



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

October 2, 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/35939?startStreamAt=0&stopStreamAt=5706

4:00-5:00 p.m. Warehouse Code Amendments

Chad Eiken, Community Development Director, 360-487-7882; Bryan Snodgrass, Principal Planner, 360-487-7946

Summary

Staff led Council through a discussion of the Warehouse Code Amendments.

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

Domenique Martinelli, Senior Planner, 360-487-7943

Summary

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

Councilmember Harless attended the workshops remotely. Councilmember Stober was absent from Workshops.

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/35941?startStreamAt=0&stopStreamAt=4009 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, Hansen, and Mayor McEnerny-Ogle

Absent: Councilmember Stober

Motion by Councilmember Hansen, seconded by Councilmember Fox, and

carried unanimously to excuse Councilmember Stober.

Councilmember Harless attended the meeting remotely.

Proclamations

National Disability Employment Awareness Month

Mayor McEnery-Ogle read and presented a proclamation to Susan Cassady, Clark County Developmental Disabilities Advisory Board Chair, as well as other Board members and staff, proclaiming October 2023 as National Disability Employment Awareness Month.

Breast Cancer Awareness Month

Mayor McEnery-Ogle read and presented a proclamation to Don Stose, Past Chair, Pink Lemonade Project, proclaiming October 2023 as Breast Cancer Awareness Month.

Community Communications

Mayor McEnery-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 McEnery-Ogle closed Community Communication.

Consent Agenda (Items 1-6)

Motion by Councilmember Fox, seconded by Councilmember Paulsen, and carried unanimously to approve items 1-6 on the Consent Agenda.

1. Columbia Street Safety and Mobility Project - construction acceptance and release of retainage

Staff Report: 179-23

This project installed new streetlighting, signage, a flashing beacon, cycle lane separators and pedestrian and bicycle counter stations on Columbia Street. Western United Civil Group LLC., of Yacolt, Washington, has satisfactorily completed the subject improvements in accordance with the plans and specifications.

The original contract bid amount was \$736,495.00. The final construction cost was \$667,254.48, a decrease of approximately 9.4% from original bid

amount. The difference between the original contract amount and final contract amount is significantly attributed to an underrun in the total flagging hours required for the project. The contractor was able to execute the work using 4% of the total flagging hours originally estimated for the project.

There was an apprenticeship requirement of 3% for this project. To fulfill the apprenticeship requirements the contractor needed a minimum of 41.2 hours. The contractor successfully met the apprenticeship goal by delivering a total of 197 apprenticeship hours for the project, yielding an actual apprenticeship utilization rate of 14%. The contractor was able to exceed the goal due the high usage of electricians on the project, which tends to be a trade with readily available apprentices.

Request: On October 2, 2023 accept the Columbia Street Safety and Mobility Project as constructed by Western United Civil Group, of Yacolt, Washington, and authorize release of the retainage bond on file, subject to receipt of all documentation required by law.

Bailey Smithline, Civil Engineer, 360-487-7791

Motion approved the request.

2. Broadway Corridor Improvements Project Phase 2, construction acceptance and release of retainage

Staff Report: 180-23

This project constructed improvements on Broadway St between W 6th St and W 13th St, including upgrading existing water and sewer mains, installing ADA-compliant curb ramps, and repaving the full width of the street.

The original contract bid amount was \$2,100,700.96. Change orders and quantity adjustments decreased the contract amount by 2.5% to \$2,047,511.13. There were 14 contract change orders. The total cost for all of the change orders was \$132,743.59. Most of the change order costs can be attributed to unforeseen conflicts with existing utilities. These added costs were significantly offset by an underrun in the total flagging hours required for the project. The contractor was able to execute the work using 10% of the total flagging hours originally estimated for the project.

There was an apprenticeship requirement of 4% for this project. To fulfill the apprenticeship requirements the contractor needed a minimum of 387 hours. The contractor delivered a total of 288.1 apprenticeship hours for the project, yielding an actual apprenticeship utilization rate of 3%. As policy requires, a deduction for the underutilization was applied to the contract. The total penalty was \$9,892.52.

Request: On October 2, 2023 accept the Broadway Corridor

Improvements Project Phase 2 as constructed by Catworks Construction, of Vancouver, Washington, and authorize release of the retainage bond on file, subject to receipt of all documentation required by law.

Bailey Smithline, Civil Engineer, 360-487-7791

Motion approved the request.

3. Fifth Amendment to Office Lease - City of Vancouver and Apple, Inc.

Staff Report: 181-23

Apple, Inc. currently leases space on the 5th floor of City Hall. The City of Vancouver assumed an existing Office Lease with Apple, Inc upon purchase of City Hall. As Apple has continued to grow, they now occupy 90% of the 5th floor of City Hall.

Apple, Inc. has been in this location since 2008 and expressed interest in utilizing their second of two 3-year extension options available in the current lease term.

It is proposed to enter into a Fifth Amendment to Office Lease with Apple, Inc. for approximately 15,168 square feet for a three-year (3-yr) term.

Request: Ratify the Fifth Amendment to Office Lease between City of Vancouver and Apple, Inc. and authorize the City Manager or designee to execute the document.

Linda Carlson, Property Management Specialist, 360-487-8423

Motion approved the request.

4. Adoption of Affordable Housing Fee-In-Lieu Fund Administrative Plan

Staff Report: 182-23

A RESOLUTION relating to low-income housing; adopting an administrative plan for Affordable Housing Fee-in-Lieu funding to fund low to moderate-income housing; providing for Severability; and an Effective Date.

In July 2023, the City Council approved changes to the Multifamily Tax Exemption Program, which expanded target areas across the City and simplified the public benefit negotiation for applicants proposing market rate projects.

To be eligible for the City's updated Multifamily Tax Exemption (MFTE) program, new developments are required to provide an affordable housing or ownership benefit. A developer may propose one of the following:

- New units that include a minimum of 20% of units affordable to households earning up to 80% AMI; or*
- New ownership units with a minimum number of new units required and a maximum eligible sales price; or*
- New market rate units with no rent restrictions in exchange for paying a fee-in-lieu of providing affordability.*

The FIL paid for the tax exemption benefit will vary based on Target Area and project density. The amount of fee-in-lieu is calculated using the projected tax liability to the project and the value of the benefit of the MFTE. The fee is 25 or 50% of the net present value of the exemption over eight years (life of the exemption) based on Target Area requirements.

The Affordable Housing Fee-in-Lieu (FIL) Fund is a flexible tool for making strategic investments in affordable housing projects in close proximity to the MFTE projects that provide FIL funding. Revenues collected will be tracked by Target Area with a goal of reinvesting these funds in or near the same Target Area, particularly in areas with limited affordability.

Rather than make funds available through periodic Requests for Proposals (RFPs), the FIL Fund will be used on an as-needed basis to address needs not targeted by other funding sources or proposed projects. The funding will be able to be used for a variety of affordable housing support but will require affordability for households at 60% AMI for rental units and 80% of AMI for ownership unit development.

City staff will monitor and report on FIL Fund collection, investments, and outcomes.

Request: Adopt a resolution approving the proposed Affordable Housing Fee-In-Lieu Fund Administrative Plan.

Samantha Whitley, Housing Programs Manager, (360) 487-7952; Bryan Monroe, Associate Housing Project Coordinator, (360) 487-7867

Motion approved the request.

5. Appointments to the Charter Review Committee

The City of Vancouver's charter requires that every 5 years, a committee of 15 residents is appointed to review the charter and make any recommendations for change to the City Council.

The Charter Review Committee is appointed by the Mayor, subject to City

Council confirmation.

The work of the Charter Review Committee is required to be completed in time for any potential issues to be placed on the ballot for the November 2024 general election.

Mayor McEnemy-Ogle reviewed 25 applications received for the Charter Review Committee and recommends appointment of the following 15 residents. All appointments would be effective immediately.

1. *Russ Beacock*
2. *Alicia Cummins*
3. *Jonathan DeBellis*
4. *Terah Ebie*
5. *Josh Egan*
6. *Lisa Ghormley*
7. *Nelson Holmberg*
8. *Janet James*
9. *Janet Landesberg*
10. *Mark Meckler*
11. *Cherry Mercado*
12. *Ben Moll*
13. *Mike Pond*
14. *Lynn Samuels*
15. *Ronald Zito*

If there are no objections, the Mayor would like to make these appointments at the October 2, 2023, City Council meeting.

Request: Appoint the following Vancouver residents to the Charter Review Committee for the 2024 Charter Review process: Russ Beacock, Alicia Cummins, Jonathan DeBellis, Terah Ebie, Josh Egan, Lisa Ghormley, Nelson Holmberg, Janet James, Janet Landesberg, Mark Meckler, Cherry Mercado, Ben Moll, Mike Pond, Lynn Samuels, Ronald Zito.

Mayor McEnemy-Ogle

Motion approved the request.

6. Approval of Claim Vouchers

Request: Approve claim vouchers for October 2, 2023.

Motion approved claim vouchers in the amount of \$15,437,736.57.

Public Hearings (Item 7)

7. **MFTE Code Clean-up**

Staff Report: 178-23

AN ORDINANCE of the City of Vancouver relating to changes to the City's Multifamily Housing Tax Exemption Program (MFTE); adopting corrections to recent updates; amending Sections 3.22.020, 3.22.030, and 3.22.040 of the Vancouver Municipal Code (VMC) to clarify code language and maps as well as the ownership tax exemption option and associated requirements; providing for severability; and setting an immediate effective date.

On July 3, 2023, City Council adopted substantial changes to the MFTE program. Following the adoption of those changes it was determined that additional clarification language was needed in certain areas of the ordinance. Staff added clarifying language as indicated in the attached ordinance document.

Additionally, the ownership option language was added after the initial code change stakeholder meetings were held in March of 2023. Another stakeholder meeting was held on September 29, 2023, to seek additional comment and answer questions specifically related to the homeownership option language.

Request: On Monday, October 2, 2023, subject to second reading and public hearing, approve ordinance.

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

Bryan Monroe, Associate Housing Project Coordinator, provided an overview of the Multi-family Tax Exemption Code Clean-Up.

Council discussed the item briefly with staff.

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

- Kimberlee Goheen, 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 4420.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Evergreen and Grand Commercial Corridors Strategy Implementation Update

Bryan Snodgrass, Principal Planner, discussed the Evergreen and Grand Commercial Corridors Strategy Implementation Update.

House Bills 11110 & 1337 Short-Term Rental Implications

Jason Nortz, Development Review Division Manager, discussed House Bills 11110 and 1337 Short-Term Rental Implications.

Workers' Compensation Insurance Follow-Up

Lisa Brandl, Deputy City Manager, discussed the Worker's Compensation Insurance Follow-Up.

Adjournment

7:36 p.m.

DocuSigned by:
Anne McEnerny-Ogle
6C89D9009EG5424...
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: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Watch "Dr. Fauci was a "warmup dictator": Matt Taibbi" on YouTube
Date: Monday, October 2, 2023 8:51:26 AM

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<https://youtu.be/i7C6YR8X9No?si=5HneCdOAO4RLN2ug> please put on public record, send to all council members and MELNECK, confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Fwd: 5 Ways To Make Removing PFAS Easier For Small Communities
Date: Sunday, October 1, 2023 7:35:22 PM

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

From: **Water Online** <[REDACTED]>
Date: Sun, Oct 1, 2023, 5:22 AM
Subject: 5 Ways To Make Removing PFAS Easier For Small Communities
To: [REDACTED] >

Water Online Newsletter | October 01, 2023 | View web version [here](#).



FEATURED ARTICLES

[Aeration To Oxidize Iron For Easy Removal](#)

By Mazzei Injector Company, LLC

Read how Mazzei provided aeration equipment to a water purification facility in Yankton, SD, that was conveniently installed out of sight in the building's basement.

[Fight Contaminants Of Emerging Concern With A Pipeline Of Innovation](#)

By WEDECO – A Xylem Brand

Water treatment challenges are never-ending – from source water availability to seasonal upsets and new contaminants of emerging concern (CECs). The best way to stay ahead of such issues is to cultivate a pipeline of innovative solution development ready to address the next challenge. Here are some key insights for evaluating suppliers that are best positioned to do exactly that.

[Advanced Technology Increases ROI In New Ecuador Wastewater Plant](#)

By Aerzen

Read how Guayaquil, Ecuador, realized significant cost savings and other benefits by selecting cutting-edge, high-efficiency blower technology for a secondary wastewater treatment plant (WWTP).

[Operando Studies Of Iodine Species In An Advanced Oxidative Water Treatment Reactor](#)

By BioLargo Inc.

Advanced oxidation processes (AOPs) are emerging as a promising class of technologies for treatment of industrial and municipal waste streams for removal of recalcitrant contaminants including pharmaceuticals, pesticides, and industrial chemicals, a key facet of wastewater treatment.

[Removing Ammonia In Drinking Water With AccuFAS](#)

By Brentwood Industries

Read on to learn how, utilizing its pilot reactor, Brentwood helped a midsize suburban community assess potential treatment of ammonia in the city's potable water source.

[Xylem Bypass System Helps Facilitate Pump Station Rehab In Covington, Kentucky](#)

By Godwin -- A Xylem Brand

Sanitation District No. 1 of Northern Kentucky (SD1) needed to perform wet well concrete rehabilitation on two pump stations in Covington, KY, located just across the Ohio River from Cincinnati.

[5 Ways To Make Removing PFAS Easier For Small Communities](#)

By Harmsco Filtration Products

There are a few things that smaller water treatment plants should keep in mind when homing in on the most viable technologies for PFAS.

[Measuring Methane-Based Digester Gas Flow In Wastewater Treatment Plants](#)

By Fluid Components International

While traditionally flared by wastewater treatment plants, many facilities are now turning the methane produced by their digester processes into a fuel source. The harvested digester gas is used to generate on-site heat and, with cogeneration technologies, to generate electricity.

[A Multi-Barrier Approach To Complex Water And Wastewater Contaminant Removal](#)

By Alex Bettinardi and Stanley Shmia, De Nora

With the issue of water safety in the headlines, even non-water professionals are familiar with common contaminants like lead and arsenic — but how can we address these public health hazards?

[Temporary Bypass Helps City Of Auburn, NY, Divert Stream Water Safely And Efficiently](#)

By Xylem Rental Solutions

The Owasco Outlet in Auburn, NY, is a waterway that flows from the north end of Owasco Lake through five counties before connecting to the Seneca River. Over time, portions of the Owasco Outlet were contaminated with coal tar.

[Hanford Groundwater Ion Exchange System](#)

By AVANTech LLC

AVANTech was contracted to design and fabricate one 200-BP-5/200-PO-1 ion exchange modular skid unit consisting of three stainless-steel, 8-ft-diameter ion exchange vessels for the 200 West Area Pump and Treat System Project. AVANTech will also provide oversight for the installation and commissioning of the system in accordance with CPCCo technical specifications.

[Lift Stations: Attacking The 'New Sewage' With Vaughan Chopper Pumps](#)

By Glenn Dorsch, PE, Vaughan Co. Inc.

Disposable, throwaway products are making raw sewage pumping tougher than ever. The Jefferson Street Pump Station at the city of Centralia, WA, had a problem demanding a cost-effective solution.

[New EPA PFAS Limits: Why Small Water Utilities Need Not Fear Them](#)

By Harmsco Filtration Products

Smaller water utilities may be in a panic over the EPA's proposed federal limits on PFAS, but there are two reasons for these smaller utilities to remain hopeful.

[Future-Proof Your Water Meter Technology With AMI](#)

By Kamel Chaabane, Itron

Because you can't track what you can't measure, modern water solutions bridge the gap between the vision of secure water and the reality of existing infrastructure.

[The Role Of Real-Time Data In Sewer Inspection](#)

By IDEX Intelligent Water

With real-time data, calculations can be done automatically, numbers are always where you need them, and manual data entry is limited or completely unnecessary.

[Using Master Controls To Enhance Aeration And Reduce Power Use](#)

By Kaeser Compressors, Inc.

Precision management of dissolved oxygen (DO) allows wastewater treatment plant operators to maintain optimal biological conditions in their activated sludge basins. However, older blowers and a lack of advanced aeration oversight can sabotage that effort while substantially wasting money.

[Increasing The Likelihood Of Accessing Infrastructure Funding](#)

By Glenn Barnes, 120Water

Read how to access LCRR funding and tailor your application to increase your odds of success.

[City Of Salem Chooses Ozone To Treat Cyanotoxins In Raw Water](#)

By Mazzei Injector Company, LLC

In this case study, discover why the city of Salem's Geren Island Water Treatment Plant chose ozone as the best option to effectively treat cyanotoxins in their raw water.

[The AMI Water Meter That Modernized Madison County](#)

By Kamstrup

Explore how Madison County, challenged by increased demand, a growing customer base, and a system that was administered by the city, decided it was time to transition to an AMI water meter solution.

[BioLargo Takes PFAS Innovation To A New Level](#)

Many factors go into picking the right PFAS treatment solution and there is no silver bullet, no "black box". And knowing what questions to ask for any particular system can vary state to state, depending on the influent water.

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From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Dr.David Martin
Date: Sunday, October 1, 2023 12:34:34 PM

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From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Fwd: DNA Contamination in COVID Shots: Unveiling a Tumor Risk
Date: Saturday, September 30, 2023 11:08:03 AM

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Thanks from Wynn

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From: Dr. Mercola [REDACTED] >
Date: Sat, Sep 30, 2023, 2:06 AM
Subject: DNA Contamination in COVID Shots: Unveiling a Tumor Risk
To: [REDACTED]



TOP STORIES FOR 09/30/2023

 **TOP STORY**

DNA Contamination in COVID Shots: Unveiling a Tumor Risk

Microbiologist Kevin McKernan discusses his groundbreaking study revealing DNA contamination in Moderna and Pfizer COVID vaccines and its potential implications to drive malignancies.

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TRENDING NEWS

Is COVID More Dangerous Than the Flu?

Unpacking the 'science' behind the annual vaccination scam.

[READ MORE](#)

Biodynamic Farming and the Legacy of Rudolf Steiner

This takes organic farming to a whole new level, even though technically it's not new, as it was first proposed a century ago. It radically boosts sustainability, and factors planetary movement into planting and harvesting times. Here's how to partake in this growing trend.

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 **HOT**

Breaking News: What You Need to Know

Up-to-date info on the latest health-related news happening in the world.

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Get up to 45% Off on Bone Support

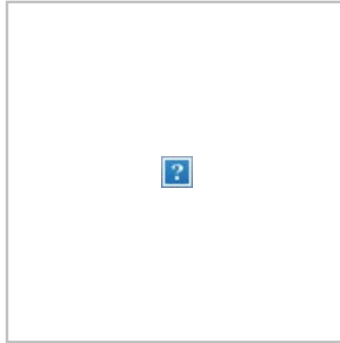
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From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Covid jabs and vaginal bleeding
Date: Saturday, September 30, 2023 9:40:48 AM

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<https://t.me/childrenshd/5874>. Please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Watch "DOCUMENTS FROM 1954 prove it! Get Ready..." on YouTube
Date: Wednesday, September 27, 2023 10:28:49 PM

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<https://youtu.be/ToA7WJMuF6s?si=xX4bvJF57-SE4W5Y>. Please put on public record AFTER SENDING TO ALL COUNCIL MEMBERS AND MELNECK. CONFIRM THAT YOU DID. THANKS FROM WYNN

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Fwd: mRNA Detected in Breast Milk After COVID-19 Vaccination Could Be Passed on to Infants: New Study
Date: Wednesday, September 27, 2023 4:41:08 PM

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Ivermectin and Hydroxycylohoquin article on this paper. Please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn.

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From: Epoch Times Good Evening [REDACTED]
Date: Wed, Sep 27, 2023, 3:27 PM
Subject: mRNA Detected in Breast Milk After COVID-19 Vaccination Could Be Passed on to Infants: New Study
To: [REDACTED]

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[The Epoch Times](#)



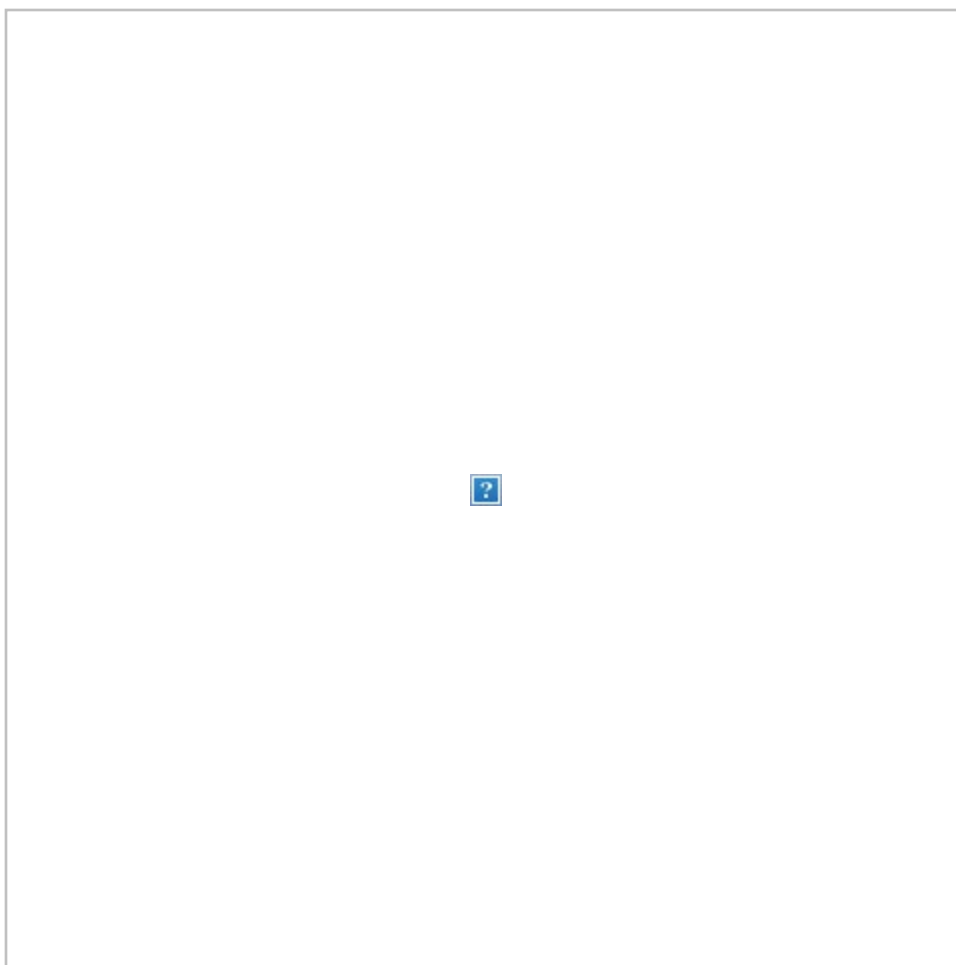
September 27, 2023

TODAY IN HISTORY

John Adams appointed to negotiate peace terms with British

1779

TOP NEWS

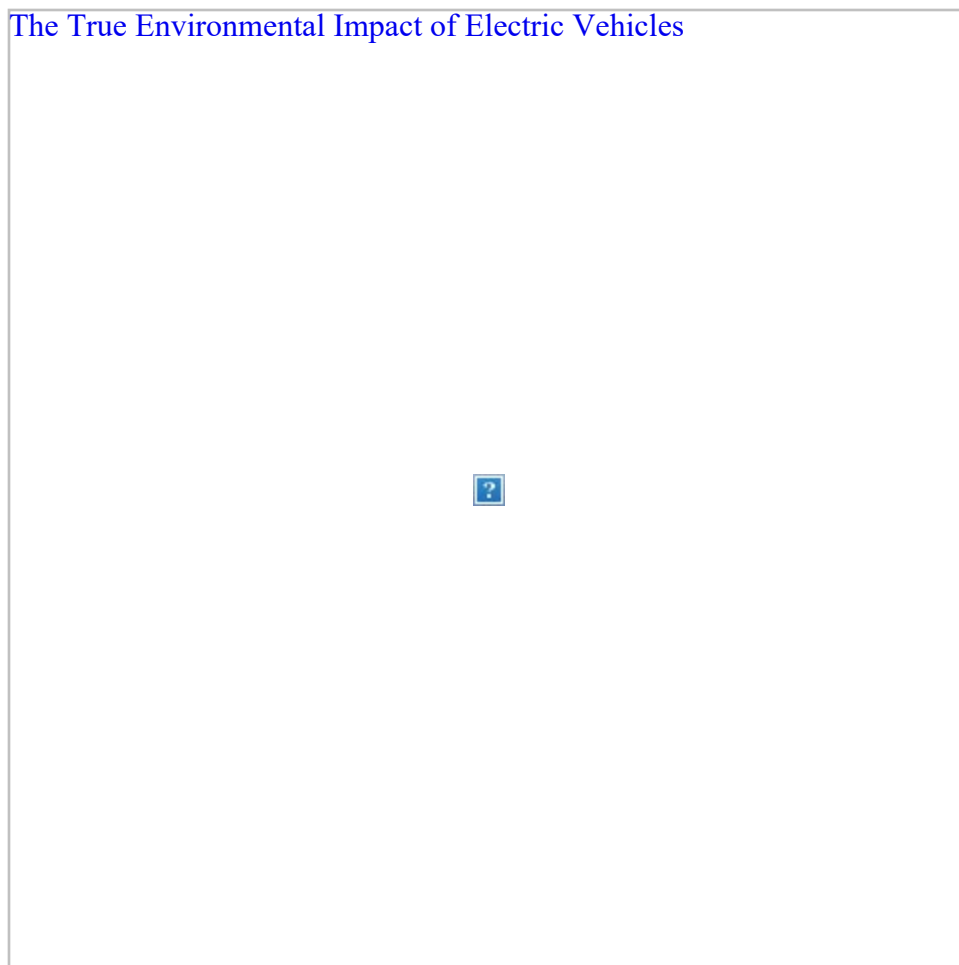


Research & Discoveries

mRNA Detected in Breast Milk After COVID-19 Vaccination Could Be Passed on to Infants: New Study

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Crossroads

The True Environmental Impact of Electric Vehicles

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No Farmers No Food: Will You Eat the Bugs?

The Epoch Original Documentary, “*No Farmers No Food: Will You Eat the Bugs?*” is available on EpochTV now.

This groundbreaking documentary reveals the untold stories of farmers forced out of

business and exposes the hidden agenda behind “Green Policies” that are pushing people to eat bugs, a global food crisis ignored by the world’s media.

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Politics

House Gives Crushing Blow to Biden Family

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Health & Safety

Elon Musk Drops Vaccine Bombshell

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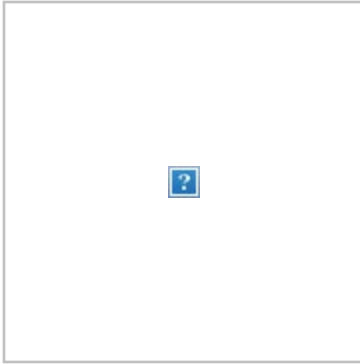
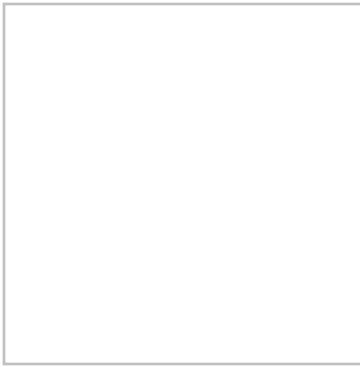
HEALTH

Myocarditis

COVID-19’s Lingering Threat: A Surge in Heart Conditions

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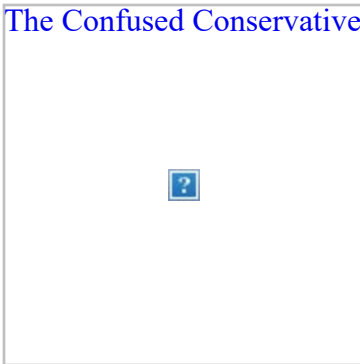
Eye Health

Oculomotor Dysfunction:
Unraveling a Commonly Missed
Diagnosis

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OPINION



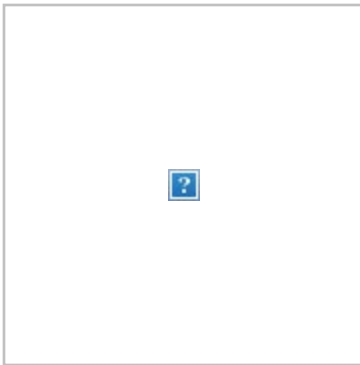
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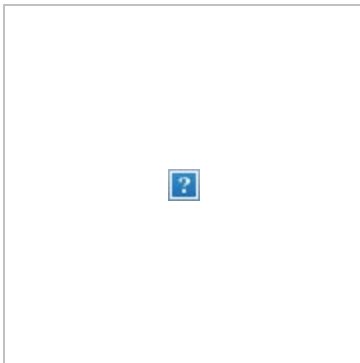


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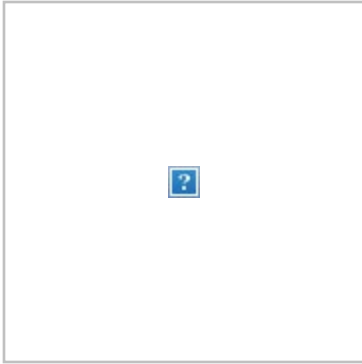
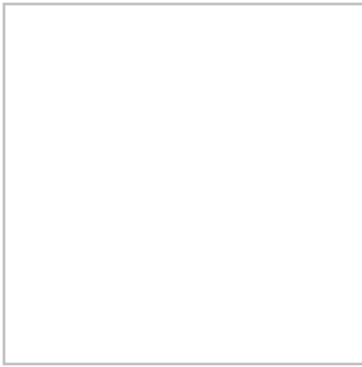
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Subject: Watch "Breast milk" on YouTube
Date: Friday, September 22, 2023 8:27:36 AM

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