



CITY COUNCIL MEETING MINUTES

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

Anne McEnery-Ogle, Mayor

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

March 4, 2019

WORKSHOPS

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

5:00-5:30 p.m. Downtown Redevelopment Authority (DRA) and City Center Redevelopment Authority (CCRA) 2018 Annual Reports

*Presenters: Richard Keller, DRA / CCRA President; Paul Lewis, DRA
Executive Director; Chad Eiken, CCRA Executive Director, 487-7882*

Summary

DRA and CCRA staff provided Council with an overview of the DRA/CCRA 2018 Annual Reports and upcoming projects.

5:30-6:00 p.m. WSDOT Interstate Bridge Trunnion Replacement

*Presenters: Frank Green, WSDOT, Assistant Regional Administrator for
Development & Delivery; Ryan Lopoosa, Streets & Transportation
Manager, 487-7706*

Summary

WSDOT and City staff provided Council with an overview of the upcoming I-5 bridge maintenance scheduled for September 2020.

COUNCIL DINNER/ADMINISTRATIVE UPDATES (6PM)

COUNCIL REGULAR MEETING

Pledge of Allegiance

Call to Order and Roll Call

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

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

Absent: None

Proclamation: Women's History Month

Mayor McEnerny-Ogle read and presented a proclamation to Jo Waddell representing the League of Women Voters, proclaiming March 2019, as "Women's History Month."

Citizen Communication (Items 1-4)

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

Consent Agenda (Items 1-4)

Motion by Councilmember Glover, seconded by Councilmember Paulsen, and carried unanimously to approve items 1-4 of the Consent Agenda.

1. Vancouver Tennis Center Reroof Project – Construction Acceptance and Release of Retainage.

Staff Report 032-19

Summary

The City of Vancouver operates the Vancouver Tennis Center, located at 5300 E. 18th Street in Vancouver. The property is owned by the Vancouver School District (District) and the City holds a 20-year long term lease, which has a 10-year initial term, with an auto extension for an additional 10 years. The lease with auto renewal will be in effect until 2038. In order to continue operations and improve services to the community, the City entered into a Management and Operations Agreement with USTA-PNW earlier this year. As part of that agreement the City committed to replacing the roof.

The Vancouver Tennis Center was constructed in 1975, added onto in 1986 and again in 1993. Prior to this project, the roof had never been replaced and was experiencing multiple failures. A total roof replacement was

determined to be the most economical solution. This project replaced the existing exposed fastener metal roof and insulation with a modern concealed clip fully seamed metal roof and insulation system. In addition, the project replaced rain gutters, metal siding on the end walls, and resealed the concrete joints on the tilt up wall panels. Construction was phased to allow for operation during construction

Invitation to Bid #18-3 was issued on March 5, 2018. The City received three contractor bids by the bid solicitation close on April 3, 2018. Bids for Schedule A (roof replacement) and Schedule B (tilt-up wall sealant replacement) ranged between \$820,046.00 and \$1,346,328.00. AMER-X Inc. Roofing was determined to be the lowest responsive and responsible bidder and their bid was within the expected range of the engineer's estimate.

The original contract amount, including sales tax, was \$820,046.00. The final project cost, including sales tax, is \$784,612.65, which is 4.5% lower than the original contract amount. The difference between the original contract amount and the final contract amount can primarily be attributed to a change in the insulation system resulting in lower installation cost, while retaining the same insulation quality. A contingency set aside at the beginning of the construction phase for this project was not used.

The work has been completed satisfactorily in accordance with the plans and specifications. An apprenticeship goal of 3% utilization was set for this project. The contractor achieved an actual apprenticeship utilization of 11.6%. Contract costs are summarized below:

TOTAL CONTRACT COSTS	
<i>Labor, Equipment, and Material</i>	<i>\$723,812.41</i>
<i>Sales Tax</i>	<i>\$60,800.24</i>
<i>Total Contract Value</i>	<i>\$784,612.65</i>
<i>Retainage</i>	<i>\$36,190.62</i>

Request: On March 4, 2019, accept the facilities as constructed by AMER-X Inc. Roofing of Brush Prairie, Washington, and authorize the release of the retainage in the amount of \$36,190.62, subject to the receipt of all documentation required by law.

Brent Waddle, Recreation Services Supervisor, 635-2579

Motion approved the request.

2. **Contract with VSP Vision Care, Inc. (VSP)**

Staff Report 033-19

Summary

The City and the VHA have offered covered employees' vision benefits for the past several decades. Although vision benefits were previously provided through Regence, that is no longer an option effective 2019. In lieu of joining another vision plan, the City has opted to contract with VSP Vision Care, Inc. for services. Becoming self-insured allows the Program the flexibility to better stabilize health care costs.

Request: Authorize the City Manager or designee to sign the contract with VSP Vision Care, Inc. (VSP) for vision insurance coverage, and also authorize the City Manager, or his designee, to approve amendments to the contract for an amount not to exceed 10% of the original contract amount.

Lisa Takach, Interim HR Director, 487-8611; Debra Quinn, Assistant City Attorney, 487-8500

Motion approved the request.

3. **Water Station #4 (Blandford) Dog Park Agreement**

Staff Report 034-19

Summary

The easternmost portion of the City's Water Station #4 (Blandford) property, located at the intersection of E. 5th Street and Blandford Drive, has been used by local residents as an unofficial off-leash dog park for approximately the past twenty years. The property had always been separately fenced off but was opened up with a gate to provide access for a water station improvement project. After that project was completed, the gate remained and local residents began using the area to exercise their dogs. The City allowed that use to continue on an unofficial basis with the understanding that interim use was conditioned on responsible behavior by those using the site. This included picking up and properly disposing of dog waste, not misusing the property or allowing for nuisance conditions to be created. In addition, it was made clear that use was only interim and would be discontinued when the water utility needed to use its property for expanded water treatment facilities and/or for replacement well sites. In 2015, the City entered into an agreement with the Vancouver Watershed Alliance (VWA) for the placement of a pet waste station dispenser at the property to be maintained by the VWA. The VWA subsequently worked with the Evergreen Shores Neighborhood Association to provide for the ongoing

upkeep of the dispenser.

Columbia Grove LLC (aka Killian Pacific) is developing property located just west of the Water Station #4 property and would like to make some improvements to the easternmost parcel currently being used for off-leash activities to improve the aesthetics and use of the site on an interim basis until such time the water utility needs to use its property for utility purposes. The improvements include providing additional fencing to create separate areas for both large and small dog breeds, improvements to the gated entrance to the site, placement of one or more park benches within the site, and an upgrade to the existing pet waste station. They are also proposing the installation of a banner along the existing perimeter fence that will feature pictures of a variety of dog breeds. A sign will also be installed that outlines the standard rules and expectations for site users. The terms of placement of these improvements as well as their long term maintenance are set forth in the attached Dog Park Agreement. The cost of the improvements are being borne by Columbia Grove LLC. No City funds are being used or are contemplated (State law also prohibits the use of Water Utility funds for non-utility purposes).

Use of the easternmost portion of Water Station #4 property as an off-leash dog park is strictly interim. As the needs for the property as a City Water Utility asset evolve, it may become necessary to expand use of the property for water-related purposes, including placement of additional wells, water treatment facilities and/or associated infrastructure. At that point, it would likely become necessary to discontinue the interim use of the site as an off-leash dog park. This provision is also set forth in the agreement. The City also plans to install an informational sign at the facility that informs users of this provision.

Request: Authorize the City Manager or designee to execute the Dog Park Improvement Agreement with Columbia Grove, LLC, on behalf of the City of Vancouver.

Brian Carlson, Public Works Director, 487-7131

Motion approved the request.

4. Approval of Claim Vouchers

Request: Approve claim vouchers for March 4, 2019.

(copy available on request)

Motion approved claim vouchers for March 4, 2019, in the amount of

\$4,806,734.16.

Communications

A. From the Council

B. From the Mayor

Mayor McEnerny-Ogle requested that Council confirm updated subcommittee assignments for the year and recommended Councilmembers Glover, Hansen and Paulsen serve on Council Committee 1 and Councilmembers Turlay, Stober and Lebowsky serve on Council Committee 2. Council agreed by consensus to these assignments.

C. From the City Manager

a. Westside Bike Mobility Project Update

Rebecca Kennedy, Long Range Planning Manager and Anna Dearman, Senior Transportation Planner, presented an overview of the Westside Bike Mobility Project including the following:

- Review of Policy Context and Process
- Columbia Street Bike Lane Project Background
- Westside Bike Mobility Project Network and Corridor Analysis
- Off-street Parking Capacity Analysis
- Potential Parking Removal Mitigation Strategies
- Ongoing Community/Stakeholder Outreach

Council discussed at length details of the corridor analyses, timeline considerations for the project, opportunities for compromise and mitigation, and the overall vision for Columbia Street Complete Streets initiative.

Council asked to return in a workshop on March 25th to report on specifics about implementation of the first phase of the Columbia complete streets project with a report on the specific outreach and engagement that was discussed during this presentation, and specific methods and techniques to mitigate potential impacts on impacted properties. Councilmember Stober also requested visual renderings of what is envisioned for Columbia Street.

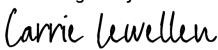
Adjournment

8:08 p.m.

DocuSigned by:

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Anne McEnerny-Ogle, Mayor

Attest:

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

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