



**CITY OF CAMAS
COUNCIL WORKSESSION
September 21, 2009
4:30 p.m.**

CALL TO ORDER: Mayor Paul Dennis presided.

COUNCIL MEMBERS:

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

Excused: Hogan and Smith.

STAFF PRESENT: Berquist, Bourquin, Brachmann, Halverson, Hodges, and Lackey.

PRESS: Heather Acheson, C-W Post Record.

PUBLIC:

Chad Stewart, 1012 NE 34th Ave., Camas, WA - Camas Education Foundation (CEF):

Stewart gave a short history of CEF and extended an invitation to Council members to attend their Annual Dinner and Auction fundraiser on Oct. 10th. The collective bid this year will be used to provide adaptive equipment for special needs kids.

Ron Warman, 3620 NE Ingle Road, Vancouver, WA 98682:

Warman said that his property is included in the North Urban Growth Area (NUGA) and that it is zoned commercial. He asked what the process is to have the property converted back to residential.

Mayor encouraged Warman to stay for the NUGA Status Report.

John Strom, 1219 NW 7th Way, Camas, WA:

Strom stated the latest statistics for growth, cost of living, home appreciation, unemployment rate, percentage of seniors, percentage of families below the poverty line, and the number of foreclosures for Camas. Strom asked that the utility rates for those residents who are 65 and older be cut in half, provided their names are on the statement.

COMMUNITY DEVELOPMENT:

North Urban Growth Annexation (NUGA) Status Report:

Phil Bourquin, Community Development Director, gave a brief update of the status of the NUGA and reviewed the time line. Public hearings for the zoning of annexations will begin with the Planning Commission in mid-October. Bourquin asked if Council would prefer to maintain the current time line for workshops and development agreements.

Discussion ensued between Bourquin and Council.

Council noted that their goal is to review all three developer's development agreements at once to get a complete picture of development in the annexed area.

Bourquin suggested maintaining the current time line because each developer should make an effort to stay within the time line. If the developer does not submit a proposal at the zoning hearing on October 20th, staff would then give a recommendation concerning a path forward.

Council agreed to maintain the current time line as specified by Bourquin.

2009 Commute Trip Reduction Annual Report:

Bourquin reported that Camas made significant improvements by reducing the single occupant trips from 96% to 76%.

Bourquin referred to Warman's earlier question and said that his property was designated commercial through the zoning hearings and the City will not, at this point be amending the comprehensive plan. City staff will be rewriting the comprehensive plan early in 2010 and staff will take the responsibility to review this section of property at that time.

Bourquin also clarified that the next year's timeline for annual review of the comprehensive plan as outlined on the work program will be completed in the spring to allow Staff time to focus on the overall comprehensive plan update that is required to be completed in 2011.

PUBLIC WORKS:

Parker Street Sewer Valve Change Order:

Monte Brachmann, Public Works Director, reported that the change order is due to the need of an additional "insert-a-valve" which will replace a current malfunctioning valve. This change order will be on the October 5th Agenda in the amount of \$25,000 to \$30,000 for Council's consideration.

Brachmann responded to questions from Council.

Professional Service Contract Amendment - Washougal River Trail Bridge:

Brachmann stated that after going through the State Environmental Protection Agency's (SEPA's) process and numerous other permitting processes and construction, City staff was informed that a lease is required from the Department of Natural Resources for the Washougal River Utility/Pedestrian Bridge. Brachmann added that because of the detailed environmental documentation and other technical documentation required to obtain the lease, staff is recommending that the contract with OTAK be amended to allow them to assist staff with this work. This amendment will be on the October 5th Agenda for Council's consideration.

Brachmann responded to questions from Council.

Miscellaneous and Updates:

Brachmann said that hand sanitizer dispensers will be located in public entrances to City buildings and in staff areas to cut down on exposure to the H1N1 virus.

Chaney asked and Brachmann responded that updates were not available on the status of LaCamas Lake.

Utility Rate Discussion:

Brachmann distributed a handout containing questions that Council had asked previously and his reply to each question. Then, he went through each question and answer with Council.

Brachmann explained the contents of the spreadsheet he distributed to Council which displayed the monthly average water consumption in Camas and the flow based sewer rate. Brachmann responded to questions from Council.

Brachmann distributed a second handout with suggestions for a senior discount policy.

Brachmann recommended that Council adopt a flow based sewer rate policy and a low-income senior discount policy and discussed the details of each. Brachmann pointed out that Joan Durgin, Finance Director, should also be consulted.

Brachmann responded to questions from Council and Mayor.

Council stated that they are comfortable adopting a rate schedule for four years as long as the rates will be reviewed every year. Brachmann responded that a yearly review is part of staff's plan.

Mayor asked and Brachmann replied that he will research what provisions the City of Vancouver makes for "snowbirds".

Brachmann recommended that Council communicate to him whether or not they want to pursue a low-income senior homeowner's rate schedule for water, stormwater, and sanitation in addition to the sewer rate schedule. He noted that he will also need to know whether the discount will apply to residents both inside and outside the city. Ultimately, the consultant will need to run a computer model of the rates.

Mayor asked that the Council member that will be absent on October 5th provide comments to Brachmann before that date. Chaney suggested that after the methodology and exceptions are created a public comment time should be scheduled to provide Council with public input.

ADMINISTRATION:

Budget:

Halverson reviewed the worksheet distributed to Council regarding budget questions and staff's answers. The General Fund was the primary focus of the questions. Halverson stated that staff recommends levying the 1% for the years 2011 and 2012.

Halverson said: "The key framework question for you Council that will help inform and drive this budget is whether or not you wish to take the 1% that is allowable under the various initiatives and statutes. That is a classic policy decision and recognizing and respecting that your jobs are different than my job, I just want to respectfully say with the focus on 2011 and 2012, I think it would be prudent to levy the 1%. Staff awaits direction."

Hogan, Higgins, Chaney, Anderson and Dietzman stated that they do not support levying the 1% tax this year. Mayor asked if this would make the use of reserves close to \$600,000; staff confirmed this as a good estimate. Halverson acknowledged the direction from Council on the 1% question.

MAYOR:

Camas Future Forum - Dr. Ron Shilling, Stanford University, 13650 Paseo Del Roble, Los Altos Dos, CA 94022:

Brent Erickson, Camas-Washougal Chamber of Commerce, 422 NE 4th Ave., Camas. Erickson introduced Dr. Ron Shilling, facilitator for the Camas Future Forum meeting which begins on September 22, 2009, at the Fairgate Inn. Dr. Shilling relayed the major factors in looking at the objective of maintaining Camas as a Best Place to Live. The five factors included Community Arts and History, Health and Recreation, Environmental and Scenic Preservation, Livability (housing, transportation and education), and Economic Growth. At the meeting, Dr. Shilling will present the concept of strategic thinking and explained the goals of the meetings.

Dr. Shilling responded to questions from the Mayor. He noted that Council input is welcome, the sessions will be recorded, and a format for comments will be developed.

Warren Truitt, 3047 NW 31st Ave., Camas, WA

Truitt stated that all who attend will receive the meeting notes and a clear communication tool will be developed.

Council:

Dietzman reported there have been 18 cases of West Nile Virus in the State of Washington. Dietzman explained that the virus is spread through mosquitoes and suggested that any possible sites for mosquito larvae be eliminated by the homeowners.

Chaney asked about the stormwater committee and Mayor responded that appointments will be made at the meeting tonight.

Higgins said the Youth Council's forum will be held October 12th and it will feature East County Fire and Rescue and the Camas-Washougal Port political races. The forum has asked the directors of each group to speak. Higgins stated that Dietzman will be his substitute at the Library Board meetings through November.

Gerde reported that she attended the National Historic Site Ceremony for Chinook Plaza. It was a historical, well attended, and very nice event.

Anderson said that he attended the United Camas Association of Neighborhood (UCAN) meeting and Brachmann, and the UCAN leadership were the only ones in attendance..

Anderson said that he attended an East County Fire and Rescue (ECF&R) meeting and met with Gary Larson, president of ECF&R. He will also be attending the Fire Authority and Implementation Workshop in Cle Elum with Fire Chief Leo Leon. Anderson is making an effort to bridge communication between the groups and asked for input from Council.

Mayor announced upcoming events; the Future Forum beginning Tuesday, September 22nd; the visit from the Polish Sister Cities and a reception that will be held for them from 5:30 to 7:30 p.m. at the Camas Library with Polish presenters; and the Farmer's Market Gala on September 26th beginning at 6 p.m. Mayor noted that you can sign up for the Gala on the Farmer's Market website.

Mayor presented a five year pin to Linda Dietzman, Council member, who took office in November 2003 and has been a Council member for more than five years. Mayor apologized for the late presentation and said that the Camas community has benefited from Dietzman's wisdom.

PUBLIC:

P.D. Groeneveld, PO Box 604, Camas, WA:

Groeneveld asked and Brachmann responded that the age of 62 for the utility rate discount was taken from the example of other cities. Groeneveld recommended that age 65 be used instead.

Groeneveld asked Council to consider giving a rate reduction to low income senior tenants.

Brachmann explained the reasoning behind this option.

ADJOURNMENT:

The meeting adjourned at 6:18 p.m.

Mayor

City Clerk