



**CITY OF CAMAS
COUNCIL WORKSESSION
September 8, 2009
4:30 p.m.**

CALL TO ORDER: Mayor Paul Dennis presided.

COUNCIL MEMBERS:

Present: Anderson, Dietzman, Gerde, Higgins, Hogan (arrived 4:50), and Smith.

Excused: Chaney.

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

PRESS: None present.

PUBLIC:

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

Groeneveld reminded Council that Sunday is *National Grandparents Day* and read some literature regarding the day's history.

Groeneveld distributed information regarding a meeting that will be held at the Camas Police Department Community Room on Monday, September 28, 2009. Alzheimer's care will be the topic of discussion.

Groeneveld inquired and Council responded that the new stairway built for the fire station remodel is an emergency exit.

POLICE:

Informational Update on Previous Code Complaint:

Mitch Lackey, Police Chief, gave a brief update on a case that was brought before Council in May of 2008 regarding a methamphetamine lab at 612 SW Utah Street. Lackey noted that with wide cooperation this house has been reclaimed, and is now occupied by a young family.

COMMUNITY DEVELOPMENT:

Work Program Update:

Phil Bourquin, Community Development Director, distributed a handout regarding community development scheduling and work program updates. Bourquin gave a brief overview of the handout.

Bourquin asked Council if work on the sign code is still a priority for 2009. After discussion, Council decided to defer this topic to the Spring of 2010.

Miscellaneous Scheduling:

Bourquin stated that a home occupations hearing will be set for September 21, 2009, for Council's consideration.

Bourquin reported that there is a need for a joint meeting between the Planning Commission and Council and that he would like to schedule a joint workshop on October 19, 2009. Bourquin commented that the Camas School District is willing to host the meeting at the Grass Valley Elementary School.

Higgins inquired and Bourquin responded that he believes the regular meeting will need to be held in the Council Chambers as there may be a hearing scheduled on the 19th for an appeal of a Civil Regulatory Order.

Mayor commented that the work program update is very helpful and that he does not see a problem with holding a joint Council/Planning Commission workshop on the 19th at Grass Valley Elementary School.

Gerde inquired and Mayor responded that he would speak with Superintendent Mike Nerland to see if he could arrange a tour of Grass Valley Elementary prior to the workshop.

Fencing and Vegetation/Hedges:

Bourquin distributed a letter that was received from a citizen regarding amendments that were made to City code involving the use of landscaping as fencing. Bourquin summarized the concern of the citizen and gave background regarding amendments made to the code. Bourquin noted that the main reason for removing landscape plantings from Camas Municipal Code; Section 18.03.030 was due to enforcement issues.

Bourquin stated that this matter is being brought before Council to see if Council is willing to reconsider the amendment. Discussion ensued regarding how this code could be regulated or enforced.

In conclusion, Mayor stated that Council prefers to leave the code as is.

PUBLIC WORKS:

Water/Sewer Capacity Reservation Ordinance:

Monte Brachmann, Public Works Director, reported that the agreement with the Camas School District that would reserve water capacity for their proposed elementary school at the top of Crown Road was reviewed by the City Attorney's office. The City Attorney believes that the City's current code does not afford the flexibility to enter into such an agreement and recommended changing the code prior to executing the agreement. Brachmann distributed a memo from the City Attorney outlining his recommendations. Brachmann stated that an ordinance with the proposed changes will be placed on the September 21, 2009, Council Agenda for Council's consideration. The agreement with the Camas School District will subsequently be placed on the October 5, 2009, Consent Agenda for Council's consideration.

Velocita Wireless Antenna Lease Agreement:

Brachmann stated that Velocita has been a lease holder on the Upper Prune Hill Reservoir for a number of years. Their lease payments lapsed and their old lease was cancelled by the City

Attorney through the provisions in the lease. Brachmann reported that Velocita is going through the process of getting a new updated lease and monthly rate, and will also be paying the back payments for their old lease. The lease agreement will be coming before Council for consideration on September 21, 2009.

Stormwater Grant:

Brachmann announced that the City received notification from the Department of Ecology (DOE) that it is eligible for a \$50,000 grant from the State to aid in the implementation of the National Pollutant Discharge Elimination System (NPDES) Phase II Stormwater Permit. Brachmann commented that staff is now evaluating what the grant funds can be used for in preparation to submit the application.

Fire Station 41 Remodel Change Order:

Brachmann stated that the fire station remodel change order is being deferred to allow the addition of other small items that will be forthcoming. An update may be given at the workshop on September 21, 2009.

Grass Valley Park Expansion:

Brachmann reported that bids for the Grass Valley Park Expansion Project will be opened on September 15th. The bid award will be placed on the September 21, 2009, Consent Agenda for Council's consideration.

Well #14 Construction Support Contract:

Brachmann commented that a Gray and Osborne contract for construction support services on Well #14 will be on the September 21, 2009, Consent Agenda for Council's consideration. Brachmann explained the purpose of the contract.

Trail/Bridge Project Testing Contract:

Brachmann stated that a contract with Carlson Testing will be on the September 21, 2009, Consent Agenda for Council's consideration. This contract will be for "as needed" testing of materials installed on the trail/bridge project.

Trail/Bridge Project Bid Award:

Bids for the Washougal River Trail and Bridge Project were opened on September 1st. Brachmann stated that the bid award will be on the October 5, 2009, Consent Agenda for Council's consideration. Brachmann explained why the bid award is being delayed.

Brachmann noted that he will discuss utility rates last as there is a lot of information to discuss.

Water Department Property Lease Agreement:

Brachmann reported that the City has leased a thin strip of property adjacent to the Lower Prune Hill Reservoir site to owners of the home located at 1804 NW Edgehill Drive. Brachmann added that this has been a long standing lease and explained what the homeowners were using this piece of property for. The lease needs to be updated as there is now a new owner and the existing lease has expired. Brachmann stated that this matter will be coming before Council on September 21, 2009, for consideration.

Miscellaneous and Updates:

Brachmann stated that Waste Connections is working with the Lions Club to move the large recycling bins from the Safeway parking lot to the Washougal Transfer Station. A firm date has not been set.

Utility Rates:

A handout was distributed by Brachmann. The handout included water, sewer, stormwater, and sanitary proposed rate increases for 2010-2013; flow based sewer rates; senior citizen and low income discounts; and a proposed path forward. Brachmann commented that the proposed rate increases for 2010-2013 were included in the handout only to illustrate the rates that Council considered in March, and that the City has only approved the 2009 rates.

Brachmann gave an overview of the projects on the Capital Facilities Plan and highlighted the changes.

Brachmann noted that the proposed utility rate schedule included in the handout is what was proposed by the consultant, FCS Group and that this schedule may become obsolete based on Council's decision regarding flow based sewer rates and discounts for senior citizens and low income families.

A quick synopsis was given by Brachmann of various flow based sewer rate options for Council to consider. Brachmann commented that if this is the direction Council decides to go, a decision should be made prior to implementation about whether a resident will receive credit on their sewer bill if they are eligible for a credit due to a water leak. Brachmann noted that the current commercial/industrial rate is 21.4% fixed and 78.6% variable rate based on usage.

Brachmann responded to questions from Council.

Brachmann explained the sewer flow based rates spreadsheet that was developed by FCS Group and how the various options would affect the existing proposed rates. Brachmann gave examples using actual customer consumption amounts.

Discussion ensued regarding the various options and how they could affect revenue and the best way to determine rates and the path forward.

Brachmann stated that there are examples in the handout regarding what other jurisdictions are providing for senior and low income citizens. Brachmann gave a brief overview of some of the examples and stated that if the City decides to offer a senior/low income discount that the method selected should be kept as simple as possible for administrative purposes.

Brachmann responded to questions from Council. Discussion ensued.

Brachmann gave an analysis of what sewer rates would look like if 3% of the Camas sewer utility accounts participated in a senior/low income discount program. Brachmann listed several questions for Council to consider during the decision making process.

Brachmann suggested the following path forward: Council decision on flow based rates and senior/low income discounts at the September 21, 2009, Workshop; incorporate these decisions into a “rate chart” for Council to review at the October 5, 2009, Workshop; public hearing on proposed rates at the October 19, 2009, Council Meeting. Brachmann explained why it is important to make an early decision on the rates.

Mayor suggested that Council refer questions to Brachmann prior to the September 21st Workshop to allow staff time to do research if necessary.

Brachmann responded to questions from Council.

ADMINISTRATION:

Budget Update:

Lloyd Halverson, City Administrator, stated that the preliminary August expense and revenue results are not available due to technical difficulties but that after reviewing key indicators in the “raw data”, he found that the budget update is rather unremarkable.

Halverson commented that building activity is continuing and gave a brief overview of the progress.

Halverson reported that the most recent month’s sales tax revenue is below target but that the City also received an unexpected check from the state for routine sales tax audit. Halverson noted that staff will continue to monitor the sales tax returns.

Halverson stated that a better trend prevailed in August on Real Estate Excise Tax (REET) and gave a brief summary.

Halverson stated that he is optimistic that the ending General Fund balance will come in at the higher end of the anticipated range and that staff will continue to monitor this. Halverson added that major infrastructure investments continue to move forward with favored “outside” funding.

Halverson commented that a draft of the budget will be disseminated by approximately September 28th and a review of the budget will be scheduled for the Council Workshop on October 5, 2009.

Hogan stated that he is receiving comments from his constituents voicing concerns about a potential 1% tax increase and that he is not leaning that way. Mayor responded that he would like to see this discussion when all Council members are present and proposed discussing this at the September 21, 2009, Workshop.

Smith stated that she will be absent for the October 5, 2009, Council meetings.

Three Party (Camas, East County Fire & Rescue (ECF&R) and Washougal) Emergency Medical Service Agreement:

Halverson stated that the “three party” service agreement between East County Fire & Rescue (ECF&R), the City of Washougal, and the City of Camas conforms the existing “two

party” agreements between Camas and Washougal and Camas and ECF&R. Halverson noted that ECF&R has approved the agreement.

Sister Cities Update:

Halverson introduced Stan Hosman, President of Camas Sister Cities Organization, and stated that he will give a brief update about the organization's status.

Stan Hosman, 3550 I Street, Washougal, WA:

Hosman informed Council that the city of Hosoe, a long time standing sister city, was absorbed into the city of Hamamatsu and briefly explained the transition and how this will affect the sister city relationship. Hosman noted that Hamamatsu intends to continue with the exchange program in the future.

Hosman reported that a group of delegates will be coming from Poland as part of the Sister Cities Program and that a farewell dinner will be held on October 3, 2009.

Halverson stated that the Polish delegation's visit is scheduled from September 23rd through October 5th. Halverson gave a brief summary of the members of the delegation and stated that a full schedule of events will be forthcoming.

Miscellaneous and Scheduling:

Halverson reported that the City has been contacted by several other cities that are interested in hearing the story on the development of downtown Camas. Halverson gave a brief recap of the visits and interested communities.

COUNCIL:

Mayor stated that he would like to have a discussion on the ECF&R situation at the regular meeting.

Higgins stated the Camas Advisory Youth Council will be starting back up on Friday and will be holding their candidate forum again this year.

Smith reported that Dogpaw was present at the Parks Board Meeting and that they will be meeting with Jerry Acheson, Parks & Recreation Manager, to develop a concept plan for a dog park. A proposal will be coming before the Parks Board for consideration, and subsequently to Council.

Dietzman stated that C-Tran’s budget is very tight and that there will be an opportunity for public comment regarding potential changes to the frequency of some of the routes. The public notice will be posted on C-Tran’s website.

Dietzman commented that the first human case of the West Nile virus has been reported.

Anderson commended the public works staff for a job well done on communicating information to the public regarding the microsurfacing projects and necessary road closures that were needed to complete the projects.

Anderson stated that a United Camas Association of Neighborhoods (UCAN) Meeting will be held at the Camas Police Department Community Room on September 16, 2009.

Anderson inquired and Mayor responded that the sub-committee for the stormwater ordinance will be formalized at the September 21, 2009, Workshop and that the goal is to have the group up and running in October.

PUBLIC:

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

Groeneveld asked and Halverson responded that the City has a \$2,500 per year contract with the Sister Cities Organization, but due to budget constraints that only \$2,000 was paid last year. Anderson clarified that there are five sister cities.

Lackey, in response to any inquiry previously made by Groeneveld, stated that the City is looking into the function of a traffic unit which is more commonly considered today as an appropriate use of a police motorcycle.

Kris Kralik, 631 NW 18th Loop, Camas, WA:

Kralik inquired whether or not the consultant group would be coming back regarding the proposed utility rates. Brachmann responded that the consultants will be working with the City on the system development charges and the rate structure model, but the City does not plan to have them do another presentation.

Dietzman responded to Kralik's inquiry regarding the revisions to the ordinance involving the use of landscaping as a fence.

ADJOURNMENT:

The meeting adjourned at 6:26 p.m.

Mayor

City Clerk