



**CITY OF CAMAS  
COUNCIL WORKSESSION  
October 5, 2009  
4:30 p.m.**

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

**COUNCIL MEMBERS:**

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

**Excused:** Smith.

**STAFF PRESENT:** Berquist, Bourquin, Brachmann, Carothers, Coulter, Demos, Durgin, Glover, Gorsuch, Halverson, Hodges, Kakuk, Lackey, Leon, Levison, Nelson, Ramsey, and Zavortink.

**PRESS:** Heather Acheson, C-W Post Record.

**PUBLIC:**

There was no one from the public who wished to speak.

Mayor moved ADMINISTRATION 's Miscellaneous and Scheduling to the end of the meeting.

**ADMINISTRATION:**

**Budget:**

Lloyd Halverson, City Administrator, recapped the budget. Halverson commented that since the last meeting when Council's decision was to not take the 1% allowable property tax increase, there have been negative additions to the budget. Halverson stated that the most recent increases are Clark County's jail and court expenses and the cost increases for medical premiums for 2010. Halverson referred to the Implicit Price Deflator handout and explained the effect on property taxes would be a negative \$82,000 which would bring the total draw on the reserves up to \$624,000. Halverson recommended that Council pass an ordinance declaring a substantial need. Halverson noted that with a majority plus one vote, through this ordinance, they could maintain the property tax at a flat or zero level and return the draw on the reserves commitment to about \$500,000.

Halverson responded to clarifying questions from Council.

Higgins explained that Council is reflecting what is happening in the community's economy by not voting for the 1% tax increase. He supported Halverson's recommendation and explained that the reason is that Camas is not trying to cut collections out of the budget at this point. Higgins added that this would give Camas the ability to maintain property taxes at a flat level.

Council requested to review the budget one page at a time at this meeting.

Staff responded to Council's specific questions about the 2010 Budget for the City of Camas.

Halverson expressed appreciation for the work of the staff team in maintaining the budget targets that he had set.

Halverson stated there will be reference copies of this draft budget document available on October 6th at the City of Camas Library and the Finance Department. The more detailed reference version will be available at the same locations before November 2<sup>nd</sup>. Questions with a department focus should be directed to department heads and general questions should be directed to Finance Director Joan Durgin or City Administrator Lloyd Halverson.

Gerde, Dietzman, Hogan, Anderson, Chaney, and Higgins were all in favor of preparing an ordinance for the purpose of maintaining the property tax at a flat level.

**COMMUNITY DEVELOPMENT:**

**Development Agreement for North Camas and Schedule Hearings:**

Phil Bourquin, Community Development Director, distributed a copy of the draft development agreements from CJ Dens Land Company and GM Camas, LLC. Bourquin gave an overview of the handouts and explained that they differ only slightly. A map of the concept master plan and an exhibit of the street-scape standards are attached to each packet. A hearing is scheduled for October 19<sup>th</sup>.

Bourquin responded to questions from Council. If there are any additional questions or comments from Council, they should be directed by e-mail to the City Attorney, Shawn MacPherson, and Bourquin before the October 19<sup>th</sup> Hearing and copied to the Mayor and other Council members so everyone will have the most current information.

**Adult Entertainment:**

Bourquin distributed an information packet on adult entertainment put together by the committee to review adult entertainment in Camas. Bourquin summarized what the committee had to consider when they reviewed this subject and how they focused on compliance with new case law.

A public hearing will be held on the *Camas Municipal Code Chapter 5.36 Sexually Oriented Businesses* at the October 20<sup>th</sup> Planning Commission Meeting at 7 p.m. in the Council Chambers.

Chaney mentioned that operational challenges were also considered while reviewing locations for this type of business.

**PUBLIC WORKS:**

Monte Brachmann, Public Works Director, distributed a memo that included four subjects: Infinity Internet Lease Addendum, two bid openings for Semi-automated Recycle Carts and Goot Park CDBG Improvements, and a memo of understanding for regional wastewater.

Utility Rates:

Monte Brachmann, Public Works Director, distributed a chart showing consumption based sewer rates for residential single-family residences and explained the content of the chart. He noted that this data is preliminary.

Brachmann answered Council's questions.

Mayor postponed the agenda items, Miscellaneous and Scheduling under ADMINISTRATION, COUNCIL, and PUBLIC comments to the Regular Council Meeting at 7 p.m.

**ADJOURNMENT:**

The meeting adjourned at 6:53 p.m.

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Mayor

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City Clerk