



**Regular Council Meeting - 7:00 p.m.
December 7, 2009**

CALL TO ORDER: Mayor Paul Dennis presided.

FLAG SALUTE:

COUNCIL:

Present: Anderson, Chaney, Dietzman, Gerde, Higgins, Hogan and Smith (Smith left at 8:15 p.m.).

STAFF MEMBERS: Bourquin, Brachmann, Durgin, Halverson, Knapp, Lackey and Tuominen.

PRESS: Heather Acheson-Camas Washougal Post Record.

Anderson asked that item g be pulled for clarification.

CONSENT AGENDA:

It was moved by Council member Gerde, seconded by Council member Chaney to approve the Consent Agenda of December 7, 2009, with noted changes to item g. The motion carried unanimously.

- a. Approve minutes of the November 16, 2009, Camas City Council Meeting and the work session minutes of November 16, 2009.
- b. Approve claim checks numbered 104179-104356 in the amount of five hundred seventy-eight thousand, twenty-two dollars and thirty cents (\$578,022.30) as approved by the Finance Committee.
- c. Authorize the write-off of ambulance billings that are uncollectable for thirty-eight thousand, eight hundred eighty-two dollars and twenty-one cents (\$38,882.21).
- d. Authorize the Mayor to sign an amendment to Public Works Trust Fund Loan Agreement/Contract Number PW-07-962-PRE-104.
- e. Authorize the Public Works Director to sign amendment #4 to the scope of work in the professional services contract with Mackay and Sposito, Inc., for the design of NW Leadbetter Drive. This amendment adds six months time to the contract. The contract budget remains at four hundred thousand, seven hundred seventy-seven dollars (400,777.00).

- f. Authorize the Mayor to sign an inter-local cooperation agreement with the Camas School District that will allow Skyridge Middle School driveway improvements to be included in the City's Leadbetter Drive Improvements bid package.
- g. Authorize Release of Retainage for Project P-800B, Prune Hill Sports Park-Phase 3, to Bernhardt Golf, in the amount of fifteen thousand, seven hundred twelve dollars and four cents (\$15,712.04). Bid Item #6 due in the amount of two thousand, seven hundred seventy-five dollars and thirty-three cents (2,775.33). Total due Bernhardt Golf is eighteen thousand, four hundred eight-seven dollars and thirty-seven cents (\$18,487.37)
- h. Authorize Pay Estimate #1 for Project P-836, Goot Park CDBG Improvements to Michael Green Construction in the amount of seventy-one thousand, eighty-two dollars and forty-six cents (\$71,082.46).
- i. Authorize Mayor to sign Change Order #1 for Project SS-525, 2009 Plantings for Parker Street and Lake Road for Jones Landscape, Inc., in the amount of two thousand, three hundred sixty-six dollars and eighty-eight cents (\$2,366.88).
- j. Authorize the Mayor to sign an interlocal agreement for establishing water utility service boundaries with the City of Vancouver.
- k. Authorize the Mayor to sign Change Order #2 Project P-824, Fire Station 41 Remodel for Larry O. Collins, in the amount of eight thousand, one hundred forty-two dollars and thirty-four cents (8,142.34).
- l. Authorize Pay Estimate #5 for Project P-824 Fire Station 41 Remodel, to Larry O. Collins, Inc., in the amount of thirteen thousand, six hundred seventy-four dollars and zero cents (\$13,674.00)

NON-AGENDA ITEMS:

Public: John Strom, 1209 NW 7th Way, Camas, WA 98607:
 Strom commented on the size of the new recycle bins and stated he thought they were too big and overpriced. Strom also commented on the 2009 Poverty Guidelines and suggested council reconsider current city charges.

Staff: No comments.

Council: No comments.

MAYOR:

Announcements: Mayor asked Council to give him their committee assignment preferences before the next meeting.

PUBLIC WORKS:

Public Hearing to Consider Proposed Changes and Rates for Water, Sewer, Sanitary, Recycling, and Stormwater: Monte Brachmann, Public Works Director, explained the process staff followed to study the proposed rates. He noted that this study has been ongoing since February of 2008 and staff has worked with consultants continuously until March of 2009 when rates went into effect. Brachmann added that the reason for the study was to determine how much revenue was needed to keep the utilities solvent until 2013.

Brachmann reviewed all the facts and information that went in to arriving at the current rate proposals, including hearings, ward meetings, newsletter articles and workshops. Brachmann added that to reduce the rate amount, projects were eliminated. Brachmann stated the proposed rates for 2010 and what the impact would have on both residential and industrial customers.

Brachmann explained the cost comparisons of the variable sewer rates and noted that Camas rates generally fall middle to low in comparison to other cities.

Mayor asked for questions from Council and Brachmann responded that he did not speak with industrial customers, but they have been kept informed.

Mayor opened the public hearing at 7:26 p.m.

Richard Robertson, 3210 NW McIntosh , Camas, WA 98607.

Robertson commented on the variable rate system and expressed his concern that people will not be able to afford to water lawns and gardens.

Mayor asked and Brachmann responded that the variable rates proposed will be decided on flow only in the winter months.

Mayor asked and there were no other public comments and Council had no questions of Brachmann.

Mayor closed the public hearing at 7:29 p.m.

Mayor asked for comments from Council. Chaney asked for clarification from Brachmann, for the record, as to what the 17% in the 83/17 split was for. Brachmann responded that 17% is a buffer for the variation in usage by customers. Chaney asked and Brachmann responded that it is required revenue. Brachmann added that the fixed cost is the 83% that the City will have to pay even if the flow is shut down.

After questions and comments from Council and Mayor, Mayor asked for direction from Council.

It was moved by Gerde, seconded by Higgins to direct the city attorney to prepare an ordinance for the sewer rates that are based on a 50% fixed, 50% variable, with no senior discount or disabled discount.

Mayor asked for a roll count vote. Chaney, Gerde, Higgins and Smith were in favor. Anderson, Dietzman and Hogan were opposed.

It was moved by Gerde, seconded by Hogan to direct the city attorney to prepare ordinances that would set the utility rates according to the schedule on page five of the Utility Rate Public Hearing Presentation dated December 7, 2009. The vote carried unanimously.

Resolution No. 1164: Brachmann explained the purpose of Resolution No. 1164.

It was moved by Dietzman, seconded by Hogan that Resolution No. 1164 be read by title only. It was moved by Dietzman, seconded by Smith that Resolution No. 1164, closing NE 45th Avenue from NE Adams Street east, and NE Adams Street from NE Leadbetter Drive north be adopted. The vote carried unanimously.

Resolution No. 1165: Brachmann explained the purpose of Resolution No. 1165.

Mitch Lackey, Police Chief, noted that the parking space resolution is to replace the two 30 minute parking spaces in front of the Camas Hotel with two ten minute parking spaces and to change the parking space in front of the liquor store from ten minutes to two hours.

It was moved by Hogan, seconded by Anderson that Resolution No. 1165 be read by title only with noted changes. It was moved by Gerde, seconded by Smith that Resolution No. 1165 a Resolution changing the parking time limits for three parking spaces in the downtown core area be adopted with noted changes. The vote carried unanimously.

COMMUNITY DEVELOPMENT:

Resolution No. 1166: Bourquin explained the purpose of Resolution No. 1166.

It was moved by Gerde, seconded by Dietzman that Resolution No. 1166 be read by title only. It was moved by Dietzman, seconded by Smith that Resolution No. 1166 approving a Development Agreement between the City of Camas and CJ Dens Land Company LP superseding and replacing the Pre-Annexation Agreement dated May 22, 2008 be adopted. The vote carried unanimously.

Resolution No. 1167: Bourquin explained the purpose of Resolution No. 1167.

It was moved by Gerde, seconded by Hogan that Resolution No. 1167 be read by title only. It was moved by Gerde, seconded by Hogan that Resolution No. 1167 approving a Development Agreement between the City of Camas and GM Camas LLC superseding and replacing the

Pre-Annexation Agreement dated May 22, 2008, be adopted. The vote was unanimous.

Ordinance No. 2569:

Bourquin explained the purpose of Ordinance No. 2569.

It was moved by Chaney, seconded by Hogan that Ordinance No. 2569 be read by title only. It was moved by Gerde, seconded by Hogan that Ordinance No. 2569, adopting a revised Zoning Map in accordance with the goals and requirements of Chapter 36.70A, Revised Code of Washington, also known as the Growth Management act be adopted and published by law.

Public Hearing to
Consider Amendments
To Camas Municipal
Code Chapter 17.07-
Boundary Line
Adjustment:

Bourquin explained the purpose of the amendment. Bourquin noted that at the Planning Commission public hearing on October 20th, there was no public comment, but subsequently an email was received from Kurt Stonex with Olsen Engineering who had a comment relating to the number of boundary line adjustments that could be done in a five year period. Bourquin stated that Staff looked at this when revising the amendment and believes it is adequately addressed. Bourquin added that while the amendment allows for some flexibility for boundary line adjustments, it assures that holes circumventing land division requirements are patched.

Mayor asked and Council had no questions.

Mayor opened the public hearing at 8:00 p.m.

Richard Robertson, 3210 NW McIntosh, Camas, WA 98607:

Robertson asked for clarification concerning survey requirements in Section 17.07 under recording. Bourquin explained the difference between legal descriptions and existing land surveys. He gave examples of when a licensed land surveyor would be necessary and added that staff would approve a hand drawing for some properties, but a licensed land surveyor would be needed for others.

Roger Knapp, City Attorney, reminded Council to not make boundary line adjustments for minor problems too expensive, which hiring a licensed surveyor would do. He added that Staff should be given discretion to decide who needs to have prepared the legal description.

Ken Hadley, 4011 F Circle, Washougal, WA 98671:

Hadley stated that he agrees with the proposed changes.

Bourquin commented that there is room for language amendment. He noted that 17.07.050 concerning survey adjustment should be identified as #1 and the current #1 should be changed to #2. He recommended

that it should read “Legal descriptions of the proposed property configuration”, striking everything following, including the comma, then change current #2 to #3. Bourquin explained his reasons for supporting these changes and clarified questions from Council.

The public hearing was closed at 8:15 p.m. as there were no other comments.

It was moved by Dietzman, seconded by Gerde to adopt the proposed changes to the Camas Municipal Code Chapter 17.07 Boundary Line Adjustments File No. CMC09-07 with the noted changes and to direct the city attorney to prepare an ordinance for adoption. The vote carried unanimously.

Public Hearing for
Lacamas Meadows
Planned Residential
Development (PRD)
Plat Alteration
(PlatAlt 09-01):

Bourquin explained the purpose of the public hearing and what the alteration proposes.

Dietzman asked and Bourquin confirmed that the size of the lots will not change and additional lots will not be created.

Mayor opened the public hearing at 8:15 p.m.

Bob Sable, 1325 SE Tech Center, Dr, Ste 140, Vancouver, WA 98683
Sable stated he represented Mackay and Sposito and explained the reasons they are asking for the plat alteration for Talbitzer homes.

Anderson asked that this alteration request will not become a precedent. It was discussed and agreed upon that this would not become a precedent.

Mayor closed the public hearing at 8:21 p.m.

It was moved by Gerde, seconded by Higgins to approve the Lacamas Meadows Planned Residential Development Plat Alteration 09-01 with noted changes or recommendations in the staff report dated December 1, 2009. The vote carried unanimously.

Public Hearing to
Consider Ordinance:

Joan Durgin, Finance Director, explained the purpose for the ordinance. Durgin noted that the 2010 budget is less than the 2009 budget, specifically the General Fund and the General Obligation Debt Services. Durgin added that the street budget is higher due to expected federal stimulus grant monies. Durgin informed council that the budget has been published for six weeks and is available to the public to review at the library or the finance department, and has been available on the City website for two weeks. Durgin also stated she believes the amounts she projects for property taxes are accurate.

Mayor opened and closed the public hearing at 8:25 p.m.

Council thanked Staff for their hard work and diligence and expressed confidence in the 2010 budget.

Ordinance No. 2568
Adopting the Budget
for the Fiscal Year of
2010:

It was moved by Gerde, seconded by Dietzman that Ordinance No. 2568 be read by title only. It was moved by Gerde, seconded by Hogan that Ordinance No. 2568 adopting the budget for the City of Camas, Washington, for the fiscal year beginning January 1, 2010 be adopted and published according to law. The vote carried unanimously.

Mayor commented that the budget is well prepared and that it reflects outstanding teamwork by staff and council.

EXECUTIVE SESSION:

The meeting recessed at 8:29 p.m. for discussion on labor relations for an estimated fifteen minutes. No further action was taken.

ADJOURNMENT:

The meeting adjourned at 9:00 p.m.

Mayor

City Clerk