



**CITY COUNCIL REGULAR  
MEETING MINUTES - DRAFT  
Monday, July 20, 2015, 7:00 PM  
City Municipal Center, 616 NE 4th Avenue**

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**I. CALL TO ORDER**

Mayor Scott 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, James Carothers, Jennifer Gorsuch, Cathy Huber Nickerson, Robert Maul, Shawn MacPherson, Steve Wall and Eliezza Soriano (intern)

Press: Heather Acheson, Camas-Washougal Post-Record

**IV. PUBLIC COMMENTS**

Dave Sampson, 223 N Shepherd Road, Washougal, commented about Everett Street and downtown outdoor seating.


Joe Lévesque, 2682 NW Norwood St, Camas, commented about pledge donations.

Ben Puffer, 29903 SE 30th St, Washougal, commented about Camas High School traffic. Phil Bourquin, Community Development Director, provided a response.








Andrew Puffer, 29903 SE 30th St, Washougal, commented about Crown Road and the sidewalk. James Carothers, Engineering Manager, provided a response.

**V. CONSENT AGENDA**

- A. Approved the minutes of the July 6, 2015 Camas City Council Meeting and the Workshop minutes of July 6, 2015.

 [070615 Council Regular Meeting Minutes - Draft](#)  
[070615 Council Workshop Meeting Minutes - Draft](#)

- B. Approved the claim checks numbered 126603-126806 in the amount of \$2,525,618.98.

- C. Authorized the write-off of the June 2015 Emergency Medical Services (EMS) billings in the amount of \$78,836.18. 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)
- D. Authorized the Mayor to sign a contract with Gray and Osborne, Inc. to complete a Sewer System Infiltration and Inflow Study for an amount not-to-exceed \$125,000. This project is included in the 2015 Budget. (Submitted by Sam Adams)
-  [Gray and Osborne, Inc. Inflow and Infiltration Contract](#)
- E. Authorized the Mayor to sign the Contract Agreement with FCS Group for the Water and Sewer Revenue Requirement Update Project in the amount of \$18,158 for work through December 31, 2015. Budget for the project will be included in the upcoming Omnibus Budget Amendment. (Submitted by Steve Wall)
-  [Water-Sewer Rate Study Contract](#)
- F. Authorized the Mayor to sign a contract with Gray and Osborne, Inc. in the amount of \$4,668 to prepare an application for a Wastewater Treatment Plant Class A Biosolids Tax Exemption. (Submitted by Sam Adams)
-  [Gray and Osborne, Inc. Biosolids Tax Exemption Contract](#)
- G. Approved Pay Estimate No. 1 to Granite Construction for Project S-599A 2015 City-Wide Grind and Overlay in the amount of \$578,917.87. (Submitted by Denis Ryan)
-  [Asphalt Paving Pay Estimate](#)
- H. Authorized Pay Estimate No. 1 to RC Northwest, Incorporated for Project WS-756 NW 6th Avenue Water and Storm Sewer Improvements in the amount of \$289,928.28 for work through July 10, 2015. (Submitted by James Carothers)
-  [NW 6th Water & Storm Pay Estimate 1](#)
- I. Authorized Pay Estimate No. 1 to Rotschy, Inc. for Project WS-709C Slow Sand Water Treatment Plant in the amount of \$688,940.00 for work through June 30, 2015. (Submitted by James Carothers)
-  [WS-709C Pay Est 1 processed.pdf](#)
- J. Authorized Pay Estimate No. 2 to AAA Septic Service for Project WS-748 2015 STEP/STEF Tank Pumping in the amount of \$10,292.63 for work through June 30, 2015. This project provides for on-going pumping of STEP & STEF tanks throughout Camas and is funded by the Water/Sewer Fund. (Submitted by James Carothers)
-  [Tank Pumping Pay Estimate 2](#)

**It was moved by Council Member Smith, seconded by Council Member Carter, to approve the Consent Agenda. The motion carried unanimously.**

## **VI. NON-AGENDA ITEMS**

### **A. Staff**

There were no comments from staff.

### **B. Council**

Hazen reminded everyone about Camas Days this weekend.

## **VII. MAYOR**

### **A. Announcements**

Mayor Higgins had no announcements.


## **VIII. MEETING ITEMS**


- A. Camas Police Officers Association (CPOA) 2015-2016 Bargaining Agreement**  
Details: This CPOA two year bargaining agreement is for the period January 1, 2015 to December 31, 2016. It has been discussed and guided by City Council and has been the subject of closed session labor negotiations. CPOA represents the Police Officers and Sergeants in the Camas Police Department and they have ratified the agreement.  
Presenter: Jennifer Gorsuch, Administrative Services Director

 [Camas Police Officers' Association Bargaining Agreement](#)


**A motion was made by Council Member Turk, seconded by Council Member Hazen, that this Action Item be adopted. The motion carried unanimously.**

- B. Green Mountain Planned Residential Development (PRD) Closed Record Meeting**  
Details: Camas City Council considered a recommendation from the Planning Commission regarding the Green Mountain PRD. No new testimony was considered. Only the record from both Planning Commission hearings provided the basis for consideration, deliberation and final decision.  
Presenter: Robert Maul, Planning Manager

 [Final Staff Report Green Mtn PRD - City Council Closed Record Meeting](#)  
[Exhibit List Updated on 061915](#)  
[Exhibit 1 - Cover Page and Table of Contents](#)  
[Exhibit 2 - Application Form](#)  
[Exhibit 3 - Pre Application Notes](#)  
[Exhibit 4 - Developer's GIS packet](#)  
[Exhibit 5 - Applicant's Narrative](#)  
[Exhibit 6 - Density and Dimensions chart](#)

 [Exhibit 7 - Sheet 1 of 25 Cover Sheet](#)  
[Exhibit 8 - Sheet 2 of 25 Master Plan](#)  
[Exhibit 9 - Sheet 3 of 25 Development Standards and Phasing Plan](#)  
[Exhibit 10 - Sheet 4 of 25 Conceptual Open Space, Park & Landscape Master Plan](#)  
[Exhibit 11 - Sheet 5 of 25 Landscape Master Plan Components](#)  
[Exhibit 12 - Sheet 7 of 25 Existing Conditions Survey](#)  
[Exhibit 13 - Sheet 8 of 25 Existing Conditions Survey](#)  
[Exhibit 14 - Sheet 9 of 25 Existing Conditions Survey](#)  
[Exhibit 15 - Sheet 10 of 25 Existing Conditions Survey](#)  
[Exhibit 16 - Sheet 11 of 25 Existing Conditions Survey](#)  
[Exhibit 17 - Sheet 12 of 25 Existing Conditions Survey](#)  
[Exhibit 18 - Sheet 13 of 25 Existing Conditions Survey](#)  
[Exhibit 19 - Sheet 14 of 25 Existing Conditions Survey](#)  
[Exhibit 20 - Sheet 15 of 25 Existing Conditions Survey Phase 1](#)  
[Exhibit 21 - Sheet 16 of 25 Existing Conditions Survey Phase 1](#)  
[Exhibit 22 - Sheet 17 of 25 Preliminary Offsite Utility](#)  
[Exhibit 23 - Sheet 18 of 25 Preliminary Utility Plan South](#)  
[Exhibit 24 - Sheet 19 of 25 Preliminary Utility Plan North](#)  
[Exhibit 25 - Sheet 20 of 25 Preliminary Storm Facility Plan](#)  
[Exhibit 26 - Sheet 21 of 25 Preliminary Grading Plan South](#)  
[Exhibit 27 - Sheet 22 of 25 Preliminary Grading Plan North](#)  
[Exhibit 28 - Sheet 23 of 25 Preliminary Plat Phase 1](#)  
[Exhibit 29 - Sheet 24 of 25 Preliminary Phasing Plan](#)  
[Exhibit 30 - Sheet 25 of 25 Street Sections](#)  
[Exhibit 31 - Revised Sheet 3 of 25 Development Standards and Phasing Plan](#)  
[Exhibit 32 - Revised Sheet 4 of 25 Conceptual Landscape](#)  
[Exhibit 33 - Revised Sheet 5 of 25 Landscape Master Plan](#)  
[Exhibit 34 - Revised Sheet 6 of 25 Schematic Landscape Master Plans](#)  
[Exhibit 35 - Revised Sheet 23 of 25 Preliminary Plat Phase 1](#)  
[Exhibit 36 - Revised Density and Dimensions chart](#)  
[Exhibit 37 - SEPA Checklist](#)  
[Exhibit 38 - Odren to Camas Community Development Dept letter](#)  
[Exhibit 39 - Current Deed](#)  
[Exhibit 40 - Mailing Labels](#)  
[Exhibit 41 - Draft CC&R's](#)  
[Exhibit 42 - Easements](#)  
[Exhibit 43 - Traffic Report prepared by Kittelson & Associates, Inc.](#)  
[Exhibit 44 - Traffic Report Appendices prepared by Kittelson & Associates, Inc.](#)

[Exhibit 45 - Preliminary Drainage Report by Olson Engineering](#)  
[Exhibit 46 - Preliminary Geotechnical Engineering Report prepared by GeoPacific Engineering, Inc.](#)  
[Exhibit 47 - Critical Areas Report, Buffer Final 2014.12.30](#)  
[Exhibit 48 - Critical Areas Report Appendix A](#)  
[Exhibit 49 - Critical Areas Report Appendix B](#)  
[Exhibit 50 - Critical Areas Report Appendix C](#)  
[Exhibit 51 - Critical Areas Report Phase I Figures](#)  
[Exhibit 52 - Proof of mailing Archaeological Predetermination Report](#)  
[Exhibit 53 - Impact Fee Estimate](#)  
[Exhibit 54 - Resolution No 1315 approving Development Agreement](#)  
[Exhibit 55 - Development Agreement recording number 5134733 AGR](#)  
[Exhibit 56 - Picture of development sign](#)  
[Exhibit 57 - Completeness Review letter](#)  
[Exhibit 58 -Notice of Application](#)  
[Exhibit 59 - SEPA DNS public notice](#)  
[Exhibit 60 - SEPA comment letter Clark County Dept of Environmental Services](#)  
[Exhibit 61 - SEPA comment letter Dept of Archaeology and Historic Preservation](#)  
[Exhibit 62 - SEPA comment letter DAHP revised comments](#)  
[Exhibit 63 - SEPA comment letter Dept of Natural Resources](#)  
[Exhibit 64 - SEPA comment letter Dept of Ecology](#)  
[Exhibit 65 - SEPA comment letter City of Vancouver Public Works](#)  
[Exhibit 66 - SEPA comment letter Washington Dept of Fish & Wildlife](#)  
[Exhibit 67 - Citizen comment Denette email](#)  
[Exhibit 68 - City Parks Development Review Committee comments](#)  
[Exhibit 69 - Ecological Land Services email summarizing discussions with WDFW concerns](#)  
[Exhibit 70 - Applicant's supplemental response to city comments](#)  
[Exhibit 71 - Septic tank locations map](#)  
[Exhibit 72 - Phase I Access Assessment letter from Kittelson & Associates, Inc.](#)  
[Exhibit 73 - Notice of Public Hearing and Special Meeting](#)  
[Exhibit 74 - Email from Printz to Maul and PRD chart](#)  
[Exhibit 75 - Ordinance No. 15-008](#)  
[Exhibit 76 - Ecological Land Services letter to Maul 050515](#)  
[Exhibit 77 - Initial water modeling results memo prepared by Gray & Osborne, Inc.](#)  
[Exhibit 78 - City staff PowerPoint presentation](#)  
[Exhibit 79 - WDFW Follow-up comment letter dated 050815](#)

 [Exhibit 80 - Revised Conditions Memo to PC from Maul](#)  
[Exhibit 81 - Bob Rodgers comment letter](#)  
[Exhibit 82 - Conceptual Road site plan](#)  
[Exhibit 83- Letter and road cross sections from Olson to Green Mountain Land, LLC](#)  
[Exhibit 84- Notice of reopened public hearing](#)  
[Exhibit 85 - Citizen comment Karmen Distant email](#)  
[Exhibit 86 - Citizen comment Patrick and Heather Asbury email](#)  
[Exhibit 87 - Citizen comment Tami McKee email](#)  
[Exhibit 88 - Citizen comment Alena Guggemos email](#)  
[Exhibit 89 - McCullough public testimony Exhibit A at June 16, 2015 Planning Commission Meeting](#)  
[Exhibit 90 - Martin public testimony Exhibit B at June 16, 2015 Planning Commission Meeting](#)  
[Exhibit 91 - Hoy public testimony Exhibit C at June 16, 2015 Planning Commission Meeting](#)

Chaney disclosed that during the Finance Committee meeting, he received some general information regarding financing and processes as it relates to the Green Mountain PRD. Mayor Higgins asked all present if there were any objections to Councilman Chaney hearing the matter. There were no objections.

**It was moved by Council Member Anderson, seconded by Council Member Smith, to approve the Preliminary Master Plan and the Phase 1 Preliminary Plat for the Green Mountain PRD based on the recommendations of the Planning Commission and to instruct the City Attorney to prepare findings and conclusions to accompany the decision; including the clarifications presented by staff while reviewing the staff report at the beginning of the meeting. The motion carried unanimously.**

## **IX. PUBLIC COMMENTS**

Joe Levesque, 2682 NW Norwood St, Camas, commented on the Green Mountain Planned Residential Development.

## **X. ADJOURNMENT**

The meeting adjourned at 7:54 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.