



**CITY COUNCIL REGULAR  
MEETING MINUTES  
Monday, August 17, 2015, 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, Bonnie Carter, Don Chaney, Tim Hazen, Steve Hogan, Melissa Smith and Shannon Turk

Staff: Bernie Bacon, Pete Capell, Jennifer Gorsuch, Cathy Huber Nickerson, Robert Maul, Shawn MacPherson, Steve Wall and Alicia Pacheco (student intern)

Press: No one from the press was present

**IV. PUBLIC COMMENTS**

No one from the public wished to speak.

**V. CONSENT AGENDA**

- A. Approved the minutes of the August 3, 2015 Camas City Council Meeting and the Workshop minutes of August 3, 2015.

 [August 3, 2015 Camas City Council Regular Minutes - Draft](#)

[August 3, 2015 Camas City Council Workshop Minutes - Draft](#)

- B. Approved claim checks numbered 126954 - 127071 in the amount of \$1,959,305.77.
- C. Authorized the write-off of two utility accounts in the amount of \$487.24. Both debtors filed Chapter 7 bankruptcy and are entitled to a discharge per the United States Bankruptcy Court. (Submitted by Pam O'Brien)
- D. Authorized the write-off of two unpaid final utility bills in the amount of \$155.07. This amount represents outstanding water, sewer, garbage, recycling and storm water charges that are left unpaid by previous property owners. (Submitted by Pam O'Brien)
- E. Authorized the write-off of the July 2015 Emergency Medical Services (EMS) billings in the amount of \$83,341.57. This is the monthly uncollectable balance of Medicare and Medicaid accounts that are not collectable after receiving payments from Medicare, Medicaid and secondary insurance. (Submitted by Pam O'Brien)
- F. Authorized the Engineering Manager to sign the contract with HDJ Design Group for Project
-

S-602 North Urban Growth Area Arterial Study and Project S-603 SR-500 and 6th Avenue Corridor Study for corridor study analyses in the amount not to exceed \$159,256. (Submitted by James Carothers)

 [Corridor Studies Contract](#)

- G. Authorized the Mayor to sign the Boundary Line Adjustments and Grant of Easements with the Towle, Lovell and Hoyt property owners in regards to the City's Watershed property. (Submitted by Steve Wall)

 [Agreement for Boundary Line Adjustment](#)

- H. Authorized the Mayor to sign the Professional Services Agreement with Pacific Groundwater Group in the amount of \$20,000 to provide water system hydrogeologic support services (Project WS-740A) on an as-needed basis. There is sufficient budget in the 2015-2016 Water/Sewer Fund to support this effort. (Submitted by Steve Wall)

 [PGG Professional Services Agreement 2015](#)

- I. Authorized Pay Estimate No. 3 to AAA Septic Service for Project WS-748 2015 STEP/STEF Tank Pumping in the amount of \$7,564.46 for work through July 31, 2015. This project provides for on-going pumping of STEP and STEF tanks throughout Camas and is funded by the Water/Sewer Fund. (Submitted by James Carothers)

 [Tank Pumping Pay Estimate 3](#)

- J. Authorized the Mayor to sign Change Order No. 4 for additional work on Project S-565 NW 38th Avenue, Phase 2 to Nutter Corp. in the amount of \$20,904.54. (Submitted by James Carothers)

 [NW 38th Phase 2 Change Order 4](#)

- K. Authorized Pay Estimate No. 13 to Nutter Corp. for Project S-565 NW 38th Avenue, Ph. 2 Roadway Improvements in the amount of \$39,223.37 for work through August 3, 2015. (Submitted by James Carothers)

 [NW 38th Phase 2 Pay Estimate 13](#)

- L. Authorized the Mayor to sign the contract with HHPR for Project P-911 Heritage Trailhead Parking and S-566B Friberg Oak Mitigation for professional services and design in an amount not to exceed \$50,520. (Submitted by James Carothers)

 [Trailhead Parking and Oak Mitigation Contract](#)

- M. Authorized the Mayor to sign Change Order No. 1 for required additional work on Project WS-756 NW 6th Avenue Water and Storm Sewer Project to RC Northwest in the amount of \$8,893.60 and 2 additional working days. (Submitted by James Carothers)

 [NW 6th Water & Storm Change Order 1](#)

- N. Authorized Pay Estimate No. 2 to RC Northwest for Project WS-756 NW 6th Avenue Water and Storm Sewer Project in the amount of \$77,162.39 for work through July 31, 2015. This project is funded by the General Obligation Bond. (Submitted by James Carothers)  
[NW 6th Water & Storm Pay Estimate 2](#)
- O. Authorized the release of retainage to Schmid and Sons, Inc. for Project S-598 2015 ADA Ramp and Sidewalk Improvements in the amount of \$925.10. (Submitted by James Carothers)  
[ADA Ramp and Sidewalk Retainage](#)
- P. Authorized Pay Estimate No. 2 to Rotschy, Inc. for Project WS-709C Slow Sand Water Treatment Plant in the amount of \$817,746.44 for work through July 31, 2015. (Submitted by James Carothers)  
[Water Treatment Plant Pay Estimate 2](#)
- Q. Authorized Pay Estimate No. 1 to McDonald Excavating, Inc. for Project WS-714 STEP Sewer Transmission Main in the amount of \$595,036.70 for work through July 31, 2015. (Submitted by James Carothers)  
[Sewer Transmission Main Pay Estimate 1](#)

**It was moved by Council Member Carter, seconded by Council Member Smith, to approve the Consent Agenda as presented. The motion carried unanimously.**

## **VI. NON-AGENDA ITEMS**

- A. Staff  
There were no non-agenda items from staff.
- B. Council  
There were no non-agenda items from Council.

## **VII. MAYOR**

- A. Announcements  
Mayor Higgins informed everyone about the Papermaker School Resource Officer vehicle.

## **VIII. MEETING ITEMS**

- A. Ordinance No. 15-010 Amending Camas Municipal Code (CMC) Chapter 18.09 Density and Dimensions (MC15-03)  
Details: Amendments to CMC§18.09.040, Table 2 - Density and Dimensions - Single-family Residential Zones will allow for increased lot coverage limits in R-6, R-7.5, R-10 and R-12 zoning districts for only single story homes. Council approved the amendments at a public hearing on August 3, 2015, and directed the City Attorney to prepare an ordinance for adoption.


Presenter: Sarah Fox, Senior Planner

-  [Ordinance No. 15-010](#)
- [Staff Report to City Council](#)
- [Exhibit 1 - Initial Application](#)
- [Exhibit 2 -Letter to Robert Maul](#)
- [Exhibit 3 - Letter to Applicant from Staff](#)
- [Exhibit 4 - Lot Development Examples](#)
- [Exhibit 5 - Letter to Sarah Fox](#)
- [Exhibit 6 - Excerpt from Staff Report to Council](#)
- [Exhibit 7 - Email 07072015](#)
- [Exhibit 8 - Plot Plan Example 1](#)
- [Exhibit 9 - Plot Plan Example 2](#)

**It was moved by Council Member Anderson, seconded by Council Member Hazen, that Ordinance No. 15-010 be read by title only. The motion carried unanimously.**

**It was moved by Council Member Chaney, seconded by Council Member Hogan, that Ordinance No. 15-010 be adopted and published according to law. The motion carried unanimously.**

- B. Ordinance No. 15-012 Amending Camas Municipal Code (CMC), Chapter 18.22 Mixed Use Planned Developments (MC15-04)  
Details: Amendments to CMC Chapter 18.22 Mixed Use Planned Developments clarify that it is an overlay zone. Minor amendments associated with CMC Chapter 18.22 were also proposed to CMC§ 18.07.030-Table 1 Commercial and Industrial Land Uses. Council approved the amendments at a public hearing on August 3, 2015, and directed the City Attorney to prepare an ordinance for adoption.  
Presenter: Robert Maul, Planning Manager

-  [Ordinance No. 15-012](#)
- [Exhibit A](#)
- [Exhibit B](#)
- [Staff Report \(MC15-04\)](#)
- [Attachment A - Proposed Amendments to CMC 18.22 MXP](#)
- [Exhibit 1 - Public Comment from Melanie Poe](#)
- [Exhibit 2 - Comments from Lugliani Investments](#)
- [Exhibit 3 - Memorandum from Staff](#)
- [Exhibit 4 - Mixed Use Examples](#)
- [Exhibit 5 - Comments from Randy Printz](#)

**It was moved by Council Member Anderson, seconded by Council Member Smith, that Ordinance No. 15-012 be read by title only. The motion carried unanimously.**

**It was moved by Council Member Hogan, seconded by Council Member Carter, that Ordinance No. 15-012 be adopted and published according to law. The motion carried unanimously.**

- C. Ordinance No. 15-013 Providing for the Issuance, Sale and Delivery Not to Exceed \$25,000,000 Aggregate Principal Amount of Water and Sewer Revenue and Refunding Bonds

Details: This ordinance authorizes the City to issue, sell and deliver water and sewer revenue bonds, which will fund sewer infrastructure for the North Urban Growth Area, as well as refund outstanding revenue bonds from 1998 and 2007. The refunding is anticipated to save the City's Water and Sewer Utilities interest expense. The bond ordinance also provides for a reserve account for debt payment security as well as covenants for adequate rate support. This ordinance appoints the City's designated representative to approve the final terms of the sale of the bonds and all other related matters.

Presenter: Cathy Huber Nickerson, Finance Director

 [Ordinance for Water and Sewer Revenue Bonds](#)

**It was moved by Council Member Turk, seconded by Council Member Hazen, that Ordinance No. 15-013 be read by title only. The motion carried unanimously.**

**A motion was made by Council Member Turk, seconded by Council Member Anderson, that Ordinance No. 15-013 be adopted and published according to law.**

**The motion passed by the following vote:**

**Yes:** Council Member Anderson, Council Member Carter, Council Member Chaney, Council Member Hazen, Council Member Hogan, Council Member Smith and Council Member Turk

- D. Public Hearing for Plat Alteration of 7th Avenue Townhomes (File No. PlatAlt15-01)  
Details: 7th Avenue Townhomes Subdivision (File no. SUB06-10) is located at 722 NW 7th Avenue near the intersection of NW 7th Avenue and NW Greeley Street. Council approved the final plat on March 2, 2015, for 11 lots. The plat alteration will allow for triplex development on one lot.

Presenter: Robert Maul, Planning Manager

 [Staff Report](#)

[Design Review Decision \(File No. DR14-07\)](#)

[Plat Alteration 15-01 Drawings](#)

[Application Narrative](#)

Mayor Scott Higgins opened the public hearing at 7:15 p.m.

The following members of the public spoke:

Doug Campbell, owner of the 7th Avenue Townhomes, Camas

The public hearing was closed at 7:20 p.m.

**A motion was made by Council Member Anderson, seconded by Council Member Hazen, that the Plat Alteration for 7th Avenue Townhomes Subdivision, which would include the outlined conditions, as well as the altered number 4 condition with language provided by the applicant, be approved. The motion carried unanimously.**

## IX. PUBLIC COMMENTS

No one from the public wished to speak.

## X. ADJOURNMENT

The meeting adjourned at 7:23 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.