



CITY COUNCIL REGULAR MEETING MINUTES

Monday, May 2, 2016, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Scott Higgins called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Greg Anderson, Don Chaney, Tim Hazen, Steve Hogan, Melissa Smith and Shannon Turk

Excused: Bonnie Carter

Staff: Phil Bourquin, Pete Capell, Jennifer Gorsuch, Cathy Huber Nickerson, Shawn MacPherson, Robert Maul, Heather Rowley and Alicia Pacheco (intern)

Press: Heather Acheson, Camas-Washougal Post Record

IV. PUBLIC COMMENTS

No one from the public wished to speak.

V. CONSENT AGENDA

- A. Approved the minutes of the April 18, 2016 Camas City Council Meeting and the Workshop minutes of April 18, 2016.

 [April 18, 2016 Camas City Council Regular Meeting Minutes - Draft](#)
[April 18, 2016 Camas City Council Workshop Meeting Minutes - Draft](#)

- B. Approved the claim checks numbered 129413-129511 in the amount of \$449,029.75.

- C. Authorized the write off of two unpaid utility accounts in the amount of \$226.09. This amount represents outstanding water, sewer, garbage, recycling and storm water charges that were left unpaid by previous property owners. (Submitted by Pam O'Brien)

- D. Awarded the Septage Receiving Station project to the low bidder Stellar J Corporation in the amount of \$129,700.60. The Septage Receiving Station Project costs were an approved expense from a budget decision package allocated at \$675,000 in the 2015-2016 Budget for this project and other system improvements at the Wastewater Treatment Plant. (Submitted by Sam Adams)

 [Bid Tab Septage Receiving Station Improvements](#)

- E. Awarded the 2016 STEP/STEF Tank Pumping project to Haag & Shaw, Inc. in the amount of \$110,454.18. STEP/STEF pumping and maintenance costs were an approved expense from a budget decision package allocated annually in the 2015-2016 Budget and those funds are available to complete this work. (Submitted by Sam Adams)

 [STEP STEF Tank Pumping Quotes](#)

- F. Authorized the Mayor to sign the consultant agreement with Harper Houf Peterson Righellis, Inc. for wetland monitoring services for NW Friberg Wetland Mitigation Monitoring & Maintenance in the amount of \$84,080.00 for years 2016 through 2020. The annual monitoring amount of \$21,616 for 2016 is included in the 2015-2016 Budget and the costs for years 2017 through 2020 will be included in the respective future budgets. (Submitted by James Carothers)

 [HPR NW Friberg Wetland Monitoring Contract](#)

- G. Authorized the Mayor to sign the consultant agreement with Columbia West Engineering, Inc. for materials testing services for Cooper's View Park in the amount of \$14,625.00. The cost for this work is covered by the 2016 Spring Omnibus Budget and is included in the attached Revenue and Expenditure Summary spreadsheet that was initially presented to Council during the April 18, 2016 Workshop. (Submitted by James Carothers)

 [Cooper's View Park Testing Contract](#)

[Cooper's View Construction Revenue and Expenditure Summary](#)

It was moved by Council Member Hogan, seconded by Council Member Smith, to approve the Consent Agenda. The motion carried unanimously.

VI. NON-AGENDA ITEMS

- A. Staff

There were no comments from Staff.

- B. Council

Hogan announced the Camas Plant & Garden Fair, First Friday and Cinco de Mayo are occurring in Downtown Camas this week.

VII. MAYOR

- A. Announcements

Mayor Higgins acknowledged Lindsey Latimer was present as a part of her senior project about City leadership and the Mayor's role in the City.

- B. Taiwanese American Heritage Week Proclamation


 [Taiwanese American Heritage Proclamation 2016](#)

Mayor Scott Higgins proclaimed May 8-14, 2016, as Taiwanese American Heritage Week in Camas.

VIII. MEETING ITEMS

- A. Resolution No. 16-008 Amending the 2016 Fee Schedule
Details: This resolution provides for updated Equipment Repair and Replacement (ERR) fee rates to the 2016 Fee Schedule to be effective June 1, 2016. These new rates are incorporated into the 2016 Spring Omnibus Budget and will be retroactively applied for the 2016 fiscal year.

Presenter: Cathy Huber Nickerson, Finance Director

 [Resolution No. 16-008 Amending the City of Camas Fee Schedule as Adopted by Resolution No. 15-018.pdf](#)

It was moved by Council Member Hogan, seconded by Council Member Hazen, that Resolution No. 16-008 be read by title only. The motion carried unanimously.

It was moved by Council Member Hogan, seconded by Council Member Smith, that Resolution No. 16-008 be adopted. The motion carried unanimously.

- B. Public Hearing for Ordinance No. 16-005 Amending the City's 2016 Budget Ordinance No. 15-025

Details: A public hearing occurred to provide for public testimony about the 2016 Spring Omnibus Budget. Following the public hearing, staff provided a brief overview of the ordinance.

Presenter: Cathy Huber Nickerson, Finance Director

 [Ordinance No. 16-005 Amending the City's 2016 Spring Omnibus Budget](#)

Mayor Scott Higgins opened the public hearing at 7:11 p.m.

No one from the public wished to speak.

The public hearing was closed at 7:12 p.m.

It was moved by Council Member Turk, seconded by Council Member Smith, that Ordinance No. 16-005 be read by title only. The motion carried unanimously.

A motion was made by Council Member Turk, seconded by Council Member Smith, that Ordinance No. 16-005 be adopted and published according to law. The motion passed by the following vote:

Yes: Council Member Anderson, Council Member Hazen, Council Member Hogan, Council Member Smith and Council Member Turk

Excused: Council Member Carter

Abstain: Council Member Chaney

C. Public Hearing to Consider Repealing Camas Municipal Code (CMC), Chapter 18.22 Mixed Use Planned Development (MXPD) Overlay

Details: A public hearing was held with the Planning Commission to consider whether or not to repeal CMC, Chapter 18.22 MXPD Overlay. Repeal of CMC Chapter 18.22 would discourage piecemeal development of employment areas on the west side of the City until a subarea plan is adopted. The Planning Commission provided a recommendation of approving the repeal to Council.

Presenter: Robert Maul, Planning Manager

 [Staff Report](#)

[Exhibit A - CMC Chapter 18.22 Mixed Use Planned Development \(MXPD\) Overlay](#)

Mayor Scott Higgins opened and closed the public hearing at 7:16 p.m. as no one from the public wished to speak.

It was moved by Council Member Chaney, seconded by Council Member Anderson, that the Camas Municipal Code (CMC) Chapter 18.22 Mixed Use Planned Development (MXPD) Overlay be repealed and directed the City Attorney to prepare an ordinance for consideration at the May 16, 2016 City Council Meeting. The motion carried unanimously.

D. Ordinance No. 16-006 Adopting a Revised Section of the Camas Municipal Code (CMC) Relating to Design Review

Details: An ordinance revising Section 18.19.050 of the CMC and amending the Design Review Manual (DRM) by adding design review standards for Gateways and Corridor, Commercial, Mixed-Use and Multi-Family developments. The Planning Commission held a public hearing on March 15, 2016, and issued a recommendation for adoption. Council held a public hearing on April 18, 2016, and directed the City Attorney to draft an ordinance for adoption.

Presenter: Robert Maul, Planning Manager

 [Ordinance No. 16-006 Amending the Design Review Manual](#)

It was moved by Council Member Turk, seconded by Council Member Smith, that Ordinance No. 16-006 be read by title only. The motion carried unanimously.

It was moved by Council Member Turk, seconded by Council Member Smith, that Ordinance No. 16-006 be adopted and published according to law. The motion carried unanimously.


- E. Resolution No. 16-007 Belz Place Development Agreement
Details: A resolution approving a development agreement between the City of Camas and Pahlisch Homes at Belz Place, LLC. A public hearing was held on April 18, 2016, to review the development agreement. The resolution reflects the direction of Council.
Presenter: Phil Bourquin, Community Development Director

 [Resolution No.16-007 Approving Belz Place Development Agreement](#)
[Belz Place Development Agreement](#)

It was moved by Council Member Hogan, seconded by Council Member Hazen, that Resolution No. 16-007 be read by title only. The motion carried unanimously.

It was moved by Council Member Hogan, seconded by Council Member Smith, that Resolution No. 16-007 be adopted with the amendment presented by staff. The motion carried unanimously.

- F. Kate's Cove Plat Approval
Details: Kate's Cove is a 29 lot subdivision that is located off of Brady Road. It was formally known as the Brady Road Subdivision, which was preliminarily approved on September 26, 2006.
Presenter: Robert Maul, Planning Manager

 [Staff Report](#)
[Kate's Cove Final Plat page 1](#)
[Kate's Cove Final Plat page 2](#)

It was moved by Council Member Chaney, seconded by Council Member Hogan, that Kate's Cove Plat be approved. The motion carried unanimously.

IX. PUBLIC COMMENTS

No one from the public wished to speak.

X. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

NOTE: The City welcomes participation of its citizens in the public meeting process. Effort will be made to ensure anyone with special needs can participate. For more information call 360.834.6864.