



**Regular Council Meeting - 7:00 p.m.  
August 16, 2010**

**CALL TO ORDER:** Mayor Paul Dennis presided.

**FLAG SALUTE:**

**COUNCIL:**

Present: Anderson, Chaney, Dietzman, Gerde, Hogan, and Smith.

Excused: Higgins.

**STAFF MEMBERS:** Bourquin, Carothers, Copsey, Durgin, Halverson, Levison, and MacPherson.

**PRESS:** None present.

**CONSENT AGENDA:**

Mayor moved item "i" - Authorize Bid Award for Project P-848 – from the consent agenda, per staff's request, to Community Development - Engineering as item "a". Mayor also added two items to the consent agenda; item "q" – Access Agreement for Fallen Leaf Lake – and item "r" – Grant Amendment for the Washougal River Trail Project.

Dietzman stated a concern about item "h" - Authorize Bid Award for Project S-536 - on the consent agenda. Dietzman requested that any street paving markers on corners that may mark the old street names be preserved. James Carothers, Engineering Manager, responded that the bid includes preservation of these markers.

It was moved by Council member Hogan, seconded by Council member Chaney to approve the Consent Agenda of August 16, 2010 as modified. The motion carried unanimously.

- a. Approve minutes of the August 2, 2010, Camas City Council meeting and the work session minutes of August 2, 2010.
- b. Approve claim checks numbered 106918-107087 in the amount of nine hundred seventy-one thousand, four hundred ninety-eight dollars and eighteen cents (\$971,498.18) as approved by the Finance Committee.
- c. Authorize Mayor to sign a professional services contract with Gray and Osborne for general services related to sewer in an amount not to exceed twenty thousand dollars (\$20,000).

- d. Authorize Mayor to sign a professional services contract with Pacific Groundwater Group for general services related to water in an amount not to exceed twenty-five thousand dollars (\$25,000).
- e. Authorize the write-off of ambulance billings that are uncollectible for twenty-nine thousand, two hundred thirty dollars and ninety-two cents (\$29,230.92).
- f. Authorize Mayor to sign Change Order # 1 for Project P-837; Community Center CDBG Improvements to Zink Commercial Contractors, Inc., in the amount of thirteen thousand, eight hundred forty-one dollars and nineteen cents (\$13,841.19).
- g. Authorize Mayor to sign a professional services contract with AKS Engineering & Forestry, LLC for land surveying services related to Projects WS-675A & WS-675B; NW 38<sup>th</sup> Avenue Pump Station and Sanitary Sewer Main in an amount not to exceed three thousand, two hundred dollars (\$3,200).
- h. Authorize Bid Award for Project S-536; 2010 Evergreen Neighborhood CDBG to the low bidder, Schmid & Sons, Inc., in the amount of two hundred twenty-one thousand, eight hundred twenty-five dollars and eighty-eight cents (\$221,825.88), contingent upon CDBG approval.
- j. Authorize Mayor to sign a professional services contract amendment with OTAK for additional assistance in fulfilling NPDES Phase 2 permit requirements. The amount of this contract amendment is not to exceed twelve thousand, nine hundred fifty-three dollars (\$12,953).
- k. Authorize Mayor to sign a real estate purchase and sale agreement with David and Matthew Lugliani for the NW 38<sup>th</sup> Avenue Pump Station property. The total purchase price shall be eighty thousand dollars (\$80,000).
- l. Authorize Pay Estimate #4 for Project WS-701; 2010 STEP/STEF Tank Pumping to AAA Septic Services, LLC in the amount of four thousand, six hundred eighty-two dollars and ninety-one cents (\$4,682.91).
- m. Authorize Pay Estimate #1 for Project S-512; NW Lake Road Bike Lane Improvements to Colf Construction Co., in the amount of two hundred ten thousand, four hundred twenty-six dollars and ninety cents (\$210,426.90).
- n. Authorize Mayor to sign Change Order #4 for Project WS-664A; Well #14 and Transmission Main to RC Northwest, Inc., in the amount of twenty-one thousand, seven hundred six dollars and twenty-seven cents (\$21,706.27).
- o. Authorize Mayor to sign Change Order #3 (Schedule C, CO#2) for Project S-454; NW Leadbetter Drive Street Improvements, Phase 1, to Rotschy, Inc., in the amount of seven thousand, fifty-five dollars and one cent (\$7,055.01). Sales tax is not included.
- p. Authorize Pay Estimate #2 for Project S-454; NW Leadbetter Drive Street Improvements, Phase 1, to Rotschy, Inc., in the amount of two hundred thirty-one thousand, five hundred nineteen dollars and eighteen cents (\$231,519.18).
- q. Authorize Mayor to sign an access agreement with Koch RP Holdings I, LLC, to allow City representatives to access the Fallen Leaf Lake property owned by Koch.
- r. Authorize Mayor to sign Project Agreement Amendment # 3 for the Washougal River Trail Recreation and Conservation Office (RCO) Grant

Project (#06-1968D); allowing the City to recover more architecture and engineering funding from the RCO Grant.

**NON-AGENDA ITEMS:**

Public: There were no comments.

Staff: Lloyd Halverson, City Administrator, announced that the Washington Finance Officers Association has once again awarded Finance Director Joan Durgin with the Professional Finance Officer Award for the State of Washington. Halverson added that this is the 20<sup>th</sup> year Durgin has received such an award.

Council: Dietzman asked Council if they would like the CEO of C-TRAN to give them a presentation regarding several ballots that will be voted on in 2011.

After a brief discussion, Mayor suggested bringing this matter back to a non-budget oriented workshop for further discussion.

Chaney reminded everyone that the Washougal River Greenway Trail Dedication Ceremony will be held on September 2, 2010, at 3:00 p.m.

Chaney commended Krista Bashaw, Parks & Recreation Coordinator/Special Events, for doing a great job on all of the parks and recreation events.

**MAYOR:**

Announcements: Mayor echoed Chaney's comments regarding the Washougal River Greenway Trail Dedication.

**COMMUNITY DEVELOPMENT:**

Planning:

Second Public Hearing –  
Comprehensive Land  
Use Plan Designation  
and Zoning of Property  
Under City File No.  
ANNEX10-01 - GM  
Camas LLC:

Phil Bourquin, Community Development Director, stated the purpose for the second public hearing adding that the proposal involves approximately 9.87 acres generally located south of NE Ingle Road and west of Goodwin Road, identified as Clark County Assessor Parcel #172562-000 (986028380). Bourquin explained that the proposal is to establish a Comprehensive Plan Designation of Commercial and zoning of Community Commercial (CC). He added that staff recommends approval of the comprehensive plan and zoning as noted, followed by approval of an implementing ordinance.

Mayor asked and there were no questions.

Mayor opened the public hearing at 7:08 p.m.

Randy Printz, 805 Broadway, Vancouver, WA:

Printz stated he is present to answer any questions that Council may have.

Mayor closed the public hearing at 7:09 p.m. as there were no questions and no further public testimony.

It was moved by Gerde, seconded by Smith to approve the Comprehensive Land Use Plan Designation of Commercial and associated zoning for the property currently subject to annexation under City File No. ANNEX10-01 – GM Camas LLC. The motion carried unanimously.

Ordinance No. 2596 –  
Establishing a Comprehensive Land Use Plan Designation of “Commercial” and Zoning of Community Commercial (CC) on Property Under City File No. ANNEX10-01 - GM Camas LLC:

Bourquin explained the purpose of Ordinance No. 2596. He added that the proposal involves the same property identified at the public hearing. Bourquin stated staff recommends approval of this ordinance.

Mayor asked and there were no questions.

It was moved by Hogan, seconded by Dietzman that Ordinance No. 2596 be read by title only. The motion carried unanimously.

It was moved by Gerde, seconded by Hogan that Ordinance No 2596 adopting a Comprehensive Land Use Designation and Zoning for lands being annexed into the City of Camas be adopted and published according to law. The motion carried unanimously.

Ordinance No. 2597 –  
Annexing Property Identified as Clark County Assessor Parcel # 172562-000 (986028380) into the City of Camas. City File No. ANNEX10-01 - GM Camas LLC:

Bourquin explained the purpose of Ordinance No. 2597. He added that the annexation proposal involves the same property as identified in Ordinance No. 2596. Bourquin stated that staff recommends approval of this ordinance.

Mayor asked and there were no questions.

It was moved by Hogan, seconded by Dietzman that Ordinance No. 2597 be read by title only. The motion carried unanimously.

It was moved by Gerde, seconded by Smith that Ordinance No 2597 annexing the real property described in Annexation File No. ANNEX10-01 to the City of Camas pursuant to the direct petition method be adopted and published according to law. The motion carried unanimously.

Continued Public  
Hearing – Shilo Heights  
Vegetation Management  
Plan (MinMod10-02):

Bourquin briefly gave background regarding the Shilo Heights Vegetation Management Plan and added that Council is continuing the public hearing in order to receive a written supplemental review from Stuart Albright, P.E. of Ash Creek and Associates, Inc. He noted that the supplemental geotechnical letter was received on August 9, 2010, and staff recommends approval of the Shilo Heights Vegetation Management Plan as submitted based upon the letter.

Bourquin stated that on August 12, 2010, Carla Christian sent an email to City Council. Mayor confirmed that all Councilmembers other than Gerde had received the email. Bourquin asked that this document be entered into the record.

Mayor asked and there were no questions.

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

Pete Porter, 2109 NW Couch Street, Camas, WA:

Porter voiced his concerns regarding the proposed new vegetation management plan and the drainage issue.

Mayor asked Bourquin how the City will know if the trees that are being cut have been replaced and how the canopy is measured. Bourquin stated that staff's recommendation came with three conditions which he explained. Bourquin added that the question regarding the canopy measurement should be addressed by the homeowners association.

Gary Fuquay, Shilo Heights Landscape Chairman, 2055 NW Fargo Loop, Camas, WA:

Fuquay responded to the concerns that were brought up by Porter and spoke in favor of the improved vegetation plan.

Bob Christian, 2115 NW Couch Street, Camas, WA:

Christian gave testimony regarding the proposed new vegetation management plan and stated that he would like to see the report from Ash Creek. Christian also voiced his concern regarding drainage and stated that he would like to hire an independent consultant to gain their opinion.

Sandy Schwary, 2105 NW Couch Street, Camas, WA:

Schwary voiced her concern regarding the overabundance of standing water she has observed.

Gary Fuquay, Shilo Heights Landscape Chairman, 2055 NW Fargo Loop, Camas, WA:

Fuquay clarified that the diagram in the plan is a notional diagram of the plan spanning a 15 to 20 year period and it does not mean that 92 sections will be cut next year. Fuquay also responded to other concerns that were brought up by Christian.

Carla Christian, 2115 NW Couch Street, Camas, WA:

Christian voiced her concern regarding the ongoing compliance of the plan and vegetation that is slated for removal on her property. Christian encouraged Council to consider a remediation plan for the improperly cut vegetation area.

Mayor closed the public hearing at 7:50 p.m. as there was no further public testimony.

In response to Christian's suggestion to hire an independent consultant, Dietzman asked what the possibilities are for this process.

Shawn MacPherson, Assistant City Attorney, indicated to Council that their decision should be based upon the evidence currently in front of them. Discussion followed regarding the issues that were brought up during the public testimony as well as Council's concerns regarding compliance of the plan. Questions were asked and clarifications were made.

Dietzman asked and MacPherson responded that Council's options are to adopt the plan as is, deny the plan, or to modify the plan. Discussion ensued.

Chaney asked what compelled Shilo Heights to present this modified plan.

Rob Cummings, President, Shilo Heights HOA, 2024 NW Fargo Loop, Camas, WA:

Cummings stated that the HOA presented the proposed amendment to the vegetation management plan to the City in an attempt to turn the hillside forest into a healthy forest.

After further discussion MacPherson summarized the additional conditions that Council would like incorporated into the plan as follows:

1. Prior to commencing any work the plan must include provision that are acceptable to staff to protect all the new plantings;

2. Prior to commencing any work in other areas, the initial plan shall remediate the area known as “Area C” for any previous cuttings that have occurred in that zone;
3. Modify the exhibit to exclude any work on adjacent properties. The revised exhibit will only indicate work on Shilo Heights property, and
4. Upon approval of this plan, the applicant shall submit an arborist report to the City to verify that 80% of new vegetation has survived. The monitoring report will be required for a period of three years after all mitigation planting.

It was moved by Gerde, seconded by Smith to approve the replacement of the “*Shilo Heights, Revised Vegetation Management Plan*” (May 6, 1999) with the “*Tree Management Plan for Shiloh Heights Homeowners Association*” dated February 5, 2010, with staff’s recommendations as well as the four additional Council conditions as summarized by MacPherson. The motion carried unanimously.

Engineering:  
Authorize Bid Award  
for Project P-848; 2010  
Camas Swimming Pool  
Painting to the Low  
Bidder:

Carothers reported that the City received one bid for this project which was deemed as irregular. Carothers explained why the bid was deemed irregular and stated that staff recommends that Council reject all bids.

By proclamation staff was directed to reject all bids.

Dietzman stated that she attended the Ribbon Cutting Ceremony for the Washougal Pedestrian Tunnel on Saturday. Dietzman stated it was a great experience and encouraged others to go see the tunnel if they have not already had an opportunity to do so.

Dietzman announced that she will be attending a Mosquito Control Board Meeting tomorrow evening and stated that if anyone has any questions regarding mosquitoes to let her know.

**ADJOURNMENT:**

The meeting adjourned at 8:31 p.m.

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Mayor

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City Clerk