



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 • Ty Stober • Erik Paulsen • Sarah J. Fox • Diana H. Perez • Kim D. Harless

July 3, 2023

WORKSHOPS

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

Workshops were conducted in person in the Council Chambers of City Hall. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, or www.facebook.com/VancouverUS.

View the CVTV video recording, including presentations and discussion, for workshops at:

https://www.cvtv.org/vid_link/35715?startStreamAt=0&stopStreamAt=4232

4:30-5:00 p.m. Visit Vancouver WA Destination Master Plan

Teresa Brum, Deputy Economic Development Director, 360-487-7949

Summary

Staff led Council through a discussion of Visit Vancouver WA Destination Master Plan.

5:00-6:00 p.m. Comprehensive Plan Update - Equity Framework

Domenic Martinelli, Senior Planner, 360-487-7943

Summary

Staff led Council through a discussion of the Comprehensive Plan Update - Equity Framework.

COUNCIL DINNER/ADMINISTRATIVE UPDATES

COUNCIL REGULAR MEETING

This meeting was conducted as a hybrid meeting with in person and remote viewing and participation over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS. Public access and testimony on Consent Agenda items and under the Community Forum were also facilitated in person and via the GoToMeeting conference call.

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit:

https://www.cvtv.org/vid_link/35717?startStreamAt=0&stopStreamAt=5440

Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.

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. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

Present: Councilmembers Harless, Perez, Fox, Paulsen, Stober, Hansen and Mayor McEnerny-Ogle

Absent: None

Approval of Minutes

Minutes - June 5, 2023

Motion by Councilmember Fox, seconded by Councilmember Perez, and carried unanimously to approve the meeting minutes of June 5, 2023. Councilmember Stober abstained.

Community Communications

Mayor McEnerny-Ogle opened Community Communication and received testimony from the following community members regarding any matter on the agenda not scheduled for a Public Hearing:

- Kimberlee Goheen Elbon, La Center, WA

There being no further testimony, Mayor McEnerny-Ogle closed Community

Communication.

Consent Agenda (Items 1-6)

Motion by Councilmember Hansen, seconded by Councilmember Stober, and carried unanimously to approve the Consent Agenda.

1. **Construction Acceptance - NE 22nd Ave Pump Station Removal & Gravity Extension**

Staff Report: 129-23

Advanced Excavating Specialists of Kelso, WA has completed construction of the NE 22nd Ave Pump Station Removal & Gravity Extension project. The project installed 970 linear feet of 8-inch gravity main, as well as abandoning over 1,100 linear feet of existing 8-inch gravity main. The existing gravity main was not at a sufficient depth for the area being served by the small pump station. The pump station required frequent maintenance and was needing either replacement or removal. Extending a deeper sewer and removing the pump station provides for less maintenance and reduced operating costs for the long term.

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>\$547,243.88</i>
<i>Sales Tax</i>	<i>\$47,008.95</i>
<i>Total</i>	<i>\$594,252.83</i>
<i>Retainage</i>	<i>Bond</i>

The original contract amount, including sales tax, was \$592,225.55. The final project cost was \$594,252.83, which was \$2,027.28 (under 1%) over than the original contracted amount. The difference is attributed to the typical variances in unit prices and/or quantities commonly encountered during construction. The engineer's estimate was below the \$500,000 threshold for an apprenticeship utilization requirement.

Request: On July 3, 2023, accept the facilities as constructed by Advanced Excavating Specialists of Kelso, WA, and authorize release of the retainage bond subject to receipt of all documentation required by law.

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

Motion approved the request.

2. **Award - Southside Interceptor CIPP Rehabilitation PH 4 & 5**

Staff Report: 130-23

This project will rehabilitate approximately 2,730 lineal feet of 18-inch, 3,090 lineal feet of 27-inch, 1,160 lineal feet of 33-inch, and 330 lineal feet of 36-inch Cured-In-Place Pipe (CIPP) existing sanitary sewer mains. 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 May 23, the City received 3 bids for the subject project. One bid was rejected due to the bid being unbalanced to the detriment of the City. The other bids ranged between \$4,239,893.50 and \$4,487,489.28. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
<i>Allied Plumbing & Pumps, Wenatchee, WA</i>	<i>Rejected</i>
<i>Michels Trenchless, Brownsville, WI</i>	<i>\$4,239,893.50</i>
<i>Insituform Technologies LLC, Chesterfield, MO</i>	<i>\$4,487,489.28</i>
<i>Engineers' Estimate</i>	<i>\$3,300,000</i>

From past experience with projects that utilized CIPP trenchless technology, the City has confirmed that the labor hours required to complete the projects are very low when compared to the high cost of the materials.

Following the City's current apprenticeship policy, this project meets the criteria and has been approved for an Apprenticeship Program Waiver; the project is a high materials cost but low labor hours project. Additionally, this type of project requires a workforce with very specific training and experience.

Request: On July 3, 2023, award a contract for the Southside Interceptor Phase 4 & Phase 5 - CIPP project to the lowest responsive and responsible bidder, Michels Trenchless of Brownsville, WI at their bid price of \$4,239,893.50, which includes Washington State sales tax.

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

Motion approved the request.

3. Bid Rejection - Fourth Plain Sewer Improvements - Broadway to F Street - Rebid

Staff Report: 131-23

The Fourth Plain Sewer Improvement project will be extending 986 linear feet of public 8-inch sanitary sewer and installing six (6) manholes. The new public sewer will extend in Fourth Plain Blvd from Broadway Street to F Street. The work shall also include the installation of service laterals to properties that are currently on shared services.

On June 13, 2023, the City received 1 bid for the subject project. The low bidder was responsive. The bid is as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
<i>North Cascades Excavation, Woodland, WA</i>	<i>\$947,079.19</i>
<i>Engineers' Estimate</i>	<i>\$736,014.00</i>

This project was previously bid as ITB23-22. There were three bids with the lowest being close to double the engineer's estimate. The bids were rejected and staff went

back and re-worked the project estimate to reflect the significant increase in material and labor costs.

The project was then re-bid as ITB23-26 with the expectation that bids would be more in line with the updated engineer's estimate. Unfortunately, the one bid received was even higher than all three of the previous bids. If awarded, the project cost per foot of pipe installed would be at least triple that of a typical installation cost. This high bid and the fact that only one bid was received could be attributed to the significant amount of construction work being performed locally and contractors not having the time or labor to take on additional projects.

Request: On July 3, 2023, reject all bids.

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

Motion approved the request.

4. Partial Easement Vacation - Burton Elementary

Staff Report: 132-23

A portion of the existing sewer main was decommissioned with the new school project under ENG-78755. With this portion of the public sewer decommissioned, Staff has determined that the portion of the easement being vacated is not needed for maintenance of existing or proposed public sewer facilities.

Request: Authorize the City Manager or their designee to sign the attached easement release.

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

Motion approved the request.

5. Easement Vacation - Property Identification Number 110089422 - 14405 NE 28th Ave

Staff Report: 133-23

A private Sewer Easement was required with the Evergreen School District #114 project under ENG-82880. The sewer being installed was not part of the public sewer system and therefore did not require an easement to the City. The developer mistakenly recorded a public sewer easement that now needs to be vacated to remove the property encumbrance.

Request: Authorize the City Manager or their designee to sign the attached easement release.

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

Motion approved the request.

6. Approval of Claim Vouchers

Request: Approve claim vouchers for July 3, 2023.

Motion approved claim vouchers in the amount of \$6,722,793.99.

Public Hearings (Items 7-8)

7. **MFTE Application- The Springs Apts**

Staff Report: 134-23

A RESOLUTION of the City Council of the City of Vancouver approving a development agreement with SPRINGS VANCOUVER WATERFRONT LLC for an 8-year limited property tax exemption for market rate housing with a public benefit contribution, and green building elements, for the property located at 1015 W. Columbia Way, Vancouver, WA 98660 (Exhibit A).

The project is located on the Vancouver waterfront at 1015 W Columbia Way. The applicant is requesting an 8-year multi-family housing limited property tax exemption for a market rate housing. The project is a 12-story, 182-unit apartment senior living facility building with 6,234 square feet of commercial space and 230 associated parking spaces. There are an additional 68 medically assisted and memory care units in the development that are considered as a commercial use that will not receive exemption status. The proposed development will include studio, one, two and three-bedroom units. The total estimated development cost is approximately \$229 million.

Over the 20-year period following construction, the project (with the exemption) will generate over \$24 million in taxes benefiting all taxing districts (ports, schools, county, city, etc.). A total of \$5.7 million in taxes will directly benefit the City of Vancouver. Total estimated foregone tax revenue for all districts during the exemption is \$8.61 million. The forgone taxes specific to the City of Vancouver during the exemption would be \$2.53 million. Land value property taxes and per unit utility taxes will still be collected during the exemption. It is also anticipated that new residents will support downtown businesses during and after the exemption period.

As a market rate project, a public benefit contribution with a value equal to \$2,154,500 (25% of the estimated foregone tax amount) is required. The Vancouver Waterfront is already well served with a completed park, public art, and infrastructure. Therefore, the applicant is proposing to satisfy the public benefit contribution by providing funding towards future affordable housing investments. The proposed public benefit contribution for future affordable housing projects can be used for land banking or construction of permanent affordable units where funding can leverage more and larger unit types and at deeper levels of affordability. The public benefit contribution payment amount will be required prior to issuing the final tax certificate. The advantage of this funding is that it is also likely to last longer than the duration of the 8-year tax exemption.

The project requires a development agreement and therefore also falls under the City interim green building policy. Per the applicant's consultant the building is being constructed to exceed the minimum LEED gold score. The City green policy staff have reviewed the applicant's LEED summary indicating that the project satisfies the City's green building policy.

Request: On July 3, 2023, following a public hearing, adopt a resolution authorizing the City Manager or designee to execute a multi-family housing limited property tax exemption certificate and take any and all action necessary to enforce the terms thereof.

Bryan Monroe, Associate Housing Project Coordinator, 360-487-7958

Bryan Monroe, Associate Housing Project Coordinator, provided an overview of the MFTE Application for The Springs Apartments.

Council discussed the item briefly with staff.

Mayor McEnerny-Ogle opened the public hearing and received testimony from the following community members:

- Nolan Weinberg, Vancouver
- Kimberlee Goheen Elbon, La Center, WA

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Motion by Councilmember Hansen, seconded by Councilmember Stober, and carried unanimously to approve Resolution M-4239.

8. **MFTE Program- Proposed VMC Ordinance Changes**

Staff Report: 121-23

AN ORDINANCE of the City of Vancouver relating to changes to the City's Multi-Family Housing Tax Exemption Program (MFTE); adopting legislative findings; amending Sections 3.22.010, 3.22.020, 3.22.030, and 3.22.040 of the Vancouver Municipal Code (VMC) to clarify code language, reflect changes in state law, and provide for new residential target areas as well as updated income-based and market-rate multi-family tax exemption options and associated eligibility and application requirements, fees, and procedures; providing for severability; and setting an immediate effective date.

Program History

MFTE (Multifamily Housing Tax Exemption) programs are property tax waiver programs adopted by cities and counties to support local housing and economic development goals. Local governments can issue limited term tax exemptions for new construction, conversion, and rehabilitation of multifamily residential improvements for projects with at least four residential units. The MFTE program is one of many tools that the City of Vancouver uses to encourage economic development, housing production and affordability.

The City of Vancouver adopted the initial MFTE program ordinance in 1997 creating the Vancouver City Center Vision residential Target area. The first MFTE project, the Heritage Building mixed use development, located on the north side of Esther Short Park was the foundation for the resurgence of the downtown core. That initial MFTE investment set off a series of subsequent investments around the park including the Esther Short Park bandstand renovation, the private donation of the Propstra bell tower and public square, the Vancouver center complex development, the Hilton Hotel and Conference Center, and Esther Short Commons building. The MFTE program continues to stimulate development today throughout the city center including several buildings on the Vancouver waterfront.

In 2011 the MFTE ordinance was amended to add the Fourth Plain residential target area and an option for income-based developments.

Since inception the MFTE program has approved 40 developments adding 3,982

new housing units including 366 income-based units. Another 7 potential applications are currently under review with potential to add another 1,243 new units and 19 income-based units.

In 2021 City Council requested a review of the MFTE program to ensure that it was operating effectively for the local income levels and housing market conditions. The City engaged with economics consultant ECONorthwest to examine the performance of the City's current Multifamily Tax Exemption (MFTE) program for multifamily residential construction projects. Specifically, the City asked ECONorthwest to analyze potential expansion of the program to additional geographic areas and to test various development scenarios and impacts for feasibility within the new proposed target areas. ECONorthwest completed an economic analysis that reflects a developer's decision-making perspective. The findings were presented to City Council in workshops on March 28, July 25, and Aug 8, in 2022. The recommendations from the analysis can be summarized as follows:

- Expand the MFTE program to additional target areas*
- Establish appropriate level of affordability possible based on target area market factors*
- Implement a fee-in-lieu of affordable units option*
- Utilize fee-in-lieu and increased density instead of temporary onsite affordability to achieve deeper affordability (60% MFI and lower)*
- Prioritize density where possible in each target area*
- Determine minimum density goals in each target area and tailor program requirements to achieve those goals*

Additional Target Areas

Currently the MFTE program has only two eligible target areas consequently limiting participation in the program. City staff worked with ECONorthwest to identify proposed target areas that would support transit use and walkable communities along commercial corridors and hubs across the entire city. Ten potential target areas were identified for expansion. The current Vancouver City Center Vision (VCCV) target area was split into three separate areas now designated Downtown Waterfront, Vancouver City Center, and Uptown, due to the different development type, density and zoning and market variables of each new area within the current VCCV boundary. Four new target areas identified along transit and commercial corridors include Fourth Plain, Mill Plain, Upper Main Street, and Evergreen /Grand. Finally, the existing planning sub-areas of Vancouver Heights District, and East Vancouver (including both the Vancouver Innovation Center and the Riverview Gateway subareas) were identified as good target area candidates. A Fruit Valley target area was also initially proposed, however, it was determined that additional study on environment justice and equity issues were necessary before moving forward. The nine new proposed target areas all allow multifamily housing uses through the underlying zoning and are primarily located along rapid transit lines to promote development that supports more walkable neighborhoods and easy use of public transit.

Level of Affordability

The study indicated that:

- Development in most of the target areas could support MFTE projects at 100% median family income (MFI) however 100% MFI rents are very close to market rents in most of the city and therefore did not represent the most value-added use of the MFTE exemption.*
- The MFTE benefit can produce residential units that are affordable to*

households at 80% MFI in most target areas using a 12-year tax exemption depending on market conditions. This option is a predictable approach for achieving on-site production of affordable units but doesn't produce deeply affordable units (e.g., 60% MFI and lower).

- The current MFTE benefit will not provide incentive enough to produce 60% MFI units without additional stimulus or subsidy. The City has had a 60% MFI option since 2017 but this option has never been applied for.

Implement a fee-in-lieu option

The ECONorthwest study showed that in most of the proposed target areas, the MFTE program cannot deliver both increased density and affordability. However, the market rate program option in most areas is valuable enough to be an option that is available in exchange for a public benefit fee, and the fees generated could then be used by the City to provide more permanent affordable housing opportunities elsewhere. The current public benefit practice for market rate includes negotiating on various elements from public art, public structured parking, public plazas, and pedestrian amenities. Determining the “true” public benefit and verifying of cost of artistic elements is very difficult for staff to quantify and can be unpredictable for prospective applicants. The proposed amendment would eliminate this negotiation and replace it with a fee in lieu option that will further higher density production and affordable housing efforts.

Achieve deeper affordability through fee-in-lieu

In exchange for the market rate option, a public benefit fee in lieu, could be used to invest in more deeply affordable housing below 80% MFI off-site. The fee in lieu amount can be higher for development types that are already feasible in target areas, and lower where developments meet densities and development types sought by the City. This fee is more likely to be used to create permanently affordable units which would likely advance affordability goals beyond the limited-duration affordable units delivered on-site through the income based MFTE program option.

Prioritize density

In target areas where lower density development is already feasible, this program can be used to help incentivize developers to produce more dense housing projects. More dense housing means a more efficient use of increasingly scarce, and expensive land. More dense housing in targeted locations can also support additional city goals such as transit ridership and complete, walkable neighborhoods.

Determine minimum density goals

Because the proposed target areas vary in the types of development that can be supported (small plexes up to large towers), the target area density requirements and options need to adjust accordingly to match the market condition allowances specific to the target area. The table below provides the proposed fee-in-lieu levels and minimum target densities for each target area.

Residential Target Area	Option1 Market Rate With Affordable Housing Fee	Option2 Market Rate With Density Requirements and/or Affordable Housing Fee	Option 3 Ownership
Downtown Waterfront	50%	275 dwelling units/acre + 25% Affordable Housing	No Affordable Housing Fee

Area	Percentage	Fee In Lieu	In Lieu;
Vancouver City Center	50%	225 dwelling units/acre + 25% Affordable Housing	Minimum of 12 units provided
East Vancouver	50%	200 dwelling units/acre + 25% Affordable Housing	
Uptown	25%	160 dwelling units/acre	
Evergreen / Grand	25%	90 dwelling units/acre	No Affordable Housing Fee
Fourth Plain Corridor	25%	90 dwelling units/acre	In Lieu;
Mill Plain Corridor	25%	90 dwelling units/acre	Minimum of 4 units provided
Upper Main Street Corridor	25%	90 dwelling units/acre	

The densities for each target area were a combination of the underlying zoning densities and other zoning factors such as minimum parking spaces, maximum building heights, and required first floor commercial space. ECONorthwest determined that the target areas with potential for higher density tower and podium development were the Vancouver Waterfront and Vancouver City Center, and possibly the East Vancouver target areas. The Heights District, Evergreen / Grand area and the Uptown target areas were determined to accommodate 4-story wood frame and possibly podium size development. The remaining three transit corridors areas can accommodate small plexes up to 4-story wood frame development. Target areas are comprised of parcels with different zoning designations. Only the commercially zoned parcels within the target areas would be able to meet the higher target densities. The multifamily, residentially zoned parcels are restricted to their underlying density limits that currently top out at approximately 35 units per acre, therefore the fee-in-lieu rate is less in these areas. To avoid applicants from proposing all studio and one-bedroom unit developments in order to meet the fee in lieu density requirement addition emphasis will be provided to larger unit types. To encourage production of larger family-size units, for the purposes calculating the fee in lieu development density, 3-bedroom units will count as 1.5 units and 4+ bedroom units will count as 2 units. To encourage homeownership opportunities developments proposing units for ownership opportunity will not be subject to the affordable housing fee in lieu noted in the table above. Ownership option projects must provide a minimum of 12 units (total) in higher density target areas and a minimum of 4 units in the lower density target areas.

Elimination of 10-year income-based exemption option

In 2021 the 10-year income-based exemption option was eliminated in RCW 84.14. Accordingly, this option is being eliminated from VMC 3.22 to be consistent with the change in State law.

Post exemption rent increase restriction

Following the expiration of MFTE tax exemptions there is potential for displacement of income-vulnerable tenants due to rent increases when the rent restrictions are removed. If the new market rate rents increase too high and too fast for the households with expired MFTE restrictions, they will be forced to move. To discourage this outcome a 5-year rent increase restriction will be established and set at 5% plus a Consumer Price Index factor.

Add an additional 12-year extension for expiring MFTE certificates

In 2021 RCW 84.14 was amended to allow an additional extension of 12 years to expiring MFTE exemptions. The extension will require the property owner commit to renting or selling at least 20 percent of the multifamily housing units as income-based units low-income households earning at or below 80% area median income (regardless of the MFI rate of the expiring exemption). This extension will also require notices to affected income-based tenants a year in advance about the expiration of the 12-year extension and provides for tenant relocation assistance equal to one month's rent. Development applicants must submit a request by September 1 (4 months before the expiration of the initial exemption). The exemption will be reviewed for compliance before scheduling a public for City Council consideration. The administrative review fee for this extension will be \$1,000.

Ownership Opportunity

An ownership incentive option has been added under which no affordable housing fee in lieu is required. A sale price cap has been added for the initial sale at less than or equal to two times the HUD Homeownership Value Limit for newly constructed housing in Clark County, which is updated annually.

MFTE application and program fee increases

The application and program fees have never been updated. The proposed changes to the program fees are to reflect a more accurate measure of the administrative staff cost to process the applications.

Fee Type	Current	Proposed
<i>Initial application</i>	<i>\$300</i>	<i>\$5,000</i>
<i>Per unit fee</i>	<i>\$50 (up to \$1,000)</i>	<i>\$75 (no maximum)</i>
<i>County admin fee</i>	<i>\$100</i>	<i>\$205</i>
<i>Conditional certificate extension</i>	<i>\$100</i>	<i>\$1,000</i>
<i>Exemption renewal</i>	<i>Not Applicable</i>	<i>\$1,000</i>

Public Outreach

The City performed extensive public outreach regarding the proposed changes to the MFTE program, seeking input through the City MFTE webpage, an interactive “Be Heard” communications webtool, hosted virtual forums with both development and community member stakeholder groups, and workshops with the City Center Redevelopment Agency and Vancouver City Council. Many suggested changes from public outreach comments were incorporated into the proposed ordinance amendments.

Request: On Monday, July 3, 2023, subject to second reading and public hearing, consider public testimony, deliberate, and vote to approve the amended ordinance regarding VMC 3.22.

Bryan Monroe, Associate Housing Project Coordinator, 360-487-7958

Bryan Monroe, Associate Housing Project Coordinator, provided an overview of the MFTE Program - Proposed VMC Ordinance Changes.

Council discussed the item with staff.

Mayor McEnerny-Ogle opened the public hearing and received testimony from the following community members:

- Justin Wood, Vancouver
- Carol Lee Braithwait, Vancouver
- Kimberlee Goheen Elbon, La Center, WA

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Motion by Councilmember Paulsen, seconded by Councilmember Fox, and carried unanimously to approve Ordinance M-4416.

Communications

- A. From the Council**
- B. From the Mayor**
- C. From the City Manager**

Adjournment

8:00 p.m.

DocuSigned by:
Anne McEnerny-Ogle
6C89D9069EC5424...
Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:
Natasha Ramras
BCF6734E40E94AE...
Natasha Ramras, City Clerk

The written comments below are those of the submitter alone and are not representative of the views of CVTV or the City of Vancouver, its elected or appointed officials, or its employees.

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: Thoughts on kiggens bowl homeless community
Date: Monday, June 26, 2023 2:42:35 PM

FYI

-Kristin

From: Corrie Kutkey <[REDACTED]>
Sent: Monday, June 26, 2023 2:28 PM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Fwd: Thoughts on kiggens bowl homeless community

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,

I plan to attend the City Council session this evening. I am forwarding the below email in order to formally include my neighbor Celeste's comments into the record for consideration.

I posted notices in the neighborhood to publicize the proposed location and ensure neighbors knew they had a forum to participate in the council meeting today. For those unable to attend, I provided my contact information to ensure their voice would be heard.

Thank you,
Corrie

----- Forwarded message -----

From: Celeste DiGiustino <[REDACTED]>
Date: Mon, Jun 26, 2023 at 2:23 PM
Subject: Thoughts on kiggens bowl homeless community
To: [REDACTED] >

Hi

I have many thoughts about this homeless community and the kiggens bowl area. I do not want it here. I have lived here for over 5 years and have seen how bad the homeless situation on main and 45th street has gotten. I live in the apartments across the street, my patio over looks the proposed site. We already have a huge problem with homeless and drug users in the area. Putting this community in is going to make it worse. The bus stop that these people would use is right outside my daughter's bedroom window. Kiggens bowl just added a second field. By using the parking lot where are all these people supposed to park for events now. Also will you be cutting down all the huge trees that block the freeway from where i live. I dont want the trees cut down. There are bald

eagle nests there. While i see the need for a homeless community, this spot is not right. Next to a middle school. Its not safe, the traffic cant handle that cross walk being used that much and i dont want more unstable drug users near my kid. There are plenty of emoty lots in hazel dell like 63rd street, 68th street, and 78th street that could be used and they are not near a school or residential area. They are by businesses that could provide jobs, a grocery store, and a big bus line. I DO NOT WANT THIS NEAR MY HOUSE. I have homeless men doing drugs at my childs bus stop on a daily and cops wont do anything about it. I dont need a bigger population to watch out for. I am asking the city council consider another site that is more suitable because this site is not it. Thank you

Celeste DiGiustino

Sent from Samsung Galaxy smartphone.

Get [Outlook for Android](#)

From: [City of Vancouver - Office of the City Manager](#)
To: [Spinelli, Jamie](#)
Cc: [Dollar, Sarah](#)
Subject: FW: Kiggins Homeless Community
Date: Monday, June 26, 2023 2:53:55 PM

FYI

-Kristin

From: Corrie Kutkey <[REDACTED]>
Sent: Monday, June 26, 2023 2:51 PM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Fwd: Kiggins Homeless Community

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CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,

I plan to attend the City Council session this evening. I am forwarding the below email in order to formally include my neighbor Bradley's comments into the record for consideration.

I posted notices in the neighborhood to publicize the proposed location and ensure neighbors knew they had a forum to participate in the council meeting today. For those unable to attend, I provided my contact information to ensure their voice would be heard.

Thank you,
Corrie

----- Forwarded message -----

From: LIVES MADE SIMPLE [REDACTED]
Date: Mon, Jun 26, 2023 at 2:38 PM
Subject: Kiggins Homeless Community
To: [REDACTED]

I strongly disagree with the building of the Homeless community at Kiggins. Too close to an elementary school and a middle school. My patio would overlook that community and I would see that as an eye sore. The wildlife in that lot is abundant and it is also used as a parking lot for the community during kiggins games. In my opinion the drug use, and homeless here is already outta control. We do not want a Portland ran homeless community. There is plenty of spaces in hazel dell next to a bus line on 78th st where they sale Xmas trees and fireworks. We don't need any more eye sores in an already downhill area of Vancouver.

Thank you!

Bradley Ballhorn

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: HP in Section 30, PRJ-165336/LUP-83336
Date: Monday, July 3, 2023 8:10:21 AM

Hello,

We received this message in the CMO inbox.

Thank you!

City Manager's Office

CITY OF VANCOUVER

P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8600 | F: 360.487.8625

www.cityofvancouver.us

From: Claire Juracka [REDACTED]
Sent: Sunday, July 2, 2023 4:46 PM
To: City CDD Planning <cddplanning@cityofvancouver.us>; City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: HP in Section 30, PRJ-165336/LUP-83336

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Person and Vancouver City Council,

This email is about HP's site plan application for its development in Section 30. It's my opinion that the materials submitted do not provide enough information to assess the environmental impacts of the project on the English Farm and Winery. The Winery is an important part of our community. The English Farm has historical value that SEPA and the City Code require the City to protect. When Section 30 became part of the City, the City Council was very careful to protect the English Farm and its Winery. It identified them as a key property that was to be protected, because it was an important part of the City's goals and vision for Section 30.

I wholeheartedly agree. I have been visiting English Farm for many years, and enjoy stepping back in time and appreciating the old buildings, mature trees, and vineyards. As the surrounding area develops, this place becomes more and more important to me.

It would be a terrible shame if the City allowed the heat from acres and acres of parking lots to destroy the vineyards. I know HP's application says the buildings will not cause any harm and will not block views, but HP did not provide any studies or data or proof of those statements. We are excited for the jobs that HP will bring to our community. We simply want to ensure that we don't lose the Winery in the process. This is not an "either or" decision.

Thank you for caring about the history of our community.

Claire

Portland, OR

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: HP in Section 30, PRJ-165336/LUP-83336
Date: Monday, July 3, 2023 8:09:44 AM

Hello,

We received this message in the CMO inbox.

Thank you!

City Manager's Office

CITY OF VANCOUVER

P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8600 | F: 360.487.8625

www.cityofvancouver.us

From: James Clark <[REDACTED]>
Sent: Sunday, July 2, 2023 4:47 PM
To: City CDD Planning <cddplanning@cityofvancouver.us>; City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: HP in Section 30, PRJ-165336/LUP-83336

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Person and Vancouver City Council

This email is about HP's site plan application for its development in Section 30. It is not acceptable that the city allow 30 of the 100 acres of the planned HP campus to be developed into parking lots of blacktop surfaces. This has the potential to raise the temperatures significantly in the surrounding area. The English Estate Winery is at risk to absorb the brunt of damages, which will fail to protect its protected status under SECA. The harm of Urban Heat Islands is well established, and the city should aim to be proactive against these risks. I urge the planning committee to invest in mitigation techniques against temperature and wind pattern changes

Thank you for caring about the history of our community.

James Clark

Vancouver, WA

--

James Clark
MD/MPH Candidate
OHSU School of Medicine



From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: HP in Section 30, PRJ-165336/LUP-83336
Date: Monday, July 3, 2023 8:05:00 AM

FYI

-Kristin

-----Original Message-----

From: Kelsey Guy [REDACTED]
Sent: Saturday, July 1, 2023 6:36 PM
To: City CDD Planning <cddplanning@cityofvancouver.us>; City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: HP in Section 30, PRJ-165336/LUP-83336

[Some people who received this message don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Person and Vancouver City Council

This email is about HP's site plan application for its development in Section 30. It's my opinion that the materials submitted do not provide enough information to assess the environmental impacts of the project on the English Farm and Winery. The Winery is an important part of our community. The English Farm has historical value that SEPA and the City Code require the City to protect. When Section 30 became part of the City, the City Council was very careful to protect the English Farm and its Winery. It identified them as a key property that was to be protected, because it was an important part of the City's goals and vision for Section 30.

I wholeheartedly agree. I have been visiting English Farm for many years, and enjoy stepping back in time and appreciating the old buildings, mature trees, and vineyards. As the surrounding area develops, this place becomes more and more important to me.

It would be a terrible shame if the City allowed the heat from acres and acres of parking lots to destroy the vineyards. I know HP's application says the buildings will not cause any harm and will not block views, but HP did not provide any studies or data or proof of those statements. We are excited for the jobs that HP will bring to our community. We simply want to ensure that we don't lose the Winery in the process. This is not an "either or" decision.

Thank you for caring about the history of our community.

Kelsey Walgenbach

Vancouver, WA

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "EARLY ACCESS Dr David E Martin - Covid Was An Act Of War Against The Human Race" on YouTube. Please send to councils and MELNECK. Put on public record, confirm that you did. Thanks from Wynn.
Date: Thursday, June 29, 2023 10:50:16 PM

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

https://youtu.be/icdo5jB_WG8

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Fwd: Anaheim's \$25-an-hour minimum wage special election moved to Oct. 3
Date: Thursday, June 29, 2023 7:53:33 AM

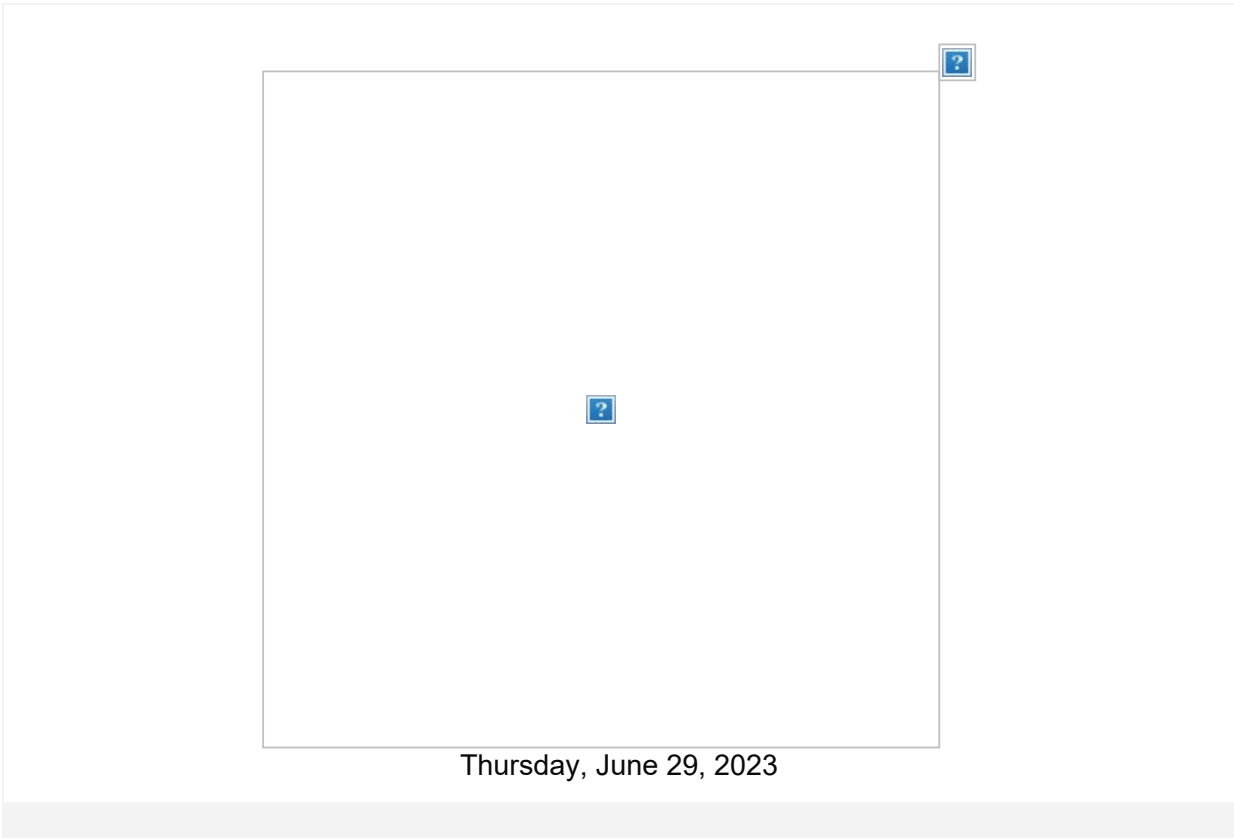
CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Send to councils. Put on public record confirm that you did. We need minimum wage raised to afford living in Clark County.

----- Forwarded message -----

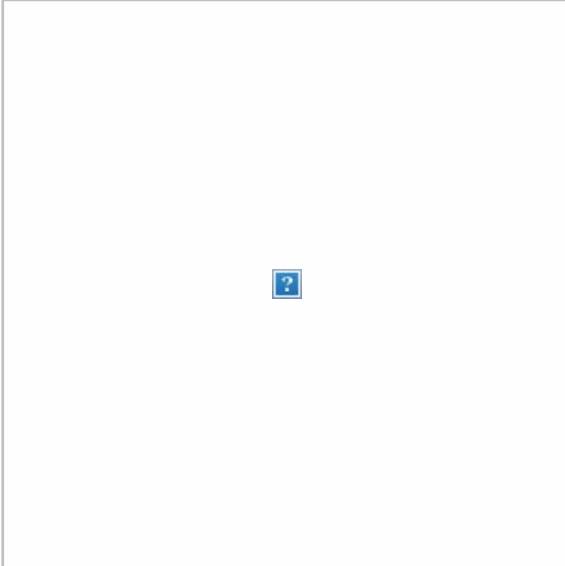
From: **Orange County Register** <email@newsletters.ocregister.com>
Date: Thu, Jun 29, 2023, 6:17 AM
Subject: Anaheim's \$25-an-hour minimum wage special election moved to Oct. 3
To: [REDACTED]

[View this email with images.](#)





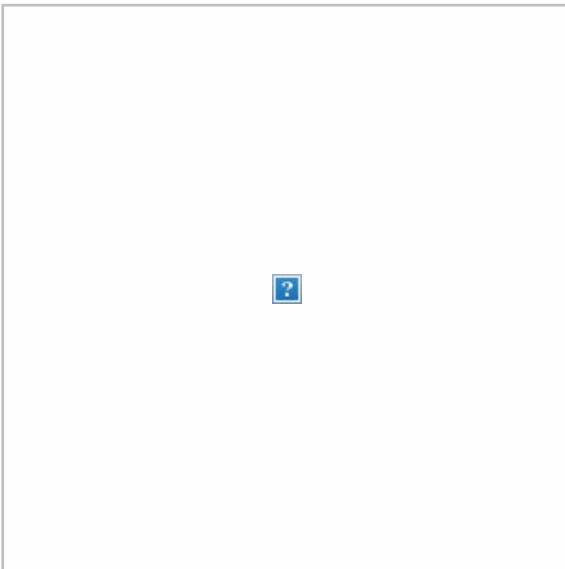
Anaheim's \$25-an-hour minimum wage special election moved to Oct. 3



The Anaheim City Council agreed to delay the election by three weeks from Sept. 12 to give election officials more time to prepare and print election materials.

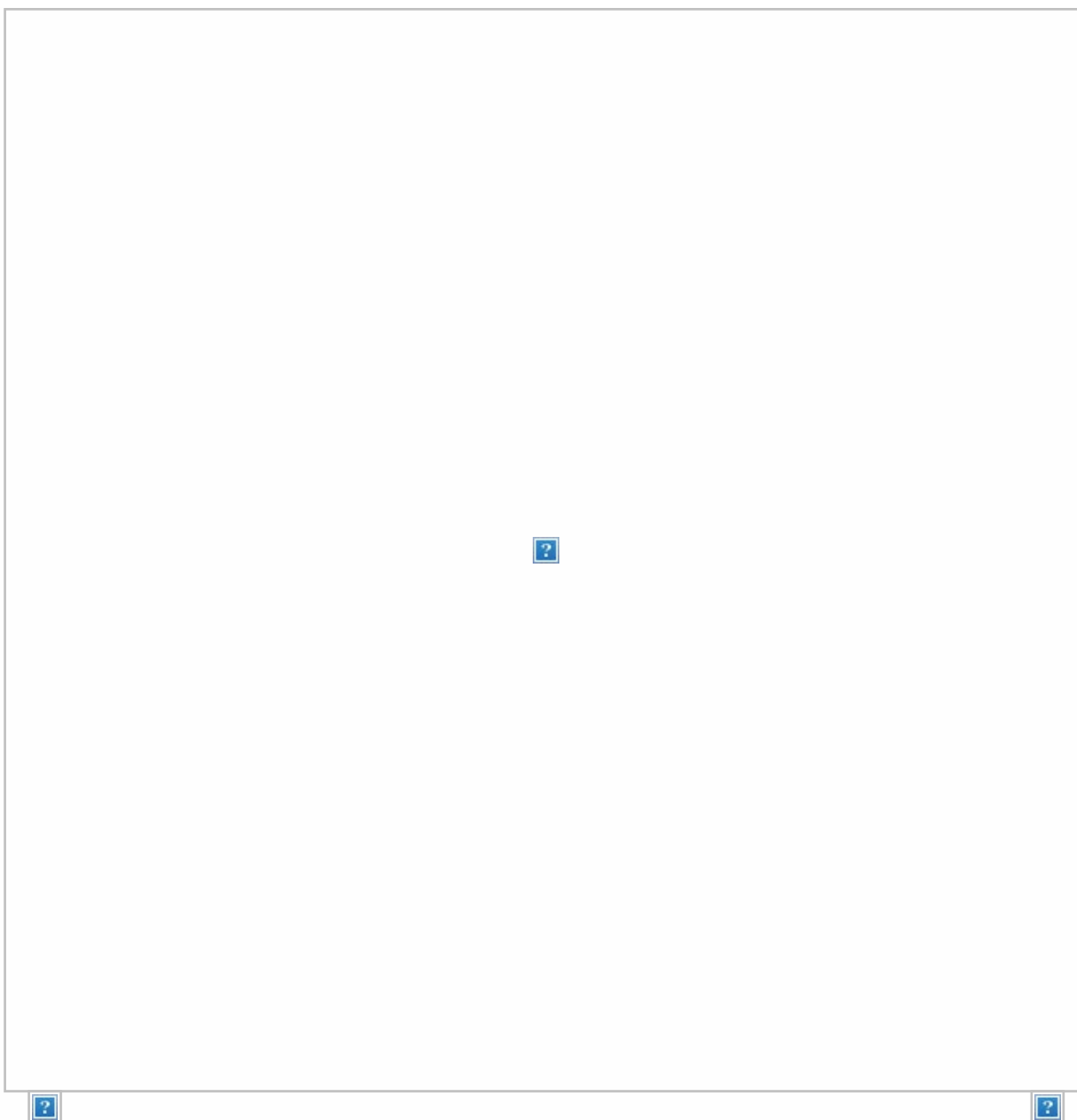
[Read more →](#)

70 homes planned for Irvine Meadows Amphitheatre site



It's part of an Irvine Co. community with 4,400-plus housing units.

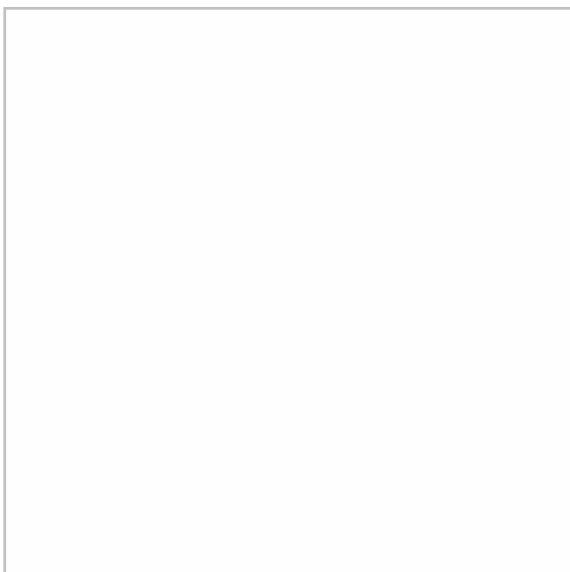
[Read more →](#)



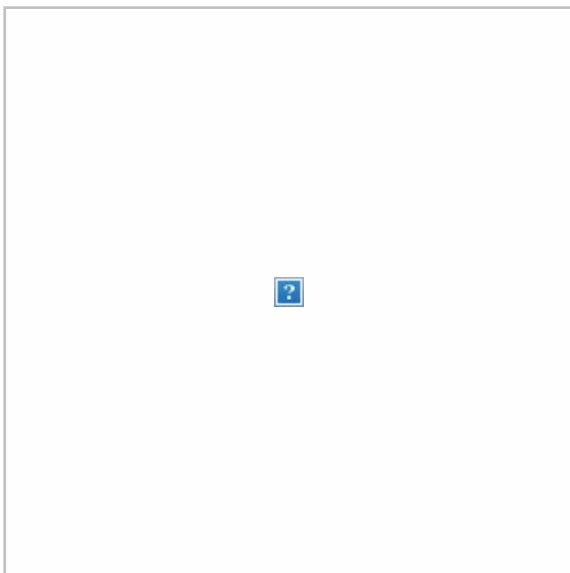
Two more victims identified in Long Beach crash that killed 5 people

The crash was reported at 4:12 a.m. Monday on the northbound 710 Freeway at the transition to the eastbound 91 Freeway.

[Read more →](#)



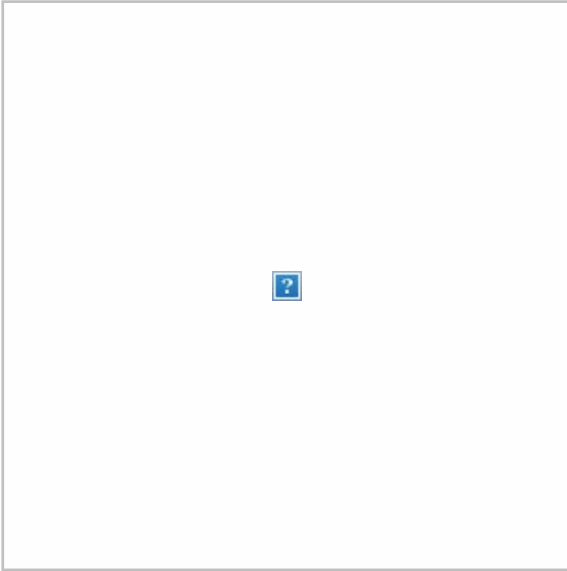
The Real Housewives of Orange County are full of mechanical bull



They head to Montana this week: Do the housewives know you don't go flyfishing in Chanel rain boots? Nope. Or ride a mechanical bull in a miniskirt? Of course not.



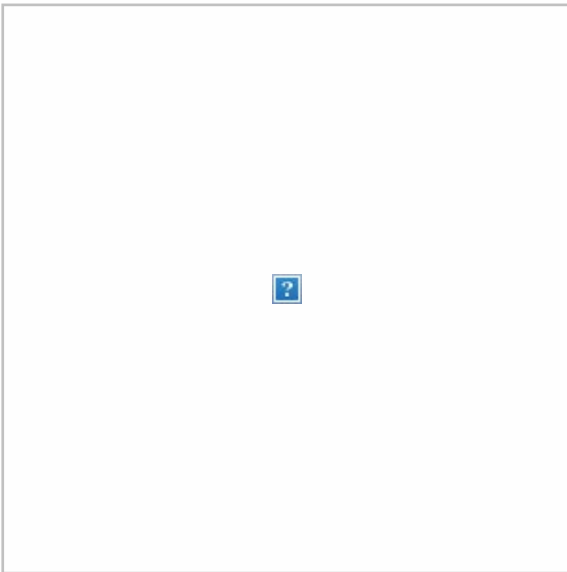
Amtrak train with 198 passengers derails in Moorpark after hitting truck on tracks



Fourteen people on the train were taken to hospitals with minor injuries, while the truck driver was taken to a trauma center with a head injury, a fire official said.

[Read more →](#)

Buena Park OKs new housing development near Downtown Mall



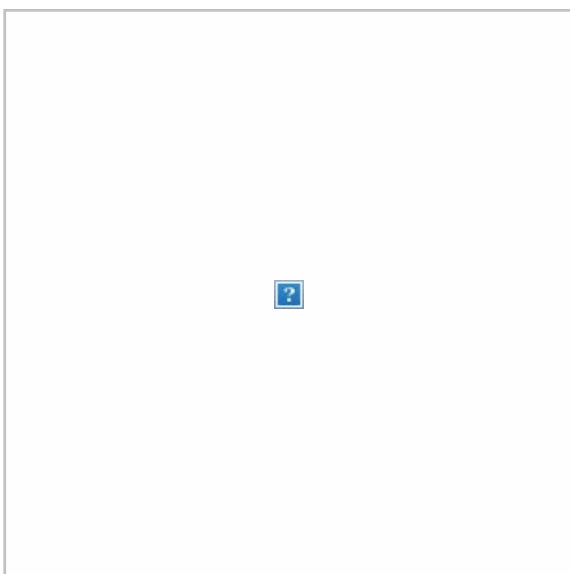
A vacant Sears and sprawling parking lot will be replaced with new housing and a publicly-accessible park.

[Read more →](#)

Long Beach man accused of killing ex-girlfriend in Aliso Viejo spa bombing once again on trial

Stephen Beal's first federal trial ended with a hung jury and a mistrial

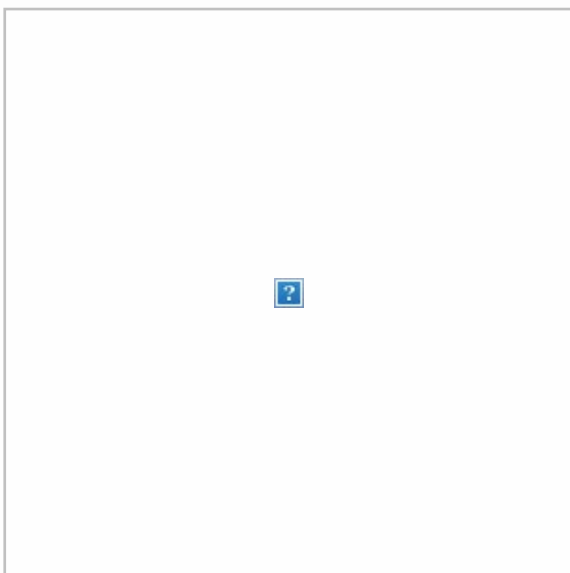
[Read more →](#)



[Read more →](#)



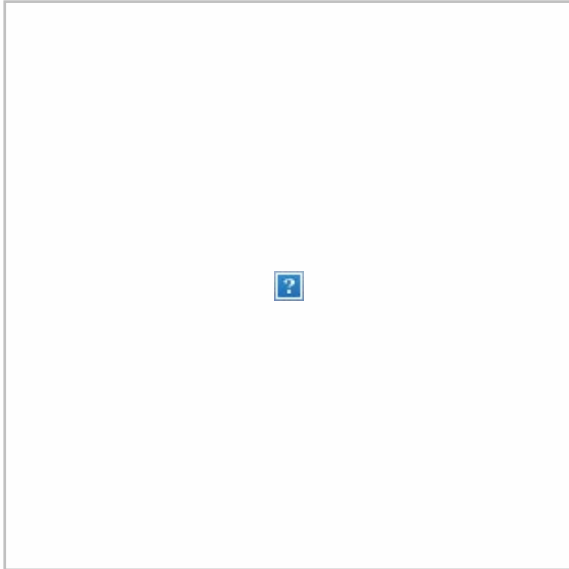
Man charged in suspected Tustin drunken driving crash that killed Laguna Hills woman



The man allegedly had a blood-alcohol level more than five times the legal limit.

[Read more →](#)

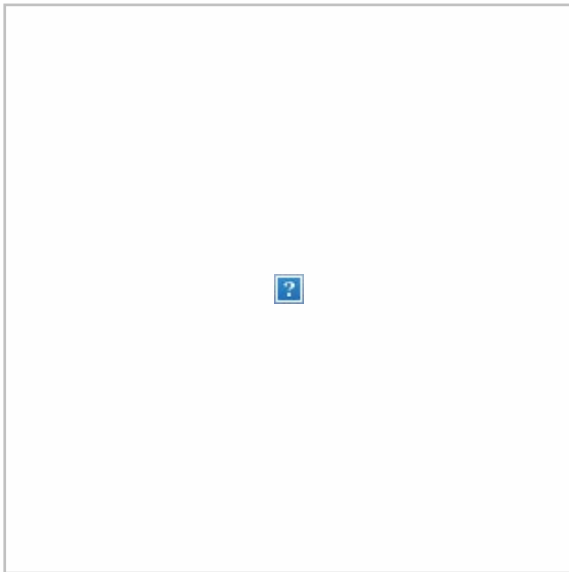
Ex-Angels player Gary Matthews Jr. lists Corona del Mar home for \$22M



The 6,232-square-foot blufftop house has four bedrooms, six bathrooms and floor-to-ceiling glass walls with views of Newport Harbor, Balboa Island and the Pacific Ocean.

[Read more →](#)

New sponsor, new vibe announced for US Open of Surfing in Huntington Beach



Moto freestyle will be coming back full throttle at the upcoming U.S. Open of Surfing in Huntington Beach.

[Read more →](#)





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From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: GMO food people and animals.
Date: Wednesday, June 28, 2023 12:17:14 PM

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Put on public record, give to councils and confirm that you did. The health board forgot to say the mRNA jabs they recommend mutate our genes and people that are not 100% organic have no human rights. This should have been disclosed thanks from Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Covid Is genocide
Date: Wednesday, June 28, 2023 12:10:51 PM

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

<https://youtu.be/GaD8qEWJglY>.

Give to councils. Put on public record and confirm that you did. That you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Gene edited food
Date: Wednesday, June 28, 2023 12:08:23 PM

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

https://www.theepochtimes.com/health/meet-your-new-gene-edited-salad_5332574.html?utm_source=Health&src_src=Health&utm_campaign=health-2023-06-28&src_cmp=health-2023-06-28&utm_medium=email. Send to council and MELNECK. Put on public record and confirm that you did. Thanks. From Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Dr. DAVID MARTIN
Date: Wednesday, June 28, 2023 9:42:28 AM

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

<https://youtu.be/GaD8qEWJglY>.

Send to city council and MELNECK.
Put on public record. Confirm that you did. Thanks. From Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Fwd: Cancer is Exploding because of CV19 Vax – Dr. Betsy Eads, Greg Hunter
Date: Wednesday, June 28, 2023 2:07:34 AM

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: rcoones102 [REDACTED]
Date: Sun, Jun 25, 2023 at 6:19 AM
Subject: Cancer is Exploding because of CV19 Vax – Dr. Betsy Eads, Greg Hunter
To:
Please send to the city councils and Melneck. put on public record and confirm that you did. Thanks Wynn

Cancer is Exploding because of CV19 Vax – Dr. Betsy Eads, Greg Hunter

<https://rumble.com/v2w777c-cancer-is-exploding-because-of-cv19-vax-dr.-betsy-eads.html>

Dr. Betsy Eads has been warning for more than a year about extreme disease and death coming because of the Cv19 bioweapon/vax. Dr. Eads has been punished by the medical community for being a CV19 vax truth warrior. Everything she predicted has happened, and it is guaranteed to get worse—much worse. Using [fresh data just on breast cancers](#) alone posted by the American Cancer Society on Cancer.org, Dr. Eads explains, “From Cancer.org, in the year 2019 for those women under 45 years old (with breast cancer), it was 26,660. It 2020, it was 26,500. In 2021 when the CV19 vax rolled out, it was 26,561. . . . Cancer was not seen in the initial rollout because it took some time for the spike protein delivery. So, in 2022, those numbers went from 26,561 to 47,000. That is a two-fold increase. That’s a direct result of the mRNA (CV19) shots. In 2023, it went up six-fold to 297,000 breast cancer cases, and we are not even done with 2023. That may be as high as 500,000 breast cancer cases. So, cancer is exploding, and there is a direct correlation to the mRNA (CV19) vaccines. . . . The data is just pouring out. The Department of Defense DMED data has cancers up 600% to 1,300%.”

The good news is there are new treatments for cancer. The bad news is information on those treatments are being suppressed. Dr. Eads says, “I use science-backed papers. If you type in NIH, Ivermectin and cancer, it will spit out a bunch of papers of proof that Ivermectin treats cancer. If you go and search Fenbendazole studies from Europe, you will see at least 63 papers on Fenbendazole as a treatment for cancer, but not all cancers. . . . There are a number of them that show the combination of Ivermectin, Fenbendazole and B17 as (treatments) and cures for cancer, but not all cancers. . . . There is enough literature (peer-reviewed scientific studies) to support using those. . . . They suppress those studies, and, of course, it is not going to get out into the mainstream media. Of course, that is all propaganda. . . . On December 29, 2012, President Obama signed HR 4310. The 2013 National Defense Authorization Act (NDAA). Basically, section 1078 of that bill authorizes the use of propaganda inside the USA, which had previously been banned since 1948. . . . They legalized propaganda. So, they legalized mainstream media,

Big Pharma, Hospitals and doctors . . . to put out campaigns against Hydroxychloroquine (HCQ) and Ivermectin.”

In February 2023, Dr. Eads predicted there would be [“At least 1 billion dead or disabled from the CV19 bioweapon/vax.”](#) Is Dr. Eads sticking by that prediction? Dr. Eads says, “Yes, I am, and, actually, it’s going to be higher than that. . . . A paper recently came out showing 600,000 Americans a year are dying from Covid shots. That data is supported by people like Ed Dowd. He looked at the actuary numbers in life insurance companies. We don’t have good data from the hospitals because they are not reporting vaccine injuries and death. They are not correlating the deaths with the mRNA vaccines. They are doing this on purpose.”

Dr. Eads says the number of deaths from the mRNA injections may be 1.2 billion per year world-wide. Eads says, “If we allowed doctors to use Ivermectin, HCQ and CDS (Chlorine Dioxide Solution), we would not have 600,000 a year dead (from the CV19 injections), and I believe that is a low number. We would not have that, and that’s the tragedy. This is a democide.”

Sent with [Proton Mail](#) secure email.

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "Boy Forgives His Mother for Raising Him as a Girl" on YouTube
Date: Tuesday, June 27, 2023 7:48:14 AM

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<https://youtu.be/N2RcbUrD01c>.

Please put this on public record. Give to councils and MELNECK. Confirm that you did. Thanks. From Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "Death Certificates "Fraudulently Omitted" mRNA Vaccine Reactions: John Beaudoin, Sr – Ask Dr. Drew" on YouTube. Please send to council and MELNECK. Put on public record and confirm that you did. THANKS FROM. WYNN
Date: Saturday, July 1, 2023 7:41:54 PM

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<https://www.youtube.com/live/3lmYEWtSSEs?feature=share>