CITY COUNCIL REGULAR MEETING MINUTES - DRAFT
Monday, December 15, 2014 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 Scott Higgins called the meeting to order at 7 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Don Chaney, Linda Dietzman, Tim Hazen, Steve Hogan, Melissa Smith, and Shannon Turk

Excused: Greg Anderson

Staff: Kristin Berquist, Phil Bourquin, Pete Capell, Sarah Fox, Jennifer Gorsuch, Shawn MacPherson, Kathy Huber Nickerson, Robert Maul and Steve Wall

Press: No one from the press was present.

IV. PUBLIC COMMENTS

There were no comments from the public.

V. CONSENT AGENDA

A. Approved the minutes of the December 1, 2014, Camas City Council Meeting and the work session minutes of December 1, 2014

Council Minutes 12-1-14

Workshop Minutes 12-1-14

B. Approved claim checks 124048 – 124253, in the amount of $2,183,897.08.

C. Approved the write-off of the November 2014 Emergency Medical Services (EMS) billings in the amount of $60,715.49. 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 Cathy Huber Nickerson)

D. Authorized the Mayor to sign the Modification to the Development Agreement with the builder, Doug Campbell, for the 7th Avenue Townhomes, LLC. The City worked with the developer to replace a substandard storm line in return for shared costs. During construction, the developer ran into some unforeseen cost overruns due to bedrock issues. The attached addendum splits the overrun between the City and the developer for an additional amount of $3,832.90. The attached addendum was drafted and approved as to form by the City Attorney. (submitted by Robert Maul)

Original Agreement

Addendum to Agreement

E. Authorized the Engineering Manager/City Engineer to sign the Professional Services Contract Agreement with HDJ Design Group for surveying and design, environmental permitting and documentation, and right-of-way acquisition services for the NW Brady Road Improvements in an amount not to exceed $818,773.28. This total cost includes a contingency budget of $72,154.91 in the event that additional environmental analysis and permitting will be required. The project design is in the budget for 2015 and 2016 and Federal Highway Administration (FHWA) will provide $339,000 in design funds. (submitted by James Carothers)

PSC_12-3-14

F. Authorized BergerABAM Consultant Services for Phase 2 of the Comprehensive Plan Update. According to State requirements, the City must update the Comprehensive Plan by June 2016. The goal of the first phase of the update is to create a vision for the City, which will guide development for the next twenty years. Phase 2 will update the policies and goals of the plan consistent with the vision and State guidelines. Phase 1 is nearing completion and a vision statement will be presented in

January. A scope of work and contract for Phase 2 must be approved in order to seamlessly continue this project. (submitted by Sarah Fox)

Camas Comp Plan Phase 2 - Scope of Work

G. Authorized Pay Estimate 5 for Project No. S-566 NW Friberg Street/Goodwin Road Improvements to McDonald Excavating, Inc., in the amount of $644,289.50 for work completed through November 30, 2014. This project is partially funded by a Public Works Trust Fund (PWTF) loan and a Community Economic Revitalization Board (CERB) grant administered by the Washington State Department of Commerce and the Washington State Department of Ecology. (submitted by James Carothers)

S-566 Pay Estimate No. 5

H. Authorized release of retainage for Project No. WS-720A 2013 STEP/STEF Tank Pumping Project to AAA Septic Service, LLC in the amount of $2,518.52. All required City and State project documentation has been received and verified. (submitted by James Carothers)

WS-720A Pay Estimate No. 9 Final

I. Authorized Pay Estimate 6 for Project No. WS-741 2014 STEP/STEF Tank Pumping to AAA Septic Service in the amount of $3,384.20 for work through November 30, 2014. 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)

WS-741 Pay Estimate No. 6

J. Authorized Pay Estimate 2 for Project No. S-583 NW 18th Bike and Pedestrian Trail Link to Green Construction, Inc., in the amount of $140,506.94 for work through November 30, 2014. This budgeted project is partially funded by a Transportation Alternatives Program grant, neighborhood contributions and the storm drainage utility. (submitted by James Carothers)

S-583 Pay Estimate No. 2

K. Authorized Pay Estimate 6 for Project No. S-565 NW 38th Avenue Roadway Improvements, Phase 2 to Nutter Corporation in the amount of $272,030.54 for work completed from November 1, 2014 through December 8, 2014. (submitted by James Carothers)

S-565 Pay Estimate No. 6

L. Authorized the Mayor to execute an agreement with Lloyd Halverson to provide government affairs services on behalf of the City of Camas for 2015 and 2016. The services will include developing state and federal lobbying strategies, lobbying the Washington State Legislature in support of annual legislative goals, lobbying Congress in support of federal funding for infrastructure projects and providing written and oral reports. The total cost for two years will be $15,000. (submitted by Pete Capell)

Agreement with Lloyd Halverson 2014

M. Approved Pay Estimate 2 for Project No. P-905 Municipal Center Exterior Painting in the amount of $20,126.24. This is the final billing less 5% retainage. This project is fully funded in the City's adopted 2014 Budget. (submitted by Denis Ryan)

P-905 Pay Estimate No. 2

N. Approved yearly allocation of salaries and benefits for the Camas-Washougal Volunteer Firefighters in the amount of $37,778.73. (submitted by Pam O'Brien)

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

VI. NON-AGENDA ITEMS

A. Staff

There were no comments from Staff.

B. Council

Smith wished everyone a Happy Christmas and New Year. Turk reminded everyone that there is a new survey on Camas2035.com. Chaney thanked everyone for the great year.

VII. MAYOR

A. Announcements

Mayor wished everyone a Merry Christmas and Happy New Year.

B. Camas City Council and Committee Appointments for 2015
Department/Presenter: Mayor Scott Higgins

Committee Appointments 2015

2015 Council Committee Appointments

Mayor noted the reappointment of Jeff Groff to the Library Board until December 31, 2019; Jim Short, Frank Hood, and Lloyd Goodlett to the Planning Commission until December 31, 2017; Cassi Marshall and Steve Lorenz to the Design Review Board until December 31, 2017, and Tanis Knight to the Civil Service Commission for December 31, 2020.

It was moved by Melissa Smith, seconded by Steve Hogan to approve the Boards and Commission Committee Appointments for 2015. The motion carried unanimously.

Mayor referred to the list of Council Committee Assignments for 2015 and noted that Council vacancy appointments will occur after the new Council member is appointed. The C-Tran liaison is Greg Anderson and Mayor Higgins is the alternate.

It was moved by Melissa Smith, seconded by Shannon Turk to approve the Camas City Council Committee Appointments for 2015. The motion carried unanimously.

It was moved by Don Chaney, seconded by Melissa Smith that Greg Anderson serves as Mayor Pro Tem for the year 2015. The motion carried unanimously.

VIII. FINANCE

A. Readopting Resolution No. 1314 with Amended 2015 Fee Schedule

Details: Resolution No. 1314 was approved December 1, 2014, establishing a 2015 Fee Schedule with an effective date of January 1, 2015. Resolution No. 1314 had the incorrect fee schedule (2014) attached rather than the proposed 2015 Fee Schedule as presented on November 3, 2014, to City Council and considered during the Public Hearing on November 17, 2014.

Department/Presenter: Cathy Huber Nickerson, Finance Director

Resolution 1314 -- Adopting 2015 Fee Schedule

Executed Resolution No. 1314 - Posted12-17-14

It was moved by Linda Dietzman, seconded by Steve Hogan that Resolution No. 1314 with the amended Fee Schedule be read by title only. The motion carried unanimously.

It was moved by Linda Dietzman, seconded by Steve Hogan to readopt Resolution No. 1314 to include the Amended 2015 Fee Schedule. The motion carried unanimously.

IX. COMMUNITY DEVELOPMENT

A. Public Hearing - Green Mountain Development Agreement

Details: Public Hearing to consider a Development Agreement between Green Mountain Land, LLC and the City of Camas. The proposed agreement involves approximately 1,300 residential units and 8.8 net acres of commercial development on 181 acres of land located north of the Ingle Road and Goodwin Road intersection.

Department/Presenter: Phil Bourquin, Community Development Director

Green Mountain Development Agreement (replaced 12-15-14)

Green Mountain DA Exhibits

Mayor Scott Higgins opened the public hearing at 7:11 p.m.

The following members of the public spoke:

Randy Printz, 805 Broadway, Vancouver
Rick Marshall, 521 NE 17th Ave.
Russell Wegner, 19910 NE 16th St.
Monica Gruher, 21917 NE 28th St.

Randy Printz, Mayor Higgins, and Bourquin answered questions that were asked.

The public hearing was closed at 7:26 p.m.

To give time for getting a full copy of Resolution No. 1315, Council moved on to Item C.

B. Resolution No. 1315 Adopting the Green Mountain Development Agreement

Details: Resolution adopting the Green Mountain Development Agreement.

Department/Presenter: Phil Bourquin

Executed Resolution No. 1315 - Posted 12-17-14

Green Mountain Resolution 1315

It was moved by Linda Dietzman, seconded by Melissa Smith that Resolution No. 1315 be read by title only. The motion carried unanimously.

It was moved by Linda Dietzman, seconded by Steve Hogan to adopt Resolution No. 1315. The motion carried unanimously.

C. Final Plat for Hidden Terrace (formerly "Hidden Meadows")

Details: Hidden Terrace is a 60-lot single-family development located at NW Astor and NW 43rd Avenue. The development received preliminary plat approval on December 5, 2005, and was subsequently modified through a major modification decision. (File #MajMod13-02)

Department/Presenter: Sarah Fox, Senior Planner

Hidden Terrace Staff Report FP14-04

Hidden Terrace Plat FP14-04

It was moved by Shannon Turk, seconded by Linda Dietzman to approve the final plat for Hidden Terrace Subdivision (File #FP14-04). The motion carried unanimously.

D. Public Hearing - Webberly/Hagensen Annexation (File # ANNEX14-03)
Hearing for 10% Petition to Annex into the City Limits

Details: The Webberly/Hagensen annexation request is to incorporate approximately 32 acres into the City limits just north of the Camas High School campus.

Department/Presenter: Robert Maul, Planning Manager

10% Petition Staff Report

Webberly-Hagensen Annexation Application

Mayor Higgins opened the public hearing at 7:38 p.m.

The following members of the public testified:
Brett Webberly, 25817 NE 3rd St., Camas
Larry Webberly, 1441 Canyon Creek Rd., Camas

Mayor closed the public hearing at 7:41 p.m.

Staff responded to questions from Council.

It was moved by Shannon Turk, seconded by Melissa Smith to accept the notice but modify the boundaries to include the nine parcels as noted in the map by the hash marks, direct the proponents to circulate a petition and require the simultaneous adoption of a proposed zoning regulation and the assumption of any existing indebtedness. The motion carried with Linda Dietzman voting no.

E. Public Hearing - Amendments to Camas Municipal Code (CMC), Title 16 Environment, Chapter 16.53 Wetlands

Details: On November 18, 2014, the Planning Commission held a public hearing and forwarded a recommendation of approval for amendments to Camas Municipal Code Title 16 Environment, Chapter 16.53 Wetlands. The amendments are intended to comply with new mandates from the Department of Ecology.

Department/Presenter: Sarah Fox, Senior Planner and Robert Maul, Planning Manager

Staff Report

Exhibit A

Exhibit B

Draft Chapter 16.53 Wetlands

Mayor Higgins opened the public hearing at 7:52 p.m.

The public hearing was closed at 7:52 p.m.

Council made comments.

It was moved by Linda Dietzman, seconded by Shannon Turk to approve the amendments and direct the City Attorney to prepare an ordinance for adoption. The motion carried unanimously.

F. Public Hearing - Annual 2014 Comprehensive Plan Amendments

Details: The proposed 2014 Annual Comprehensive Plan Amendments include the following: the Grass Valley Plan (File No. CPA14-02); the Parks, Recreation, and Open Space Comprehensive Plan (File No. CPA14-03 "PROS" Plan); and miscellaneous map amendments. City Council must consider the proposed amendments concurrently so that the cumulative effect of the various proposals can be ascertained. Due to map inconsistencies at the public hearing on December 1, 2014, revised draft maps are included with the staff report.

Department/Presenter: Phil Bourquin, Community Development Director; Robert Maul, Planning Manager; Sarah Fox, Senior Planner

Staff Report for Dec. 15 2014

Exhibit A Draft Comprehensive Plan Map

Exhibit B Draft Camas Zoning Map

CPA14-02 Narrative 01-13-14

CPA14-02 Narrative 10-6-14

CPA14-02 Market Analysis

CPA14-02 Proposed Comp Plan

CPA14-02 Proposed Zoning

CPA14-02 Existing Comp Plan

CPA14-02 Existing Zoning

Mayor Higgins opened the public hearing at 7:52 p.m.

The following members of the public testified:
Randy Printz, 805 Broadway, Vancouver, asked that the materials submitted during the December 1st Council Meeting be part of the record for this meeting.

The public hearing was closed at 7:53 p.m.

There were no comments from Council.

It was moved by Linda Dietzman, seconded by Shannon Turk to revoke the prior approval of December 1st, and to amend the City's Comp Plan by 1. Accepting the findings and conclusions of the Staff Report dated December 5, 2014, and to include the CPA14-02 Grass Valley Plan, the CPA14-03 Parks, Recreation, and Open Space Comprehensive Plan and the miscellaneous map amendments as detailed in the Staff Report, Section III, C. and 2. To adopt the Comprehensive Plan Map (Exhibit A) and Zoning Map (Exhibit B) including the consolidated amendments.

The City Attorney will prepare an ordinance for adoption on January 5, 2015. The motion carried unanimously.

G. Ordinance No. 2720 Amending the Camas Municipal Code, Section 18.07.030 Table 1 Commercial and Industrial Zones

Details: On November 17, 2014, Council held a public hearing to review amendments to the Camas Municipal Code (CMC), Section 18.07.030 Table 1 Commercial and industrial zones. The amendments will prohibit new residential uses in light industrial zones. At the conclusion of the public hearing Council motioned to approve the amendments as drafted and directed the City Attorney to prepare an Ordinance for adoption.

Department/Presenter: Sarah Fox, Senior Planner and Robert Maul, Planning Manager

Executed Ordinance No. 2720 - Posted 12-17-14

Ordinance 2720 Amending Section 18.07.030 Table 1

Exhibit A

It was moved by Shannon Turk, seconded by Tim Hazen that Ordinance No. 2720 be read by title only. The motion carried unanimously.

It was moved by Linda Dietzman, seconded by Shannon Turk that Ordinance No. 2720 be adopted and published according to law. The motion carried unanimously.

H. Ordinance No. 2721 Amending the Camas Municipal Code by Adding Chapter 3.86 Multifamily Tax Exemption

Details: An Ordinance amending the Camas Municipal Code (CMC) by adding Chapter 3.86, implementing a multi-family property tax exemption program provided for under the Revised Code of Washington (RCW

84.14) and designating three residential target areas. City Council held a public hearing on December 1, 2014, on this matter.

Department/Presenter: Phil Bourquin, Community Development Director

Executed Resolution No. 2721 - Posted 12-17-14

Ordinance 2721 Amending CMC 3.86

CMC 3.86

It was moved by Don Chaney, seconded by Steve Hogan that Ordinance No. 2721 be read by title only. The motion carried unanimously.

It was moved by Don Chaney, seconded by Steve Hogan that Ordinance No. 2721 be adopted and published according to law. The motion carried unanimously.

Mayor thanked Council and Staff for their patience and persistence in pursuing what is best and technically correct for Camas.

X. PUBLIC COMMENTS

There were no comments from the public.

XI. ADJOURNMENT

The meeting adjourned at 8:03 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

Quick Preview of Agenda and Supporting Documents - Posted 12-15-14 (large file-it may take a few minutes to load)

_____ Mayor

_____ City Clerk