



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

February 4, 2019

WORKSHOPS

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

4:00-5:00 p.m. Solid Waste Collection Contract Update

Presenters: Tanya Gray, Solid Waste Supervisor, 487-7163; Rich McConaghy, Environmental Resources Manager, 487-7165; Brian Carlson, Public Works Director, 487-8131

Summary

Public Works staff provided Council with an update on the negotiation process with the City's solid waste collection vendor, an overview of proposed updates and extension of the existing contract, and next steps.

5:00-6:00 p.m. The Heights District Plan Update

Presenters: Rebecca Kennedy, Long Range Planning Manager, 487-7896; Teresa Brum, Economic Development Division Manager, 487-7949; Mark Sindell, Principal, GGLO; Keith Walzak, Director, VIA Architecture

Summary

City staff provided Council with an update on The Heights District planning process and introduced Council to the project consultants, who presented the details of a preferred design alternative for subarea.

COUNCIL DINNER/ADMINISTRATIVE UPDATES (6 PM)

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

Approval of Minutes

Minutes - January 14, 2019

Motion by Councilmember Glover, seconded by Councilmember Lebowsky, and carried unanimously to approve the meeting minutes of January 14, 2019.

Proclamation: Black History Month

Mayor McEnerny-Ogle read and presented a proclamation to Jasmine Rucker Tolbert, Vice President of the Vancouver chapter of the NAACP, proclaiming February 2019 as Black History Month.

Citizen Communication (Items 1-2)

Mayor McEnerny-Ogle opened the Citizen Communication and received the following testimony:

- Hector Hinojosa, representing Community Roots Collaborative, spoke in support of Item 1 and expressed gratitude for the City's support of homelessness and affordable housing efforts in the community.
- Roy Johnson, Executive Director of Vancouver Housing Authority (VHA), spoke in support of Item 1 and noted that the VHA has been able to greatly advance its projects due to the support from the Affordable Housing Fund.

There being no further testimony, Mayor McEnerny-Ogle closed the Citizen Communication.

Consent Agenda (Items 1-2)

Motion by Councilmember Hansen, seconded by Councilmember Turlay, and carried unanimously to approve the items of the Consent Agenda.

1. **Affordable Housing Fund: 2018-2019 Housing Production & Preservation Projects**

Staff Report 024-19

Summary

The Affordable Housing Fund is in its third year of levy collection and second year of project spending. On January 28, 2019, staff presented Affordable Housing Fund award recommendations to City Council for Housing Production and Preservation projects. This award cycle combines 2018 and 2019 funds, making a total of \$6.04 million available for units supporting households earning up to 50% of area median income (AMI).

Applicants were allowed to request up to \$50,000 per unit at 50% AMI with a maximum project request of \$850,000. The City received 15 applications from both nonprofit and for-profit developers. A 12-person committee with expertise in finance, development, property management and community services reviewed the applications and made funding recommendations.

The recommendations include \$5,690,000 awarded to fifteen projects (see attached project list). The remaining \$350,000 is a contingent award and will be provided to the Community Roots Collaborative Development and/or Veterans Village if these projects secure other funding to move forward.

The proposed awards would support a total of 513 new or preserved housing units, including 352 units serving households at or below 50% AMI. Ten of the proposals are new construction or acquisition projects that will result in new units available to very low-income households. The remaining five projects are rehabilitation of existing income-based apartments.

Request: Approve the funding awards for 2018-2019 Housing Preservation and Production projects to support fifteen community projects.

Peggy Sheehan, Community Development Programs Manager, 487-7952

Motion approved the request.

2. **Approval of Claim Vouchers**

Request: Approve claim vouchers for January 28, 2019.

(Copy available upon request.)

Motion approved claim vouchers for February 4, 2019, in the amount of \$6,229,685.84.

Public Hearings (Item 3)

3. Academy Development Agreement Extension

Staff Report 011-19

AN ORDINANCE approving an extension of a development agreement between the City of Vancouver and Providence Academy, LLC and Academy Development, LLC related to the Academy Property and providing for an effective date.

Summary

The Academy property contains a large area of unimproved (gravel) surface that has been used for parking for a number of years. In order to promote improvement of unimproved parking lots in the downtown, the City's land use code (VMC 20.630) contains a requirement to bring such substandard parking lots up to current city standards no later than December 31, 2015, or be discontinued for parking. Current city standards include paving, striping, curbs or wheel stops, storm water management facilities, lighting, and landscaping with irrigation.

In 2016, the applicant entered into a development agreement to allow the unimproved parking to remain until the property can be redeveloped. The development agreement expired December 31, 2018. The applicant has made progress on upgrading the parking to comply with the development agreement. The Aegis development was recently approved that will occupy 2.2 acres along C Street. The development will remove unimproved parking from the Academy campus and replace with new buildings and paved surface parking that complies with current code. Construction is anticipated to commence next year. In addition to Aegis, another phase of development is planned for the northeastern area of the campus. The Historic Trust desires additional time to allow the unimproved parking to remain while the planning and redevelopment of the site can take place. The northeastern area contains historic structures including the smoke stack and the laundry/boiler building and the Historic Trust desires to have adequate time to investigate the feasibility of retaining these structures.

Request: On Monday, February 4, 2019, subject to second reading and public hearing, approve ordinance.

Keith Jones, Senior Planner, 487-7887; Brent Boger, Assistant City Attorney, 487-8500

Councilmember Glover recused herself from discussion and action on this item, as she sits on the board of directors for The Historic Trust.

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Keith Jones, Senior Planner, provided an overview of the proposed development agreement extension.

Mayor McEnerny-Ogle opened the public hearing and, receiving no testimony, closed the public hearing.

Motion by Councilmember Hansen, seconded by Councilmember Lebowsky, and carried unanimously to approved Ordinance M-4263.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Adjournment

7:04 p.m.

DocuSigned by:

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Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

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

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