



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

December 9, 2019 - City Council Meeting Minutes

WORKSHOPS

Firstenburg Community Center Community Room - 700 NE 136th Ave, Vancouver, WA

5:00-5:45 p.m. HP Development Agreement

Presenters: Chad Eiken, Community and Economic Development Director, 487-7882; Bob Brackin, HP, Inc.; Tim Schauer, MacKay Sposito

Summary

City staff and representatives from HP and Mackay Sposito provided Council with an overview of a proposed development agreement with HP for the development of a portion of the Section 30 Subarea.

5:45-7:00 p.m. Homelessness in Vancouver: An overview and recommendations for a strategic response

Presenter: Jackie K. St. Louis, MSC, LMHC, Homeless Resource Manager, 487-8610

Summary

Staff provided Council with an overview of the status of homelessness in the city and proposed strategic recommendations for future actions the City could take to address homelessness as part of the overall homeless response system in Clark County.

COUNCIL DINNER/ADMINISTRATIVE UPDATES

COUNCIL CONSENT AGENDA MEETING

Pledge of Allegiance

Oath of Office: Councilmember Paulsen

Clark County Auditor Greg Kimsey administered the Oath of Office to Councilmember Erik Paulsen.

Call to Order and Roll Call

The consent agenda meeting of the Vancouver City Council was called to order at 7:30 p.m. by Mayor McEnerny-Ogle in the community room of Firstenburg Community Center, 700 NE 136th Ave., Vancouver, Washington.

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

Absent: None

Citizen Communication (Items 1-8)

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

- Glen Yung, Vancouver, spoke regarding Item 6, and stated that the make-up of the proposed commission is better than he expected it to be, but requested that a seat be designated for a representative from the business community.

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

Consent Agenda (Items 1-8)

1. 2019 Resurfacing Curb Ramps Project, construction acceptance and release of retainage

Staff Report 183-19

Summary

The project constructed 42 ADA-compliant curb ramps.

The original construction contract bid amount was \$529,620.00. Change orders and quantity adjustments during construction increased the contract amount by 3.8% to \$550,004.95.

The project had a 3% apprenticeship goal. The total reported number of hours worked on the project was 1,540.50. To meet the apprenticeship goal,

the contractor needed a minimum of 46.2 hours of reported apprenticeship hours. The contractor utilized 0 apprenticeship hours and did not meet the apprenticeship goal and was assessed a penalty of \$462.15.

Halme Excavating of Battle Ground, Washington, has satisfactorily completed the subject improvements in accordance with the plans and specifications.

Request: Accept the 2019 Resurfacing Project as constructed by Halme Excavating of Battle Ground, Washington, and authorize release of retainage in the amount of \$27,500.25, subject to receipt of all documentation required by law.

Nicollette Roth, Civil Engineer, 487-7763

Motion approved the request.

2. 2019 East Curb Ramps Project, construction acceptance and release of retainage

Staff Report 184-19

Summary

The project constructed 87 ADA-compliant curb ramps. The original contract included 70 ramps, and 17 ramps were added by change order.

The original construction contract bid amount was \$686,000.00. Change orders and quantity adjustments during construction increased the contract amount by 22.1% to \$837,814.45.

The primary cost increase was associated with a change order that added ramps to the contract. Six of the added ramps were required upgrades due to the pavement preservation work scheduled for summer 2019, but were not included in any of the ramp contracts that were bid. The remaining ramps were associated with the other quadrants at the same intersections. Given that a portion of the added ramps were associated with upcoming 2019 summer preservation work, time was of the essence to complete construction of the ramps in a short time frame.

Upon review of the bid prices for each ramp contract under construction at the time, the City identified the most favorable pricing for the change order in the East Curb Ramps project. The Contractor was also able to complete the ramps without schedule impacts to the upcoming summer work.

The project had a 3% apprenticeship goal. The total reported number of hours worked on the project was 5,302.25. To meet the apprenticeship goal,

the contractor needed a minimum of 159.10 hours of reported apprenticeship hours. The contractor successfully met the apprenticeship goal by reporting a total of 1,116.50 apprenticeship hours for the project, yielding an actual apprenticeship utilization rate of 21%.

Advanced Excavating Specialists (AES) of Longview, Washington, has satisfactorily completed the subject improvements in accordance with the plans and specifications.

Request: Accept the 2019 East Curb Ramps Project as constructed by Advanced Excavating Specialists (AES) of Longview, Washington, and authorize release of the retainage bond on file, subject to receipt of all documentation required by law.

Nicollette Roth, Civil Engineer, 487-7763

Motion approved the request.

3. 6th Street Parking Lot - Final Construction Acceptance and Release of Retainage (Bid#19-07)

Staff Report 185-19

Summary

McDonald Excavating, Inc. of Washougal, Washington, completed the construction of the temporary surface parking lot. The project included site grading, new pavement and striping, revision to exit controls at 6th street, surface water management and treatment, installation of 3 new overhead light poles and minor existing landscaping revisions. The new facility was designed and constructed to function as an extension of the existing City Hall parking lot.

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

TOTAL CONTRACT COSTS	
<i>Labor, Equipment and Material</i>	<i>\$312,487.14</i>
<i>Sales Tax</i>	<i>\$26,248.92</i>
<i>Total</i>	<i>\$338,736.06</i>
<i>Retainage</i>	<i>\$15,624.36</i>

The original contract amount was \$328,733.84 compared to a final amount of \$338,736.06, an approximate 3% increase. The increase can be primarily attributed to the placement of additional rock to stabilize existing poor underlying soils found during the excavation and mitigation for

unanticipated underground conflicts, such as an abandoned underground storage tank.

In keeping with current City policy on apprenticeship utilization, as the contract value was under \$500,000, no apprenticeship utilization goals were required.

Request: Accept the 6th Street Parking Lot project as constructed by McDonald Excavating, Inc. of Washougal, Washington, and authorize release of retainage in the amount of \$15,624.36, subject to receipt of all documentation required by law.

Jean Singer, Capital Facilities Project Manager, 487-7755

Motion approved the request.

4. Central Vancouver South PH1 Sewer Construction Acceptance

Staff Report 186-19

Summary

Halme Excavating, Inc of Battle Ground, Washington, has completed construction of the Central Vancouver South PH 1 Sewer Connection Incentive Program (SCIP) project. The project provided reliable sewer service to 35 parcels by installing over 2,050 linear feet of 8-inch gravity sewer mains in the following roadways: NE 102nd Ave., NE 14th St., NE 7th St., NE 100th Ave. and St Helens Ave in the Marrion and Vancouver Heights neighborhoods.

A coordinated effort with Pavement Management on this project resulted in a road restoration beyond the limits of the utility trenches.

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

TOTAL CONTRACT COSTS	
<i>Labor, Equipment and Material</i>	<i>\$559,006.92</i>
<i>Sales Tax</i>	<i>\$28,360.65</i>
<i>Total</i>	<i>\$587,367.57</i>
<i>Retainage</i>	<i>\$27,950.35</i>

The original contract amount, including sales tax, was \$560,133.13. The final project cost was \$559,417.22, which was \$715.91 (under 1%) less than the original contracted amount. The difference between original contract amount and final contract amount can be attributed to extra street

restoration required by Clark County, as well as the typical variances in unit prices and/or quantities commonly encountered during construction.

The project had a 3% apprenticeship goal. The total reported number of hours worked on the project was 1,143.8. To meet the apprenticeship goal, the contractor needed a minimum of 34.3 hours of reported apprenticeship hours. The contractor successfully met the apprenticeship goal by reporting a total of 35.0 apprenticeship hours for the project.

Request: Accept the facilities as constructed by Halme Excavating, Inc. of Battle Ground, Washington, and authorize release of the retainage subject to receipt of all documentation required by law.

Sheryl Hale, Senior Engineering Supervisor, 487-7151

Motion approved the request.

5. Vancouver Farmer's Market MOU

Staff Report 187-19

Summary

The Vancouver Farmer's Market (VFM) has operated at its current location on Esther Street, between 6th and 8th streets, in downtown Vancouver since 2000. In 2019, due to upcoming construction, and to allow for access to the new apartment development that was to be built on 6th Street, the Vancouver Farmers Market was asked to relocate its vendors on 6th Street to 8th Street. The Market has operated in this new configuration since March 2019 with great success and general approval of both neighbors and vendors alike.

The Market is a major attraction in downtown; with more than 250 vendors and thousands of customers, it is one of the largest farmers markets in the state. The City's previous agreement with VFM for the use of Esther Street (from 8th to 6th) and 6th Street (west of Esther) expired December 31, 2018. The proposed Memorandum of Agreement (MOA) is for 5 years, 2020-2024, and will allow VFM to continue to operate in its current location. VFM also has a separate agreement with the City that allows use of the City Hall parking lot on the southwest corner of Esther and 6th Streets for customers and vendors. That agreement will continue on an annual basis.

Request: Authorize the City Manager or his designee to sign a Memorandum of Agreement with the Vancouver Farmer's Market that will allow it to use portions of Esther and 8th

Streets for operation of the Market for 2020-2024.

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

Item returned to staff for further development.

6. Establishment of a Transportation and Mobility Commission

Staff Report 188-19

AN ORDINANCE establishing a Transportation and Mobility Commission under Title 11 of the Vancouver Municipal Code; adding a new Chapter 11.75; and providing for severability and an effective date.

Summary

The City of Vancouver is experiencing significant growth, which has led to increases in both the number and complexity of the transportation challenges it must address. Given competing demands for limited right-of-way space and the need to evolve the transportation system to more efficiently move people throughout the City, there is a need to develop a new citizen oversight function to advise staff and the City Council on transportation programs, policies and projects.

Within the City of Vancouver, there are no existing boards or commissions tasked with advising City Council on transportation policy and implementation or providing guidance on citywide transportation issues. At their 2019 retreat, City Council directed the creation of a Transportation and Mobility Commission that would be responsible for making recommendations on transportation matters affecting the public right-of-way.

The proposed commission will utilize diverse representation and experience to provide advice to City Council, the City Manager and City staff on programs, policies, and large capital projects related to the public right-of-way. The Transportation and Mobility Commission will also provide ongoing feedback and guidance on the development of citywide transportation policy through the update to the Transportation System Plan that is currently underway.

Request: On Monday, December 9, 2019, approve ordinance on first reading, setting date of second reading and public hearing for Monday, December 16, 2019.

*Shannon Williams, Active Transportation Planner, 487-7898;
Jennifer Campos, Principal Transportation Planner, 487-
7728*

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

Motion approved the request.

7. Appointment to the Clark County Mosquito Control Board

Request: Nominate Wade Holbrook for reappointment to the Clark County Mosquito Control Board, term beginning January 1, 2020, and expiring December 31, 2021.

Council Committee 1

Motion approved the request.

8. Approval of Claim Vouchers

Request: Approve claim vouchers for December 9, 2019.

Motion approved claim vouchers for December 9, 2019, in the amount of \$13,441,550.61.

Citizen Forum - A Stronger Vancouver

Mayor McEnerny-Ogle opened the Citizen Forum on A Stronger Vancouver and received the following testimony:

- Phil Wuest, representing Ginn Group LLC, thanked the City for its commitment to affordable housing and urged the Council to consider the Building Industry Association of Clark County's (BIA) proposal for phasing modest increases to Park Impact Fees rather than increases contemplated as part of the Stronger Vancouver recommendations.
- Brian Stromberg, La Center, Washington, urged the City to take steps to expand support for people who are blind who are transitioning into the work force, as well as consider enacting legislation or a policy that would require private businesses to include closed captioning on all screens.
- Tracy Doriot, representing the Building Association of Washington, urged the Council to consider the Clark County BIA's proposal for phasing modest increases to Park Impact Fees rather than increases contemplated as part of the Stronger Vancouver recommendations.

- Billy Ferguson, Sherwood, Oregon, representing Darter Homes, urged the Council to consider the BIA's proposal for phasing modest increases to Park Impact Fees rather than increases contemplated as part of the Stronger Vancouver recommendations.
- Jon Girod, Vancouver, representing Quail Homes, urged the Council to consider the BIA's proposal for phasing modest increases to Park Impact Fees rather than increases contemplated as part of the Stronger Vancouver recommendations. He suggested park investments should be funded by private/public partnerships instead of impact fees.
- Michael Shanaberger, president of the BIA of Clark County, urged the Council to consider the BIA's proposal for phasing modest increases to Park Impact Fees rather than increases contemplated as part of the Stronger Vancouver recommendations.
- Sam Bateman, Vancouver, expressed concerns about the impact of the Stronger Vancouver proposals on affordability and quality of life for Vancouver residents and urged the City to reset its priorities to taking care of assets it already has and funding only essential services.
- Bianca Kednay, Vancouver, spoke in support of the Stronger Vancouver proposals and encouraged the City and community to reconsider building light rail between Portland and Vancouver.
- Craig Peterson, Vancouver, urged the City to finish the projects that have already been initiated before investing in new proposals under the Stronger Vancouver initiative.
- Jerud Martin, representing Urban NW Homes, urged the Council to consider the BIA's proposal for phasing modest increases to Park Impact Fees rather than increases contemplated as part of the Stronger Vancouver recommendations.
- Michael Langsdorf, Vancouver, spoke in opposition to the Stronger Vancouver initiative.
- Eric LaBrant, Vancouver, spoke in support of the Stronger Vancouver initiative, but asked the City to be mindful of those residents who would be impacted the greatest.
- Corey Grandstaff, Vancouver, representing the blind community, expressed support for the priorities of the Stronger Vancouver initiative, especially in regards to affordable housing, transportation, and creation of jobs. He also urged the City to consider hiring a staff member to manage accessibility within any of the programs and projects from the beginning of implementation.
- Melissa von Borstel, Vancouver, read a statement on behalf of Kay von Borstel, which expressed support for better mobility options and park safety,

as well as completion of sidewalks along Evergreen Blvd.

There being no further testimony, Mayor McEnerny-Ogle continued the Citizen Forum on all other items of interest (testimony summarized below).

Background: A Stronger Vancouver

Citizen Forum

Mayor McEnerny-Ogle received the following Citizen Forum testimony:

- Peter Bracchi, Vancouver, urged the City to hire an outside investigator to assess environmental damage done along the Burnt Bridge Creek trail near SR500 and the Ross Substation.
- Peter Fels, Vancouver, spoke regarding the proposed development agreement with HP, which was the subject of a workshop, and urged the City to work with HP to make the proposed development as carbon neutral as possible and consider all environmental impacts and potential mitigation efforts.
- Clifford McFall, expressed concerns about people experiencing homelessness in Vancouver, especially in the colder weather months.
- Jamie Spinelli, Vancouver, spoke in support of the report on homelessness that was the subject of a workshop, and noted that the community needs to focus on housing and shelters for people who are experiencing homelessness.
- Teresa Hardy, Vancouver, urged the City to continue to consider mobility options for senior citizens who no longer drive. She also requested more clarification regarding impact fees and why developers pass those fees onto customers.
- Melissa von Borstel, Vancouver, stated that new energy codes at the state level will bring down long-term costs of utilities and improve housing affordability.

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

Adjournment

8:49 p.m.

DocuSigned by:

Anne McEnerny-Ogle

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Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

Natasha Ramras

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Natasha Ramras, 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.