



CITY COUNCIL REGULAR MEETING AGENDA
Monday, August 17, 2015, 7:00 PM
City Municipal Center, 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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS










V. CONSENT AGENDA

- A. Approve 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. Approve the claim checks as approved by the Finance Committee.
- C. Authorize 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. Authorize 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. Authorize 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. Authorize 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. Authorize 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. Authorize 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. Authorize 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. Authorize 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. Authorize 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. Authorize 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. Authorize 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. Authorize 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. Authorize 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. Authorize 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. Authorize 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](#)

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
- B. Council

VII. MAYOR

- A. Announcements

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

Recommended Action: Staff recommends that Council move to adopt Ordinance No. 15-010.

 [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](#)

- 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
Recommended Action: Staff recommends Council move to adopt Ordinance No. 15-012.



[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](#)

- 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
Recommended Action: Staff recommends Council move to adopt Ordinance No. 15-013.



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

- 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

Recommended Action: Staff recommends that Council conducts a public hearing, deliberates and moves to approve the plat alteration as conditioned with the staff report. Further, that Council directs the applicant to produce a revised final plat drawing and submit the drawing for final plat approval.

 [Staff Report](#)

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

[Plat Alteration 15-01 Drawings](#)

[Application Narrative](#)

IX. PUBLIC COMMENTS

X. ADJOURNMENT

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.