



**CITY OF CAMAS  
COUNCIL WORKSESSION  
November 2, 2009  
4:30 p.m.**

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

**COUNCIL MEMBERS:**

**Present:** Anderson, Chaney, Dietzman (left at 6:15), Gerde, Higgins, and Hogan.

**Excused:** Smith.

**STAFF PRESENT:** Ashton, Bourquin, Brachmann, Carothers, Copsey, Coulter, Demos, Durgin, Fox, Gorsuch, Halverson, Hodges, Lackey, Leon, Levison, Nelson, O'Brien, and Zavortink.

**PRESS:** Heather Acheson, Camas-Washougal Post Record.

**PUBLIC:**

Kris Kralik, 631 NW 18<sup>th</sup> Loop, Camas, WA:

Kralik expressed his concern regarding parking issues in the downtown area that occurred during the Boo Bash event.

Mayor responded that a committee is being comprised to evaluate the downtown events and street closures to get a sense of how the City may be able to mitigate some of the parking issues. Mayor noted that comments or details should be forwarded to Police Chief Mitch Lackey as he will be heading up the committee.

Mayor acknowledged the Boy Scouts that were present at the meeting. Their scout master introduced them and stated they are working towards earning their Citizenship and Community Merit badge.

**BONNEVILLE POWER ADMINISTRATION (BPA):**

Presentation on Proposed Power Lines:

Lloyd Halverson, City Administrator, introduced two representatives from BPA; Elizabeth Klumpp, Washington Liaison, and Mark Korsness, Project Manager.

Klumpp briefly gave the history of BPA. Klumpp noted that public meetings are being held to gather public comment and to determine what the potential impacts may be of the various routes that are being proposed. The meetings are being held in an open house format. The next meeting is scheduled for November 3, 2009, at the Liberty Middle School in Camas. The meeting is from 4:00 p.m. to 7:00 p.m.

Korsness gave a basic description and timeline for the project. He covered how the project was identified by BPA and why it is necessary. Korsness noted that the project is currently in the scoping stage and that the public has an array of options in which they can provide comments to BPA.

Korsness responded to questions from Council.

Korsness explained the potential routes and stated that it is BPA's intent to use existing right-of-way (R/W) and or to develop routes that avoid going through existing homes, schools or businesses. Korsness stated that it is his belief that BPA will be able to complete the segment through Camas by using existing R/W and that they will not have to negotiate the purchase of additional R/W. Discussion ensued regarding the proposed plan, process and the studies involved.

In response to Chaney's inquiry, Korsness stated that the website will continue to be updated throughout the process. The website address is [www.bpa.gov/go/i5](http://www.bpa.gov/go/i5).

In closing, Klumpp stated that contact information has been provided to Halverson and that if the City designates a key contact person, they will provide them with updates. Mayor responded that Phil Bourquin, Community Development Director, will be the lead for this project.

#### **ADMINISTRATION/FINANCE:**

##### **2010 Proposed Budget Review:**

Halverson reported that the proposed 2010 Budget was distributed on schedule and noted that the revenues and expenditures in the General Fund are on track. Halverson highlighted a few significant updates from the October data.

Halverson gave a summary of his speculations regarding Initiative-1033, sales tax revenues, the devaluation of assessed property and the potential effects that these matters could have on the City's budget.

Halverson commented that he believes the budget is a well constructed document that reflects Council's direction. The budget reflects Council's desire to not increase property taxes by the 1% allowable and to not have the property taxes decline by the Implicit Price Deflator (IPD), as well as the other matters that have been discussed throughout the year.

Halverson stated that the ambulance purchase that was previously discussed is not included in the budget and asked Council whether or not they would like it included. Discussion ensued.

Mayor clarified if the property tax rate were to exceed \$3.60 per \$1,000 of the assessed value that the City's anticipated revenue would not be as large. Council would then need to decide whether or not the reserves should be used to supplement this shortfall or to direct the City to make further cuts.

Based on Council's input, Mayor concluded that the ambulance purchase should be added back into the budget and noted that the authorization for the purchase will need to come

before Council for their consideration. Mayor noted that more information will be available to assist Council with their decision when the time comes.

Mayor asked if there were any more questions regarding the budget message. Anderson suggested that either the Anderson Well or Well #14 should be used consistently throughout the document since they are one in the same. Durgin agreed that Well #14 should be used.

The proposed 2010 Budget was reviewed section by section. Questions were asked, clarifications were made and corrections were noted.

Chaney suggested adding another legislative goal to the Administrative section of the budget relating the function of the Finance Department. Durgin read a sentence which Council agreed to add to the legislative goals.

Durgin stated that a public hearing to discuss the budget is scheduled for December 7<sup>th</sup> and that an ordinance would be prepared for the meeting on December 7<sup>th</sup> with the option of deferring it to the meeting on December 21<sup>st</sup>.

#### Property Tax Ordinance:

Durgin reported that a public hearing to consider the Property Tax Ordinance is scheduled for November 16<sup>th</sup>. She stated that individual ordinances will need to be prepared for each fund that levies taxes. Durgin gave a brief explanation of each ordinance.

Durgin gave an overview of her predictions regarding the property tax levy and noted that if the reduction in assessed value does not drop below the predicted 14% that the current calculations should compensate for this decline. Durgin gave examples illustrating how different percentages will affect the revenues. Durgin stated that there will be two ordinances to consider, one for the General Fund and the other for Emergency Medical Services Fund. The initial ordinance will levy the property tax for 2010 based on the IPD rate and the second ordinance is to bring the IPD up to a net zero effect as discussed at prior meetings. Durgin noted that the second ordinance will require a majority plus one vote to pass it.

Halverson asked about banked capacity. Durgin responded that if the assessed value does not go below the 14% then there will be more banking capacity. There will be language in the ordinance stating that the City wants to retain this amount for future property tax levies if the City chooses to levy up to that additional amount.

Halverson expressed appreciation to everyone that has been involved with the budget preparation.

Mayor echoed Halverson's comments.

#### Solid Waste Dumpster Billing Structure:

Durgin stated that the finance department gets many calls from citizens wishing to rent temporary dumpsters. Durgin noted that the current billing process is cumbersome and confusing and that Accounting Manager Pam O'Brien and her staff have come up with some ideas on how to streamline the billing process.

O'Brien explained the proposed streamlined dumpster billing structure and noted that the proposal combines the placement and monthly billing fee into one charge that is billed and pro-rated directly through the system.

Durgin stated that an ordinance for this matter will be placed on the November 16, 2009, Council Meeting Agenda for Council's consideration.

**COMMUNITY DEVELOPMENT:**

Boundary Line Adjustments – Schedule Hearing for November 16, 2009:

Phil Bourquin, Community Development Director, stated that a hearing has been scheduled for November 16, 2009, for minor clean-ups and boundary line adjustment code amendments to the Camas Municipal Code.

Zoning – Schedule Hearing for November 16, 2009:

Bourquin reported that a zoning hearing has been scheduled for November 16, 2009. This hearing will be held to consider zoning for all lands that were annexed in 2008 and will also include the land where City staff is currently reviewing development agreements.

Flex Code Update:

Bourquin introduced Sarah Fox, Planner II.

Fox gave Council a brief overview regarding the progress of the "Flex Code". The overview illustrated the main goals of the "Flex Code" as well as a draft example of what the code language could look like. Fox stated that the next step would be to test the score sheet and to propose some minimum scores for projects. Fox asked Council to review the material and to provide comments to her within two weeks.

Fox responded to questions from Council.

Chaney asked and Bourquin responded that the Adult Entertainment Ordinance will be reviewed by the Planning Commission and then it would come to Council for their consideration.

**PUBLIC WORKS:**

2010 Safety Consortium Training Contract:

Monte Brachmann, Public Works Director, reported that the contract with Northwest Regional Training Center (NWRTC) for public works safety training is coming up for renewal. This contract will be on the November 16, 2009, Consent Agenda for Council's consideration. Brachmann noted that the annual cost per employee has dropped from \$336 to \$168 since 2001.

Sodium Hydroxide Contract Extension:

Brachmann stated that 2009 concludes year number two of the contract with Northstar Chemicals for sodium hydroxide. The current contract allows for up to three one-year extensions. The price in 2010 will decrease from 10.56 cents per pound to 9.53 cents per pound. Brachmann added that staff is recommending that the contract be extended. The contract extension will be on the November 16, 2009, Consent Agenda for Council's consideration.

Capital Facilities Plan Update:

Brachmann reported that after discussing it with staff, it was decided to wait until January or February to update the Capital Facilities Plan.

Utility Rate Study Contract Amendment:

Brachmann commented that a contract amendment with Financial Consulting Solutions Group (FCSG) will be necessary for FCSG to complete the analysis for consumption based rates, and to perform the annual updates and finalize the reports. A contract extension with FCSG will be on the November 16, 2009, Consent Agenda for Council's consideration. The extension amount will not exceed \$9,580.

Grass Valley Park Change Order:

Brachmann stated that a change order for the Grass Valley Park parking lot addition will be on the November 16, 2009, Consent Agenda for Council's consideration. Brachmann explained the purpose of the change order.

Miscellaneous and Updates:

There were not any miscellaneous topics or updates.

**FIRE/EMERGENCY MEDICAL SERVICES (EMS):**

H1N1 Flu Update:

Leo Leon, Fire Chief, gave Council an update about the protocol that the paramedics will follow when they receive a call to a suspected flu patient. Leon added that all public appearances will cease until around February to minimize exposure.

Higgins asked and Leon responded that all fire and EMS staff have received the vaccination.

Fire Station 41 Remodel:

Leon reported that the fire station remodel is almost complete and anticipates they will occupy the facility by the end of November. Leon invited Council to do a walk through of the facility at the next Council meeting on November 16, 2009, during the break in between meetings. Leon added that the facility will be open to any staff that is interested in doing a walk through on November 17<sup>th</sup> and 18<sup>th</sup>.

**ADMINISTRATION:**

Miscellaneous and Scheduling:

Halverson distributed a handout regarding lodging tax. Halverson noted that a Lodging Tax Advisory Committee should have been formed prior to adopting the Hotel/Motel Tax Ordinance. To rectify this situation, Halverson recommended that a committee be promptly appointed and suggested committee members according to the suggestions in the Revised Codes of Washington (RCW). After the committee meets to discuss the proposal and 45 days lapses, then the Hotel/Motel Tax Ordinance may be readopted. Halverson added that this ordinance will not increase the tax, but will redirect 2% of the state tax to the City.

Halverson recommends that the appointments be made at the regular meeting and that the potential ordinance be considered at the December 21, 2009, Council Meeting.

Halverson reported that he and Anderson attended the Association of Washington Cities (AWC) Regional Meeting. Halverson gave a brief overview of the meeting.

**COUNCIL:**

Hogan mentioned that First Friday is coming up and encouraged Council to attend and to support the local businesses.

**PUBLIC:**

There were no comments.

**ADJOURNMENT:**

The meeting adjourned at 6:34 p.m.

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Mayor

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City Clerk