



## CITY COUNCIL REGULAR MEETING MINUTES

Monday, June 6, 2016, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

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### 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, Bonnie Carter, Don Chaney, Tim Hazen, Steve Hogan, Melissa Smith and Shannon Turk

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, Sarah Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Shawn MacPherson, Robert Maul, Nick Swinhart, Steve Wall and John Frias (intern)

Press: No one from the press was present.

### IV. PUBLIC COMMENTS

Joe LaVesque, 2682 NW Norwood Street, Camas commented about the condition of the country.

### V. CONSENT AGENDA

- A. Approved the minutes of the May 16, 2016 Camas City Council Meeting and the Workshop minutes of May 16, 2016.

 [May 16, 2016 Camas City Council Workshop Meeting Minutes - Draft](#)  
[May 16, 2016 Camas City Council Regular Meeting Minutes - Draft](#)

- B. Approved claim checks numbered 129676-129833 in the amount of \$817,463.15.

- C. Authorized the Mayor to sign a professional services contract with Otak, Inc. for the North Shore Sewer Transmission System Final Design in the amount of \$1,472,782. (Submitted by Sam Adams)

 [Professional Services Agreement for North Shore Sewer Final Design](#)

- D. Authorized the Mayor to sign an Interlocal Agreement with Camas School District
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providing for the City to administer the design and construction of the District's waterline project in conjunction with the North Shore Sewer Transmission System. The District will pay their proportionate share of design, construction management and construction costs as shown in Exhibit "A" attached to the Interlocal Agreement. (Submitted by Sam Adams)

 [North Shore Utilities Interlocal Agreement](#)

- E. Authorized the Mayor to sign a Municipal Court Professional Services Contract with Hazen, Hess & Ott, Attorneys at Law, to provide secondary indigent defense services. (Submitted by Pete Capell)

 [Secondary Defender Contract](#)


- F. Authorized the Mayor to sign an Interagency Agreement with the Washington State Department of Natural Resources and the City of Camas for a grant in the amount of \$15,000; in order to adopt a comprehensive tree ordinance by June 2017. (Submitted by Sarah Fox)

 [Department of Natural Resources Interagency Agreement](#)

- G. Awarded the 2016 Joint Agency Slurry Project to Blackline, Inc. in the amount of \$133,420. This contract provides for the placement on Type II Slurry as a preservation method on City streets. (Submitted by Denis Ryan)

 [2016 Joint Agency Slurry Contract](#)  
[Bid Tab Joint Agency Slurry Project](#)

- H. Rejected all bids for the 2016 Hot Mix Asphalt Citywide Grind, Overlay & Repairs Project. Bids exceeded available funds allocated to the grind and overlay portion of the City's 2016 Pavement Preservation Budget. (Submitted by Denis Ryan)

 [Hot Mix Asphalt Grind, Overlay and Repairs Bid](#)  
[Tabulation](#)

**It was moved by Council Member Chaney, 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

There were no comments from Council.


## VII. MAYOR

### A. Announcements

Mayor Higgins announced that Mayor Pro Tem Turk will be presenting the next Mayor's Volunteer Spirit Award in his absence.

## VIII. MEETING ITEMS

- A. Consideration of Bids Received for the 544' Zone Water Main and Treatment/Water Transmission Main Project, Phase 2.  
Details: Bids were opened on May 31, 2016, for this water transmission main project that spans from NE 292nd Avenue and Stauffer Road to NE 312th Avenue and Ireland Road. Two bids were received. The low bidder, McDonald Excavating, Inc. did not submit two documents on the bid submittal list. McDonald's bid is \$1,523,360.50. Tapani, Inc. was the other bidder at \$1,723,200 and submitted all documents on the bid submittal list. McDonald failed to submit the list of all subcontractors, including certain information and the "Certification of Non-Segregated Facilities form. Staff believes these omissions constitute a minor irregularity. This project is part of a group of projects funded by a Drinking Water State Revolving Fund (SRF) Loan through the Washington State Department of Health (WSDOH).  
Presenter: James Carothers, Engineering Manager

 [Water Transmission Main Project Phase 2 Bids](#)  
[Memo Shawn MacPherson](#)

**It was moved by Council Member Turk, seconded by Council Member Hazen, that Council waive the minor bid irregularity as outlined in the staff report and the bid be awarded to McDonald Excavating, Inc. for the amount of \$1,523,360.50 and authorize the Mayor or designee to sign the contract and change orders up to ten percent of the original contract amount. The motion carried unanimously.**

- B. Public Hearing Considering the Six-Year Transportation Improvement Program for Years 2017 Through 2022  
Details: The Six-Year Transportation Program is to be updated by municipal agencies annually per Revised Code of Washington (RCW) 35.77.010. Projects from the Capital Facilities Plan, Transportation Impact Fee Study Update and the North Dwyer Creek Master Plan are included in this plan as well as safety and maintenance and preservation items. Projects are dropped from the list annually once the construction phase has started and is fully funded. Staff has revised the attached list and map to reflect comments made by Council at the May 16, 2016 Council Workshop and via email. The SR-500 Lake Road Corridor Feasibility Study has been moved up the priority list to precede the Lake Road and Everett Roundabout Project. A bicycle and pedestrian improvements project has been added as Priority 28 for Brady Road from McIntosh Road to the west city limits. The attached appendices identify the coding on the list. There has been no public

testimony received to date. Notice of this public hearing was posted on the Camas website, at the Post Office, City Hall, Camas Library and in the Camas-Washougal Post-Record.

Presenter: James Carothers, Engineering Manager

- [!\[\]\(13b6bdd0ca077c333d50231f1443cb1d\_img.jpg\) Six Year Street Plan List Hearing Draft](#)
- [Six Year Street Plan Map Hearing Draft](#)
- [Six Year Street Plan Appendices](#)

Mayor Scott Higgins opened and closed the public hearing at 7:13 p.m. No one from the public wished to comment.

**A motion was made by Council Member Turk, seconded by Council Member Anderson, that the Six-Year Transportation Improvement Program be approved and direct the City attorney to prepare a resolution to be placed on the June 20, 2016 Regular Meeting Agenda for Council's consideration. The motion passed unanimously.**

C. Public Hearing Considering the Vacation of NW Tidland Parkway, also known as NW Rolling Hills Drive

Details: This hearing is to provide the public a time to comment on the consideration of the vacation of right-of-way located within the Belz Place Subdivision located south and east of the intersection of NW 23rd Avenue and NW Sierra Street. This vacation request coincides with Section 3 of the Development Agreement between the City and Pahlisch Homes at Belz Place, LLC, which was approved by Council by way of adoption of Resolution 16-007 on May 2, 2016. The applicant desires to have the City vacate the existing right-of-way in its entirety. The applicant would then simultaneously dedicate back to the City a realigned right-of-way that would contain approximately 0.69 acre less than the proposed vacation area. Development Agreement Section 3.1, Section 3.2 and Section 4, in part, could be considered as compensation for the net loss in right-of-way area. Attached are a staff report, which includes a depiction of the existing right-of-way, which is shown as shaded, and the Belz Place Subdivision right-of-way proposed to be dedicated; the legal description and depiction of the overall area proposed to be vacated; the vacation request signature page; and the recorded development agreement between the City and Pahlisch Homes at Belz Place, LLC.

Presenter: James Carothers, Engineering Manager

- [!\[\]\(8d139a66f540002704b5c70b7fe6cc7a\_img.jpg\) Tidland Parkway/Rolling Hills Drive Vacation Staff Report](#)
- [Tidland Parkway/Rolling Hills Drive Proposed Vacation Area](#)
- [Tidland Parkway/Rolling Hills Drive Vacation Request Signature Page](#)
- [Recorded Development Agreement between City and Vacation Applicant](#)

Mayor Scott Higgins opened and closed the public hearing at 7:15 p.m. No one from the public wished to speak.

D. Ordinance No. 16-009 Vacating NW Tidland Parkway, also known as NW Rolling Hills Drive

Details: This Ordinance vacates the NW Tidland Parkway right-of-way that was deeded to the City under Clark County Auditor's File No. 3278493. This right-of-way is now located in the preliminarily approved Belz Place Subdivision. The vacation request applicant, Pahlisch Homes at Belz Place, LLC, will be required to dedicate the new right-of-way alignment prior to receiving final acceptance of construction improvements of Belz Place Phase 1.

Presenter: James Carothers, Engineering Manager

 [Ordinance 16-009 Tidland Parkway Vacation  
Belz Place Before and Proposed After Right-of-Way](#)


**A motion was made by Council Member Chaney, seconded by Council Member Hogan, that Ordinance No. 16-009 be read by title only. The motion passed unanimously.**

**A motion was made by Council Member Chaney, seconded by Council Member Hogan, that Ordinance No. 16-009 be adopted and published according to law. The motion passed unanimously.**

E. Public Hearing to Consider Amendments to Camas Municipal Code (CMC) and Camas Zoning Map to Add Airport Overlay Zoning

Details: Proposed CMC, Chapter 18.34 Airport Overlay Zoning includes development regulations to restrict certain land uses, limit building height, and provide notice of aircraft noise, in order to minimize potential land use conflicts with the airport. The Airport Overlay, as proposed on the draft Camas Zoning Map, would generally be over lands that are north and east of Lacamas Lake. Planning Commission forwarded a recommendation of approval at a public hearing on April 19, 2016.

Presenter: Sarah Fox, Senior Planner

-  [Staff Report to Council](#)
- [Draft Chapter 18.34 Airport Overlay Zoning](#)
- [Draft Camas Zoning Map.pdf](#)
- [Attachment A Letter from WSDOT](#)
- [Attachment B Flight Patterns](#)
- [Attachment C Letter from Building Department](#)
- [Attachment D Noise Levels](#)
- [Attachment E Response from WSDOT to Port](#)
- [Attachment F Appendix E WSDOT Airports and Compatible Land Use](#)
- [Attachment G Staff Report from March 8, 2016](#)
- [Attachment H Letter from WSDOT](#)
- [Attachment I RCW](#)
- [Attachment J County response](#)
- [Attachment K Email from Lynn Johnston](#)

Mayor Scott Higgins opened the public hearing at 7:23 p.m.


The following members of the public spoke:

David Ripp, 558 NW View Ridge Lane, Camas

The public hearing was closed at 7:24 p.m.

**It was moved by Council Member Carter, seconded by Council Member Hogan, that the amendments to add Chapter 18.34 Airport Overlay Zoning to Camas Municipal Code and to the Camas Zoning Map be approved and direct the City Attorney to prepare an ordinance to be placed on the June 20, 2016 Regular Meeting Agenda for Council's consideration. The motion carried unanimously.**

- F. Public Hearing for the Camas 2035 Comprehensive Plan and Maps  
Details: Camas 2035 is a citywide process to update the City's comprehensive plan and associated maps. The comprehensive plan is a long-range plan that guides Camas' future growth and development. The City's comprehensive plan map, and other land use maps will also be amended (included in the document). Interested citizens may find information about the Camas 2035 project history, outreach details, current (dynamic version) of the draft document, and draft maps online at [www.Camas2035.com](http://www.Camas2035.com).  
Presenters: Sarah Fox, Senior Planner and Phil Bourquin, Community Development Director

-  [Staff Report Edition 4](#)
- [Draft Camas 2035 Comprehensive Plan](#)
- [Appendices to Camas Comp Plan 050916](#)
- [Staff Report Edition 3](#)
- [Staff Report Edition 2](#)
- [Staff Report Edition 1](#)
- [Commerce Comprehensive Plan Checklist](#)
- [Regional Transportation Council Certification Checklist](#)

Fox provided Council an overview of the Comprehensive Plan Update.

Mayor Scott Higgins opened the public hearing at 7:46 p.m.

The following members of the public spoke:  
Don Hardy with BergerABAM

The public hearing was closed at 7:49 p.m.

Council deliberated.

Mayor Higgins thanked staff and the community for their work and involvement in this effort.

**A motion was made by Council Member Anderson, seconded by Council Member Hogan, that the Camas 2035 Comprehensive Plan and Maps be approved with staff's recommended changes and amendment suggested by Council Member Hogan and direct the City Attorney to prepare an ordinance to be place on the June 20, 2016 Regular Meeting Agenda for Council's consideration. The motion passed unanimously.**

## IX. PUBLIC COMMENTS

Roman Battan, 403 NW Fargo Street, Camas, commented about the upcoming election and commended Council for their work.

## X. EXECUTIVE SESSION

### A. Potential Litigation

At 7:55 p.m., Mayor Higgins recessed meeting. The City Council met in an executive session regarding potential litigation per RCW 42.30.110(1)(i).

He stated that the executive session was scheduled to last approximately 15 minutes. It was held in the Mayor's office at City Hall. No action was anticipated to occur as a result of meeting in executive session. Elected officials present at the executive session were: Mayor Higgins, and Council Members Carter, Anderson, Hazen, Smith, Chaney, Hogan and Turk. Others present were City Attorney

Shawn MacPherson.

The executive session concluded and Mayor Higgins reconvened the Regular Meeting at 8:14 p.m.

**Xi. ADJOURNMENT**

The meeting adjourned at 8:14 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.