



**CITY OF CAMAS
COUNCIL WORKSESSION
July 6, 2009
4:30 p.m.**

CALL TO ORDER: Mayor Paul Dennis presided.

COUNCIL MEMBERS:

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

Excused:

STAFF PRESENT: Bourquin, Brachmann, Carothers, Copsey, Durgin, Halverson, Hodges, Lackey and Nelson.

PRESS: Heather Acheson, Camas-Washougal Post Record.

Mayor stated that the Lower Columbia Fish Enhancement Group would not be making a presentation this evening and therefore he is pulling this item from the agenda.

PUBLIC:

There were no comments.

PUBLIC WORKS:

Lower Columbia Fish Enhancement Group Presentation – Tony Meyer:

This item was pulled by Mayor.

FINANCE/ADMINISTRATION:

Budget Review:

Lloyd Halverson, Administrator, distributed a handout and provided an update and review of the 2009 City Budget. The main emphasis was on the General Fund and the closely related Street and Cemetery Funds. Halverson also highlighted the Growth Management Act (GMA) Capital Projects Fund, the Water/Sewer Fund and the Emergency Medical Services (EMS) Fund. Halverson commented that the review strikes a cautious and concerned note. He also noted that the year-to-date data is fairly unremarkable and the budgets are generally flat.

Halverson stated that the review and adoption of the updated financial policies are very important steps and will help to shape future budgets.

Halverson noted that the 2009 utility rates are now in effect, but that it is too early to analyze the results. Halverson estimates that by October more data should be available for review and the proposed 2010 rates should be acted upon. He also confirmed that the System

Development Charges (SDC) analysis has been completed and should be ready to come before Council for action in the fall.

Halverson stated that his year-end forecast is as follows:

- *Cemetery and Street Fund*; will be steady.
- *GMA Capital Projects Fund*; will need to monitor and adjust for 2010.
- *Revenue and Expenses*; will come in between 1.6% and 2.5% less than budgeted.
- *General Fund Balance*; projected to be between 3.0 and 3.2 million.

Halverson declared that the financial policy draft on the agenda states that a reserve balance of 2.7 million is acceptable.

The path forward, suggested by Halverson, is to continue to monitor the budget, act on the SDC study, review the 2010 utility rates and develop street restoration fees. The suggested framework for the 2010 Budget is to finance close to the current level of service with no more than a 1% General Fund increase. This will require caution, creativity and collaboration.

Gerde inquired as to the dollar amount of contractual labor obligations in the General Fund for the 2010 Budget. Halverson responded that all bargaining units, excluding the police, have negotiated a 3% increase in 2010 and the approximate amount needed to meet those obligations totals \$240,000. Discussion ensued regarding the possibility of reopening the bargaining contracts. Halverson commented that further discussion regarding this matter may be held during an executive session. Halverson suggested waiting to meet on this matter until the Consumer Price Index (CPI) for our area has been released by the Labor Department.

Questions were asked and clarifications were made.

Halverson suggested scheduling another budget review in August. After further discussion it was concluded that the budget framework for 2010 will be discussed at the August 17, 2009, Council Workshop, as well as non-personnel budget for each department. An executive session regarding personnel will be scheduled for one of the Council meetings in August.

Smith commented that a discussion arose at a Parks Board Meeting regarding allocating revenues generated by the Verizon cell towers that are placed on Camas park property. Discussion ensued.

COMMUNITY DEVELOPMENT:

North Urban Growth Area (NUGA) Development Agreements – Set Hearing July 20, 2009: Phil Bourquin, Community Development Director, gave a brief overview regarding the status of the NUGA Development Agreements. Bourquin stated that the development agreement for Green Mountain (GM) Camas is ready to be scheduled for a hearing, which he will set for July 20, 2009, unless Council has an objection. Hearings for the other development agreements will follow.

Gerde stated that she would prefer to consider all of the development agreements at the same time. She added that since the deadline to adopt the Stormwater Ordinance has been extended she would rather take the time to ensure that the development is planned properly.

Discussion ensued regarding any potential issues or concerns that may occur when allowing the development agreements to be considered either individually or concurrently.

Bourquin stated that it has worked well in the past to develop a timeframe which would address some of the issues that staff is working on with the North Lake group. The timeframe can establish some target dates to keep things moving forward.

Mayor stated that he agreed with Gerde and suggested setting up a deadline for the development agreements to be submitted and if the development agreements are not submitted by the set deadline, then the party would have to accept whatever is decided upon by Council. He noted that the deadline was set for September 15, 2009. Bourquin stated that his timelines would be predicated on this deadline. Bourquin asked for clarification as to whether or not the deadline included zoning. Mayor stated that it does because the development agreements and zoning go hand in hand.

Urban Reserve Definition and Future Urban Reserve Areas:

Bourquin asked and Council confirmed that they had received a letter from Clark County regarding the Urban Reserve definition and future Urban Reserve areas. Bourquin explained the definition of Urban Reserve. The intent is to allow for planning for the next layer of growth, with a specific emphasis on employment.

Mayor explained the difference between Urban Reserve and NUGA. Discussion ensued.

Bourquin stated that he will keep Council apprised of the progress.

Bourquin noted that he had an item to add onto the agenda.

Shoreline Limited Amendment Update:

Bourquin reported that he received a letter of completeness from the Department of Ecology (DOE) for the Washougal River and bowling alley site shoreline amendments. Bourquin noted that staff has been working on those permits that they can at this point and that this matter will continue to move forward.

PUBLIC WORKS:

Parker Sewer Valve Removal Re-bid:

Monte Brachmann, Public Works Director, reported that this project will be going out to bid through the regular publicly advertised bid process in the hopes of obtaining more bidders and a more reasonable price. The bid award should come before Council for consideration at the July 20, 2009, Council Meeting.

Well #14 Consultant Agreement – Stead & Associates:

Brachmann stated that an agreement with Stead & Associates will be on the July 20th consent agenda for Council's consideration. The agreement will provide for design and installation of the telemetry and electrical control systems for Well #14.

Miscellaneous Updates:

Brachmann distributed a draft of the one bin recycling contract and stated that this matter will be placed on the July 20, 2009, Consent Agenda for Council's consideration.

The draft contract has been reviewed by Camas and Waste Connections, Inc., (WCI) staff and the WCI and Camas attorneys and still needs to be reviewed by the head of the west coast region of WCI. Brachmann asked Council to contact him with any concerns that they may have with the contract.

Mayor asked and Brachmann responded that this agreement will replace the current contract and addendums with WCI.

Brachmann summarized the draft contract and stated that the program will hopefully be up and running in October. Discussion ensued regarding the various sizes of bins that will be used and how staff will determine which residents need which bins.

A handout was distributed by Brachmann regarding municipal stormwater permits. The DOE issued a modified permit extending the deadline for the City to adopt a new stormwater ordinance to February 16, 2010.

Gerde suggested that Council set up a sub-committee to work with staff on the stormwater ordinance. Mayor asked and Brachmann responded that the plan is for staff to work on the ordinance and to present to Council at the July 20th workshop a comparison of how the new code will affect a recent subdivision in Camas.

Mayor suggested that staff move forward with the presentation to Council on July 20th and then Council members can be assigned to work with staff on the details of the policy Council sets.

Brachmann commented that the award of the micro-surfacing bid is on the consent agenda for Council's consideration. He noted that the map showing the streets that are included in the bid for surfacing is not in the packet. Brachmann distributed the map.

Brachmann reported that the idea of making the western portion of the Moose Lodge property into an overflow parking lot for Heritage Park has been discussed with the Moose Lodge staff and the Parks Board. Efforts are moving forward to make the parking area more defined and recognizable, along with the removal of the recreational vehicle park water/electrical receptacles.

Brachmann stated that the Lower Columbia River Fish Enhancement Group Presentation was pulled from the agenda in response to some issues staff had with their proposal. Brachmann explained that Tony Meyer from the Lower Columbia River Fish Enhancement Group advised staff that they have abandoned their plans for additional in-water restoration work associated with City ponds and the group is happy with the work completed thus far. Brachmann added that the group believes that the ponds are now far more valuable to the resource, but they still have plans for more restoration work in the river along the shorelines and will discuss this matter with Council and City staff in the future.

Brachmann reported that his last item is in regards to an issue with the type of bond that was submitted by Fisher Investments for the Fisher Creek Campus development. Brachmann gave a brief explanation of the issue and stated that John Riley, the property development manager for Fisher Investments, is present to discuss this matter in more detail with Council.

John Riley, Project Manager for Fisher Creek Campus/Fisher Investments:

Riley explained the process and requirements necessary to obtain a grading permit which they had hoped to receive tomorrow. Riley stated that they were not able to get a letter of credit from the bank by tomorrow. He presented a pledge of deposit in an account control agreement in an attempt to get approval on at least a short term basis so that the permit could be issued. Riley stated that the control agreement can be cancelled by the City with a three day notice and that the Fisher attorney does not understand why this type of agreement poses a problem with City code. Riley added that they can agree to get a standard letter of credit; however, it will take some time to process.

Mayor stated that he received a call from Sherry Fisher and the biggest issue Fisher has is trying to get the site work done while the weather permits. He added that if one of the other bond instruments is required it would take more than two weeks to get the process going.

Mayor suggested adding this item to the regular agenda under public works as item “c” so that dialogue can take place with the City attorney present. Mayor noted that the biggest concern he has is making sure that the City has immediate access to the funds if needed. Discussion ensued.

Anderson asked and Mayor replied that copies of the code will be distributed to Council during the break.

ADMINISTRATION:

Miscellaneous and Scheduling:

Halverson reported that he has received the population figures from the State of Washington and the Camas population is now 16,950.

Halverson commented that the letter received by Bourquin from the DOE regarding the shoreline amendments will help to set a clear course for building the trail along the Washougal River. A contract may be forthcoming by August and the project could conceivably be under construction by this fall. Halverson noted that this will be a great asset for our community.

Halverson stated that the Well #14 Project is moving forward and that he anticipates having a ground breaking ceremony sometime in August. He noted that as this is a stimulus project it may attract a little attention.

COUNCIL:

Chaney mentioned an article in the Columbian Newspaper on June 30th regarding the inconsistency in the laws relating to fireworks enforcement. Chaney noted that Clark County may institute a rule that is consistent with Vancouver. Chaney encouraged Council to discuss this matter as to whether or not Camas should make any changes. Council agreed that this would be a good topic for further discussion.

Chaney stated that it would be helpful to receive data from the neighboring jurisdictions. Anderson responded that it would also be helpful to receive current data regarding complaints or citations that have been issued.

Dietzman reported that she attended the C-TRAN Board Executive Retreat and summarized the topics that were discussed. Dietzman stated that she also attended the Association of Washington Cities Conference and considered it to be very worthwhile. She commented on discussions that evolved at a workshop regarding blogging and using Twitter.

Higgins stated that he had received a complaint from a citizen regarding a sign issue and commended Tami Strunk, Code Enforcement Officer, for attending to the situation promptly and efficiently. Higgins also noted that he would be out of town on July 20th and asked to be excused from the Council Meeting.

Gerde commented that she attended a very enjoyable First Friday and that she had the opportunity to tour the beautifully remodeled Camas Hotel. Gerde stated that she had also met the architect and he had very complimentary things to say about the Camas building department.

Hogan stated that he also attended First Friday and the event was well attended. He enjoyed the classic cars. Hogan echoed Gerde's comments regarding the Camas Hotel.

PUBLIC:

Ken Hadley, 4011 F Circle, Washougal, WA:

Hadley commented on the City of Washougal recycle bins and expressed his concern regarding the color and size of the bins. Mayor asked and Brachmann responded that the standard size Camas will be using is 65 gallons but citizens can request larger or smaller sizes.

Mayor responded to Hadley's suggestion to seek input from the public regarding the development of the new stormwater ordinance.

Hadley commented on fireworks restrictions and the need for enforcement of the restrictions.

ADJOURNMENT:

The meeting adjourned at 6:10 p.m.

Mayor

City Clerk