



**Regular Council Meeting - 7:00 p.m.
February 1, 2010**

CALL TO ORDER: Mayor Paul Dennis presided.

FLAG SALUTE:

COUNCIL:

Present: Anderson, Chaney, Dietzman and Gerde.

Excused: Hogan and Smith

STAFF MEMBERS: Ashton, Bourquin, Brachmann, Carothers, Knapp, Levison and Tuominen.

PRESS: None present.

CONSENT AGENDA:

It was moved by Council member Gerde, seconded by Council member Chaney to approve the Consent Agenda of February 1, 2010. The motion carried unanimously.

- a. Approve minutes of the January 16, 2010, Camas City Council Special Meeting and the work session minutes of January 16, 2010.
- b. Approve claim checks numbered 104845-104953 in the amount of four hundred twenty-two thousand, twenty-five dollars and three cents (\$422,025.03) as approved by the Finance Committee.
- c. Authorize the Mayor to sign a Professional Services Agreement with AMEC Earth & Environmental, Inc. to conduct an asbestos, lead based paint, and mercury material assessment for P-845 726 NE 5th Avenue House Removal, in an amount NOT TO EXCEED three thousand, five hundred fifty dollars and no cents (3,550.00)
- d. Authorize Pay Estimate #1 for WS-664A Well #14 and Transmission Main to RC Northwest, Inc., in the amount of thirty-two thousand, sixty-six dollars and thirty cents (32,066.30).
- e. Approve Pay Estimate #8 for City of Camas Project WS-687 2009 STEP/STEF Tank Pumping to AAA Septic Services, LLC in the amount of one thousand, two hundred thirty-seven dollars and thirty-seven cents (1,237.37).

NON-AGENDA ITEMS:

Public: There were no comments.

Staff: Monte Brachmann, Public Works Director and Interim City Administrator presented slides assembled by Brent Erickson, who spoke previously at the workshop meeting on the subject of environmental damage at Fallen Leaf Lake. Brachmann reiterated that the City is working diligently on this issue with the Drewf's Farm developer, DR Horton.

Chaney asked and Brachmann responded that Georgia Pacific owns the property between the development and the lake.

Council: There were no comments.

MAYOR:

Announcements: There were no announcements.

Proclamation: Mayor read a proclamation stating that Camas is committed to partnering with the U.S. Census Bureau to help ensure a full and accurate count in 2010.

PUBLIC WORKS:

Wastewater Treatment
Plant Improvements
Phase 2 – Bid Award:

Brachmann noted that a bid award would typically be on the consent agenda, but he wanted to be assured that Council had all relevant information and adequate time to consider the award due to its size. He informed Council that the low bid is from McClure and Sons of Mill Creek, Washington for the amount of \$11,951,180.15. Brachmann stated that the project engineering consultants Gray & Osborne, as well as City staff, are recommending Council award the bid.

Mayor asked and Brachmann responded that the reason for the expansion is that the City is currently at 94% capacity of the current bio-solids system and he noted that at 37 years old, the current system is approaching obsolete. Brachmann added that the original engineer's estimate for the project was \$17 million and with consulting fees added the project cost will be approximately \$4.7 million less than the original estimate.

It was moved by Higgins, seconded by Gerde to

award the bid for the Wastewater Treatment Plant Improvements Phase 2 to low bidder McClure and Sons, Inc., for \$11,951,180.15. The motion carried unanimously.

Public Hearing and Ordinance No. 2582:

Brachmann explained the purpose of Ordinance No. 2582. He noted that the adoption of this ordinance would keep the City in compliance with the Department of Ecology Stormwater N.P.D.E.S (National Pollution Discharge Elimination System) Phase 2 permit.

Gerde asked and Brachmann responded that the typographical errors have been corrected.

Mayor opened the public hearing at 7:15 p.m.

Eric Golemo, Sturtevant, Golemo & Associates, 2005 Broadway, Vancouver, WA 98663:

Mr. Golemo thanked staff and Council for the opportunity to participate in the drafting of the ordinance and encouraged Council to approve the ordinance.

Dietzman asked and Brachmann clarified that the recommended modifications to the design standards manual will be prepared within 90 days of the adoption of this ordinance.

Mayor closed the public hearing at 7:17 p.m.

It was moved by Dietzman, seconded by Chaney that Ordinance No. 2582 be read by title only.

It was moved by Dietzman, seconded by Chaney that Ordinance No. 2582 regarding the addition of a new chapter to the Camas Municipal Code for the regulation of stormwater control, and modification of CMC 17.19 to remove reference to the Puget Sound Stormwater Manual be adopted and published according to law. The motion carried unanimously.

Mayor thanked staff, Council and the work group for their effort on the ordinance.

**COMMUNITY
DEVELOPMENT:**

10% annexation petition
filed by GM Camas:

Phil Bourquin, Community Development Director, explained the purpose of the 10% annexation petition. Bourquin discussed where the annexation would occur and recommended to Council that the area be modified to include the applicable rights of way of Goodwin Road and Ingle Road into the annexation petition. He also recommended that Council require a development agreement.

Anderson asked and Bourquin responded that the land currently has a mixed use designation and that all contiguous areas within the UGA (Urban Growth Area).

Roger Knapp, City Attorney, advised that a new development agreement be required limiting development until such time as a comprehensive plan designation and zoning have occurred together with applicable sections of prior development agreements on adjoining properties.

Gerde asked and Bourquin clarified that the area in question is the remaining portion of a partially annexed tax parcel.

It was moved by Gerde and seconded by Higgins to accept the 10% annexation petition Clark file #10-01 which includes accepting the geographical area by including Goodwin Road and NE Ingle Road that abuts the property and requiring that a development agreement commence and that the applicant accept taxation at the current rate.

Mayor clarified the development agreement by stating that staff works with the applicant in terms of zoning, streetscape and other standards already in place. Council agreed to the clarifications. The motion carried unanimously.

Public Hearing to review
proposed changes to
CMC chapters 5.36,
18.07 and 18.37:

Bourquin described the proposed changes to the Camas Municipal Code (CMC) addressing adult entertainment or sexually oriented businesses. He explained that the Planning Commission is recommending Council approve the changes to the

CMC and he distributed a handout addressing minor errors to the code language.

Mayor asked and Bourquin responded that the reason for the code changes is to designate an area for adult entertainment or sexually oriented businesses and explained why an area was needed.

Bourquin stated that the City is being proactive by having an appropriate code in place before it is needed and described the areas that the proposed code would allow the businesses to locate.

Mayor opened the public hearing at 7:35 p.m.

There was no public testimony.

Anderson requested that on page 5.36.050 A. that criteria be added stipulating that the license holder in the management position be either a United States citizen or have proof of legal residency or a work permit. He added that this would facilitate locating legal records.

Chaney asked and Knapp explained that convictions and not arrests may be used as a standard.

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

It was moved by Gerde, seconded by Dietzman to draft an ordinance with facts and findings and schedule a hearing date for February 16th 2010 for adoption with noted changes in the sexually oriented business documents. The motion carried unanimously.

EXECUTIVE SESSION:

Labor Relations:

The meeting recessed at 7:42 p.m. for discussion on labor relations for an estimated 15 minutes. No further action was taken.

ADJOURNMENT:

The meeting adjourned at 8:03 p.m.

Mayor

City Clerk