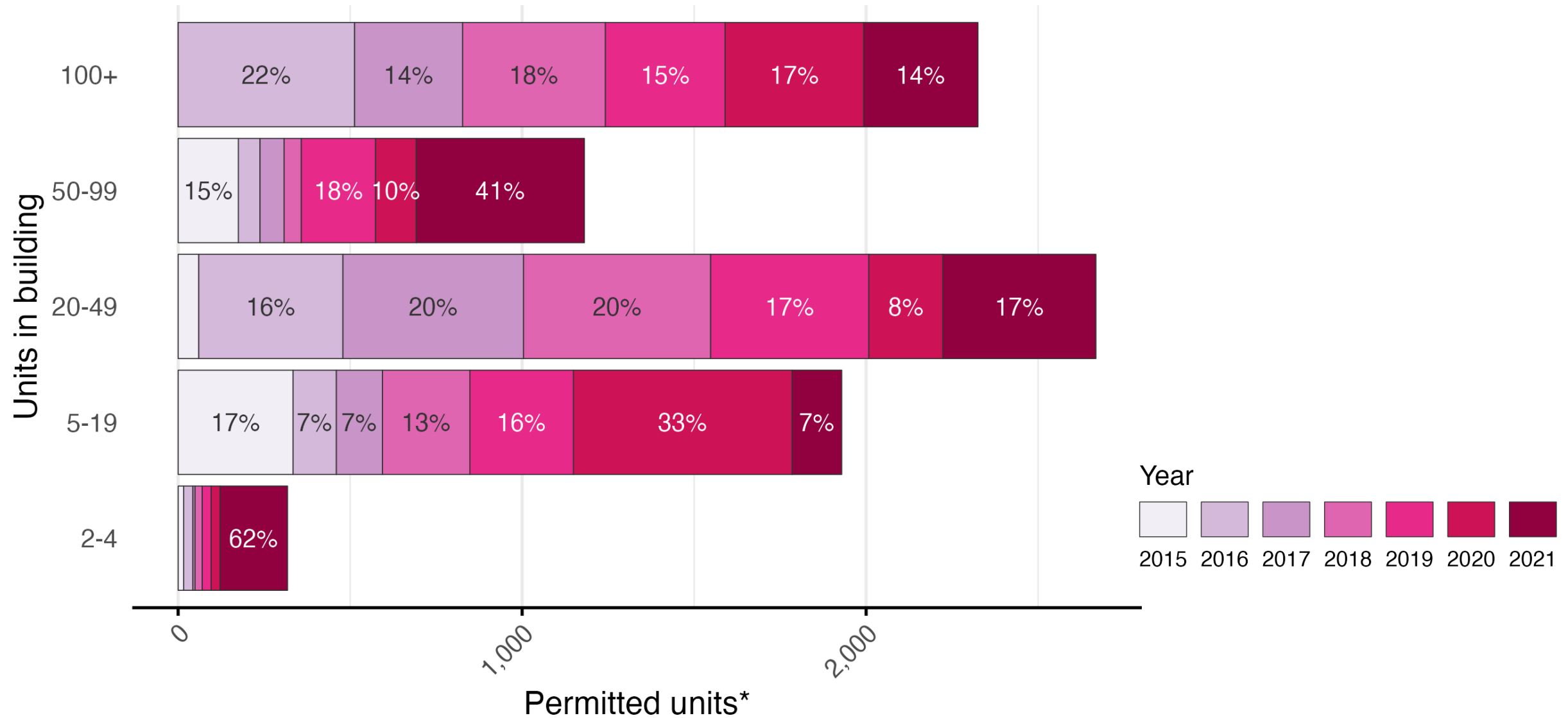
Land Use

Islands of density -- room to grow up rather than out

Units / Acre

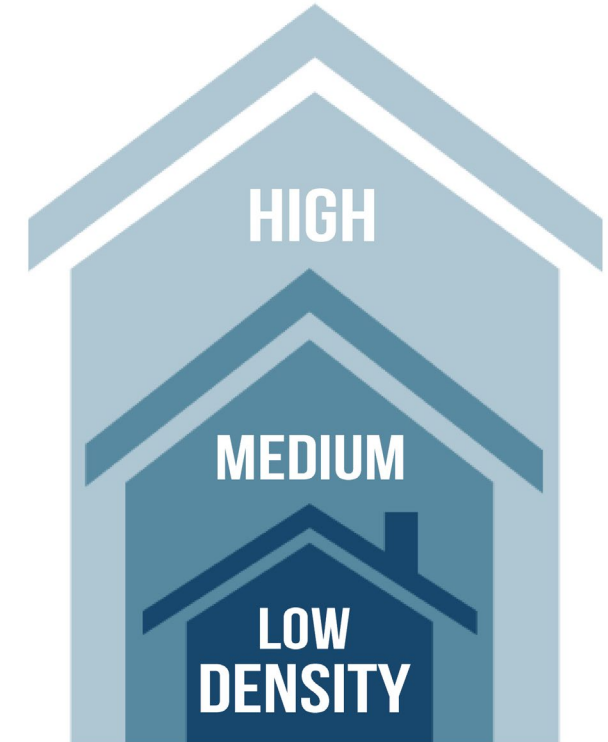


Missing middle opportunity in the City of Vancouver



Land use policies are primary tool to promote density

- Comprehensive Plan establishes housing and density goals throughout city
- Code updates required to remove artificial barriers to density and additional housing types
- Building heights artificially constrain density
- Update single family zoning to achieve naturally affordable housing, especially for first time homeowners
- Strategic site acquisition allows for targeted affordable housing and density goals



Investment

Direct investment required to achieve affordability

- Market will not produce <80% AMI housing
 - Tradeoffs of more units vs. lower depth of affordability
 - Market conditions determine amount of subsidy
- Local investments should be flexible given constraints of State and Federal funding
- Land is a powerful tool in building affordable housing as a form of site control and direct investment

Incentives

Leverage the market to achieve density

- Development economics often work against density – change in type of construction for taller buildings
- Incentives can lower the cost of development and encourage greater density:
 - MFTE
 - Lower parking minimums
 - Flexible ground floor requirements
 - Public infrastructure
- Incentives are best suited to achieve density and not deep affordability

Process

The development process thrives on predictability

- Vancouver is known for being a predictable city for development
 - this is an asset in addressing housing crisis
- Developers are repeat customers - want to benefit from local knowledge and economies of scale
- Developers are seeking best value not lowest cost place to build
 - Streamlined development review
 - Predictable fees and requirements
 - Staff development review
- Investors are not only local – investors seek returns globally

Questions

How can Vancouver address identified housing needs?

- Density:

- What should Vancouver set for a density target?

- Affordability

- What is the gap in supply the City should seek to address?
- What is an appropriate timeline?

- Comp Plan

- How does housing need influence future land use decisions?
- What role will annexation play?

- Budget Priorities

- Renewal of the Affordable Housing Levy?

- Comp Plan Scope Review - 4/4
- Transportation System Plan Update - 4/11
- Climate Strategies Review - 4/25
- Housing Strategy Update - 5/9
- MFTE Study – Q2
- AHF Levy Renewal – Q3/4

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Los Angeles



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Staff Report: 036-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 3/28/2022

SUBJECT Construction Acceptance - 63rd Street Pump Station Replacement

Key Points

- The project replaced and relocated an existing pump station that had outdated equipment and high maintenance costs.
- The new pump station has been equipped with higher efficiency pumps and the current standard for System Control and Data Acquisition (SCADA) equipment.
- Staff proposes awarding construction acceptance.

Strategic Plan Alignment

Goal 1, Objective 1.2: Ensure our infrastructure, including buildings and utilities, is safe, environmentally responsible and well maintained.

Present Situation

Rotschy, Inc. of Vancouver, Washington, has completed construction of the 63rd Street Pump Station Replacement project. The project provided a new, more efficient pump station. The station has also been upgraded to current standards for SCADA, electrical, and all other standardized site requirements.

The work was completed satisfactorily in accordance with the plans and specifications. Contract costs are summarized below:

TOTAL CONTRACT COSTS	
Labor, Equipment and Material	\$956,251.11
Sales Tax	\$80,325.09
Total	\$1,036,576.20
Retainage	\$47,812.56

The original contract amount, including sales tax, was \$990,952.69. The final project cost was \$1,036,576.20, which was \$45,623.51 (approx. 4.5%) more than the original contracted amount.

The difference between original contract amount and final contract amount can be attributed to typical variances in unit prices and/or quantities commonly encountered during construction.

The Engineer's Estimate fell within the \$500,000 to \$1,500,000 threshold that would require an apprenticeship utilization of 3%. The contractor had a minimum utilization of 187 working hours to achieve the 3% requirement.

Rotschy, Inc. exceeded the minimum hours required by utilizing 297.5 apprenticeship hours (5%).

Advantage(s)

1. Provides for an increase in efficiency at the pump station through modernized systems and equipment.
2. Provide for reduced maintenance costs.
3. Completes the City's contractual and statutory process for accepting the project.
4. Formal project acceptance allows for release of the Contractor's retainage.

Disadvantage(s)

None.

Budget Impact

None. Funds for this project are appropriated in the Sewer Construction Fund, in the 2021-2022 Budget.

Prior Council Review

- Approval of the 2021-2022 Capital Improvement Budget
- Award of contract at the September 14, 2020, Vancouver City Council Meeting

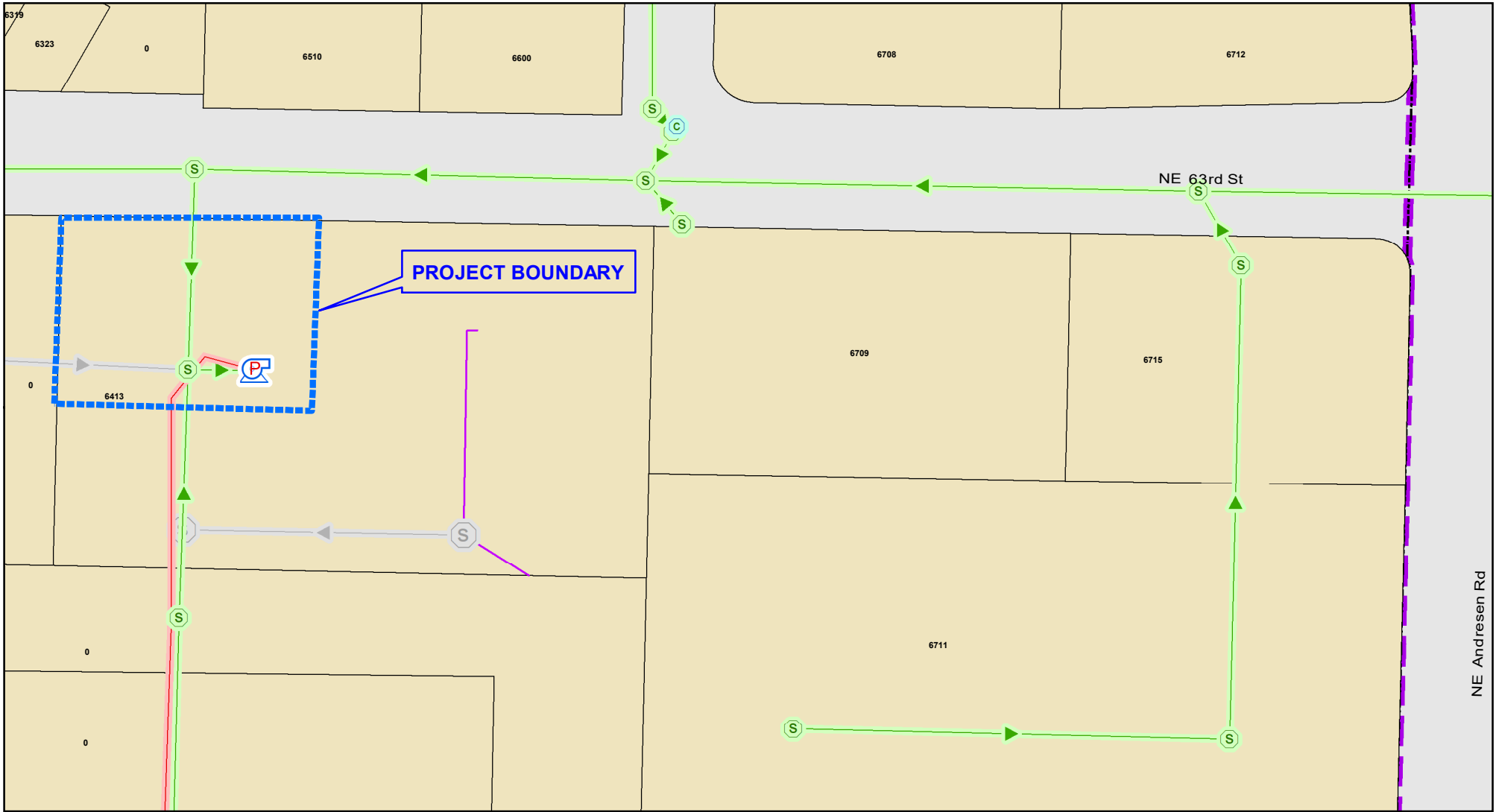
Action Requested

On March 28, 2022, accept the facilities as constructed by Rotschy, Inc. of Vancouver, Washington, and authorize release of the retainage in the amount of \$47,812.56 subject to receipt of all documentation required by law.

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

ATTACHMENTS:

- ▣ Project Boundary Map - 63rd St PS Replacement





Staff Report: 037-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 3/28/2022

SUBJECT Bid Award - Southside Interceptor CIPP Sewer Rehabilitation Phase 3

Key Points

- The project will install approximately 300 linear feet of existing 33-inch and 3,000 linear feet of 36-inch Cured-In-Place Pipe (CIPP).
- The City received 4 bids for the project.
- Staff proposes awarding a contract to the lowest, responsive bidder, Allied Plumbing & Pumps of Wenatchee, WA at the bid price of \$1,734,746.83.

Strategic Plan Alignment

Goal 1, Objective 1.2: Ensure our infrastructure, including buildings and utilities, is safe, environmentally responsible and well maintained.

Present Situation

This project will rehabilitate approximately 300 linear feet of existing 33-inch and 3,000 linear feet of existing 36-inch interceptor sewer mains using the trenchless process of Cured-In-Place-Pipe (CIPP). The Southside Interceptor is part of the backbone of the sewer system that transports wastewater to the Westside Reclamation Facility. This project is the result of an interceptor condition assessment project completed in 2016 that provided a list of capital projects needed to maintain the system.

On March 1, 2022, the City received 4 bids for the subject project. The bids ranged between \$1,734,000 and \$3,300,000. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
Allied Plumbing & Pumps, Wenatchee, WA	\$1,734,746.83
Iron Horse, LLC, Fairview, OR	\$1,899,053.80
Insituform Technologies LLC, Chesterfield, MO	\$2,123,071.58

Michels Corporation, Salem, OR
Engineers' Estimate

\$3,243,459.94
\$1,744,000.00

An Apprenticeship Program Waiver Request has been approved for this project.

From experience with past similar CIPP projects, the City has confirmed that for rehabilitation projects that utilize CIPP trenchless technology, the labor hours required to complete the project are very low compared to the high cost of the materials needed. Following the City's current apprenticeship policy, this project meets the criteria for waiver of an apprenticeship requirement; the project is a high materials cost but low labor hours project.

Advantage(s)

- Completion of the project will follow the recommendations of the Interceptor Condition Assessment Study, as well as asset management criticality models.
- Allows for the continuing provision of high quality reliable sewer service.

Disadvantage(s)

None.

Budget Impact

Sufficient budget to cover the cost of Southside Interceptor CIPP Phase 3 project is included in the Sewer Construction Fund Capital Improvement Program 2021-2022 Budget.

Prior Council Review

Funding previously reviewed by Council as part of the 2021-2022 Sewer Construction Fund Capital Budget.

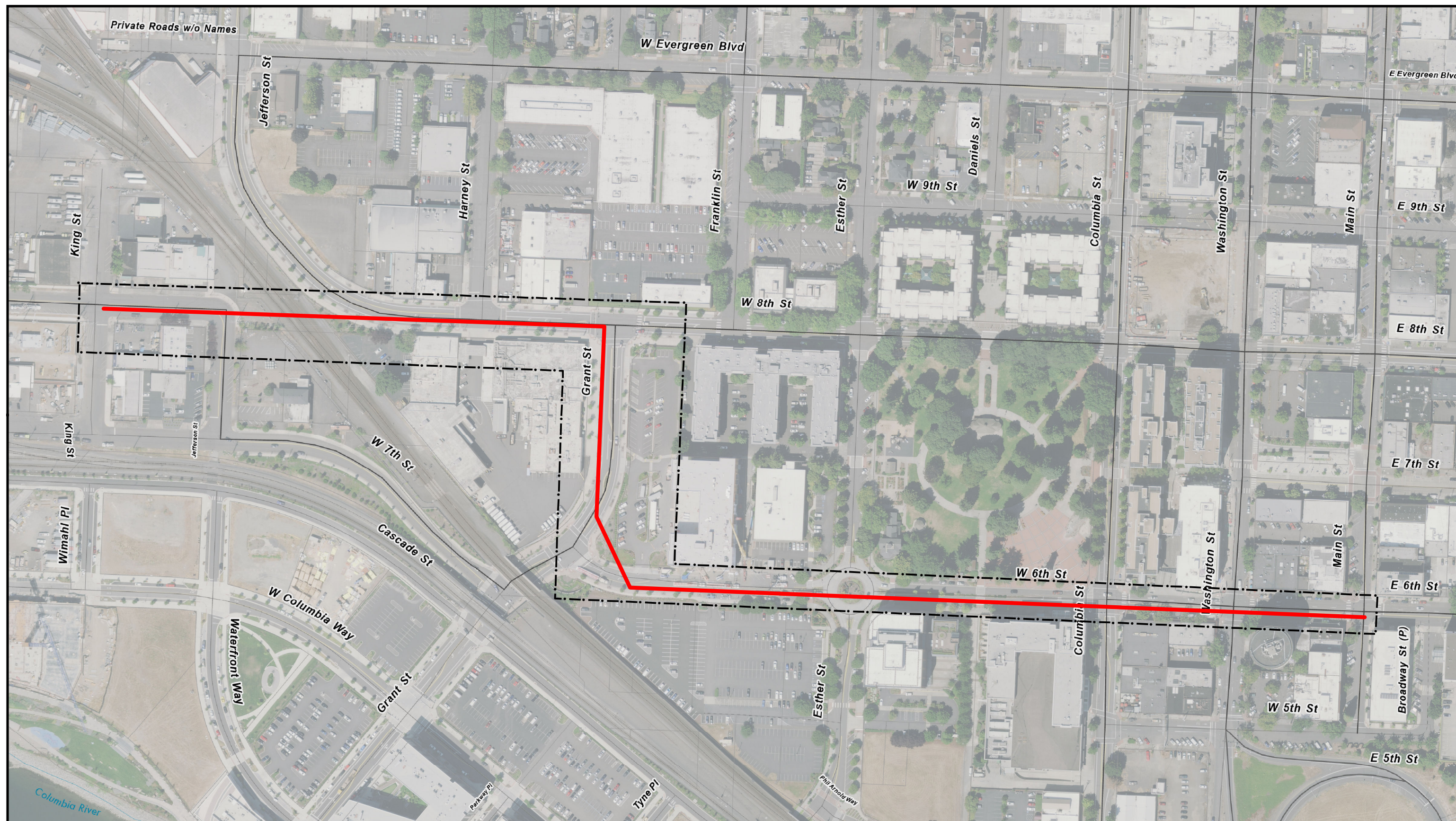
Action Requested

On March 28, 2022, award a contract for the Southside Interceptor Phase 2 - CIPP project to the lowest responsive and responsible bidder, Allied Plumbing & Pumps of Wenatchee, WA at their bid price of \$1,734,746.83, which includes Washington State sales tax and authorize the City Manager or designee to execute an appropriate contract for the same.

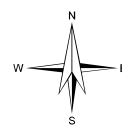
Sheryl Hale, Senior Civil Engineer, 360-487-7151

ATTACHMENTS:

- ▣ Project Boundary Map - Southside Interceptor Rehab PH3 Map
- ▣ Contract



Southside Interceptor Rehabilitation Ph. 3





CONTRACT # _____

ITB 22-09: Southside Interceptor CIPP Sewer Rehabilitation Ph 3

THIS CONTRACT is entered into by and between the City of Vancouver, a municipal corporation under the laws of the State of Washington, hereinafter referred to as "City," and Allied Plumbing & Pumps LLC DBA Allied Trenchless hereinafter referred to as "Contractor," whose address is 2131 N Wenatchee Ave., Wenatchee, WA 98801, hereinafter referred to "Parties."

WHEREAS, the City desires to engage the Contractor to provide public work and other related services for Southside Interceptor CIPP Sewer Rehabilitation Ph 3. Contractor has agreed to offer its services to perform said work per the City issued Invitation to Bid (ITB) No. 22-09 and all addenda thereto, Contractor's bid to said ITB, the Project Plans and Special Provisions, and City Council's approval on _____ per Staff Report No. _____; and

WHEREAS, the Contractor has represented by entering into this Contract that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, and to the standards required by the City.

- 1. STATEMENT OF WORK:** The Contractor hereby agrees to furnish all materials, labor, tools, machinery and implements of every description necessary to complete the work in a professional manner within the time limits stated in this Contract for the construction and installation of the following improvements and will make all necessary arrangements for the obtaining of permits from the United States, State of Washington, and/or any of its agencies as may be necessary to do the work required and covered by this Contract.

This contract provides for the improvement of approximately 3009 lineal feet of 36-inch and 306 lineal feet of 33-inch Cured-In- Place Pipe (CIPP) to rehabilitate existing sanitary sewer Interceptor. The CIPP is to be designed for fully deteriorated gravity flow conditions. The Work consists of furnishing all labor, equipment, materials, and incidentals required to rehabilitate the existing sewer mains with either steam cured or ultra violet (UV) cured CIPP. This Work will also include customer notification, bypass pumping, cleaning, root and sediment removal, initial Closed Circuit Television (CCTV) inspection and assessment, CIPP installation and testing, reinstatement of all laterals, testing, and final CCTV inspection. Work will also consist of epoxy or polyurethane lining of 13 manholes of various diameters and depths for corrosion prevention in conjunction with the proposed CIPP lining and other work, all in accordance with the attached Contract Plans, these Contract Provisions, and the Standard Specifications, hereafter referred to as "Work."

The Work shall be fully complete within 40 Working Days from the Notice to Proceed (NTP) date.

- 2. EFFECTIVE DATE:** This Contract is effective as of the last signature dated below..
- 3. E-VERIFY PROGRAM:** Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty (60) days after

ITB 22-09: Southside Interceptor CIPP Sewer Rehabilitation Ph 3

execution of this Agreement. Contractor shall ensure all Contractor employees and any subcontractor(s) assigned to perform work under this Agreement are eligible to work in the United States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.

- 4. CONTRACTOR RESPONSIBILITIES FOR SUBCONTRACTORS:** The Contractor shall include the language of this section in all tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier. The Contractor shall require all subcontractors to comply with all relevant federal, state and municipal laws, rules and regulations whatsoever.

At the time of subcontract execution, the Contractor shall verify that all tier subcontractors meet the following bidder responsibility criteria:

1. Have a current certificate of registration in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
 2. Have a current Washington Unified Business Identifier (UBI) number;
 3. Have received training on the requirements related to public works and prevailing wage as required by RCW 39.04.350;
 4. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of chapter 49.46, 49.48, or 49.52 RCW.
 5. If applicable, have:
 - i. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
 - ii. A Washington Employment Security Department reference number, as required in Title 50 RCW;
 - iii. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
 - iv. An electrical contractor license, if required by Chapter 19.28 RCW;
 - v. An elevator contractor license, if required by Chapter 70.87 RCW.
 6. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).
- 5. DELINQUENT STATE TAXES:** The Contractor shall not owe delinquent taxes to the Washington State Department of Revenue without a payment plan approved by the Department of Revenue.
- 6. COMPENSATION AND SCHEDULE OF PAYMENTS:** In consideration of the promises and agreements of the Contractor as set forth herein, and in consideration of the faithful performance and furnishing of the work and materials required by this Contract to the satisfaction of the City, the City agrees to pay to the Contractor in the manner and at the times provided hereinafter and in the Contract Documents, and in accordance with the ordinances of the City of Vancouver and the laws of the State of Washington, the following sum as indicated, which amount does includes 8.5% Washington State Sales Tax (if applicable) \$1,734,746.83.

The amount finally to be paid is, however, variable upon the work actually performed and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Contractor's Proposal and as modified by any and all approved Change Orders.

7. **CONTRACTOR'S INSURANCE:** The Contractor agrees to procure insurance coverage as required below:

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	\$1,000,000
General Aggregate Per Occurrence	\$2,000,000
Products & Completed Operations Aggregate	\$2,000,000
Personal and Advertising Injury	\$1,000,000
Blanket Contractual Liability	\$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or Non-owned vehicles used in the operation, installation and maintenance of facilities under this agreement.	
Combined Single Limit	\$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	Statutory
Employer's Liability	\$1,000,000
Disease Each Employee	\$1,000,000
Disease Policy Limit	\$1,000,000
Each Claim	\$1,000,000
Annual Aggregate	\$2,000,000
IV. Pollution Legal Liability	
Each Claim	\$3,000,000
Annual Aggregate	\$6,000,000
V. Builders Risk	
Builder's "All Risk" Property Insurance	Contract Value
a. Coverage to include personal property of others in the care, custody and control of the contractor. Coverage should be written for 100% of the completed value.	
b. For additions or repairs of existing building structures, coverage to include contractor's interest in improvements, repairs, additions, alterations to completed buildings and subject to items described in "a".	

8. **CONTRACTOR'S BOND:** The Contractor agrees that before it undertakes performance of this Contract, it will file with the City of Vancouver a Performance Bond and Payment Bond, in the forms prescribed by the City of Vancouver, in the full amount of the Contract price with a company authorized to do business in the State of Washington as a surety. The bonds shall comply with the laws of the State of Washington, and especially with the provisions of Chapter 39.08 RCW.

9. **DISPUTE RESOLUTION:** In the event of a dispute between the Parties which cannot be resolved by the contract managers, the Contractor and the City shall review such dispute and may attempt to resolve the dispute. Any controversy or claim arising out of or relating to this Contract or the

alleged breach of this Contract that cannot be resolved by the Parties within 30 days of receipt of written notice may be submitted to mediation. If the dispute is not resolved through mediation, it shall be submitted to binding arbitration in accordance with the rules and procedures set forth in Chapter 7.04A RCW. The Parties agree to pay their own attorneys' fees and expenses.

10. EMPLOYMENT OF LABOR: The Contractor agrees that all persons employed by Contractor and by any of its subcontractors and any of their lower tier contractors in work performed pursuant to this Contract shall not be employed in excess of eight (8) hours in any one day, except as provided or allowed by Chapter 49.28 RCW and WAC 296-127 and any amendment thereto.

11. PAYMENT OF LABOR: The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the performance of this Contract will be paid not less than the prevailing rate of wage for an hours work, in accordance with the provisions of the Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto. The State of Washington prevailing wage rates applicable for this public works project, which is located in Clark County, may be found at the following website address of the Department of Labor and Industries: <https://fortress.wa.gov/Lni/wagelookup/prvWagelookup.aspx>. The prevailing wage rates in effect at the time of the bid submittal deadline shall apply for the duration of the project, no matter how long it lasts. However, if the Contract is awarded more than six months after the bids were due, the prevailing wage rates in effect on the award date shall apply.

In case any dispute arises as to what the prevailing rates of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision shall be final, conclusive and binding on all parties involved in the dispute.

12. PAYMENT TO THE CONTRACTOR: Progress payments to the Contractor shall be made within 30 days of a fully executed Pay Estimate and are in compliance with all contractual requirements. A sum equal to 5% may be reserved and retained from monies earned by the Contractor in accordance with Chapter 60.28 RCW. The City reserves the right to require Contractor to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Contractor agree that any amount paid in error by City does not constitute a change in the agreed upon amount; Contractor agrees to issue a refund of any overages paid in error by the City.

Release of the retained percentage or the retainage bond shall be in accordance with Chapter 60.28 RCW. Every person performing labor or furnishing supplies toward the completion of said improvement of work shall have a lien upon said monies so reserved; provided, that such notice of the lien of such claimant shall be given in the manner provided in RCW 39.08.030 and within the time provided in Chapter 60.28 RCW as now existing and in accordance with any amendments that may hereafter be made thereto.

No payment shall be made to the Contractor, however, until the Contractor and all subcontractors who have performed work shall have filed and received approval of a Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040 from the Washington State Department a Labor and Industries. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in RCW 39.12.120. A Contractor and all subcontractors shall, file a copy of its certified payroll records using the Department of Labor and Industries online system on a monthly basis. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

- 13. INDEMNIFICATION:** Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, including but not limited to demands, claims, causes of action, suits or judgments, claims of copyright or patent infringement, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Contract.

In the event that any suit based on such a claim, demand, loss, damage, cost, or cause of action is brought against the Contractor, the City retains the right to participate in said suit.

This indemnity and hold harmless shall include any claim made against the City by an employee of Contractor or subcontractor or agent of the Contractor, even if Contractor is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 RCW. To the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. This indemnity and hold harmless shall NOT apply in the case where liability arises from the sole negligence of the City. Contractor specifically acknowledges that the provisions contained herein have been mutually negotiated by the Parties and it is the intent of the Parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115.

- 14. OWNERSHIP OF RECORDS AND DOCUMENTS:** Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor or any third party, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of the original City.

- 15. PUBLIC DISCLOSURE COMPLIANCE:** The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five (5) business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.17 RCW for withholding or delaying public disclosure of such information.

- 16. AMENDMENTS:** All changes to this Contract, including changes to the statement of work and compensation, must be made by written Change Order and/or Amendment and signed by all parties to this Contract.

- 17. AUTHORIZATION AND COMPLIANCE WITH THE LAW:** The Contractor certifies that the person signing the Contract is legally authorized to enter into this binding Contract and that the Contractor shall fully comply with all relevant, federal, state and municipal laws, rules, regulations and policies.

- 18. RELATION OF PARTIES:** The Contractor, its subcontractors, agents and employees are independent contractors performing services for The City and are not employees of City; shall not, as a result of this Contract, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees; and, shall not have the authority to bind the City in any way except as may be specifically provided in the Statement of Work.
- 19. JURISDICTION/VENUE:** In the event that any litigation should arise concerning the construction or interpretation of the terms and/or conditions of this Contract, the venue of such action of litigation shall be in the Superior Court of the State of Washington in and for the County of Clark. This Contract shall be governed by the law of the State of Washington.
- 20. COOPERATIVE PURCHASING:** The Washington State Inter-local Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Contract, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City of Vancouver incurring any financial or legal liability for such purchases. The City of Vancouver agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City of Vancouver is not held financially or legally liable for purchases and that any public agency purchasing under such solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.
- 21. ASSIGNMENT:** This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without the other party's express written authorization.
- 22. TERMINATION FOR CONVENIENCE:** The City, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

In the event this Contract is terminated prior to the completion of Work, Contractor will only be paid for the Work completed at the time of termination of the Contract.

- 23. TERMINATION FOR CAUSE:** In the event the Contractor is, or has been, in violation of the terms of this Contract, including the solicitation, the City reserves the right, upon written notice to the Contractor, to cancel, terminate, or suspend this contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Contractor setting forth the manner in which the Contractor is in default. The Contractor will be paid only the contract price for services performed in accordance with the manner of performance set forth in the Contract.

If it is later determined by the City that the Contractor had an excusable reason for not performing, such as a strike, fire, or flood, or events which are not the fault of or are beyond the control of the Contractor, the City after setting up a new delivery or performance schedule, may allow the Contractor to continue work or treat the termination as a termination for convenience.

- 24. OPPORTUNITY TO CURE:** The City at its sole discretion may in lieu of a termination allow the Contractor to cure the defect(s), by providing a "Notice to Cure" to Contractor setting forth the remedies sought by City and the deadline to accomplish the remedies. If the Contractor fails to remedy to the City's satisfaction the breach or default of any of the terms, covenants, or

conditions of this Contract within the time stated time, the City shall have the right to terminate the Contract without any further obligation to the Contractor. Any such termination for default shall not in any way operate to preclude the City from also pursuing all available remedies against the Contractor and its sureties for said breach or default, including but not limited to termination of this Contract for convenience.

- 25. WAIVER AND REMEDIES:** City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition, or privilege, whether of the same or similar type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.
- 26. ENTIRETY OF CONTRACT:** This Contract incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Contract. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Contract.
- 27. USE OF CITY'S NAME:** Contractor may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.
- 28. NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY:** During the term of this Contract, Contractor will not discriminate against any employee or applicant for employment in accordance with RCW Chapter 49.60, including, but not limited to creed, religion, race, color, age, sex, marital status, sexual orientation, sexual identity, pregnancy, military status, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants and employees are treated fairly, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical disability. Such action shall include all terms and conditions of employment, compensation, and benefits, including apprenticeship.
- 29. BINDING EFFECT:** The provisions, covenants and conditions in this Contract bind the parties, their legal heirs, representatives, successors, and assigns.
- 30. RATIFICATION:** Acts taken pursuant to this Contract but prior to its effective date are hereby ratified and confirmed.
- 31. INCORPORATED CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE:** The complete Contract includes these parts listed in this section below, which are incorporated by this reference as if fully as set forth herein. Any inconsistency in the parts of the contract shall be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):
1. Amendments to the Contract,
 2. This Contract,
 3. Addenda to the Solicitation,
 4. The Solicitation,
 5. Contractor's Proposal,
 6. Special Provisions,
 7. Contract Plan Set,

8. City of Vancouver Amendments to the specified WSDOT Standard Specifications,
9. General Conditions for Facility Construction,
10. City of Vancouver Standard Plans,
11. WSDOT Amendments to the WSDOT Standard Specifications,
12. WSDOT Standard Specifications,
13. WSDOT Standard Plans.

32. NOTICES: Whenever in this written Contract written notices are to be given or made, they may be sent by certified mail to the following people at the addresses as shown herein unless a different address is designated in writing or delivered to the respective party hereto.

Anna Vogel
City of Vancouver
415 W 6th St.
PO Box 1995
Vancouver WA 98668-1995

Ron Smiley
Allied Trenchless
2131 N Wenatchee Ave.
Wenatchee, WA 98801

By signing below, Contractor accepts the terms and conditions of this Contract and specifically acknowledges and agrees that the provisions contained herein have been mutually negotiated by the Parties.

CITY OF VANCOUVER
A municipal corporation

CONTRACTOR:
Allied Trenchless

Eric Holmes, City Manager

Signature

Date

Printed Name /Title

Attest:

Date

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney



Staff Report: 038-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 3/28/2022

SUBJECT Bid Award - Pinebrook Forcemain Re-Route

Key Points

- The project will install approximately 1,370 linear feet of 6-inch pressure sewer mains and decommission over 4,200 lineal feet of existing 6-inch pressure main that discharges from the Pinebrook Pump Station.
- The City received 6 bids for the project.
- Staff proposes awarding a contract to the lowest, responsive bidder, Clearwater Contracting, LLC. of Nampa, ID, at the bid price of \$310,376.65.

Strategic Plan Alignment

Goal 1, Objective 1.2: Ensure our infrastructure, including buildings and utilities, is safe, environmentally responsible and well maintained.

Present Situation

The Pinebrook Pump Station re-route project will be decommissioning the Pinebrook force main that extends over 4,200 lineal feet to the discharge manhole in Mill Plain Boulevard. This force main was installed in 1971 and traverses through private property in a large portion of the alignment. In more recent years there has been an increase in the number of maintenance and repair calls.

This project is re-routing the force main entirely within the public right-of-way and reducing the length to just under one third of the existing. The construction of the new force main will reduce the maintenance as well as reducing pumping costs through the shorter force main allowing the pump station to be more efficient.

On March 8, 2022, the City received 6 bids for the subject project. The bids ranged between \$310,000 and \$450,000. The low bidder was responsive. The bids are as follows:

--

SUMMARY OF BIDS	
BIDDER	AMOUNT
Clearwater Contracting, LLC, Nampa, ID	\$310,376.65
Advanced Excavating Specialists, LLC, Kelso, WA	\$371,371.63
North Cascades Excavation, Woodland, WA	\$375,356.84
Dirt Masters, LLC, Washougal, WA	\$405,721.92
Clark & Sons Excavating, Inc, Battle Ground, WA	\$416,890.64
Western United Civil Group, LLC, Yacolt, WA	\$447,805.54
Engineers' Estimate	\$360,000

Based on the amount of the bid, this project falls below the \$500,000 limit and will therefore not be required to meet the apprenticeship utilization goal.

Advantage(s)

1. Reduce maintenance costs of the existing forcemain.
2. Increase efficiency and reduce pumping costs from a shorter length forcemain.

Disadvantage(s)

None

Budget Impact

Sufficient budget for this project were appropriated in the Sewer Construction Fund, 2021-2022 Budget.

Prior Council Review

Funding previously reviewed by Council as part of the 2021-2022 Sewer Construction Fund Capital Budget.

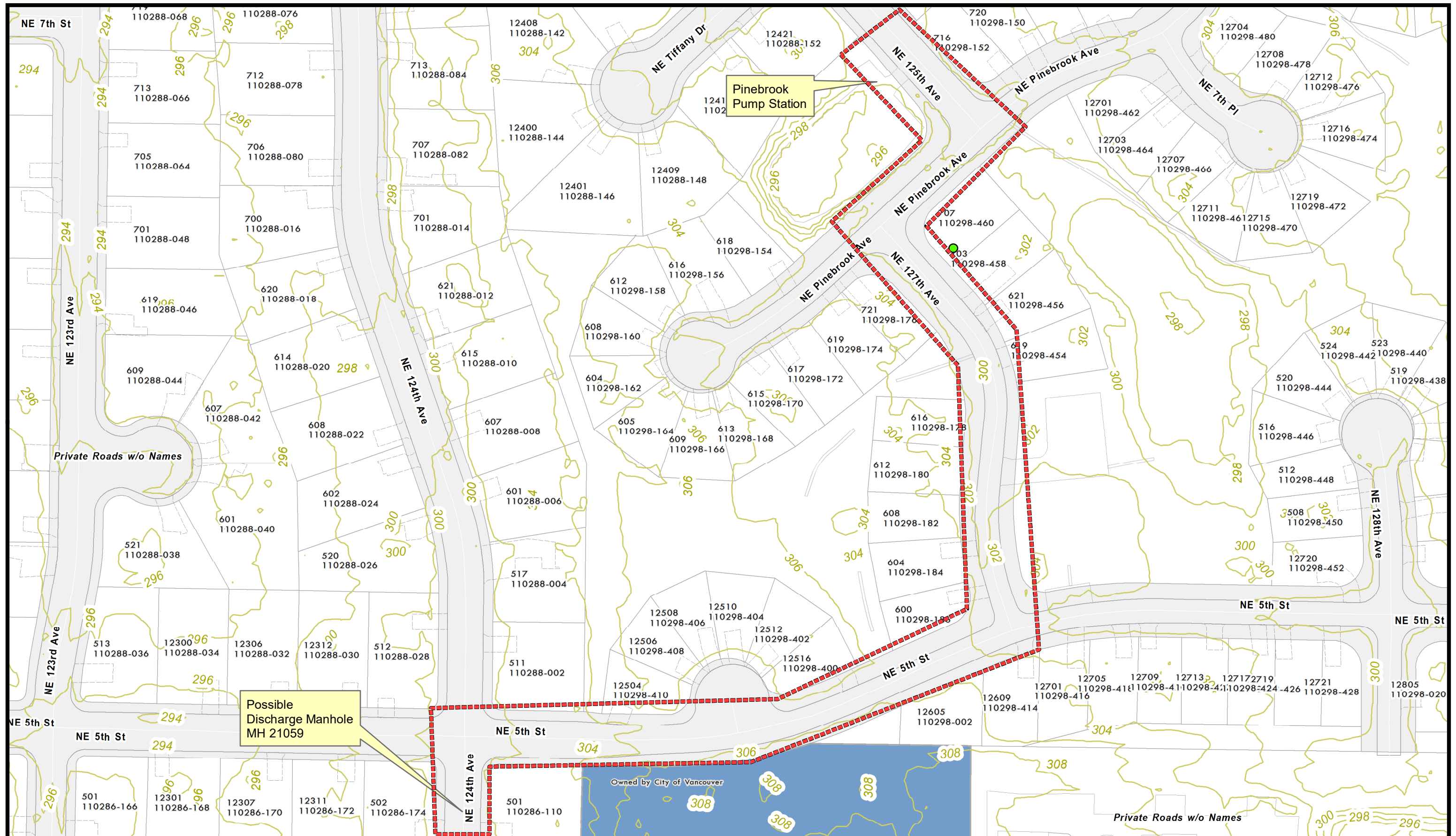
Action Requested

Award a construction contract for the Pinebrook Forcemain Re-Route project to the lowest responsive and responsible bidder, Clearwater Contracting of Nampa, ID at their bid price of \$310,376.65 which includes Washington State sales tax and authorize the City Manager or designee to execute appropriate contract documents for the same.

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

ATTACHMENTS:

- ▣ Project Boundary Map - Pinebrook Forcemain Re-Route
- ▣ Contract - Pinebrook FM Re-Route



1 inch = 100 feet



THE UTILITY INFORMATION SHOWN ON THIS MAP DOES NOT INDICATE OR IMPLY AVAILABILITY. CONTACT THE ENGINEERING COUNTER STAFF AT THE CDD PERMITS CENTER AT (360) 487-7804 OR 415 W. 6TH ST. FOR AVAILABILITY OF SERVICE.

THIS INFORMATION IS COMPILED FROM A VARIETY OF SOURCES. THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR MAP ACCURACY.



CONTRACT # _____
ITB 22-13: Pinebrook Force Main Re-Route

THIS CONTRACT is entered into by and between the City of Vancouver, a municipal corporation under the laws of the State of Washington, hereinafter referred to as "City," and Clearwater Contracting, LLC hereinafter referred to as "Contractor," whose address is 2618 Bannock Ave., Nampa, ID 83686, hereinafter referred to as "Parties."

WHEREAS, the City desires to engage the Contractor to provide public work and other related services for Pinebrook Force Main Re-Route. Contractor has agreed to offer its services to perform said work per the City issued Invitation to Bid (ITB) No. 22-13 and all addenda thereto, Contractor's bid to said ITB, the Project Plans and Special Provisions, and City Council's approval on _____ per Staff Report No. _____; and

WHEREAS, the Contractor has represented by entering into this Contract that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, and to the standards required by the City.

- 1. STATEMENT OF WORK:** The Contractor hereby agrees to furnish all materials, labor, tools, machinery and implements of every description necessary to complete the work in a professional manner within the time limits stated in this Contract for the construction and installation of the following improvements and will make all necessary arrangements for the obtaining of permits from the United States, State of Washington, and/or any of its agencies as may be necessary to do the work required and covered by this Contract.

This contract provides for the improvement of approximately 1386 lineal feet of 6-inch HPDE and 19 lineal feet of 6-inch ductile iron pressurized sewer force main. The sewer will be installed within the existing City of Vancouver right-of-way as shown on the plans and specified herein. This work will also include epoxy lining one existing manhole, installing a flow meter and vault and other work, all in accordance with the attached Contract Plans, these Contract Provisions, and the Standard Specifications, hereafter referred to as "Work."

The Work shall be fully complete within 25 Working Days from the Notice to Proceed (NTP) date.

- 2. EFFECTIVE DATE:** This Contract is effective as of the last signature dated below.
- 3. E-VERIFY PROGRAM:** Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty (60) days after execution of this Agreement. Contractor shall ensure all Contractor employees and any sub-contractor(s) assigned to perform work under this Agreement are eligible to work in the United States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.

- 4. CONTRACTOR RESPONSIBILITIES FOR SUBCONTRACTORS:** The Contractor shall include the language of this section in all tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier. The Contractor shall require all subcontractors to comply with all relevant federal, state and municipal laws, rules and regulations whatsoever.

At the time of subcontract execution, the Contractor shall verify that all tier subcontractors meet the following bidder responsibility criteria:

1. Have a current certificate of registration in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
 2. Have a current Washington Unified Business Identifier (UBI) number;
 3. Have received training on the requirements related to public works and prevailing wage as required by RCW 39.04.350;
 4. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of chapter 49.46, 49.48, or 49.52 RCW.
 5. If applicable, have:
 - i. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
 - ii. A Washington Employment Security Department reference number, as required in Title 50 RCW;
 - iii. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
 - iv. An electrical contractor license, if required by Chapter 19.28 RCW;
 - v. An elevator contractor license, if required by Chapter 70.87 RCW.
 6. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).
- 5. DELINQUENT STATE TAXES:** The Contractor shall not owe delinquent taxes to the Washington State Department of Revenue without a payment plan approved by the Department of Revenue.
- 6. COMPENSATION AND SCHEDULE OF PAYMENTS:** In consideration of the promises and agreements of the Contractor as set forth herein, and in consideration of the faithful performance and furnishing of the work and materials required by this Contract to the satisfaction of the City, the City agrees to pay to the Contractor in the manner and at the times provided hereinafter and in the Contract Documents, and in accordance with the ordinances of the City of Vancouver and the laws of the State of Washington, the following sum as indicated, which amount does includes 8.5% Washington State Sales Tax (if applicable) \$310,376.65.

The amount finally to be paid is, however, variable upon the work actually performed and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Contractor's Proposal and as modified by any and all approved Change Orders.

- 7. CONTRACTOR'S INSURANCE:** The Contractor agrees to procure insurance coverage as required below:

COVERAGE	LIMITS OF LIABILITY
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Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	\$1,000,000
General Aggregate Per Occurrence	\$2,000,000
Products & Completed Operations Aggregate	\$2,000,000
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Blanket Contractual Liability	\$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or Non-owned vehicles used in the operation, installation and maintenance of facilities under this agreement.	
Combined Single Limit	\$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	Statutory
Employer's Liability	\$1,000,000
Disease Each Employee	\$1,000,000
Disease Policy Limit	\$1,000,000
Each Claim	\$1,000,000
Annual Aggregate	\$2,000,000
IV. Pollution Legal Liability	
Each Claim	\$3,000,000
Annual Aggregate	\$6,000,000
V. Builders Risk	
Builder's "All Risk" Property Insurance	Contract Value
a. Coverage to include personal property of others in the care, custody and control of the contractor. Coverage should be written for 100% of the completed value. b. For additions or repairs of existing building structures, coverage to include contractor's interest in improvements, repairs, additions, alterations to completed buildings and subject to items described in "a".	

- 8. CONTRACTOR'S BOND:** The Contractor agrees that before it undertakes performance of this Contract, it will file with the City of Vancouver a Performance Bond and Payment Bond, in the forms prescribed by the City of Vancouver, in the full amount of the Contract price with a company authorized to do business in the State of Washington as a surety. The bonds shall comply with the laws of the State of Washington, and especially with the provisions of Chapter 39.08 RCW.
- 9. DISPUTE RESOLUTION:** In the event of a dispute between the Parties which cannot be resolved by the contract managers, the Contractor and the City shall review such dispute and may attempt to resolve the dispute. Any controversy or claim arising out of or relating to this Contract or the

alleged breach of this Contract that cannot be resolved by the Parties within 30 days of receipt of written notice may be submitted to mediation. If the dispute is not resolved through mediation, it shall be submitted to binding arbitration in accordance with the rules and procedures set forth in Chapter 7.04A RCW. The Parties agree to pay their own attorneys' fees and expenses.

10. EMPLOYMENT OF LABOR: The Contractor agrees that all persons employed by Contractor and by any of its subcontractors and any of their lower tier contractors in work performed pursuant to this Contract shall not be employed in excess of eight (8) hours in any one day, except as provided or allowed by Chapter 49.28 RCW and WAC 296-127 and any amendment thereto.

11. PAYMENT OF LABOR: The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the performance of this Contract will be paid not less than the prevailing rate of wage for an hours work, in accordance with the provisions of the Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto. The State of Washington prevailing wage rates applicable for this public works project, which is located in Clark County, may be found at the following website address of the Department of Labor and Industries: <https://fortress.wa.gov/Lni/wagelookup/prvWagelookup.aspx>. The prevailing wage rates in effect at the time of the bid submittal deadline shall apply for the duration of the project, no matter how long it lasts. However, if the Contract is awarded more than six months after the bids were due, the prevailing wage rates in effect on the award date shall apply.

In case any dispute arises as to what the prevailing rates of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision shall be final, conclusive and binding on all parties involved in the dispute.

12. PAYMENT TO THE CONTRACTOR: Progress payments to the Contractor shall be made within 30 days of a fully executed Pay Estimate and are in compliance with all contractual requirements. A sum equal to 5% may be reserved and retained from monies earned by the Contractor in accordance with Chapter 60.28 RCW. The City reserves the right to require Contractor to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Contractor agree that any amount paid in error by City does not constitute a change in the agreed upon amount; Contractor agrees to issue a refund of any overages paid in error by the City.

Release of the retained percentage or the retainage bond shall be in accordance with Chapter 60.28 RCW. Every person performing labor or furnishing supplies toward the completion of said improvement of work shall have a lien upon said monies so reserved; provided, that such notice of the lien of such claimant shall be given in the manner provided in RCW 39.08.030 and within the time provided in Chapter 60.28 RCW as now existing and in accordance with any amendments that may hereafter be made thereto.

No payment shall be made to the Contractor, however, until the Contractor and all subcontractors who have performed work shall have filed and received approval of a Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040 from the Washington State Department a Labor and Industries. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in RCW 39.12.120. A Contractor and all subcontractors shall, file a copy of its certified payroll records using the Department of Labor and Industries online system on a monthly basis. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

- 13. INDEMNIFICATION:** Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, including but not limited to demands, claims, causes of action, suits or judgments, claims of copyright or patent infringement, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Contract.

In the event that any suit based on such a claim, demand, loss, damage, cost, or cause of action is brought against the Contractor, the City retains the right to participate in said suit.

This indemnity and hold harmless shall include any claim made against the City by an employee of Contractor or subcontractor or agent of the Contractor, even if Contractor is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 RCW. To the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. This indemnity and hold harmless shall NOT apply in the case where liability arises from the sole negligence of the City. Contractor specifically acknowledges that the provisions contained herein have been mutually negotiated by the Parties and it is the intent of the Parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115.

- 14. OWNERSHIP OF RECORDS AND DOCUMENTS:** Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor or any third party, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of the original City.

- 15. PUBLIC DISCLOSURE COMPLIANCE:** The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five (5) business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.17 RCW for withholding or delaying public disclosure of such information.

- 16. AMENDMENTS:** All changes to this Contract, including changes to the statement of work and compensation, must be made by written Change Order and/or Amendment and signed by all parties to this Contract.

- 17. AUTHORIZATION AND COMPLIANCE WITH THE LAW:** The Contractor certifies that the person signing the Contract is legally authorized to enter into this binding Contract and that the

Contractor shall fully comply with all relevant, federal, state and municipal laws, rules, regulations and policies.

18. RELATION OF PARTIES: The Contractor, its subcontractors, agents and employees are independent contractors performing services for The City and are not employees of City; shall not, as a result of this Contract, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees; and, shall not have the authority to bind the City in any way except as may be specifically provided in the Statement of Work.

19. JURISDICTION/VENUE: In the event that any litigation should arise concerning the construction or interpretation of the terms and/or conditions of this Contract, the venue of such action of litigation shall be in the Superior Court of the State of Washington in and for the County of Clark. This Contract shall be governed by the law of the State of Washington.

20. COOPERATIVE PURCHASING: The Washington State Inter-local Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Contract, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City of Vancouver incurring any financial or legal liability for such purchases. The City of Vancouver agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City of Vancouver is not held financially or legally liable for purchases and that any public agency purchasing under such solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

21. ASSIGNMENT: This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without the other party's express written authorization.

22. TERMINATION FOR CONVENIENCE: The City, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

In the event this Contract is terminated prior to the completion of Work, Contractor will only be paid for the Work completed at the time of termination of the Contract.

23. TERMINATION FOR CAUSE: In the event the Contractor is, or has been, in violation of the terms of this Contract, including the solicitation, the City reserves the right, upon written notice to the Contractor, to cancel, terminate, or suspend this contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Contractor setting forth the manner in which the Contractor is in default. The Contractor will be paid only the contract price for services performed in accordance with the manner of performance set forth in the Contract.

If it is later determined by the City that the Contractor had an excusable reason for not performing, such as a strike, fire, or flood, or events which are not the fault of or are beyond the control of the Contractor, the City after setting up a new delivery or performance schedule, may allow the Contractor to continue work or treat the termination as a termination for convenience.

24. OPPORTUNITY TO CURE: The City at its sole discretion may in lieu of a termination allow the Contractor to cure the defect(s), by providing a "Notice to Cure" to Contractor setting forth the

remedies sought by City and the deadline to accomplish the remedies. If the Contractor fails to remedy to the City's satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the time stated time, the City shall have the right to terminate the Contract without any further obligation to the Contractor. Any such termination for default shall not in any way operate to preclude the City from also pursuing all available remedies against the Contractor and its sureties for said breach or default, including but not limited to termination of this Contract for convenience.

25. WAIVER AND REMEDIES: City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition, or privilege, whether of the same or similar type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.

26. ENTIRETY OF CONTRACT: This Contract incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Contract. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Contract.

27. USE OF CITY'S NAME: Contractor may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.

28. NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY: During the term of this Contract, Contractor will not discriminate against any employee or applicant for employment in accordance with RCW Chapter 49.60, including, but not limited to creed, religion, race, color, age, sex, marital status, sexual orientation, sexual identity, pregnancy, military status, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants and employees are treated fairly, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical disability. Such action shall include all terms and conditions of employment, compensation, and benefits, including apprenticeship.

29. BINDING EFFECT: The provisions, covenants and conditions in this Contract bind the parties, their legal heirs, representatives, successors, and assigns.

30. RATIFICATION: Acts taken pursuant to this Contract but prior to its effective date are hereby ratified and confirmed.

31. INCORPORATED CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE: The complete Contract includes these parts listed in this section below, which are incorporated by this reference as if fully as set forth herein. Any inconsistency in the parts of the contract shall be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):

1. Amendments to the Contract,
2. This Contract,
3. Addenda to the Solicitation,
4. The Solicitation,
5. Contractor's Proposal,

6. Special Provisions,
7. Contract Plan Set,
8. City of Vancouver Amendments to the specified WSDOT Standard Specifications,
9. General Conditions for Facility Construction,
10. City of Vancouver Standard Plans,
11. WSDOT Amendments to the WSDOT Standard Specifications,
12. WSDOT Standard Specifications,
13. WSDOT Standard Plans.

32. NOTICES: Whenever in this written Contract written notices are to be given or made, they may be sent by certified mail to the following people at the addresses as shown herein unless a different address is designated in writing or delivered to the respective party hereto.

Anna Vogel
City of Vancouver
415 W 6th St.
PO Box 1995
Vancouver WA 98668-1995

Casey Lipe
Clearwater Contracting, LLC.
2618 Bannock Ave.
Nampa, ID 83686

By signing below, Contractor accepts the terms and conditions of this Contract and specifically acknowledges and agrees that the provisions contained herein have been mutually negotiated by the Parties.

CITY OF VANCOUVER

A municipal corporation

CONTRACTOR:

Clearwater Contracting, LLC.

Eric Holmes, City Manager

Signature

Date

Printed Name /Title

Attest:

Date

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney



Staff Report: 039-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 3/28/2022

SUBJECT 2022 AHF Funding Recommendations

Key Points

- In October 2021, AHF Temporary Shelter applications were accepted as part of the annual CDBG and HOME process. The Review Committee recommended 4 AHF applications for funding, totaling \$2,584,250. The City of Vancouver's HART team subsequently applied for \$1,007,900 in Temporary Shelter funding, for a total \$3,592,150 in Temporary Shelter requests.
- In January 2022, City Council approved an update to the AHF Administrative and Financial Plan that combined the goals and allocations for Housing Production and Housing Preservation and allocated more AHF funding to Temporary Shelter assistance.
- In February, the City reopened Housing applications to accept requests for the remaining \$2,921,450 AHF Housing funding. Seven applications were received, totaling \$10,000,000.
- Between the two processes, the City received 12 AHF requests totaling \$13,592,150. The review committees recommended awarding \$6,513,600 based on funding availability.
- Proposed AHF awards will support 4 Housing acquisition projects and 5 Temporary Shelter projects.
- Housing projects will result in 70 affordable units for households earning low-income. Temporary Shelter projects will support shelter services and rental assistance for approximately 685 people who are homeless or at-risk.

Strategic Plan Alignment

Goal 3, Objective 3.2: Improve services available to underserved or vulnerable residents.

Present Situation

The City accepted AHF applications through two separate processes with two funding review committees. The City received a total of 12 proposals requesting \$13,592,150, far exceeding the amount available. The committees recommended AHF funding of \$2,921,450 for Housing acquisition and \$3,592,150 for Temporary Shelter.

The Review Committees recommended funding 9 applications: 4 Housing projects and 5

Temporary Shelter projects. Housing applications that were not able to be funded include: 28 first-time homebuyers, 42 new permanent supportive housing units, and acquisition of 10 units of affordable housing. These were not funded due to limited funding available.

The recommended projects will create or preserve 70 units serving households who are experiencing low-income and/or homelessness and Temporary Shelter support for 685 people experiencing or at-risk of homelessness. Projects are described below:

Temporary Shelter

- The VHA's SafeChoice Shelter Renovation project includes renovations to a shelter that annually serves approximately 115 people escaping domestic violence. Renovations include reconstruction of the kitchen to meet ADA-requirements, new flooring throughout the shelter, and a reconfiguring of the dining room and staff offices. Additional improvements include renovations to guest rooms (adding 4 additional rooms), shared community spaces, advocacy rooms, and upgrades to HVAC, siding, roofing, windows, and doors. The VHA requested \$560,000 to support renovations.
- Share's WHAT Shelter is a 24-hour facility that provides temporary shelter and supportive services to women experiencing homelessness. AHF funds will support shelter operations including rent, meals, and engagement specialists who provide supportive services during the shelter's daytime hours. Staff supports clients to develop basic living skills, secure transportation, navigate physical or mental health concerns, and address substance use as a path toward stability. Share requested \$200,250 to support this shelter.
- Outsiders Inn is a year-round, overnight shelter with recovery-focused, trauma-sensitive practices that rely on staff providing peer support based on their own lived experience of homelessness. Staff support positive progress for clients on pathways to employment, health, and housing stability. AHF funding will support operations including staffing, management, training, administration, travel, supplies, client support funds (bus passes, laundry, etc.), for approximately 175 clients annually. Outsiders Inn requested \$324,000 in AHF to support this project and \$50,000 in General Fund for ongoing mail services.
- Council for the Homeless' Prevention Consortium is a collaborative effort of housing and service partners to address the diverse housing needs of people experiencing homelessness. Services range from 1 to 12 months of rental assistance paired with comprehensive support services. AHF funds will support rental assistance and staff costs. Council for the Homeless requested \$1,500,000 to assist 265 households.
- The City of Vancouver's Safe Stay Communities provide pallet homes for people experiencing homelessness in partnership with local housing service providers. The City of Vancouver's Homeless Assistance & Resource Team (HART) requested \$1,007,900 to purchase 40 two-person modular shelter units (20 for each site) and 2 modular office spaces (1 for each site) to house people experiencing homelessness at two new Safe Stay Communities. Funds will support site preparations at the two sites, including installation of utilities and electrical hook-ups to each shelter unit, installation of fencing, gates, and parking, and necessary permits and fees.

Housing Acquisition

- Lifeline Connections Recovery Home for Mothers is for acquisition of a single-family home that will serve women with young children who are experiencing housing insecurity and are in recovery. The Recovery Home was previously awarded \$125,000 in AHF funding approved by City Council in February 2019. Lifeline is requesting an additional \$75,000 to support the purchase due to increased housing costs.
- Vancouver Housing Authority's (VHA) Lainie's Crossing is the acquisition of a 29-unit building for households earning less than 50% of area median income. Lainie's Crossing

was previously awarded \$2,000,000 in AHF funds approved by City Council in November 2021. VHA is requesting an additional \$925,000 to support the acquisition due to rising housing costs.

- Open House Ministries' Pinewood Terrace project is the acquisition of a 14-unit development to provide housing for 10 households with low income and 4 market rate units. Open House Ministries currently operates this project in partnership with the VHA and is now seeking to purchase this property to preserve its affordability. Open House Ministries is requesting \$750,000 to support acquisition costs.
- VHA's Homeless Youth Housing project is the acquisition of a newly constructed 30-unit development for youth experiencing homelessness and/or aging out of the foster care system. The project includes 8 one-bedroom units and 22 two-bedroom units. VHA requested \$2,250,000 to support acquisition costs, and the Review Committee recommended funding of \$1,171,450 due to limited AHF funds.

All organizations awarded have previously partnered with the City on Affordable Housing Fund projects. The City will place affordability covenants on the additional 50% AMI units for projects that receive an increased award. See attached summaries for a description of each project.

AHF Status and Updates

Since its creation through a tax levy in 2016, the AHF has awarded \$29,580,389 to support 47 projects for construction, rehabilitation, acquisition, and preservation of affordable housing and Temporary Shelter support in the City of Vancouver for residents earning less than 50% AMI. AHF funds are leveraged with tax credits and other funding to support a total housing investment of \$268,342,048.

With these awards, the City has allocated all funding from the Housing Production and Preservation allocation through the end of the AHF levy in 2023. Funding from the Temporary Shelter allocation will still be available for shelter operations and rental assistance in 2023.

Additional AHF updates include:

- In January 2022, City Council approved an update to the AHF Administrative and Financial Plan that combined the goals and allocations of Housing Production and Housing Preservation.
- In February 2022, the AHF's 5-year report and Affordable Housing Fund Investment dashboard were released (available at www.cityofvancouver.us/eph/page/affordable-housing-fund).

Advantage(s)

- Support the acquisition of 70 units of housing for households earning up to 50% AMI.
- Provide services and shelter to 685 people who are homeless or at risk of homelessness.
- Leverage City funds with tax credits and other sources.

Disadvantage(s)

None.

Budget Impact

The proposed \$6,513,600 for housing acquisition and temporary shelter is provided by Affordable Housing Fund revenues.

Prior Council Review

Lifeline Connections Mothers Recovery Home and VHA's Lainie's Crossing previously received funding that was approved by Council as noted above.

Action Requested

Approve a resolution adopting the proposed 2022 Affordable Housing Fund awards for housing acquisition and temporary shelter.

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

ATTACHMENTS:

- ▣ 2022 AHF Recommendations
- ▣ 2022 AHF Awards Resolution

2022 Affordable Housing Fund All Award Summary

Temporary Shelter Applications	Request	AHF Award	Total project cost	People/Households
VHA SafeChoice Shelter Rehab	\$560,000	\$560,000	\$3,667,514	115 people
Outsider's Inn Shelter Services	\$324,000*	\$324,000*	\$459,000	175 people
Share WHAT Shelter	\$200,250	\$200,250	\$401,450	70 women
Safe Stay Homes and Site Prep x 2	\$1,007,900	\$1,007,900	\$1,007,900	60 people
CFTH Consortium Rental Assistance	\$1,5000,000	\$1,5000,000	\$3,549,798	265 households
Total	\$3,592,150	\$3,592,150	\$9,085,662	685+ people

**Outsiders Inn also requesting \$50,000 in General Fund for mail services for people who are homeless*

Housing Applications	Request	AHF Award	Total project cost	Units
Lifeline Mother's Home <i>Increase</i>	\$75,000	\$75,000	\$525,000	1 group home
VHA Lainie's Crossing <i>Increase</i>	\$925,000	\$925,000	\$10,565,000	29 new units
Housing Initiative - Lincoln Place 2	\$3,150,000	\$0	\$14,038,500	42 new PSH
VHA Caples Terrace 2 Youth	\$2,250,000	\$1,171,450	\$8,800,000	30 new youth
Second Step - Z Street Acquisition	\$750,000	\$0	\$14,500,000	10 preserved units
Habitat Homeownership	\$2,100,000	\$0	\$12,698,898	28 single family
Open House Pinewood	\$750,000	\$750,000	\$1,950,000	10 preserved units
Total	\$10,000,000	\$2,921,450	\$63,152,398	161 units (70 funded)

2022 Affordable Housing Fund Temporary Shelter Recommendations

Application	VHA – SafeChoice Shelter Renovation
Project description	Funds will be used for interior and exterior renovations that include reconstruction of the kitchen to meet ADA-requirements, new flooring throughout the shelter, and reconfiguring the location of the dining room and staff offices. Additional improvements will include renovations to guest rooms (adding 4 additional rooms), shared community spaces and advocacy rooms, and upgrades to HVAC, siding, roofing, windows, and doors.
Address	Undisclosed, Vancouver, WA
Total Project Cost	\$3,667,514
AHF Request	\$560,000
Other Funding	Washington State Housing Trust Fund - \$2,955,264 VHA Funds - \$152,250
Project Review	Scoring Committee reviewed and recommended funding 2/7/22 as part of the CDBG/HOME review process
AHF Outcome	Temporary shelter rehabilitation – estimated to serve 115 people per year

Application	Share Women’s Housing and Transition (WHAT) Shelter
Project description	Funds will support continued 24-hour operations at the WHAT shelter. In addition to supporting rent and meals at the shelter, funds will support engagement specialists to provide supportive services during the shelter’s daytime hours. Staff supports clients in developing basic living skills, securing transportation, navigating physical or mental health concerns, and addressing substance use as they move toward housing stability.
Address	426 E. 4 th Plain Boulevard, Vancouver, WA
Total Project Cost	\$401,450
AHF Request	\$200,250
Other Funding	State and local funding - \$37,500 Federal funding - \$113,700 Other/private funding - \$50,000
Project Review	Scoring Committee reviewed and recommended funding 2/7/22 as part of the CDBG/HOME review process
AHF Outcome	Temporary shelter services – estimated to serve 70 women per year

**2022 Affordable Housing Fund
Temporary Shelter Recommendations (continued)**

Application	Outsiders Inn
Project description	Funds to support year-round operation of shelter. Outsiders Inn provides supportive overnight shelter with recovery-focused, trauma-sensitive practices that rely on staff who provide peer support based on their own lived experience of homelessness. Staff support positive progress for clients on pathways to job, health, and housing stability. Operations include staffing, management, training, administration, travel, supplies, and client support funds (bus passes, laundry, etc.). Outsiders Inn also operates mail services for people who are homeless and this service is supported by General Fund.
Address	Vancouver, WA
Total Project Cost	\$459,000
AHF Request	\$324,000
GF Request	\$50,000 General Fund requested for mail services
Other Funding	Private - \$35,000
Project Review	Scoring Committee reviewed and recommended funding 2/7/22 as part of the CDBG/HOME review process
AHF Outcome	Temporary shelter and mail services – estimated to serve 175 people per year

Application	Council for the Homeless Prevention Consortium
Project description	The Prevention Consortium is a collaborative effort of several housing and service partners who cover the diverse housing needs in our community, with a focus on those most likely to become homeless or experiencing homelessness. Consortium members provide a diverse array of supportive service programs along with rental assistance. Assistance ranges from one to 12 months of rental assistance to prevent or end a household's homelessness, paired with comprehensive support services as needed.
Address	Vancouver, WA
Total Project Cost	\$3,549,798
AHF Request	\$1,500,000
Other Funding	State and local funding - \$776,789 Federal funding - \$1,069,004 Other/private funding - \$204,005
Project Review	Scoring Committee reviewed and recommended funding 2/7/22 as part of the CDBG/HOME review process
AHF Outcome	Temporary Shelter - Rental Assistance estimated to serve 265 households per year

**2022 Affordable Housing Fund
Temporary Shelter Recommendations (continued)**

Application	City of Vancouver – Safe Stay Communities
Project description	Purchase of 40 two-person modular shelter units (20 for each site) and 2 modular office spaces (1) for each site to house people experiencing homelessness at two new Safe Stay Communities. Funds will support necessary site preparations at the two sites, which includes installation of electrical utilities to the site and electrical hook-ups to each shelter unit, installation of fencing, gates, and parking, and all necessary permits and fees
Address	The second SSC location has been proposed at 4915 E. Fourth Plain Blvd., which is a city-owned property abutting the City of Vancouver Operations Center. The location of the third SSC has not been identified yet
Total Project Cost	\$1,007,900
AHF Request	\$1,007,900
Other Funding	N/A
Project Review	Scoring Committee reviewed and recommended AHF funding 3/7/22
AHF Outcome	40 units of new Temporary Shelter, that will house up to 80 people

2022 Affordable Housing Fund Housing Recommendations

Application	Lifeline Connections – Recovery Home for Mothers
Project description	Requesting an increase of \$75,000 in AHF funding for a total of \$200,000 due to rising housing costs to support the purchase and rehabilitation of an existing single-family home to serve as a sober-living recovery residence for up to eight women at a time (two per room). Most will have recently completed inpatient treatment and need a safe, stable, and sober place to live while they re-enter the community and establish long-term recovery.
Address	Undetermined
Total Project Cost	\$525,000 (estimated)
AHF Request	\$75,000
Other Funding	\$200,000 – Clark County CDBG funds (committed) \$125,000 – Lifeline (committed) \$125,000 – City of Vancouver AHF (committed)
Project Review	Scoring Committee reviewed and recommended AHF funding 3/7/22
AHF Outcome	1 house serving up to 8 women with children

Application	Vancouver Housing Authority – Lainie’s Crossing
Project description	Requesting an increase of \$1,000,000 in AHF award for a total of \$3,000,000 to support the acquisition of Lainie’s Crossing, a 40-unit affordable complex which is currently under construction. All units will be for households earning under 50% of AMI. Tenants can choose to take part in a Family Self Sufficiency (FSS) program that provides case management to attain agreed upon goals with households. FSS participants may escrow funds that can be used for future self-sufficiency activities that lead to non-subsidized housing.
Address	8110 NE 51 st St Vancouver, WA 98662
Total Project Cost	\$10,565,000
AHF Request	\$925,000 increase
Other Funding	\$6,000,000 – Washington Department of Commerce (committed) \$2,000,000 – City of Vancouver AHF (committed) \$1,640,000 – VHA equity (committed)
Project Review	Scoring Committee reviewed and recommended AHF funding 3/7/22
AHF Outcome	29 new affordable units

**2022 Affordable Housing Fund
Housing Recommendations (continued)**

Application	Open House Ministries – Pinewood Terrace
Project description	Acquisition of Pinewood Terrace, a 14-unit complex currently owned by the Vancouver Housing Authority and operated by Open House Ministries. This property has met its HUD-restricted use period and could be sold on the open market. This acquisition will preserve 10 units of affordable housing for households earning less than 50% AMI. Four of the units will be leased at market rate.
Address	1509 Kauffman Avenue, Vancouver, WA 98660
Total Project Cost	\$1,950,000
AHF Request	\$750,000
Other Funding	\$1,200,000 – Ed & Dollie Lynch Foundation (committed)
Project Review	Scoring Committee reviewed and recommended AHF funding 3/7/22
AHF Outcome	14 units acquired, 10 preserved as affordable

Application	Vancouver Housing Authority – Homeless Youth Housing (Caples Terrace II)
Project description	Acquisition of a 30-unit development that will lease to youth who are experiencing homelessness and/or aging out of the foster care system. Project includes 8 one-bedroom units and 22 two-bedroom units. Supportive services will be provided by Janus Youth.
Address	5115 NE Hazel Dell Ave Vancouver, WA 98663
Total Project Cost	\$8,800,000
AHF Request	\$1,171,450 (\$2,250,000 requested, but limited by funding availability)
Other Funding	\$6,000,000 – Washington Department of Commerce (not committed) \$550,000 – VHA equity (not committed)
Project Review	Scoring Committee reviewed and recommended AHF funding 3/7/22
AHF Outcome	30 new affordable units for youth exiting homelessness or the foster system

March 28, 2022

RESOLUTION NO. _____

A RESOLUTION relating to low-income housing; providing for adoption of 2021 - 2023 funding awards for 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 Affordable Housing Fund 2021 – 2023 Council approved funding awards; providing for Severability and an Effective Date.

WHEREAS, in June 2016 Council adopted, by resolution, the Affordable Housing Fund Administrative and Financial Plan (A & F Plan) and most recently updated the A & F Plan in February 2022;

WHEREAS, the A & F Plan provides funding among three program areas: Housing Production and Preservation, Temporary Shelter, and Implementation;

WHEREAS, the City of Vancouver released a request for applications for projects to be supported with the 2021 - 2023 Affordable Housing Funds;

WHEREAS, the City received twelve applications for housing construction, acquisition and temporary shelter through the 2021 – 2023 Affordable Housing Fund application process;

WHEREAS, the project review committee and staff recommend funding awards for nine Housing and Temporary Shelter projects developed by Lifeline Connections, the Vancouver Housing Authority (3 projects), Open House Ministries, Share, Outsiders Inn, Council for the Homeless, and the City of Vancouver totaling \$6,513,600;

RESOLUTION - 1

WHEREAS, the recommended Housing awards would provide 70 new affordable units;

WHEREAS, the recommended Homelessness Prevention awards would provide shelter and rental assistance services to 685 people experiencing homelessness;

WHEREAS, the recommended awards are based on community needs, actual applications received, and recommendations from the review committee.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The recitals set forth above are adopted as findings supporting the action of the City Council in adopting this resolution.

Section 2. **Use of the Affordable Housing Fund for Housing and Homelessness Prevention projects;**

The Affordable Housing Fund awards totaling \$6,513,600 for Housing Production and Homelessness Prevention projects, attached hereto and incorporated by reference, are hereby approved and adopted.

Section 3. The City Manager is hereby authorized to execute agreements and other related documents on behalf of the City of Vancouver, consistent with the Affordable Housing Fund 2021 - 2023 Council approved funding awards.

Section 4. **Severability.** In any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

Section 5. **Effective Date.** This Resolution shall become effective immediately after final adoption.

RESOLUTION - 2

ADOPTED at regular session of the Council of the City of Vancouver, this 28th day
of March, 2022.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

RESOLUTION - 3



Staff Report: 040-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 3/28/2022
4/4/2022

SUBJECT Proposed zoning text changes to allow self-storage businesses in building basements in the downtown CX zoning district

Key Points

- Citywide self-storage business standards were updated in 2019 in response to increasing use of commercial land for low employment commercial storage. An existing prohibition on storage in the CX zoning district was maintained.
- A private application was submitted to change CX zoning district standards to allow storage businesses in downtown building basements.
- After prior review by Planning, Building and Fire Department staff, and Vancouver Downtown Association (VDA), the Planning Commission voted unanimously on December 14, 2021 to recommend approval. No public comments were received.

Strategic Plan Alignment

Goal 8: Strengthen commercial, retail and community districts throughout the city.

Present Situation

In the Commercial use Table VMC 20.430.030-1, indicate Self-service storage as an allowed use under the CX column, with existing footnote changed to read:

50 Subject to requirements and standards within the Miscellaneous Special Use Standards for Self-Service Storage, pursuant to VMC 20.895.100. Within the CX zoning district, self-service storage shall also be limited to basement areas of 10,000 square feet or less that are located no more than two feet above ground and not used for parking at the time of this ordinance, provided all applicable fire, building and change of use standards are fully met.

In VMC 20.895.100, amend language to indicate downtown self-storage businesses are not subject to prohibitions on locating near major arterials:

20.895.100.B. General Requirements.

Self-service storage shall be prohibited on properties located in whole or part within 500 feet of major corridors, which is measured from the centerline of the street, as illustrated in Figure 20.895-1 contained herein. This prohibition shall not apply to basement storage in the CX zone pursuant to VMC 20.430.030-1 footnote 50. Map on file with department and available for search on individual site-specific parcels.

Advantage(s)

Allowing self-storage businesses of limited size in the basements of downtown buildings will expand commercial services in the downtown area in a manner that utilizes spaces that otherwise would likely be unused or underused.

Disadvantage(s)

None known.

Budget Impact

No significant impacts anticipated.

Prior Council Review

March 14, 2022 staff memorandum in lieu of a workshop.

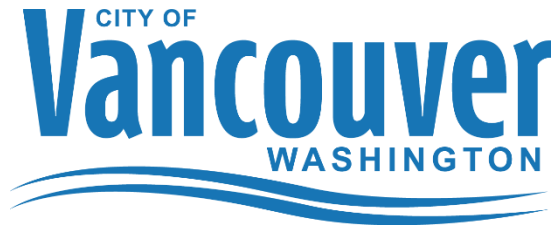
Action Requested

On March 28, 2022 approve the attached ordinance, setting date of second reading and public hearing for April 4, 2022.

Bryan Snodgrass, Principal Planner, 360-487-7946

ATTACHMENTS:

- ▢ March 14, 2022 Memo
- ▢ Background Material Links
- ▢ Ordinance



Memorandum

DATE: March 14, 2022

TO: Mayor and City Council

FROM: Bryan Snodgrass, Principal Planner, Community and Economic Development Department

RE: Proposed zoning text change to allow self-storage businesses in downtown basements in the CX zoning district

CC: Eric Holmes, City Manager

Background

This memorandum is provided in lieu of a workshop for this proposed zoning code text change, which is scheduled for a City Council first reading on March 28 and public hearing on April 4.

Citywide self-storage business standards were updated in 2019 in response to increasing use of commercial land for low employment commercial storage. At that time an existing prohibition on storage in the CX zoning district was maintained. In late 2020 a private [application](#) was submitted to change CX zoning district standards to allow self-storage businesses in downtown building basements. Although the standards would apply throughout the CX zone, the applicant, Randy Printz of Cascadia Development Partners, expressed interest in locating a self-storage business at the Quinn building at 911 Main Street, catering primarily to other downtown business and residential customers.

Proposal

Two related code changes are proposed:

- In the Commercial use Table VMC 20.430.030-1, indicate Self-service storage as an allowed use under the CX column, with existing footnote changed to read:

50 Subject to requirements and standards within the Miscellaneous Special Use Standards for Self-Service Storage, pursuant to VMC 20.895.100. Within the CX zoning district, self-service storage shall also be limited to basement areas of 10,000 square feet or less that are located no more than two feet above ground and not used for parking at the time

of this ordinance, provided all applicable fire, building and change of use standards are fully met.

- In VMC 20.895.100, amend language to indicate downtown self-storage businesses are not subject to prohibitions on locating near major arterials:

20.895.100.B. General Requirements.

1. Self-service storage shall be prohibited on properties located in whole or part within 500 feet of major corridors, which is measured from the centerline of the street, as illustrated in Figure 20.895-1 contained herein. This prohibition shall not apply to basement storage in the CX zone pursuant to VMC 20.430.030-1 footnote 50. Map on file with department and available for search on individual site-specific parcels.

The 10,000 square foot size limit for the basement storage businesses are intended to ensure parking and loading impacts are limited. 10,000 sf is approximately ¼ of full block downtown building footprints, and is used as a limit in non-basement contexts elsewhere in zoning code, such as use size limits in Neighborhood Commercial zone.

The allowance for basements to extend no more than two feet above grade is intended to provide some flexibility for partially sloped sites, while ensuring daylight basements that are potentially commercially viable are not used for storage.

The references to fire and building requirements are intended to alert potential applicants.

Review process and outreach

Review involved internal consultation with City Building and Fire Department staff, and outreach to the Vancouver Downtown Association (VDA) and downtown building owners. After initial concerns Building and Fire Staff concluded they had sufficient authority in their codes and review processes to ensure that potential basement storage applications will be safe. Existing [VMC 20.895.100.4](#) standards applying citywide already prohibit heavy manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other heavy industrial activity within self-serve storage units. It also prohibits flammable, perishable or hazardous materials, or the keeping of animals within self-service storage units.

Feedback from the VDA at a February 2021 meeting and follow-up with downtown building owners was also initially mixed, with some skepticism that allowing self-storage could prevent more active uses from locating in the downtown basements. Bars and restaurants were cited as potential examples, although none have thus far used basement spaces in Vancouver. At a follow up October 2021 meeting the VDA Board and staff expressed more comfort with the proposal provided it was limited to basements that practically have limited potential for other uses.

The Planning Commission expressed conceptual support at a March 9, 2021 workshop, with suggestions to ensure the storage uses were located below ground on all sides and did not

displace basement parking. As discussed briefly at the workshop, staff research turned up one other example of a jurisdiction limiting downtown self-storage to basements only in Salt Lake City. The Commission reviewed the proposed language at a [November 9 workshop](#) and a [December 14 public hearing](#), where they unanimously voted to recommend approval, with no public or stakeholders testifying for or against.

City staff contact is Bryan Snodgrass, bryan.snodgrass@cityofvancouver.us

Attachment C - Links to Background Material

- [December 14, 2021 Planning Commission staff report](#)
- [Application Narrative](#)

03/28/22
04/04/22

ORDINANCE NO. M_____

AN ORDINANCE relating to allowances for self-service storage uses under limited circumstances in basements located within existing buildings in the City Center Mixed Use (CX) zoning district; amending Vancouver Municipal Code (VMC) 20.430, Commercial and Mixed Use Zoning Districts and 20.895.100, Self-Service Storage; providing for savings, severability and an effective date.

WHEREAS, pursuant to the Growth Management Act the City Council has adopted Vancouver Municipal Code (VMC) Title 20 Land Use and Development Code (last amended through Ordinance M-4034); and

WHEREAS, pursuant to VMC 20.285, an application was submitted by a private party to amend the Vancouver Municipal Code to allow for self-storage businesses to locate in building basements in the CX zoning district; and

WHEREAS, the Vancouver Planning Commission reviewed proposed zoning code text changes at duly advertised workshops on March 9 and November 9, and a public hearing on December 14, 2021; and

WHEREAS, at the December 14, 2021, public hearing the Planning Commission voted unanimously to recommend that the City Council adopt the proposed zoning code text changes, with no public or stakeholders providing written or oral testimony; and

WHEREAS, the City Council will be conducting a duly advertised public first reading on March 28 and public hearing on April 4, 2022.; and

WHEREAS, the cumulative environmental impacts of the proposed zoning text changes have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act. A Notice of Determination of Non-significance (DNS) was issued on November 23, 2021, for the proposed zoning text change, and no SEPA comments or appeals were received; and

WHEREAS, the City Council finds and concludes that the proposed changes are consistent with

ORDINANCE - 1

all relevant criteria Zoning Plan Map and Text Amendments (VMC 20.285); and

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The findings and conclusions as set forth in the staff report for the December 14, 2021, Planning Commission Public Hearing are hereby adopted as the City Council's findings of fact; and

Section 2. That part of Ordinance M-3643 as last amended by that part of Section 3 (Exhibit B) of Ordinance M-4341, codified as 20.430.030-1, is hereby amended to read as follows:

VMC 20.430.030-1 Commercial and Mixed Use Districts Use Table

USE	CX
Self-Service	X
Storage	<u>P 50</u>

...

50 Subject to requirements and standards within the Miscellaneous Special Use Standards for Self-Service Storage, pursuant to VMC 20.895.100. Within the CX zoning district, self-service storage shall also be limited to basement areas of 10,000 square feet or less that are located no more than two feet above ground and not used for parking at the time of this ordinance, provided all applicable fire, building and change of use standards are fully met.

...

Section 3. That part of the VMC codified as 20.895.100(B)(1), is hereby amended to read as follows:

VMC 20.895.100 Self-Service Storage.

20.895.100.B. General Requirements.

1. Self-service storage shall be prohibited on properties located in whole or part within 500 feet of major corridors, which is measured from the centerline of the street, as illustrated in Figure 20.895-1 contained herein. This prohibition shall not apply to basement storage in the CX zone pursuant to VMC 20.430.030-1 footnote 50. Map on file with department and available for search on individual site-specific parcels.

Section 4. Savings. Those ordinances or parts of ordinances which are amended by this ordinance shall remain in full force and effect until the effective date of this ordinance.

Section 5. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 6. Effective Date. This ordinance shall become effective thirty (30) days after adoption

Section 7. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

ORDINANCE - 3

Absent: Council Members

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2022

Anne McEnerny Ogle, Mayor

Attest:

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

Approved as to form:

Jonathan Young, Acting City Attorney

ORDINANCE - 4

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20 relating to allowances for self-service storage uses under limited circumstances in basements located within existing buildings in the City Center Mixed Use (CX) zoning district, amending Vancouver Municipal Code (VMC) 20.430, Commercial and Mixed Use Zoning Districts and 20.895.100, Self-Service Storage; and providing for severability, and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).



Item #6.

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 3/28/2022

SUBJECT Approval of City Council Retreat Summary

Action Requested

Approve the summary report for the February 2022 City Council retreat.

Eric Holmes, City Manager

ATTACHMENTS:

- ▢ Meeting Summary

2022 VANCOUVER CITY COUNCIL RETREAT

Meeting Summary

February 25 – 26, 2022

Background

The Vancouver City Council held a two-day retreat in February 2022 to help strengthen relationships, understand each other's interests and values, and explore future visions for the City of Vancouver. The retreat took place in person on Friday, February 25 from 12:30 to 4:30pm and Saturday, February 26, from 8:30am to 3:00pm at the Water Resources Education Center. The retreat attendees included the Mayor, all City Councilmembers, and the City Manager. A number of key city staff attended and participated in parts of the retreat. These included the two Deputy City Managers, the City Attorney and Chief Assistant City Attorney, the Director of Diversity, Equity, and Inclusion, and the Policy and Program Manager. Kearns & West managed and facilitated the meeting and NXT Consulting helped support the visioning exercise.

Day One, Friday, February 25, 2022

Welcome, Introduction, and Proposed Agenda

Mayor Anne McEnerny-Ogle, and Deb Nudelman, Kearns & West, opened the meeting. The Mayor thanked attendees for their willingness to attend an in-person meeting and their willingness to take health and safety precautions. Mayor McEnerny-Ogle stated the Council Retreat is a start for the Council's work together and is an opportunity for the Council to evolve from a group of individuals with separate ideas to a cohesive unit with shared ideas and actions for the City.

Deb welcomed attendees, introduced the Kearns & West team, reviewed the COVID protocols, ground rules, conversation guidelines, retreat outcomes, and the retreat agenda. Deb noted some of the Retreat exercises will ask the Council to stretch outside of its comfort zone and growing outside of the Council's comfort zone may require a different kind of thinking and building a new type of skillset.

Getting to Know Each Other: Who Are We and What Do We Bring to The Council?

Introductions

The City Staff and facilitation team introduced themselves.

The Retreat attendees were asked to share their hopes, expectations, and desired outcomes for the retreat as part of their introductions. Attendees noted the following:

- The hope for an engaged community and engaged leadership
- Hope to build trust for healthy communications to lead to stronger, better outcomes for the public
- The goal of gaining an understanding of Council's values and do clear value setting as a Council
- Building local capacity for deliberate and authentic engagement as a goal
- Doing the work first and then getting to know each other as an expectation
- Finding where interests and values are shared, and to take long-term strategies and turn them into tactics as a goal
- The hope to build trust and mutual respect, and get an understanding of each other's purpose and values
- Appreciate the desire to get the practical work of the Council done as a desired outcome
- Hoping to get clarity on the Council with the new composition of the Council and hoping to arrive at a shared, creative, long-term direction for the community

Deb reflected on what she heard from the group and stated her hope that the relational piece of work done during the retreat would enhance Council efforts to achieve better results.

Ice Breaker

The Council then participated in an Ice Breaker exercise to get to know each other better. Participants were split into groups of four and asked to discuss two questions:

- What is an accomplishment you are proud of and why?
- What is something people would be surprised to learn about you?

Following the Ice Breaker exercise, the retreat attendees shared what they learned about each other, which included:

- Family is important, in all of its shapes and forms
- Showing care is a valued form of leadership
- Being in service and having a practical application for skills is important to many members of the Council
- There is value in being open as it builds a foundation of understanding each other

Understanding Shared Council Values

Survey Exercise

Deb provided a short presentation on why values are important and then asked the retreat participants to answer several survey questions related to their values using a Mentimeter survey format. The responses were displayed on screen in a WordCloud with words that showed up more frequently shown in larger font in the WordCloud. The Mentimeter results are shown in Figures 1-3.



City Council Retreat - February 25-26, 2022 – Meeting Summary Draft

What values are important as Shared Council Values ?



Figure 3: Results from the third Mentimeter question. Larger words were submitted more frequently by retreat participants.

Active Listening Exercise

The retreat participants then participated in a small group exercise on active listening and shared values. Participants were split into groups of three and each group had three roles:

- **Speaker:** Share a situation that was challenging for you because it contrasted with your values. What happened and why?
- **Listener:** Reflect back without judgement what they heard the speaker say
- **Observer:** Share your observations from an outsider's perspective for how the listener communicated back to the speaker

The groups rotated so each person experienced each role.

After the exercise, participants reconvened as a group and shared their takeaways from the exercise. The participants shared they noticed observing is more difficult than active listening and being able to ask questions. They also noted being observed can feel awkward, especially for introverts, taking notes can feel distracting, and asking clarifying questions is extremely helpful. Notes captured during the discussion are shown in Figure 4.



Figure 4: Notes captured in the group discussion following the Active Listening exercise.

Understanding Who We Serve

For the last topic of the day, Eric Holmes, City Manager, presented on the history of Vancouver in five eras, where the City is today in terms of population growth, transportation, services provided, and in comparison, to cities of similar scale. Towards the end of his presentation, Eric Holmes shared the opportunities and challenges he expects the city to face in the coming years. This presentation provided an intellectual framework to inspire thinking for the scenario exercise on Day 2.

Deb provided a high-level summary of the day, thanked the group for their hard work and efforts, and reviewed the agenda for Day 2.

The day adjourned at 4:30 pm

Day Two, Saturday, February 26, 2022

Deb Nudelman welcomed the group and reviewed the Day 2 agenda, ground rules, and conversation guidelines. Members of the group and Deb summarized reflections from Day One:

- Respect was a prominent word on the Shared Council Values WordCloud. Respect and trust are multifaceted and have layers.
- In-person meetings are very different from virtual meetings. They require a different skillset.

Trends of Change and Planning for the Future

Steven Ames from NXT Consulting introduced himself and presented on trends of change and planning for the future to help inform a scenario planning exercise. Steven's presentation touched on global, regional, and local trends that could impact the City of Vancouver, particularly in the areas of population, economics & technological, environmental & urban, social & cultural.

Key takeaways from Steven's presentation included:

- Global Trends and Local Change
- The 'Big Four' Global Megatrends:
 - Population Growth & Change
 - Economic & Technological Change
 - Environmental & Urban Change
 - Social & Cultural Change
- National & Regional Trends
- How to Think Like a Futurist

The group discussed how much you should look to the past for patterns. Steven said that learning from the past is critically important. Today, cities and individuals are in a better position to mobilize and create change. Individuals can make a difference locally, in communities.

Small Group Exercise: Probable/Preferred Scenarios

Council and City staff broke out into three groups to participate in a 45-minute scenario planning exercise. City staff in attendance joined the mayor, councilmembers, and city manager in this exercise. Each group was asked to describe potential scenarios that they predict may occur and why. Based on that scenario the groups were asked to identify opportunities and challenges that the scenario presents, as well as the skills, tools, and capacities needed to succeed in the scenario.

Meeting Interruption

At 11:13 am, the Council passed a motion to adjourn the retreat due to an interruption by members of the public. Mayor McEnerny-Ogle explained to the group that an individual chose to not adhere to the vaccine, mask, and testing policy. Staff called the Vancouver Police Department to assist with the situation.

The retreat reconvened at 12:35 pm after staff and police had resolved the situation and confirmed that the retreat could continue safely for retreat attendees, staff, and the public.

Probable/Preferred Scenarios Group Discussion

Deb reconvened the retreat participants to finish their small group work. They then gathered as a full group to share a report out on what they discussed.

Group 1 shared four scenarios including disaster preparedness, climate change and environment, population growth, and technology. The group discussed what sustainability and being a climate leader means for the City, how to be an inclusive city for people of all needs and abilities, challenges around population growth and housing, the importance of building trust with equitable community engagement, and economic prosperity.

Group 2 shared four scenarios including affordable housing, economic prosperity, public engagement and communications, and climate change and environment. The group discussed the challenges of sprawl and creating affordable housing, how to create more opportunities for small businesses and increase the workforce population, the importance of building trust with the community, and becoming a leader in climate change by setting new standards.

Group 3 shared discussion points around population, housing, environment, culture, and economic trends. The group discussed impacts from climate migration, the need for naturally occurring affordable housing and efficient heating and cooling systems, the value of diversity and how to become a welcoming place, and the importance of investing resources back into the community.

All of the groups' scenarios considered how to create an affordable yet high quality of life for all residents regardless of financial income or ability, while dealing with historic population growth, promoting the local economy, and working to be a leader in sustainability for the Southwest Washington region. There was agreement that Vancouver must move ahead with inclusivity initiatives, especially for community members who speak English as a second language. The group aligned around the idea that Vancouver's diverse population is a strength for the city and emphasized the importance of having city communication in non-English languages. Notes captured during this report out and group discussion are shown in Figures 5, 6, and 7 below.



Figure 5: Notes captured from the Group 1 report out of the Scenarios exercise.

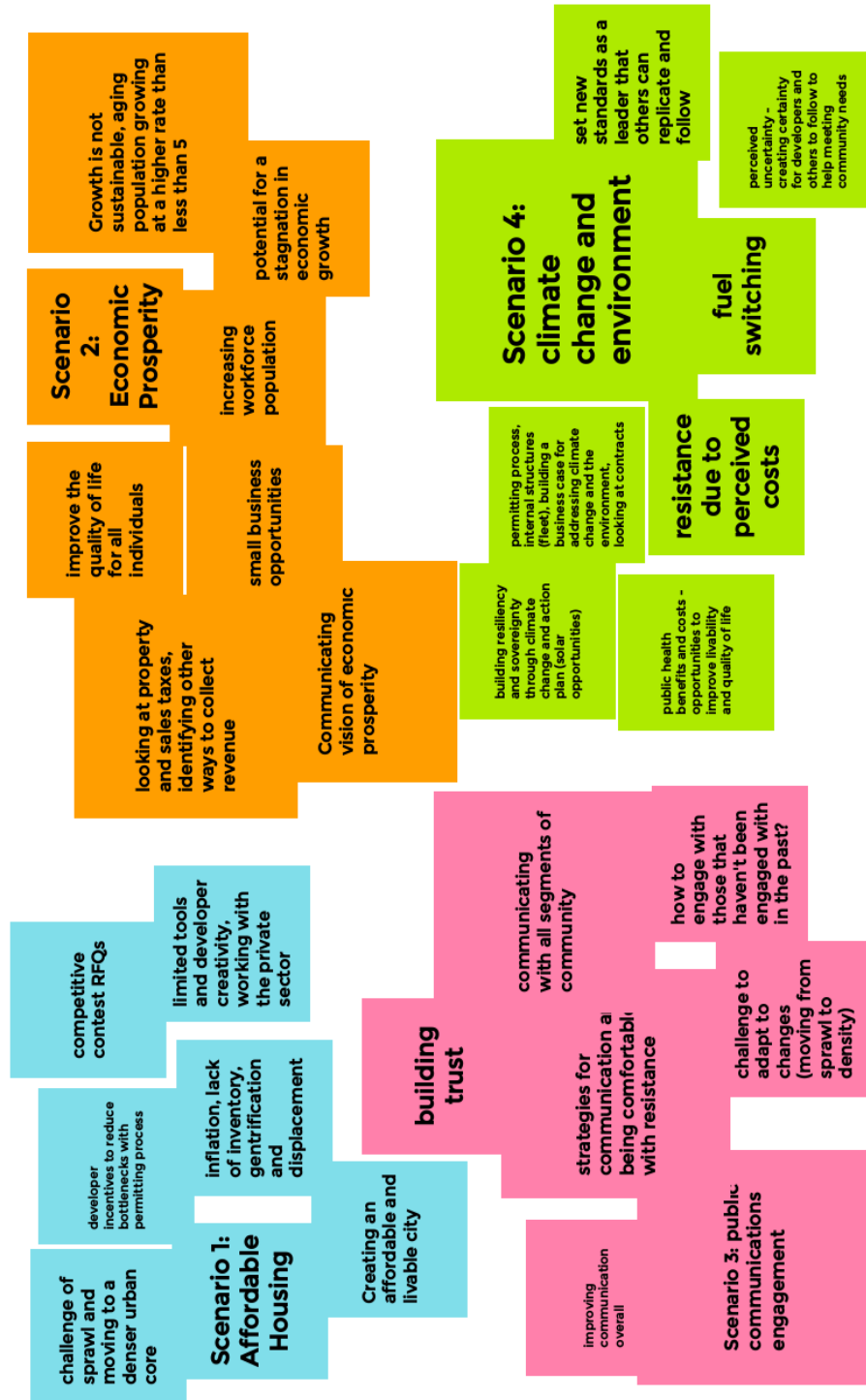


Figure 6: Notes captured from the Group 2 report out of the Scenarios exercise.

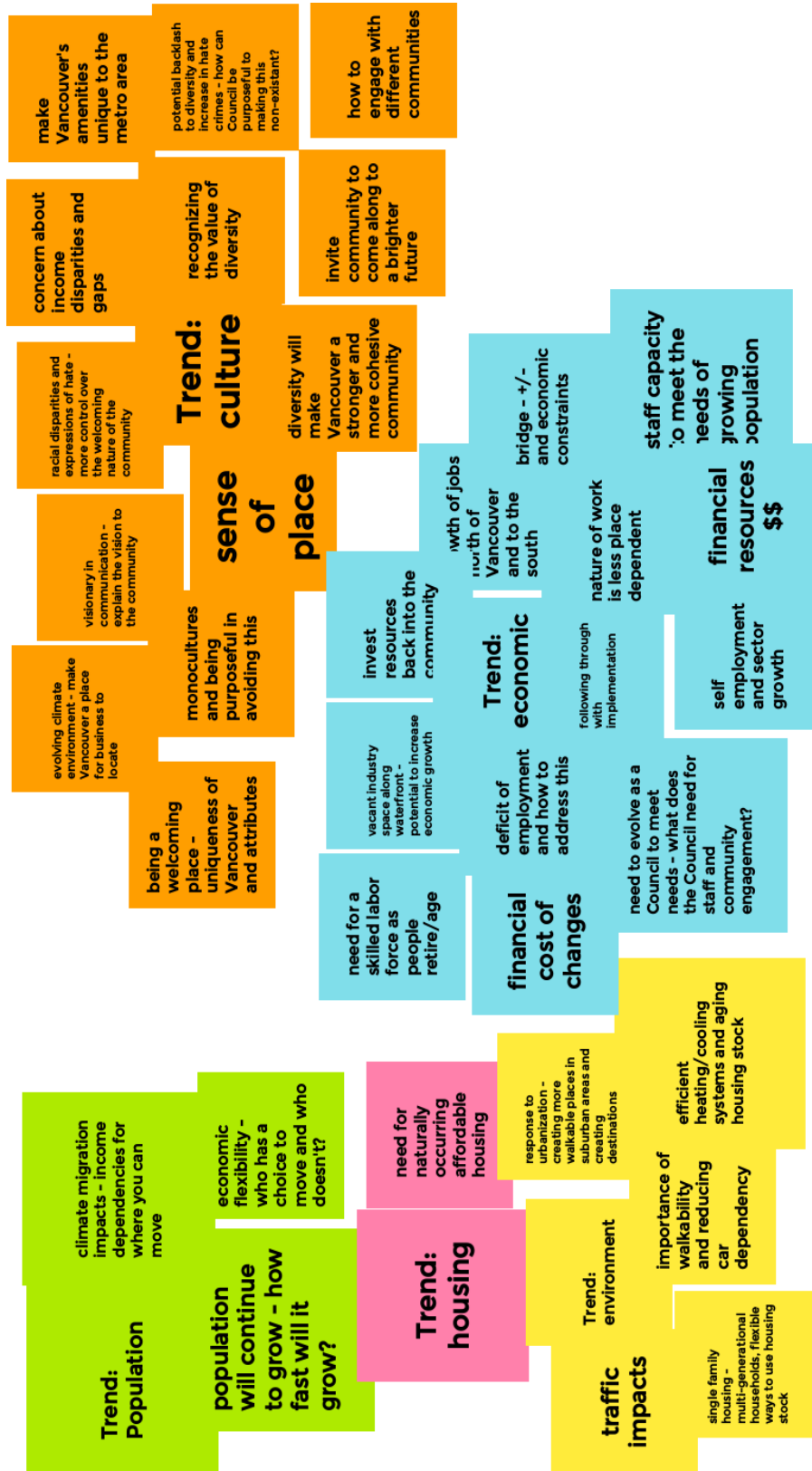


Figure 7: Notes captured from the Group 3 report out of the Scenarios exercise.

Debrief, Group Discussion and Pathway Forward

Steven reflected on what he heard from the group report outs and expressed gratitude for the group's willingness to consider big ideas in addition to day-to-day issues. Steven commented that, with a strong community vision, Vancouver will build capacity for the progress it wants to achieve.

Deb moved into group discussion and asked the group what they wanted to discuss related to the scenario planning exercise. The group was interested in discussing density and what it could mean for the city. The group discussed opportunities and challenges related to density before focusing on how to increase density over time. Notes captured during this discussion are shown in Figure 8 and Figure 9.

Participants expressed excitement and concern during discussion about the opportunities and challenges density presents. Conversations highlighted the importance of communicating the benefits of density to the community, planning for several generations in the future, and the relationship between density and annexation.

The group recognized the importance of creating a plan for density that prioritizes specific locations, considers access to transportation, and explores the possibility of annexation.



Figure 8: Notes captured during the group's discussion on density.



Figure 9: Notes captured during the group's discussion on density.

Bringing it All Together: Turning Ideas into Action, and Reflections

Deb thanked Steven for his presentation and prompts to think about the future. Deb said that due to the time lost during the meeting interruption, the group would blend the final section of the retreat with reflections. Deb headed once around the table to ask each retreat participant to share their thoughts on how they want to move forward in their work together.

The group reflected on the retreat and shared actions and next steps.

The group shared they would like to get together to have more creative, in-depth discussions and found they forged stronger connections as a Council during the retreat while gaining a better understanding of the direction the City is moving in. Councilmembers expressed appreciation for the City staff being included in exercises, and shared optimism about engaging in future work as a Council. Longer-serving Councilmembers thanked the newer Councilmembers for bringing their voices to the table and evolving the culture of the Council with their thoughtful contributions during discussions. Some participants noted it was important the retreat allowed the group to think about long-term planning. Overall themes from participant reflections indicated that the group felt optimistic, energized, and encouraged by the progress made during the retreat. Notes from the reflections discussion are captured in Figure 10.

The following are notes that were captured during this discussion:

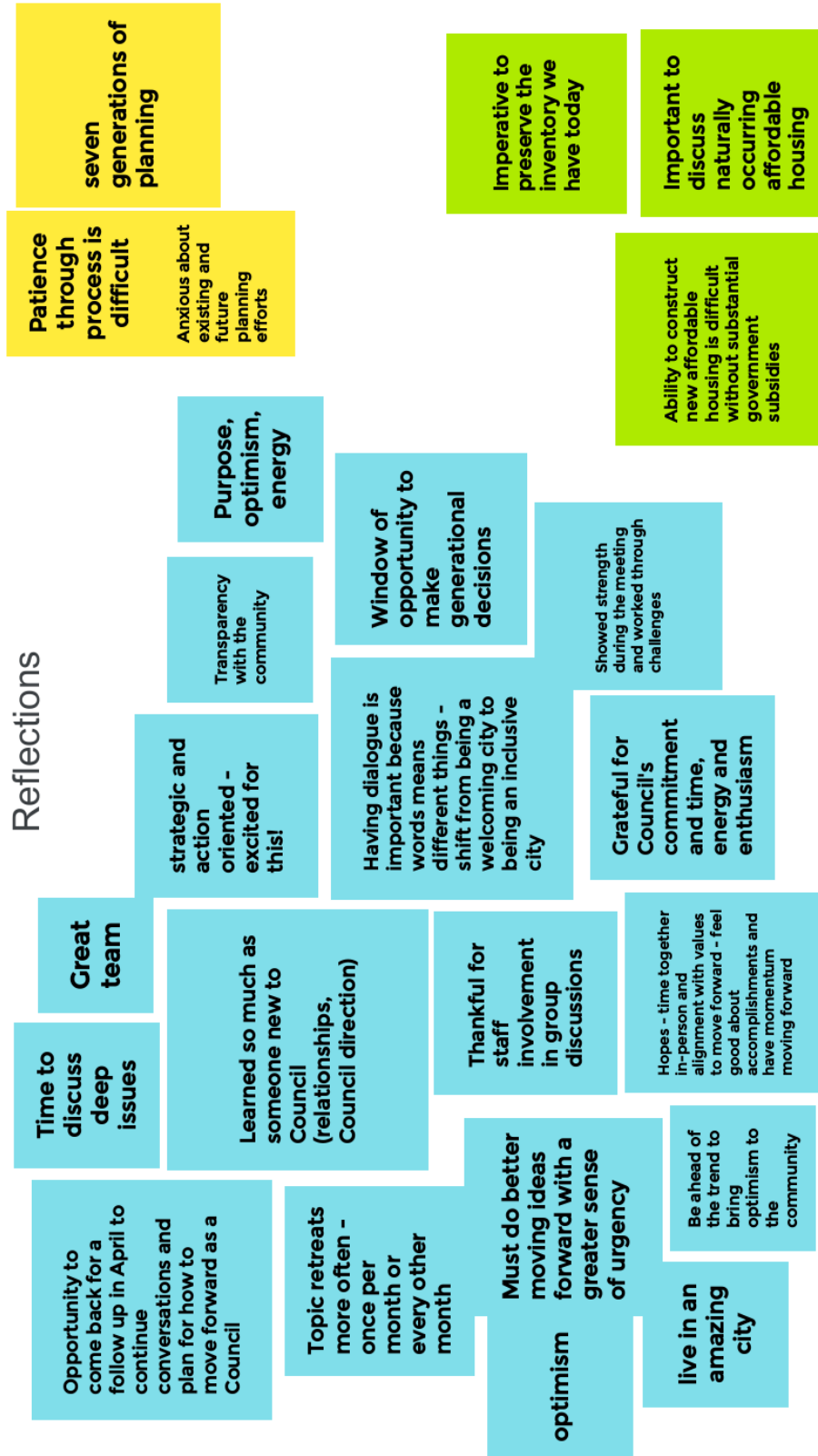


Figure 10: Notes captured during the group discussion about reflections from the 2-day retreat.

Next Steps and Summary

Mayor McEnerny-Ogle shared she was enthusiastic about future in-depth conversations as a Council to build on the excellent work and conversations the Council completed during the retreat. The Mayor stated she was proud of how the Council navigated challenges during the retreat and showed its strength as a group. She acknowledged the Council will face larger challenges in the future, and the retreat proved the Council will be ready to face those challenges with grace. She thanked everyone for attending and for engaging in the retreat respectfully.

Deb Nudelman noted that the purpose of a retreat is to provide an opportunity to take time from other responsibilities to learn from one another. She encouraged the Council to brainstorm a list of topics for future deep-dive conversations, and to schedule out time over the year for those conversations. Deb also encouraged the Council to consider their values, and to look for balance, transparency, and fairness in communication.

Deb shared next steps:

- Slides and documents will be posted to the City's website
- Kearns & West will provide a high-level summary
- The team will identify and schedule time for the group to have similar conversations moving forward

Deb thanked Amanda Delapena for all of her assistance in planning the retreat. Deb then thanked City staff and Council for attending, complying with mask mandates, and being willing to engage outside of their comfort zones to engage in creative, big picture thinking and long-term planning for the City.

The retreat adjourned at 3:00 pm

VOUCHER APPROVAL

We, the undersigned council members of the City of Vancouver, Clark County, Washington, do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of:

\$ 2,410,256.08 this 28th day of March 2022.

DocuSigned by:



MAYOR

DocuSigned by:



COUNCILMEMBER

DocuSigned by:



COUNCILMEMBER



AUDITING OFFICER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
March 14, 2022 - March 20, 2022	Accounts Payable Checks (see attached)	\$ 2,407,817.85
March 14, 2022 - March 20, 2022	Hansen City Payments (see attached)	\$ 1,073.23
March 14, 2022 - March 20, 2022	Visa Refunds (see attached)	\$ 1,365.00
March 14, 2022 - March 20, 2022	Payroll Checks (see attached)	\$ -
TOTAL		\$ 2,410,256.08

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	Manual Wire	No Reference	3/2/2022	106,241.81	Bank Of America N.A. - Remit-To: Charlotte NC	
Supplier Payment	Manual Wire	No Reference	3/10/2022	211.34	Allegiance Benefit Plan Management Inc	
Supplier Payment	Manual Wire	No Reference	3/14/2022	8,635.45	Bank Of America N.A. - Remit-To: Charlotte NC	
Supplier Payment	Manual Wire	No Reference	3/14/2022	118,209.17	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire	No Reference	3/14/2022	28,444.22	State of Oregon Department of Revenue	
Supplier Payment	Manual Wire	No Reference	3/14/2022	719,285.41	State of Washington Department of Retirement System (PERS)	
Supplier Payment	Manual Wire	No Reference	3/14/2022	19,683.94	Washington Dental Service	
Supplier Payment	Manual Wire	No Reference	3/15/2022	149.15	Bank Of America N.A. - Remit-To: Charlotte NC	
Supplier Payment	Manual Wire	No Reference	3/17/2022	89,738.11	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire	No Reference	3/17/2022	615.00	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	
Supplier Payment	Manual Wire	No Reference	3/17/2022	77,031.06	Sun Life Assurance Company of Canada	
Supplier Payment	Manual Wire	No Reference	3/17/2022	965.20	VSP Vision Care Inc	
			Manual Wire Total	1,169,209.86		
Expense Payment	Direct Deposit	EFT-00139152	3/17/2022	148.15	Douglas Van Aalst	
Expense Payment	Direct Deposit	EFT-00139153	3/17/2022	197.50	Jeff Olson	
Expense Payment	Direct Deposit	EFT-00139154	3/17/2022	378.05	Tucker Reynolds	
Expense Payment	Direct Deposit	EFT-00139155	3/17/2022	221.72	Robert Givens	
Cash Advance Payment	Direct Deposit	EFT-00139156	3/17/2022	342.50	Jake Carlow	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00139157	3/17/2022	324.50	James Dewey	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00139158	3/17/2022	324.50	Miranda Skeeter	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00139159	3/17/2022	324.50	Julie Ballou	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00139160	3/17/2022	197.50	Casey Holmes	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00139161	3/17/2022	434.50	Rodrigo Osorio	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00139162	3/17/2022	393.00	Eddie Alba	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00139163	3/17/2022	324.50	Robert Givens	Travel Advance
Expense Payment	Direct Deposit	EFT-00139164	3/17/2022	50.00	Jack Anderson	
Expense Payment	Direct Deposit	EFT-00139165	3/17/2022	28.61	Karen Krohling	
Expense Payment	Direct Deposit	EFT-00139166	3/17/2022	117.70	Cody Uskoski	
Expense Payment	Direct Deposit	EFT-00139167	3/17/2022	117.99	Patrick Kennedy	
Expense Payment	Direct Deposit	EFT-00139168	3/17/2022	37.37	James Fields	
Expense Payment	Direct Deposit	EFT-00139169	3/17/2022	125.25	John Sexson	
Expense Payment	Direct Deposit	EFT-00139170	3/17/2022	328.40	David Galazin	
Expense Payment	Direct Deposit	EFT-00139171	3/17/2022	1,529.32	Kevin Bestul	

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Expense Payment	Direct Deposit	EFT-00139172	3/17/2022	91.97	Craig Carroll	
Expense Payment	Direct Deposit	EFT-00139173	3/17/2022	171.18	Anthony Castro	
Expense Payment	Direct Deposit	EFT-00139174	3/17/2022	140.96	Brian Roark	
Expense Payment	Direct Deposit	EFT-00139175	3/17/2022	197.50	Sean Suarez	
			Direct Deposit Total	6,547.17		
Supplier Payment	EFT	EFT-00139176	3/17/2022	9,992.40	Share Inc	
Supplier Payment	EFT	EFT-00139177	3/17/2022	10,412.84	Emerald Services Inc	
Supplier Payment	EFT	EFT-00139178	3/17/2022	307.05	Praxair Distribution Inc	
Supplier Payment	EFT	EFT-00139179	3/17/2022	4,114.95	Consolidated Supply Co	
Supplier Payment	EFT	EFT-00139180	3/17/2022	36,514.04	Rotschy Inc	
Supplier Payment	EFT	EFT-00139181	3/17/2022	4,058.31	New Life Friends Church	
Supplier Payment	EFT	EFT-00139182	3/17/2022	528.00	Net Transcripts Inc	
Supplier Payment	EFT	EFT-00139183	3/17/2022	38,898.00	Micro Enterprise Services of Oregon	
Supplier Payment	EFT	EFT-00139184	3/17/2022	1,505.00	Brad Piesch Aggressive Enterprises, Inc	
Supplier Payment	EFT	EFT-00139185	3/17/2022	355.89	PreCise MRM LLC	
Supplier Payment	EFT	EFT-00139186	3/17/2022	297.38	MPGTandem	
Supplier Payment	EFT	EFT-00139187	3/17/2022	7,805.25	MacKay Sposito Inc	
Supplier Payment	EFT	EFT-00139188	3/17/2022	33,403.85	Jacobs Engineering Group Inc	
Supplier Payment	EFT	EFT-00139189	3/17/2022	10,164.53	Mead and Hunt Inc	
Supplier Payment	EFT	EFT-00139190	3/17/2022	6,464.43	Consolidated Electrical Distribution	
Supplier Payment	EFT	EFT-00139191	3/17/2022	686.50	Universal Field Services Inc	
			EFT Total	165,508.42		
Ad Hoc Payment	Check	1688	3/16/2022	471.52	Barham,Rachel or Cody	Utility Refunds: 0073014400-06 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	1689	3/16/2022	84.10	Blick,Michael and Rebecca	Utility Refunds: 0114007974-09
Ad Hoc Payment	Check	1690	3/16/2022	191.29	Bora,Floarea	Utility Refunds: 0080039909-05
Ad Hoc Payment	Check	1691	3/16/2022	50.00	David Somppi	Ovpymt of cit 0102574
Ad Hoc Payment	Check	1692	3/16/2022	15.55	Declerck,Angela	Utility Refunds: 0124001124-09
Ad Hoc Payment	Check	1693	3/16/2022	252.55	Declerck,Angela	Utility Refunds: 0124001124-09
Ad Hoc Payment	Check	1694	3/16/2022	103.76	EJ Homes LLC	Utility Refunds: 0500003229-01
Ad Hoc Payment	Check	1695	3/16/2022	61.47	Elevate NW Electric	MPE-315620
Ad Hoc Payment	Check	1696	3/16/2022	86.42	Hadfield,Michael and Jennifer	Utility Refunds: 0500001451-01
Ad Hoc Payment	Check	1697	3/16/2022	90.00	J & F Sushi and Kitchen INC	Bus Lic Fees Ref COVID-19 surch ref prog
Ad Hoc Payment	Check	1698	3/16/2022	290.00	Jordan River Moving L.L.C.	Bus Lic Fees Ref canceled 2nd lic
Ad Hoc Payment	Check	1699	3/16/2022	113.00	Kelley,Ruth	Utility Refunds: 0128000746-02 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	1700	3/16/2022	100.00	KERI KOHOUT	VOUCHER 2009024.030
Ad Hoc Payment	Check	1701	3/16/2022	50.00	Laurie Isenberg	ovrpymt of citation 0102060
Ad Hoc Payment	Check	1702	3/16/2022	772.21	LGI Homes-Washington LLC	RES-316672
Ad Hoc Payment	Check	1703	3/16/2022	44.95	Lucille LLC	Utility Refunds: 0000007371-02
Ad Hoc Payment	Check	1704	3/16/2022	61.47	Mark Mooney	MPE-316767
Ad Hoc Payment	Check	1705	3/16/2022	69.53	Miracle,Kevin	Utility Refunds: 0158007190-00
Ad Hoc Payment	Check	1706	3/16/2022	74.96	Nuffer,Foster and Mary Ann	Utility Refunds: 0085023799-02
Ad Hoc Payment	Check	1707	3/16/2022	100.46	Peru,Theresa and Blaine	Utility Refunds: 0032057500-04
Ad Hoc Payment	Check	1708	3/16/2022	540.00	Pied Piper Pizza LLC	Bus Lic Fees Ref - COVID19 sur ref prog
Ad Hoc Payment	Check	1709	3/16/2022	7.77	Pingree,Justin	Utility Refunds: 0002000112-01

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Ad Hoc Payment	Check	1710	3/16/2022	36.69	Professional Credit Service	Utility Refunds: 0002000111-02
Ad Hoc Payment	Check	1711	3/16/2022	77.51	Prune Tree Holding Company LLC	Utility Refunds: 0011014402-06
Ad Hoc Payment	Check	1712	3/16/2022	104.15	Prune Tree Holding Company LLC	Utility Refunds: 0011014401-06
Ad Hoc Payment	Check	1713	3/16/2022	77.13	Robidoux,Rickey	Utility Refunds: 0041002700-06
Ad Hoc Payment	Check	1714	3/16/2022	108.84	Soderberg, Virpi	Utility Refunds: 0065035300-01 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	1715	3/16/2022	450.00	Subgecko Enterprises Inc	Bus lic fees ref covid-19 surch reg prog
Ad Hoc Payment	Check	1716	3/16/2022	154.06	Summerfield Homes LLC	Utility Refunds: 0114008606-14
Ad Hoc Payment	Check	1717	3/16/2022	746.41	Terri Brooks	CMI-316346
Ad Hoc Payment	Check	1718	3/16/2022	220.00	The Estate of Floyd Noel Colwell	Utility Refunds: 0046057000-00 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	1719	3/16/2022	720.00	The Tran Lin Family LLC	Bus Lic Fees Ref COVID-19 sur ref prog
Ad Hoc Payment	Check	1720	3/16/2022	172.20	The Weekley Group of Companies	Utility Refunds: 0500004770-01 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	1721	3/16/2022	18.26	Van Baalen,Paul H	Utility Refunds: 0041002700-06
Ad Hoc Payment	Check	1722	3/16/2022	91.07	Van Baalen,Paul H	Utility Refunds: 0041002700-06
Ad Hoc Payment	Check	1723	3/16/2022	302.73	Van De Voorde,Marsha	Utility Refunds: 0005004700-18
Ad Hoc Payment	Check	1724	3/16/2022	334.00	Van De Voorde,Marsha and Mark	Utility Refunds: 0005004700-18
Ad Hoc Payment	Check	1725	3/16/2022	540.00	Van Fitness LLC	Bus Lic Fees Ref COVID-19 surch ref prog
Ad Hoc Payment	Check	1726	3/16/2022	150.23	Welch,Jason G and Marissa	Utility Refunds: 0074052474-03
Ad Hoc Payment	Check	1727	3/16/2022	990.00	Wiles' Wings INC	Bus lic fees ref COVID-10 surch ref prog
Supplier Payment	Check	1728	3/16/2022	79.90	Airgas, Inc	
Supplier Payment	Check	1729	3/16/2022	3,936.25	AKS Engineering & Forestry LLC	
Supplier Payment	Check	1730	3/16/2022	372.90	American Sani-Can	
Supplier Payment	Check	1731	3/16/2022	141.39	Aramark Uniform & Career Apparel LLC - Remit-To: Aramark - Pasadena	
Supplier Payment	Check	1732	3/16/2022	5,572.44	Arborscape Ltd Inc	
Supplier Payment	Check	1733	3/16/2022	6,142.22	BHC Consultants LLC	
Supplier Payment	Check	1734	3/16/2022	3,182.49	Bound Tree Medical LLC	
Supplier Payment	Check	1735	3/16/2022	47,434.00	Brown and Caldwell - Remit-To: Brown & Caldwell - San Francisco	
Supplier Payment	Check	1736	3/16/2022	200.00	BSK Associates - Remit-To: Supplier BSK Associates	
Supplier Payment	Check	1737	3/16/2022	1,590.00	Cascadia Consulting Group Inc	
Supplier Payment	Check	1738	3/16/2022	2,170.00	CBG Communications Inc	
Supplier Payment	Check	1739	3/16/2022	37,413.39	CECO Inc	
Supplier Payment	Check	1740	3/16/2022	775.62	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	1741	3/16/2022	7,768.19	CFM Strategic Communications, Inc.	
Supplier Payment	Check	1742	3/16/2022	2,965.67	Cintas	
Supplier Payment	Check	1743	3/16/2022	114.00	City of Vancouver - Remit-To: COV Main	
Supplier Payment	Check	1744	3/16/2022	2,725.00	Clark County - Remit-To: Clark County Public Health	
Supplier Payment	Check	1745	3/16/2022	5,788.81	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	1746	3/16/2022	547.57	Clark Public Utility District No. 1	
Supplier Payment	Check	1747	3/16/2022	958.73	Clark Public Utility District No. 1	
Supplier Payment	Check	1748	3/16/2022	361,920.94	Clark Public Utility District No. 1	
Supplier Payment	Check	1749	3/16/2022	290.95	Clark Public Utility District No. 1	
Supplier Payment	Check	1750	3/16/2022	1,767.26	Clark Public Utility District No. 1	
Supplier Payment	Check	1751	3/16/2022	1,037.18	Clark Public Utility District No. 1	
Supplier Payment	Check	1752	3/16/2022	665.69	Clark Public Utility District No. 1	
Supplier Payment	Check	1753	3/16/2022	724.81	Clark Public Utility District No. 1	

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	Check	1754	3/16/2022	151.11	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	1755	3/16/2022	118.55	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	1756	3/16/2022	245.11	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	1757	3/16/2022	113.55	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	1758	3/16/2022	113.55	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	1759	3/16/2022	116.55	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	1760	3/16/2022	32.88	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	1761	3/16/2022	13,242.75	Confluence Engineering Group LLC	
Supplier Payment	Check	1762	3/16/2022	4,500.00	Critical Insight Inc	
Supplier Payment	Check	1763	3/16/2022	21,971.25	Cubic ITS, Inc	
Supplier Payment	Check	1764	3/16/2022	428.61	Cummins Inc	
Supplier Payment	Check	1765	3/16/2022	1,740.00	David Corey PHD PC	
Supplier Payment	Check	1766	3/16/2022	98,082.20	Del Sol Inc	
Supplier Payment	Check	1767	3/16/2022	9,159.61	Distinctive Landscape LLC	
Supplier Payment	Check	1768	3/16/2022	5,345.88	DKS Associates Inc	
Supplier Payment	Check	1769	3/16/2022	210.75	Ecolights Northwest LLC	
Supplier Payment	Check	1770	3/16/2022	5,478.17	Enviro-Clean Equipment Inc	
Supplier Payment	Check	1771	3/16/2022	275.00	ERF Company Inc	
Supplier Payment	Check	1772	3/16/2022	311.45	Eric Atwell	
Supplier Payment	Check	1773	3/16/2022	1,091.00	Erickson Structural Consulting Engineers	
Supplier Payment	Check	1774	3/16/2022	935.00	Examworks Inc	
Supplier Payment	Check	1775	3/16/2022	1,248.15	Ferguson Enterprises - Remit-To: Ferguson - Dallas	
Supplier Payment	Check	1776	3/16/2022	3,096.00	Frontier Precision Inc	
Supplier Payment	Check	1777	3/16/2022	2,679.24	Genuine Parts Company - Remit-To: NAPA - Los Angeles	
Supplier Payment	Check	1778	3/16/2022	955.00	GSI Water Solutions, Inc.	
Supplier Payment	Check	1779	3/16/2022	24,203.94	Halbert Construction Services LLC	
Supplier Payment	Check	1780	3/16/2022	57,600.26	Herrera Environmental Consultants Inc	
Supplier Payment	Check	1781	3/16/2022	20.60	J-2 Blueprint Supply Co.	
Supplier Payment	Check	1782	3/16/2022	41,353.94	KBT Distributing LLC	
Supplier Payment	Check	1783	3/16/2022	28,024.50	Kearns & West Inc	
Supplier Payment	Check	1784	3/16/2022	6,683.75	Keller Associates Inc	
Supplier Payment	Check	1785	3/16/2022	1,171.82	Kurita America Inc - Remit-To: US Water - Minneapolis	
Supplier Payment	Check	1786	3/16/2022	2,747.36	Loomis Armored US LLC - Remit-To: Loomis - Palatine	
Supplier Payment	Check	1787	3/16/2022	8,432.62	Marquam Group LTD	
Supplier Payment	Check	1788	3/16/2022	1,260.00	Maul Foster & Alongi Inc	
Supplier Payment	Check	1789	3/16/2022	1,391.05	Municipal Emergency Services Inc - Remit-To: Municipal Emergency Services - Chicago	
Supplier Payment	Check	1790	3/16/2022	21,650.00	Nelson Nygaard Consulting Associates Inc - Remit-To: Nelson Nygaard Consulting Associates Inc	
Supplier Payment	Check	1791	3/16/2022	13,017.42	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	Check	1792	3/16/2022	10,759.71	Northwest Staffing Resources Inc - Remit-To: NW Staffing - Portland	
Supplier Payment	Check	1793	3/16/2022	9,235.27	Passport Labs Inc. - Remit-To: Passport Labs Inc	
Supplier Payment	Check	1794	3/16/2022	200.00	PDH Creative	
Supplier Payment	Check	1795	3/16/2022	2,344.66	Physio-Control Inc - Remit-To: Stryker Medical	
Supplier Payment	Check	1796	3/16/2022	9,065.34	Plant Quest, LLC	
Supplier Payment	Check	1797	3/16/2022	4,478.60	Porter W Yett Company	
Supplier Payment	Check	1798	3/16/2022	383.01	Portland Mechanical Construction LLC	
Supplier Payment	Check	1799	3/16/2022	8,884.08	PPC Solutions Inc	
Supplier Payment	Check	1800	3/16/2022	16,505.00	Public Safety Testing Inc	
Supplier Payment	Check	1801	3/16/2022	6,774.10	Qwest Corp - Remit-To: Qwest Corp- Seattle	
Supplier Payment	Check	1802	3/16/2022	2,345.84	Rapco Industries Inc	
Supplier Payment	Check	1803	3/16/2022	3,005.45	Rigert Landscaping Co	
Supplier Payment	Check	1804	3/16/2022	9,950.00	Right-Way CDL Academy, LLC	
Supplier Payment	Check	1805	3/16/2022	300.76	River City Environmental	
Supplier Payment	Check	1806	3/16/2022	3,571.20	Robert Half International Inc	
Supplier Payment	Check	1807	3/16/2022	135.63	Shrums Pest Control	
Supplier Payment	Check	1808	3/16/2022	23,175.00	Southwest Washington Humane Society	
Supplier Payment	Check	1809	3/16/2022	8.50	State of Washington Department of Labor & Industries - Remit-To: State of WA LNI - Boiler Pressure Vessel	
Supplier Payment	Check	1810	3/16/2022	128.59	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	
Supplier Payment	Check	1811	3/16/2022	73.22	State of Washington Department of Transportation	
Supplier Payment	Check	1812	3/16/2022	1,249.00	State of Washington State Patrol	
Supplier Payment	Check	1813	3/16/2022	176.25	Stericycle Inc	
Supplier Payment	Check	1814	3/16/2022	1,000.00	Talx UCM Services Inc	
Supplier Payment	Check	1815	3/16/2022	25.00	Tapani Materials Inc	
Supplier Payment	Check	1816	3/16/2022	14,018.87	The Salvation Army	
Supplier Payment	Check	1817	3/16/2022	25,146.98	Tierra Right of Way Services LTD	
Supplier Payment	Check	1818	3/16/2022	542.50	Triple J Enterprises	
Supplier Payment	Check	1819	3/16/2022	157.12	United Parcel Service	
Supplier Payment	Check	1820	3/16/2022	1,033.14	United States Department of Agriculture - Remit-To: USDA APHIS - St Louis	
Supplier Payment	Check	1821	3/16/2022	328.00	Vancouver Aire LLC	
Supplier Payment	Check	1822	3/16/2022	267.00	Vast Data Concepts	
Supplier Payment	Check	1823	3/16/2022	1,208.50	Walter E Nelson Company	
Supplier Payment	Check	1824	3/16/2022	921.98	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	1825	3/16/2022	955.23	WSP USA Inc. - Remit-To: WSP USA Inc. Dallas	
Supplier Payment	Check	1826	3/16/2022	1,245.27	WW Grainger Inc	
Supplier Payment	Check	1827	3/16/2022	11,697.50	Xchange Recovery	
Supplier Payment	Check	1828	3/16/2022	165.11	XPO Logistics Enterprise Services, Inc - Remit-To: XPO - Portland	
Supplier Payment	Check	1829	3/16/2022	2,282.68	Zayo Group Holding Inc - Remit-To: Zayo Group Holding Inc	
Supplier Payment	Check	1830	3/17/2022	8,400.00	Genuine Senior Living	
			Check Total	1,066,552.40		
			Manual Wire Total	1,169,209.86		

INVOICE PAYMENTS REPORT

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			Direct Deposit Total	6,547.17		
			EFT Total	165,508.42		
Hansen			3/21/2022	1,073.23	City Payments	Posted 03-14-22 to 03-20-22
			Hansen Total	1,073.23		
VISA			3/21/2022	465.00	Miscellaneous	Parks Class Refunds FCC 03-14-22 to 03-20-22
VISA			3/21/2022	900.00	Miscellaneous	Parks Class Refunds MCC 03-14-22 to 03-20-22
			VISA Total	1,365.00		
			Payroll Total	0.00		
			GRAND TOTAL	2,410,256.08		

City of Vancouver
Payroll Council Report
March 14, 2022 - March 20, 2022

Check No.	Date	Explanation	Amount
		No Payroll This Period	

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