



CITY COUNCIL REGULAR MEETING MINUTES
Tuesday, January 22, 2013 at 7:00 p.m.
Camas City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor 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: Linda Dietzman

Staff: Phil Bourquin, Jan Coppola, Leisha Copsey, Joan Durgin, Lloyd Halverson, Jennifer Gorsuch, Eric Levison, Shawn MacPherson, Shyla Nelson and Nick Swinhart

Press: There were no members of the press present.

IV. PUBLIC COMMENTS

There were no comments from the public.

V. CONSENT AGENDA

- A.** Approve the minutes of the January 7, 2013, Camas City Council Meeting and the work session minutes of January 7, 2013.

[January 7, 2013, Camas City Council Meeting Minutes](#) 

[January 7, 2013, Camas City Council Work Session Minutes](#) 

- B.** Approve claim checks numbered 115873 – 116088 in the amount of \$937,013.97.

- C.** Authorize Mayor to sign the 2013 Contract with Columbia River Economic Development Council (CREDC) supporting CREDC's economic development services for 2013. This is a renewal of an agreement for economic development services, which CREDC has provided for Camas. The cost for 2013 is \$25,150; and the agreement includes metrics as performance standards.

[2013 CREDC Contract](#)

- D.** Approve Pay Estimate No. 1 for Project P-874A Louis Bloch Park Community Development Block Grant (CDBG) Restroom Improvements to Michael Green Construction, Inc., in the amount of \$41,143.70. The work is for the period ending January 11, 2013.

[Pay Estimate No. 1](#)

- E.** Authorize the write-off of ambulance billings for December in the amount of \$261,449.51. In addition to writing off each month the uncollectible balance of Medicare and Medicaid accounts, once a year in December, the City writes-off accounts that have been transferred to the collection agency that are over a year old with no payment activity. This amount for 2012 is \$211,279.61. The routine monthly write-off is \$50,169.90. The City collects 55% of what is billed. In addition, authorize a bankruptcy write-off in the amount of \$2,889.56 that was just received (this topic was revised January 17, 2013).

[Ambulance Write-offs](#)

[Bankruptcy Write-off \(attachment posted - January 17, 2013\)](#)

- F.** Authorize Mayor to sign contract with Carlson Testing, Inc., in the amount of \$12,000. The Engineering Department is preparing to begin construction on two large projects: Waste Water Treatment Plant (WWTP) Improvements, Phase 2B; and NW 38th Ave/SE 20th Street Improvements, Phase I. Both projects will require materials testing services, and there are a number of other projects that will begin construction later this year for which testing services will also be required. This contract with Carlson Testing, Inc., is for up to \$12,000.00 in materials testing services for projects that will begin construction this year

[Carlson Testing Contract](#)

- G.** Authorize the Bid Award for Project P-878 Riding Front Deck Rough Terrain Mower to the low bidder United Service and Sales in the amount of \$25,474.00. Bids were opened on Tuesday, January 8, 2013. The lowest responsive bidder was United Service and Sales. A Factory Authorized Service Center is located within the 50 mile radius required. Service manuals are available through the local Factory Authorized Service Center or on-line.

[P-878 Signed Bid Tab](#)

- H.** Authorize the sale of the following surplus equipment: Vehicle No. 379, 2009 Ford Crown Victoria, with over 85,000 miles; Vehicle No. 366, 2008 Ford Crown Victoria, with over 92,000 miles; 1998 Hustler, One Parks Walk Behind Self-propelled Mower, with motor issues; and one Cascade, forty cubic yard drop box container.

- I. Authorize Mayor to sign the Interagency Agreement with the Department of Natural Resources (DNR). This agreement allows Washington Conservation Corps (WCC) to provide forestry restoration services in the City of Camas openspace. This work is being done with no upfront cost to the City but does require maintenance of the work for a three year period.

[Department of Natural Resources Interagency Agreement](#) 

- J. Authorize Mayor to sign the Amendment Agreement with Lacamas Creek Communities (LCC). This amendment alters the method of payment for section 2.7 of the original agreement by providing cash payment for the cost of the storage unit in the amount of \$4,000. This change was requested by LCC and also reduces the procurement requirements for the City and allows LCC to construct a unit that may exceed the original amount.

[Lacamas Creek Communities Agreement](#) 

[Lacamas Creek Communities Amendment](#) 

It was moved by Don Chaney, 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

Hazen will be attending the Parks and Recreation Commission meeting on Wednesday, January 23rd.

Smith attended the Chamber's after hours event.

Anderson noted that the next Regional Fire Authority meeting will be held Tuesday at 5:30 p.m.

VII. MAYOR

A. Announcements

Mayor expressed his appreciation to Councilmember Chaney for sitting in as Mayor Pro-tem during the workshop meeting.

B. Tenure Recognitions

Mayor Higgins presented Don Chaney with a five year service pin as a Council member. Mayor also presented City Administrator Lloyd Halverson with a 24-year service pin and commented about his service as Camas' first City Administrator.

VIII. COMMUNITY DEVELOPMENT

A. [Public Hearing - Vanport Manufacturing, Inc., Development Agreement](#)

Details: Located in the Camas Meadows Corporate Center and along the north side of Camas Meadows Drive, the Long Drive, LLC (Ambiance) Development Agreement was entered into in 2004 to include approval of a Master Planned Mixed Use Development consistent with the Light Industrial/Business Park (LI/BP) zone and North Dwyer Creek Employment Mixed Use overlay zone ("NDC EMXD"). The properties under this agreement are currently under two separate ownerships. The owners are interested in revising the Development Agreement and a Master Plan to: Provide for two amended agreements reflecting development of each ownership consistent with the overlay zoning and a master plan; provide for modification of the Master Plan to include site plan approval to develop an approximately 42,000 square foot building (approximately 20,891 square feet of office, 18,851 square feet of manufacturing, and 2,000 square feet of associated warehousing), parking and other site improvements for a LI/BP uses. This revision to the Master Plan would replace 42 residential condominiums and approximately 8,000 square feet of office space; and to modify sections of the original agreement related to transportation fees and plat amendments.

Department/Presenter: Phil Bourquin, Community Development Director

[Vanport Manufacturing, Inc., Development Agreement](#)

[Vanport Manufacturing Exhibits \(attachment revised January 22, 2013\)](#)

Mayor Higgins opened the public hearing at 7:08 p.m.

Randy Printz, 805 Broadway Street, Suite 1000, Vancouver, gave public testimony.

Mayor closed the public hearing at 7:10 p.m., as there was no further public testimony.

B. [Public Hearing - Pedwar Development Group, LLC Development Agreement](#)

Details: Located in the Camas Meadows Corporate Center and along the north side of Camas Meadows Drive, the Long Drive, LLC (Ambiance) Development Agreement was entered into in 2004 to include approval of a Master Planned Mixed Use Development consistent with the Light Industrial/Business Park (LI/BP) zone and North Dwyer Creek Employment Mixed Use overlay zone ("NDC EMXD"). The properties under this agreement are currently under two

separate ownerships. The owners are interested in revising the Development Agreement and a Master Plan to: Provide for two amended agreements reflecting development of each ownership consistent with the overlay zoning and a master plan; provide for modification of the Master Plan to include site plan approval to develop an approximately 42,000 square foot building (approximately 20,891 square feet of office, 18,851 square feet of manufacturing, and 2,000 square feet of associated warehousing), parking and other site improvements for a LI/BP uses. This revision to the Master Plan would replace 42 residential condominiums and approximately 8,000 square feet of office space; and to modify sections of the original agreement related to transportation fees and plat amendments.

Department/Presenter: Phil Bourquin, Community Development Director

[Pedwar Development Group, LLC Development Agreement](#)

[Pedwar Development Group, LLC Exhibits](#)

Mayor Higgins opened and closed the public hearing at 7:12 p.m., as there was no public testimony.

C. [Resolution No. 1258 - Vanport Manufacturing, Inc., Development Agreement](#)

Details: This is a resolution approving the Development Agreement with Vanport Manufacturing, Inc.

Department/Presenter: Phil Bourquin, Community Development Director

[Resolution No. 1258](#)

It was moved by Greg Anderson, seconded by Melissa Smith that Resolution No. 1258 be read by title only. The motion carried unanimously.

It was moved by Greg Anderson, seconded by Melissa Smith that Resolution No. 1258 be adopted. The motion carried unanimously.

D. [Resolution No. 1259 - Pedwar Development Group, LLC Development Agreement](#)

Details: This is a resolution approving the Development Agreement with Pedwar Development Group, LLC.

Department/Presenter: Phil Bourquin, Community Development Director

[Resolution No. 1259](#)

It was moved by Don Chaney, seconded by Greg Anderson that Resolution No. 1259 be read by title only. The motion carried unanimously.

It was moved by Don Chaney, seconded by Melissa Smith that Resolution No. 1259 be adopted. The motion carried unanimously.

E. [Ordinance No. 2672 Adopting Amendments to the Camas Municipal Code \(CMC\) Related to the Establishment of a Business Park Zoning District](#)

Details: The ordinance amending the CMC are related to the establishment of a Business Park Zoning District consistent with a development agreement with Northshore. The amendments to the CMC include: Adding Chapter 18.37 Business Park, amending Chapter 18.05 District Designations, amending Chapter 18.07 Use Authorization, and amending Chapter 18.09 Density and Dimensions. The ordinance reflects the City Council approval at the public hearing held on January 7, 2013.

Department/Presenter: Phil Bourquin, Community Development Director

[Ordinance No. 2672](#)

[Attachments A-D](#)

It was moved by Shannon Turk, seconded by Tim Hazen that Ordinance No. 2672 be read by title only. The motion carried unanimously.

It was moved by Shannon Turk, seconded by Tim Hazen that Ordinance No. 2672 be adopted and published according to law. The motion carried unanimously.

IX. FINANCE

A. [Resolution No. 1260 Authorizing a Short-term Loan to the Friberg Street Construction Fund](#)

Details: Design and engineering costs are funded with federal grant monies on this construction project, but the grant is on a reimbursement basis. Invoices are paid before grant monies are received, leaving negative cash balance in this fund. The loan term will be for less than 90 days, but likely much shorter.

Department/Presenter: Joan Durgin, Finance Director

[Resolution No. 1260](#)

It was moved by Steve Hogan, seconded by Tim Hazen that Resolution No. 1260 be read by title only. The motion carried unanimously.

It was moved by Steve Hogan, seconded by Tim Hazen that Resolution No. 1260 be adopted. The motion carried unanimously.

B. [Resolution No. 1261 to Reimburse the General Fund for Expenses to be Incurred on the Heating, Ventilation and Air Conditioning \(HVAC\) Project](#)

Details: The State Treasurer accepted the City's loan and credit application to finance the HVAC project at the police facility and the library. The City will incur expenses on this project before financing proceeds are available. The attached resolution will allow the City to reimburse the General Fund when the proceeds are received. The financing contract will be brought forward when project costs are more predictable.

Department/Presenter: Joan Durgin, Finance Director

[Resolution No. 1261](#)

It was moved by Don Chaney, seconded by Greg Anderson that Resolution No. 1261 be read by title only. The motion carried unanimously.

It was moved by Don Chaney, seconded by Melissa Smith that Resolution No. 1261 be adopted. The motion carried unanimously.

X. EXECUTIVE SESSION

- A.** Real Property
- B.** Labor Relations (item added - January 17, 2013)

The meeting recessed at 7:27 p.m., for discussion on real property and labor relations for an estimated 25 minutes. No further action will be taken.

The meeting reconvened at 7:55 p.m.

XI. ADJOURNMENT

The meeting adjourned at 7:55 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 person with special needs have opportunities to participate. For more information, please call 360.834.6864.

Quick Preview of Agenda and Supporting Documents - Posted January 16, 2013

[Council Agenda with Supporting Documents - Posted January 16, 2013](#) 

Mayor

City Clerk