



CITY COUNCIL REGULAR MEETING MINUTES
Tuesday, September 03, 2013 at 7:00 p.m.
Camas City Hall, 616 NE 4th Avenue

NOTE: There are two public comment periods included on the agenda. Anyone wishing to address the City Council may come forward when invited; please state your name and address. Public comments are typically limited to three minutes, and written comments may be submitted to the City Clerk. Special instructions for public comments will be provided at the meeting if a public hearing or quasi-judicial matter is scheduled on the agenda.

I. CALL TO ORDER

Mayor pro tem Chaney 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: Linda Dietzman

Staff: Jerry Acheson, Phil Bourquin, Leisha Copsey, Sherry Coulter, Sarah Fox, Cathy Huber Nickerson, Roger Knapp, Mitch Lackey, Eric Levison, Nina Regor and Nick Swinhart

Press: Tyler Graf, The Columbian

IV. PUBLIC COMMENTS

There were no comments from the public.

V. CONSENT AGENDA

A. Approved the minutes of the August 19, 2013, Camas City Council Meeting and the Work Session minutes of August 19, 2013.

[Work Session Minutes of August 19, 2013](#) 

[City Council Meeting Minutes of August 19, 2013](#) 

- B.** Approved claim checks numbered 118226-118376, in the amount of \$1,337,827.40.
- C.** Authorized Pay Estimate No. 2 for Project SS-579A 2013 NW Leadbetter and Grass Valley Park Wetland Maintenance to Sound Native Plants, Inc., in the amount of \$1,658.76. The pay estimate is for work completed in June, 2013. (submitted by Anita Ashton)

[Pay Estimate No. 2](#) 

- D.** Authorized Release of Retainage for Project S-576A 2013 Asphalt Repairs to Michael Green Construction, Inc., in the amount of \$1,151.22. All required City and State project documentation has been received and verified. (submitted by Eric Levison)

[Release of Retainage](#) 

- E.** Authorized Pay Estimate No. 2 for Project P-862 Lacamas Lake Lodge Building Improvements to JWC, LLC General Contractor for the work period ending August 23, 2013, in the amount of \$375,558.80. The project is primarily funded by a state loan. (submitted by James Hodges)

[Pay Estimate No. 2](#) 

- F.** Authorized the removal of two hazardous trees within Tract "D" at Hunter Ridge Estates and require mitigation planting. Mitigation of felled trees will require that the landowner replace the two (2) significant trees with four (4) replacement trees with a minimum caliper of two inches. The required trees shall be located within Tract "D" within close proximity of those that were removed. Installation of the trees must occur within six months of removing the hazardous trees. (submitted by Sarah Fox)

[Staff Report](#) 

[Hunter Ridge Estates](#) 

[Hunter Ridge Estates Plat](#) 

- G.** Authorized the Mayor to sign the new Interlocal Agreement with the City of Washougal for animal control services. The City of Camas contracts for animal control services with the City of Washougal. This arrangement has been in effect since 1983, under the terms of an Interlocal Agreement. The 1983 Interlocal has become outdated and was in need of revision in several sections. The City of Washougal took the lead in revising the old Interlocal to meet the needs of the program. This was first presented at a Joint Camas/Washougal workshop on April 8, 2013, and was again presented at the workshop on August 19, 2013. (submitted by Mitch Lackey)

[New Interlocal Agreement](#) 

- H. Authorized Pay Estimate No. 4 for Project WS-720A 2013 STEP/STEF Tanking Pumping to AAA Septic Service in the amount of \$4,206.00 for work completed through July 31, 2013. This project is budgeted and fully funded. (submitted by James Hodges)

[Pay Estimate No. 4](#) 

- I. Authorized Pay Estimate No. 5 for Project S-545 NW 38th Avenue/SE 20th Street Extension Roadway Improvements Phase 1 to Tapani, Inc., in the amount of \$617,092.97. The pay estimate is for work completed from July 1, 2013 through July 31, 2013. (submitted by Anita Ashton)

[Pay Estimate No. 5](#) 

- J. Authorized the Mayor to sign a professional services contract with Moore Iacofano Goltsman (MIG), Inc. The Professional Services Contract with MIG, Inc., in the amount of \$47,203 (includes optional tasks) is to assist the City with updating the Parks, Recreation, and Open Space Comprehensive Plan. The comprehensive plan is required by the Washington State Recreation and Conservation Office to be updated every six years to remain eligible to compete in certain grant programs administered by the agency. The City's last update was adopted in 2007. The project is budgeted and is expected to be completed by early 2014. (submitted by Jerry Acheson)

[MIG Scope](#) 

[Professional Services Contract \(attachment revised - August 30, 2013\)](#) 

- K. Authorized Pay Estimate No. 1 (final) for Project S-576D 2013 Grind/Overlay Brady Road to Granite Construction Company in the amount of \$82,553.29. Select bid items were increased based on site conditions including additional asphalt on Brady overlay and pavement repair sections. (submitted by Eric Levison)

[Pay Estimate No. 1 \(final\)](#) 

- L. Authorized the Bid Award for Project P-862B Heritage Park Phase 2 Boat Launch and Parking Improvements to Tapani, Inc., at their bid price of \$391,432.40. Bids for this project were received and opened after 2 p.m. on August 27, 2013. A total of seven bids were received. The lowest responsive bid was submitted by Tapani Inc., which included state sales tax. The bids have been fully reviewed and staff recommends award of the subject project to Tapani, Inc. The project is budgeted and primarily funded by a Recreation and Conservation Office (RCO) Grant through the State of Washington. (submitted by James Hodges)

[Bid Tab](#) 

It was moved by Melissa Smith, seconded by Greg Anderson to approve the Consent Agenda. The motion carried unanimously.

NOTE: Any item on the Consent Agenda may be removed from the Consent Agenda for general discussion or action.

VI. NON-AGENDA ITEMS

A. Staff

There were no comments from staff.

B. Council

Turk reminded everyone that the State of the Community event will be held at the Camas High School Theatre on Tuesday, September 24th.

Smith gave a brief overview of the Parks and Recreation Commission meeting and the Regional Transportation Council (RTC) meeting that she attended. She also distributed a copy of two resolutions that are being considered by the RTC and asked Council to provide her with any feedback they may have.

Hogan mentioned that the Downtown Camas Association (DCA) sponsored a fundraising event on Saturday called "Camas in White". He added that the event was well done. Hogan also noted that this Friday is First Friday.

VII. MAYOR

A. Announcements

Mayor Pro tem Chaney announced that the Camas High School Football Team has its opening season game on Friday and encouraged everyone to attend.

B. Day of Service Proclamation

Day of Service Proclamation 

Mayor pro tem Chaney read a proclamation declaring September 14, 2013, as "2013 Day of Service".

C. Constitution Week Proclamation

Constitution Week Proclamation 

Mayor pro tem Chaney read a proclamation declaring September 17-23, 2013, as "Constitution Week".

VIII. COMMUNITY DEVELOPMENT

A. Public Hearing - Lacamas Northshore Development Agreement

Details: Public hearing to consider a Development Agreement between Lacamas Northshore and the City of Camas. This agreement would replace a prior Development Agreement between the parties.

Department/Presenter: Phil Bourquin, Community Development Director

[Revised Northshore Development Agreement](#) 

[Recorded Northshore Development Agreement](#) 

Mayor pro tem Chaney opened the public hearing at 7:18 p.m.

The following members of the public gave testimony:

- Carolyn Foster, 2850 NW Lacamas Drive, Camas
- Kim Logan, 9513 SE 14th Street, Vancouver
- Attorney James Howsley, 1499 SE Tech Center Place, Suite 380, Vancouver
- Attorney Randy Printz, 805 Broadway Street, Suite 1000, Vancouver
- Michael Mills (no address given)
- Henry Diaz, 3713 Grant Street, Vancouver
- Mary Vogel, 1024 SW Main Street, Portland
- Neil Cahoon, 26300 NE 3rd Street, Camas
- John Sentesy, 1707 NW Lacamas Drive, Camas
- Mike Biegelke, 27317 NE 9th Street, Camas
- Jim Metzger, 265 SE 276th Avenue, Camas
- Mark Paras, 3023 NE 2nd Avenue, Camas

Logan distributed a letter and map outlining the redistribution of the Mills' family lots. These documents were entered into the record as "Exhibit 1".

Mayor pro tem Chaney closed the public hearing at 7:59 p.m., as there was no further public testimony.

The following amendments were made to the Revised Development Agreement for the Lacamas Northshore Properties: *Section 6.2* - lowering the number of units that can be built on the MF-10 property (parcel No. 177884-000) from 190 units to 150 units and increasing the number of units that can be built on the MF-18 property (parcel No. 177885-000) from 167 to 207; and *Section 8* - replace the acronym LNP in the last sentence to the Lacamas Northshore area.

It was moved by Greg Anderson, seconded by Melissa Smith to approve the Lacamas Northshore Development Agreement as amended. The motion carried unanimously.

The City Attorney was directed to prepare a resolution to adopt the revised development agreement at the September 16, 2013, Council Meeting.

The meeting went into a short recess at 8:10 p.m. The meeting reconvened at 8:17 p.m.

B. Public Hearing to Consider the 2013 Comprehensive Plan Amendments

Details: The City received one application from Daley, MacDonald & Mackay (File No. CPA13-01), and has carried forward two proposals from the 2012 annual review, which are named North Dwyer Creek (File No. CPA12-02) and North Shore (File No. CPA12-01). The City also proposed to adopt a Comprehensive Stormwater Drainage Plan. The Planning Commission forwarded a recommendation of approval for the consolidated amendments on August 20, 2013. The map amendments, along with corrections to minor mapping errors, are displayed on a draft "Camas Comprehensive Plan" map and a draft "Camas Zoning" map, which are available for review on the City's website.

Department/Presenter: Phil Bourquin, Community Development Director and Sarah Fox, Senior Planner

[Staff Report on 2013 Comprehensive Plan Amendments](#) 

[Staff Report on Northshore Comprehensive Plan Amendment](#) 

[Staff Report on Comprehensive Storm Drainage Plan](#) 

[Draft Comprehensive Plan Map](#) 

[Draft Zoning Map](#) 

[Rose Property Analysis](#) 

Fox stated that there was a recommendation from the representative of the Rose property to change page three of the staff report to reflect that only 10 acres of the Rose property would be designated as Commercial. She added that staff has no objections to the recommendation.

Mayor pro tem Chaney opened the public hearing at 8:22 p.m.

The following members of the public gave testimony:

- Attorney James Howsley, 1499 SE Tech Center Place, Suite 380, Vancouver
- Henry Diaz, 3713 Grant Street, Vancouver
- Attorney Randy Printz, 805 Broadway Street, Suite 1000, Vancouver

Mayor pro tem Chaney closed the public hearing at 8:30 p.m., as there was no further public testimony.

It was moved by Melissa Smith, seconded by Shannon Turk to approve the North Dwyer Creek Comprehensive Plan amendments and zoning (File No. CPA12-02) as recommended. The motion carried unanimously.

It was moved by Melissa Smith, seconded by Steve Hogan to approve the Lacamas Northshore Comprehensive Plan amendments and zoning (File No. CPA12-01) as recommended. The motion carried unanimously.

It was moved by Melissa Smith, seconded by Greg Anderson to approve the Daley, MacDonald & Mackay Comprehensive Plan amendments and zoning (File No. CPA13-01) as recommended. The motion carried unanimously.

It was moved by Melissa Smith, seconded by Shannon Turk to approve the Rose property Comprehensive Plan amendments and zoning as recommended. The motion carried unanimously.

It was moved by Melissa Smith, seconded by Shannon Turk to approve the Comprehensive Stormwater Drainage Plan as recommended. The motion carried unanimously.

It was moved by Melissa Smith, seconded by Greg Anderson to approve the amendments to the City of Camas Draft Comprehensive Plan Map as recommended. The motion carried unanimously.

It was moved by Greg Anderson, seconded by Melissa Smith to approve the amendments to the City of Camas Draft Zoning Map. The motion carried unanimously.

The City Attorney was directed to prepare an ordinance for adoption at the September 16, 2013, Council Meeting.

IX. FIRE

A. [Staffing for Adequate Fire and Emergency Response \(SAFER\) Grant Application](#)

Details: As Council knows, the fire department applied for, and was awarded, a federal grant to pay for the hire of three firefighters in 2012. That grant funding expires in August of 2014. Without increased revenues or substantially decreased expenditures, it is anticipated these positions will have to be eliminated once the funding runs out. Currently the SAFER Grant application period is open once again and the department is proposing applying for the grant to continue funding the SAFER positions for two additional years beyond August 2014. Over 70 percent of the grant funding this year is being reserved for maintaining SAFER hires, so the department feels that the City has a good chance and that staff should at least attempt to get the grant again. Being awarded the grant again would amount to a two year extension of the City's current SAFER Grant. Chief Nick Swinhart and City Administrator Nina Regor were present to answer questions.

Department/Presenter: Nick Swinhart, Fire Chief

[2013 SAFER Grant Application \(attachment posted - August 30, 2013\)](#) 

It was moved by Greg Anderson, seconded by Steve Hogan to authorize the submittal of the 2013 SAFER Grant application. The motion carried unanimously.

X. PUBLIC COMMENTS

Ken Hadley, 4011 F Circle, Washougal, congratulated Councilmember Chaney for a job well done as Mayor pro tem. He also commended staff for their work on the development agreements and the Stormwater Drainage Plan.

Chris Wamsley (no address given) stated that she works for County Properties East and echoed Hadley's comments regarding staff's work.

XI. ADJOURNMENT

The meeting adjourned at 8:39 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.

Quick Preview of Agenda and Supporting Documents - Posted August 28, 2013

[Council Agenda with Supporting Documents](#) 

Mayor

City Clerk