



## Vancouver City Council

Anne McEnerny-Ogle, Mayor  
Bart Hansen - Ty Stober - Erik Paulsen  
Sarah J. Fox - Diana H. Perez - Kim D.  
Harless

### City Council Meeting Agenda September 16, 2024

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In accordance with the Open Public Meetings Act (OPMA), the Vancouver City Council meeting will be open to in-person attendance. Options for viewing and/or participating in the meeting remotely will also be accommodated. The City Council will be attending this meeting in person.

All City Council workshops and meetings are broadcast ([live closed captioning available](#)), CVTV cable channels 23 / HD 323, and on the [City's Facebook page](#).

Public testimony will be accepted regarding any matter on the agenda below. Advance registration will be required.

Unless otherwise announced by the Presiding Officer, each speaker may testify once for up to three minutes under each public testimony opportunity below and will be asked to provide their name and city of residence for the record.

Testimony will be accepted in the following manner:

- **Written comments submitted in advance:** [Email comments to the City Council](#) until 12:00 p.m. September 16, 2024. Comments will be compiled and sent to the City Council and entered into the record.
- **In-person or remote testimony during the meeting:** Register in-person at City Hall. In-person registration is open until 6:30 p.m. on September 16, 2024. Instructions will be provided on-site. Register to testify online. Online registration is open until 12:00 p.m. on September 16, 2024.

Visit the [city's website](#) for more information and to register under Public Participation or call the City Manager's Office at (360) 487-8600.

Further instructions for accessing the virtual meeting (for remote testimony) will be provided upon registration.

Upon request, printouts of agenda materials will be provided, including large print.

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### **Workshops: 4:00-6:00 p.m.**

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

#### **Comprehensive Plan Update**

(Approximately 1 hour)

Rebecca Kennedy, Deputy Community Development Director,  
[rebecca.kennedy@cityofvancouver.us](mailto:rebecca.kennedy@cityofvancouver.us)

#### **Greenhouse Gas Inventory Update**

(Approximately 1 hour, to immediately follow the previous workshop)

Stacey Dalgaard, Associate Climate Project Coordinator, Stacey.Dalgaard@cityofvancouver.us

**Council Dinner / Administrative Updates (6:00-6:30 p.m.)**

**Regular Council Meeting**

6:30 PM

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

**Pledge of Allegiance**

**Call to Order and Roll Call**

**Approval of Minutes**

**Minutes - July 1, 2024**

**Proclamations**

**Week Without Driving**

**Deaf Awareness Week**

**Suicide Prevention Awareness Week**

**Community Communication**

This is the place on the agenda where the public is invited to speak to Council regarding any matter on the Agenda not already scheduled for Public Hearing. (Separate instructions are provided for offering testimony on Public Hearing when applicable.) This includes the option to testify about Workshops. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Speakers are to limit their testimony to a total of three minutes for all items combined.

**Consent Agenda**

The following items will be passed by a single motion to approve all listed actions and resolutions. There will be no discussion on these items unless requested by Council. If discussion is requested, the item will be moved from the Consent Agenda and considered separately – after the motion has been made and passed to approve the remaining items.

- 1. Final Acceptance of the W Fourth Plain Water & Sewer Improvements – Rebid, per ITB 23-29**

**Staff Report: 176-24**

Request: On September 16, 2024, accept the facilities as constructed by Tapani Incorporated., of Battle Ground, Washington, and authorize release of the contractor's bond, subject to receipt of all documentation required by law.

Michelle Henry, Senior Civil Engineer, michelle.henry@cityofvancouver.us

- 2. Piggyback Contract - Increase to US Communities Contract #4400008495, Public Safety and Emergency Preparedness Equipment (Mallory Safety & Supply LLC) - C-100986**

**Staff Report: 177-24**

Request: Authorize the increase of contract C-100986, to purchase safety and equipment supplies, for \$800,000. This amount will allow staff to utilize the contract until September 30, 2028.

Brian Wilson, Operations Superintendent, [Brian.E.Wilson@cityofvancouver.us](mailto:Brian.E.Wilson@cityofvancouver.us)

**3. Contract Amendment - Ductile Iron Pipe and Fittings - C-101465**

**Staff Report: 178-24**

Request: Authorize an increase to contract C-101465 with Core and Main for an additional \$900,000.

Brian Wilson, Operations Superintendent, [Brian.E.Wilson@cityofvancouver.us](mailto:Brian.E.Wilson@cityofvancouver.us)

**4. Request For Proposal (RFP) 46-24 Award for Home Electrification and Appliance Rebate (HEAR) Program**

**Staff Report: 179-24**

Request:

1. Approve acceptance of HEAR grant award from Washington Department of Commerce in the amount of \$1,321,551.
2. Approve a resolution adopting the proposed HEAR awards and authorizing the City Manager to execute related agreements.

Samantha Whitley, Housing Programs Manager, Rebecca Small, Senior Policy Analyst, [samantha.whitley@cityofvancouver.us](mailto:samantha.whitley@cityofvancouver.us), [rebecca.small@cityofvancouver.us](mailto:rebecca.small@cityofvancouver.us)

**5. Subrecipient Agreement between City of Vancouver and the 2023 and 2024 Urban Area Security Initiative**

**Staff Report: 180-24**

Request: Authorize the City Manager, or designee, to approve the 2023 subrecipient agreement between the City of Vancouver and Urban Area Security Initiative.

Daphne Harris, Finance and Logistics Supervisor,  
[daphne.harris@cityofvancouver.us](mailto:daphne.harris@cityofvancouver.us)

**6. Grant Application Authorization for Development of Raymond E. Shaffer Community Park**

**Staff Report: 181-24**

Request: Authorize the City Manager to execute the resolution and associated Recreation and Conservation Office grant application forms.

Monica Tubberville, Senior Planner, David Perlick, Director of Parks, Recreation and Cultural Services, [monica.tubberville@cityofvancouver.us](mailto:monica.tubberville@cityofvancouver.us),  
[david.perlick@cityofvancouver.us](mailto:david.perlick@cityofvancouver.us)

## **7. Village 57 Apartments - Fourth Plain for All Affordable Housing Loan**

**A RESOLUTION** relating to affordable housing; authorizing the City Manager to approve the below market-rate affordable housing loan and execute agreements and other related loan documents, and authorize reasonably necessary modifications to the subordinate deed of trust or execution of documents requested by the Borrower's primary lender to perfect subordination of the loan security on behalf of the City of Vancouver consistent with the Fourth Plain For All Investment Strategy Housing Allocation funds.

### **Staff Report: 182-24**

Request:

1. Approve the Affordable Housing Loan between DIG Vancouver 57th, LLC, a Washington limited liability company ("Borrower") and the City of Vancouver, Washington, a Washington municipal corporation ("Lender"); and
2. Authorize the City Manager or their designee to issue and execute the Loan Documents, which include the Affordable Housing Loan Agreement (Exhibit A of the Resolution), the Secured Promissory Note (Exhibit B of the Resolution), the Subordinate Deed of Trust (Exhibit C of the Resolution), and the Affordable Housing Covenant (Exhibit D of the Resolution), in substantially the form as attached in the resolution; and
3. Authorize the City Manager or their designee to make any reasonably necessary modifications to the Loan Documents and execute supplemental creditor agreements requested by the Borrower's primary lender as reasonably necessary to perfect subordination of the loan security.

Chim Chune Ko, Principal Project Manager, [ChimChune.Ko@cityofvancouver.us](mailto:ChimChune.Ko@cityofvancouver.us)

## **8. Resolution for the Village 57 Apartments -Multifamily Tax Exemption**

**A RESOLUTION** of the City Council of the City of Vancouver approving a contract with DIG Vancouver 57th, LLC a Washington limited liability corporation (Applicant), for a 12-year limited multi-family tax exemption providing income-based housing for the property located at 2909 NE 57th Avenue Vancouver, WA 98661 (Exhibit A).

### **Staff Report: 183-24**

Request: Approve resolution allowing for a multifamily tax exemption certificate for rehabilitation of 48 apartment units in the Fourth Plain target area.

Bryan Monroe, Associate Housing Project Coordinator,  
[bryan.monroe@cityofvancouver.us](mailto:bryan.monroe@cityofvancouver.us)

## **9. Resolution for the Heights District Exclusive Negotiation Agreement for First Phase of Development**

**A RESOLUTION** relating to the approval of a form of exclusive negotiation agreement between the City of Vancouver and Edlen & Co Development, LLC ("Edlen & Co"); Palindrome LLP ("Palindrome") and The Related Companies dba Related NW and Vancouver Housing Authority ("Related and VHA"); establishing the terms and conditions for negotiating development

agreements for the development of the Heights District sites B, C and P; and authorizing the City Manager to execute the exclusive negotiation agreements.

**Staff Report: 184-24**

Request: Adopt a resolution approving the exclusive negotiation agreement in its substantive form, and authorize the City Manager to execute the exclusive negotiation agreements specific to each development site.

Amy Stewart, Real Estate Project Manager, amy.stewart@cityofvancouver.us

**10. Ordinance Authorizing Extension to On-Call Wastewater Professional Service Contract C-100257 with Keller Associates, Inc.**

**AN ORDINANCE** authorizing the City Manager or designee to finalize and execute a contract amendment with Keller Associates, Inc. ("Consultant"), to continue providing wastewater treatment and other related services ("Services") to the City of Vancouver, Washington ("City"); authorizing a contract amendment extending the contract beyond its original five-year duration; providing for severability; and setting an effective date.

**Staff Report: 185-24**

Request: Advance the ordinance on first reading and set a date of October 7, 2024, for second reading and public hearing. The ordinance, if approved, would authorize the City Manager, or designee, to amend contract C-100257 with Keller Associates, Inc. of Salem, Oregon, to extend contract expiration dates from December 31, 2024 to December 31, 2027, with a mutual option to extend an additional period to December 31, 2029.

Frank Dick, Wastewater Treatment Program Manager, frank.dick@cityofvancouver.us

**11. Ordinance Authorizing Extension to On-Call Wastewater Professional Service Contract C-100252 with Water Systems Consulting, Inc.**

**AN ORDINANCE** authorizing the City Manager or designee to finalize and execute a contract amendment with Water Systems Consulting, Inc. ("Consultant"), to continue providing wastewater treatment and other related services ("Services") to the City of Vancouver, Washington ("City"); authorizing a contract amendment extending the contract beyond its original five-year duration; providing for severability; and setting an effective date.

**Staff Report: 186-24**

Request: Advance the ordinance on first reading and set a date of October 7, 2024, for second reading and public hearing. The ordinance, if approved, would authorize the City Manager, or designee, to amend contract C-100252 with Water Systems Consulting, Inc. of Portland, Oregon, to extend contract expiration dates from December 31, 2024 to December 31, 2027, with a mutual option to extend an additional period to December 31, 2029.

Frank Dick, Wastewater Treatment Program Manager, frank.dick@cityofvancouver.us

**12. Ordinance Authorizing Extension to On-Call Wastewater Professional Service Contract C-100232 with Jacobs Engineering Group, Inc.**

**AN ORDINANCE** authorizing the City Manager or designee to finalize and execute a contract amendment with Jacobs Engineering Group, Inc. ("Consultant"), to continue providing wastewater treatment and other related services ("Services") to the City of Vancouver, Washington ("City"); authorizing a contract amendment extending the contract beyond its original five-year duration; providing for severability; and setting an effective date.

**Staff Report: 187-24**

Request: Advance the ordinance on first reading and set a date of October 7, 2024, for second reading and public hearing. The ordinance, if approved, would authorize the City Manager, or designee, to amend contract C-100232 with Jacobs Engineering Group, Inc. of Portland, Oregon, to extend contract expiration dates from December 31, 2024 to December 31, 2027, with a mutual option to extend an additional period to December 31, 2029.

Frank Dick, Wastewater Treatment Program Manager, [frank.dick@cityofvancouver.us](mailto:frank.dick@cityofvancouver.us)

**13. Ordinance Authorizing Extension to On-Call Wastewater Professional Service Contract C-100223 with Wallis Engineering, PLLC**

**AN ORDINANCE** authorizing the City Manager or designee to finalize and execute a contract amendment with Wallis Engineering, PLLC ("Consultant"), to continue providing wastewater treatment and other related services ("Services") to the City of Vancouver, Washington ("City"); authorizing a contract amendment extending the contract beyond its original five-year duration; providing for severability; and setting an effective date.

**Staff Report: 188-24**

Request: Advance the ordinance on first reading and set a date of October 7, 2024, for second reading and public hearing. The ordinance, if approved, would authorize the City Manager, or designee, to amend contract C-100223 with Wallis Engineering PLLC of Vancouver, Washington, to extend contract expiration dates from December 31, 2024 to December 31, 2027, with a mutual option to extend an additional period to December 31, 2029.

Frank Dick, Wastewater Treatment Program Manager, [frank.dick@cityofvancouver.us](mailto:frank.dick@cityofvancouver.us)

**14. Ordinance Authorizing Extension to On-Call Wastewater Professional Service Contract C-100220 with Brown and Caldwell**

**AN ORDINANCE** authorizing the City Manager, or designee, to finalize and execute a contract amendment with Brown and Caldwell ("Consultant"), to continue providing wastewater treatment and other related services ("Services") to the City of Vancouver, Washington ("City"); authorizing a contract amendment extending the contract beyond its original five-year duration; providing for severability; and setting an effective date.

**Staff Report: 189-24**

Request: Advance the ordinance on first reading and set a date of October 7, 2024, for second reading and public hearing. The ordinance, if approved, would authorize the City Manager, or designee, to amend contract C-100220 with Brown and Caldwell of Portland, Oregon, to: (1) increase by \$549,546 for a total contract amount of \$3,049,546, and (2) extend contract expiration date from December 31, 2024, to December 31, 2027, with a mutual option to extend an additional period to December 31, 2029.

Frank Dick, Wastewater Treatment Program Manager, [frank.dick@cityofvancouver.us](mailto:frank.dick@cityofvancouver.us)

**15. Ordinance Authorizing Extension to On-Call Wastewater Professional Service Contract C-100219 with Stantec Consulting, Inc.**

**AN ORDINANCE** authorizing the City Manager or designee to finalize and execute a contract amendment with Stantec Consulting, Inc. ("Consultant"), to continue providing wastewater treatment and other related services ("Services") to the City of Vancouver, Washington ("City"); authorizing a contract amendment extending the contract beyond its original five-year duration; providing for severability; and setting an effective date.

**Staff Report: 190-24**

Request: Advance the ordinance on first reading and set a date of October 7, 2024, for second reading and public hearing. The ordinance, if approved, would authorize the City Manager, or designee, to amend contract C-100219 with Stantec, Inc. to extend contract expiration dates from December 31, 2024 to December 31, 2027, with a mutual option to extend an additional period to December 31, 2029.

Frank Dick, Wastewater Treatment Program Manager, [frank.dick@cityofvancouver.us](mailto:frank.dick@cityofvancouver.us)

**16. Condemnation Ordinance**

**AN ORDINANCE** in the public interest relating to construction for the public use of transportation and streets and sidewalks; declaring the public necessity for and providing for the acquisition by the City of Vancouver by eminent domain of certain property, located in the City limits at 5300 MacArthur Boulevard and described herein, required to construct such public street improvements and related facilities within the City of Vancouver, Washington; taking final action to authorize condemnation of such property; authorizing the City Attorney to prosecute eminent domain proceedings and to stipulate in mitigation of damages; providing for payment of just compensation in exchange for such property; and providing for an immediate effective date.

**Staff Report: 191-24**

Request: Advance the ordinance on first reading and set a date of October 7, 2024, for second reading and public hearing. If approved, the ordinance would declare the public use and necessity for, and requires the acquisition by eminent domain for just compensation of certain portions of real property and property rights located at 5300 MacArthur Boulevard to construct street improvements and related facilities; and to authorize the City Attorney to prosecute eminent domain proceedings in accordance with the ordinance.

Amy Stewart, Real Estate Project Manager, Rebecca Rude, Assistant City Attorney, [amy.stewart@cityofvancouver.us](mailto:amy.stewart@cityofvancouver.us), [becky.rude@cityofvancouver.us](mailto:becky.rude@cityofvancouver.us)

## **17. Approval of Claim Vouchers**

Request: Approve claim vouchers for September 16, 2024.

### **Public Hearings**

The following item(s) are scheduled for public hearing. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Unless otherwise announced by the Presiding Officer, speakers are to limit their testimony to three minutes for each public hearing.

## **18. 2023 U.S. Department of Housing and Urban Development (HUD) Consolidated Annual Performance Evaluation Report (CAPER) and 2022 Substantial Amendment**

### **Staff Report: 192-24**

Request:

- Following a public hearing, approve the 2023 CAPER report for submission to the HUD Region Ten Office for approval.
- Approve the reallocation of 2022 CDBG funds from Section 108 loan repayment to Homeowner Rehabilitation Program.

Ann Hawkins, Associate Project Coordinator, [Ann.Hawkins@cityofvancouver.us](mailto:Ann.Hawkins@cityofvancouver.us)

## **19. Ordinance Authorizing Contract Agreement between Clark County, the City of Vancouver and Columbia Resource Company for long-term Solid Waste Disposal and Processing Services**

**AN ORDINANCE** authorizing the execution of a Master Services Agreement with Attachments (MSA) between Clark County, Washington ("County"), the City of Vancouver, Washington ("City") and Columbia Resource Company ("Contractor"), to provide Comprehensive Solid Waste and Recycling Services and Regional Solid Waste System Capital Improvements Services; providing for severability; and setting an effective date.

### **Staff Report: 175-24**

Request: Approve the ordinance on second reading and public hearing. The ordinance, if approved, would authorize the City Manager, or designee, to finalize and execute the MSA, Attachment A.1, A.2 and A.3 between Clark County, the City of Vancouver and Columbia Resource Company.

Julie Gilbertson, Solid Waste Supervisor, Steve Worley, Public Works Director, Cary Driskell, Assistant City Attorney, [julie.gilbertson@cityofvancouver.us](mailto:julie.gilbertson@cityofvancouver.us), [steve.worley@cityofvancouver.us](mailto:steve.worley@cityofvancouver.us), [cary.driskell@cityofvancouver.us](mailto:cary.driskell@cityofvancouver.us)

## **20. November 2024 Ballot Measures: in accordance with RCW 42.17A.555, the Vancouver City Council will accept public testimony and express a collective decision and/or vote upon one or more of the following:**

- Resolution in support of Proposition No. 4 City of Vancouver, Washington Police and Public Safety Services Levy Lid Lift;
- Resolution in opposition to Washington State Initiative No. 2066 which concerns regulating energy services, including natural gas and electrification;

- **Resolution opposition to Washington State Initiative No. 2109 which concerns taxes;**
- **Resolution in opposition to Washington State Initiative No. 2117 which concerns carbon tax credit trading;**
- **Resolution in support of, or a Resolution in opposition to, Washington State Initiative No. 2124 which concerns state long term care insurance.**

**A RESOLUTION** expressing the City Council's support for Proposition 4, which, if approved by voters, would fund police and public safety services, including staffing, equipment, technology, facilities, and criminal justice costs; increase Vancouver's regular property tax by approximately \$0.41/\$1,000 assessed valuation, for a maximum levy rate not to exceed \$2.63/\$1,000 for 2025; set the limit factor for Vancouver's total regular property tax levy for 2026-2030 to 100% plus annual increase of 5%; and authorize the 2030 levy amount as the basis to calculate subsequent levies (84.55 RCW).

**A RESOLUTION** expressing a collective position of the Vancouver City Council in opposition to Washington State Initiative No. 2066 which concerns regulating energy services, including natural gas and electrification, and which, if passed, would repeal or prohibit certain laws and regulations that discourage natural gas use, and/or promote electrification, and require certain utilities and local governments to provide natural gas to eligible customers.

**A RESOLUTION** expressing a collective position of the Vancouver City Council in opposition to Washington State Initiative No. 2109 which concerns taxes, and which, if passed, would repeal an excise tax imposed on the sale or exchange of certain long-term capital assets by individuals who have annual capital gains of over \$250,000.

**A RESOLUTION** expressing a collective position of the Vancouver City Council in opposition to Washington State Initiative No. 2117 which concerns carbon tax credit trading, and which, if passed, would prohibit state agencies from imposing any type of carbon tax credit trading, and repeal legislation establishing a cap and invest program to reduce greenhouse gas emissions.

**A RESOLUTION** expressing a collective position of the Vancouver City Council in opposition to Washington State Initiative No. 2124 which concerns state long term care insurance, and which, if passed, would provide that employees and self-employed people must elect to keep coverage under RCW 50B.04, could opt-out any time, and would repeal a law governing an exemption for employees.

### **Staff Report: 193-24**

Request: Following a public hearing affording approximately equal opportunity to those in support and those in opposition, express a collective decision and/or vote upon one or more Resolutions relating to initiatives appearing on the November 2024 general election ballot.

Jonathan Young, City Attorney, [jonathan.young@cityofvancouver.us](mailto:jonathan.young@cityofvancouver.us)

### **Communications**

- From the Council**
- From the Mayor**
- From the City Manager**

## Vancouver Housing Authority Update

### Homeless Emergency Response Update #10

#### **Adjournment**

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