CITY OF Vancouver WASHINGTON

Vancouver City Council

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

City Council Meeting Agenda
November 16, 2026

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

All City Council workshops and meetings are broadcast onCVTV cable channels 23 / HD 323 and on www.cvtv.org.

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

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

Testimony will be accepted in the following manner:

- **Written comments submitted in advance**: Email comments to the City Council until 12:00 p.m. November 16, 2026. Comments will be compiled and sent to the City Council and entered into the record.
- **In-person or remote testimony during the meeting**: Register in-person at City Hall. In-person registration is open until 6:30 p.m. on November 16, 2026. Instructions will be provided on-site. Register to testify online. Online registration is open until 12:00 p.m. on November 16, 2026.

Visit the city's website for more information and to register under Community Testimony or call the City Manager's Office at (360) 487-8600.

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

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

Workshops: 4:00-5:00 p.m.

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

Vancouver Municipal Code 10.05.040 Pearson Airfield Revision
(Approximately 30 minutes)

Steven Wall, Public Works Director, Meredith Fox, Airport Manager,
Steve.Wall@cityofvancouver.us, meredith.fox@cityofvancouver.us

Second Supplemental Budget
(Approximately 30 minutes, to immediately follow the previous workshop)

Kathryn Shifley, Chief Financial Officer, Shannon Olsen, Budget Manager,
katie.shifley@cityofvancouver.us, shannon.olsen@cityofvancouver.us

Council Dinner / Executive Session Re: Personnel (RCW 42.30.110 (1)(g)) (5:00 - 6:30 PM)

Regular Council Meeting

6:30 PM
Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

Pledge of Allegiance

Call to Order and Roll Call

Approval of Minutes

Minutes - November 9, 2026

Proclamations

Small Business Saturday

2026 Drive and Drop Food Drive

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

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

1. **Construction Acceptance - NE Royal St & 81st Ave Water Main Replacement Acceptance and Release**

   Staff Report: 230-26

   Request: On Monday, November 16, 2026, accept the NE Royal St & 81st Ave Water Main Replacement Project, and authorize release of the contractor's retainage of $16,565.47 subject to receipt of all documentation required by law.

   Reed Crosson, Civil Engineer Supervisor, Reed.Crosson@cityofvancouver.us

2. **Construction Acceptance - Phoenix Way & California St. Water Main Replacement Acceptance and Release**

   Staff Report: 231-26

Request: On Monday, November 16, 2026, accept the Phoenix Way & California St. Water Main Replacement Project, and authorize release of the contractor's retainage of $70,914.76 subject to receipt of all documentation required by law.

Reed Crosson, Civil Engineer Supervisor, Reed.Crosson@cityofvancouver.us

3. Resolution to Adopt Affordable Housing Fund Awards for Temporary Shelter

A RESOLUTION relating to low-income housing; providing for adoption of 2026 Temporary Shelter funding awards for the Affordable Housing Fund and authorizing the City Manager to execute agreements and other related documents on behalf of the City of Vancouver consistent with Council-approved funding awards; providing for Severability and an Effective Date.

Staff Report: 232-26

Request: On Monday, November 16, 2026, finalize and approve the resolution to adopt Affordable Housing Fund (AHF) awards for temporary shelter and authorize the City Manager, or designee, to negotiate and execute related agreements.

Kimberly Kerlee, Housing Project Planner, kimberly.kerlee@cityofvancouver.us

4. Multifamily Tax Exemption — Legacy Apartments

A RESOLUTION of the City Council of the City of Vancouver approving a contract with LEGACY AT PALISADES LLC and its successors and assigns (Applicant) for an 8-year limited property tax exemption for market-rate rental housing, for the property located at 19660 SE Brady Road, Camas, WA 98607 (Exhibit A).

Staff Report: 233-26

Request: On Monday, November 16, 2026, finalize and approve the 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, bryan.monroe@cityofvancouver.us

5. Approval of the Claim Vouchers

Request: Approve claim vouchers for November 16, 2026.

Public Hearings

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

6. Ordinance Adopting School District Capital Facilities Plans into City Comprehensive Plan

AN ORDINANCE relating to the Our Vancouver 2026-2045 Comprehensive Plan for the City of Vancouver concerning adoption by reference of the Battle Ground, Camas, Evergreen and Vancouver school district capital facilities plans, and amending references to impact fees

resulting from the Evergreen Public Schools Capital Facilities Plan 2026-2032; providing for severability; and establishing an effective date.

Staff Report: 216-26

Request: On Monday, November 16, 2026, upon second reading and a public hearing, finalize and approve the ordinance.

Bryan Snodgrass, Principal Planner, bryan.snodgrass@cityofvancouver.us

7. Ordinance Authorizing the General Property Tax Levy for 2027

AN ORDINANCE relating to the annual property tax levy; authorizing an increase of 1.0% in the City's General property tax levy from the amount levied the previous year; authorizing the use of previously banked General property tax levy capacity associated with Proposition 2; and providing for an effective date.

Staff Report: 220-26

Request: On November 16, 2026, upon second reading and a public hearing, finalize and approve the ordinance.

Anthony Glenn, Treasurer, anthony.glenn@cityofvancouver.us

8. Ordinance Preserving Levy Capacity for Exempt Property for 2027

AN ORDINANCE authorizing an increase in tax levy pursuant to RCW 84.55.120 and an increase in limit factor for maximum levy capacity pursuant to RCW 84.55.092.

Staff Report: 221-26

Request: On November 16, 2026, upon second reading and a public hearing, finalize and approve the ordinance.

Anthony Glenn, Treasurer, anthony.glenn@cityofvancouver.us

9. Ordinance Authorizing the Affordable Housing Property Tax Levy for 2027

AN ORDINANCE relating to the annual property tax levy; authorizing an increase of 0.0% in the City's Affordable Housing property tax levy from the amount levied the previous year; and providing for an effective date.

Staff Report: 222-26

Request: On November 16, 2026, upon second reading and a public hearing, finalize and approve the ordinance.

Anthony Glenn, Treasurer, anthony.glenn@cityofvancouver.us

10. Ordinance Approving Ad Valorem Taxes for 2027

AN ORDINANCE fixing and levying the amount of ad valorem taxes necessary to balance

estimated revenue with estimated expenditures for the 2027/2028 Budget for the City of Vancouver; providing for an effective date.

Staff Report: 223-26

Request: On November 16, 2026, upon second reading and a public hearing, finalize and approve the ordinance.

Anthony Glenn, Treasurer, anthony.glenn@cityofvancouver.us

11. Ordinance Amending Vancouver Municipal Code Title 16 Fire and Life Safety Inspection Fees and Fire Code Operational Permit Fees, Effective January 1, 2027

AN ORDINANCE relating to the increase of fire and life safety inspection fees and fire operational permit fees to adjust fees to assist with cost recovery and approach fees in similar jurisdictions and technical code cleanup; providing for savings, severability and an effective date.

Staff Report: 224-26

Request: On Monday, November 16, 2026, upon second reading and a public hearing, finalize and approve the ordinance amending Vancouver Municipal Code Title 16 to revise fire and life safety inspection fees for existing occupancies and fire code operational permit fees, effective January 1, 2027.

Heidi Scarpelli, Fire Marshal, heidi.scarpelli@cityofvancouver.us

12. Ordinance Amending Utility Rates

AN ORDINANCE related to the water, sewer and surface water utility user rates, amending Vancouver Municipal Code sections 14.04.210, 14.04.230, and 14.09.060; and providing for savings, severability, and an effective date.

Staff Report: 225-26

Request: On Monday, November 16, 2026, upon second reading and a public hearing, finalize and approve the ordinance.

Kathryn Shifley, Chief Financial Officer, katie.shifley@cityofvancouver.us

13. Ordinance Amending Vancouver Municipal Code 5.04.075 and 5.04.090, Business License and Regulations

AN ORDINANCE relating to business licenses; amending VMC 5.04.090; providing for severability and an effective date.

Staff Report: 226-26

Request: On Monday, November 16, 2026, upon second reading and a public hearing, finalize and approve the ordinance amending Vancouver Municipal Code (VMC) 5.04.090.

Kathryn Shifley, Chief Financial Officer, katie.shifley@cityofvancouver.us

14. Ordinance Updating Vancouver Municipal Code Section 5.10.040 for Utility Tax imposed upon Water, Sewer, and Stormwater Utility and Solid Waste Collection Services for 2027 and 2028

AN ORDINANCE relating to the water, sewer and surface water utility tax rate imposed, amending Vancouver Municipal Code section 5.10.040; providing for severability, referendum, and establishing an effective date.

Staff Report: 227-26

Request: On Monday, November 16, 2026, upon second reading and a public hearing, finalize and approve the ordinance amending Vancouver Municipal Code (VMC) 5.10.040.

Kathryn Shifley, Chief Financial Officer, katie.shifley@cityofvancouver.us

15. 2027-2028 City of Vancouver Biennial Operating and Capital Budget

AN ORDINANCE relating to and adopting the budget for the City of Vancouver for the 2027-2028 fiscal biennium; providing for ratification and for an effective date.

Staff Report: 228-26

Request: On Monday, November 16, 2026, upon second reading and a public hearing, finalize and approve the ordinance.

Kathryn Shifley, Chief Financial Officer, katie.shifley@cityofvancouver.us

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Community Forum

This is the place on the agenda where the public is invited to speak to Council regarding any matter. Members of the public addressing Council are requested to give their name and city of residence for the record. Speakers are to limit their testimony to a total of three minutes. Up to 90 minutes will be allotted for the Community Forum.

Adjournment

City Hall is served by C-TRAN. Route information and schedules are available online at www.c-tran.com. You also may reach C-TRAN at (360) 695-0123 for more information on times, fares, and routes.

Anyone needing language interpretation services or accommodations with a disability at a Vancouver City Council meeting may contact the City Manager's staff at (360) 487-8600 (RELAY: 711). Assistive listening devices and live Closed Captioning are available for the deaf, hard of hearing and general public use. Please notify a staff person if you wish to use one of the devices. Every attempt at

reasonable accommodation will be made. To request this agenda in another format, please also contact the phone numbers listed above.