



**City of Camas Planning Conference
Camas Public Library
January 22nd and January 23rd, 2010**

The Friday, January 22, 2010, City of Camas Planning Conference began at 2:02 p.m. In attendance were Mayor Paul Dennis, Council members Greg Anderson, Don Chaney, Linda Dietzman, Helen Gerde, Scott Higgins, Steve Hogan, and Melissa Smith. Staff members present were Parks & Recreation Manager Jerry Acheson, Engineer III Anita Ashton, Community Development Director Phil Bourquin, Acting City Administrator and Public Works Director Monte Brachmann, Engineering Manager James Carothers, Executive Assistant Leisha Copsey, Manager of Information System Services Sherry Coulter, Finance Director Joan Durgin, Assistant Library Director Sandy Glover, Human Resources Director Jennifer Gorsuch, City Administrator Lloyd Halverson, Police Chief Mitch Lackey, Fire Chief Leo Leon, Public Works Operations Manager Eric Levison, Fire Marshal Randy Miller, Police Captain Shyla Nelson, and Library Director David Zavortink. Editor Heather Acheson from the Camas Washougal Post Record and City Attorneys Roger Knapp and Shawn MacPherson were in attendance for portions of the meeting. Mike Nerland, Superintendent of the Camas School District, and Tanis Knight, Camas School District Assistant Superintendent were present to facilitate the meeting.

Approximately four members of the public were present.

Mayor extended a welcome to everyone and introduced Mike Nerland, Superintendent of the Camas School District, and Tanis Knight, Assistant Superintendent, and thanked them for facilitating the conference.

Nerland thanked Council for inviting him back to facilitate the conference and commented that he and Knight were honored to have been asked to facilitate once again.

Nerland gave a brief overview of the conference schedule. Knight echoed Nerland's comments and stated that the information relayed in the past at the conferences has been helpful to the Camas School District.

Council Meetings and Communications:

Roger Knapp, City Attorney, gave an overview of the Open Public Meetings Act (OPMA) and how it relates to the exchange of information by phone and through emails.

Knapp gave examples of events and actions that could be considered as a violation of the act and examples of appropriate communication. Specific questions were asked and clarifications were made. Discussion ensued whether or not personal computers and emails are subject to this act.

Anderson expressed his concern in regards to the length of the Council workshops and gave data from the prior two years regarding when the meetings adjourned. Anderson pointed out that when the time of the workshop starts approaching the regular Council meeting time, the effectiveness of the discussions and decisions starts to lapse as Council starts to feel rushed and may not ask questions or become engaged in further discussion due to the time. Discussion continued regarding various options that could rectify this situation. The suggestions included: prioritizing agenda topics, cutting off the workshop at 6:30 p.m. sharp, changing the frequency or starting times of the meetings, holding over topics to the next workshop and/or the regular meeting if the topic is of significance, limiting the time for staff presentations and/or the public comment period, and limiting the presentation period for outside organizations requesting to do a presentation before Council.

Dietzman asked and Knapp responded that the chair of a meeting could have a person removed from the meeting if they are being disruptive. Knapp added that a council member could also make the suggestion but that he is not aware of a situation of this nature that has occurred in the past.

Knight asked if providing background on topics prior to the workshop would be helpful in order to have time to digest the information. Discussion ensued. Mayor suggested that that staff should disseminate important information in advance and contact Council to find out how they would like to receive it.

Lloyd Halverson, City Administrator, suggested that the memo from Knapp regarding OPMA should be disseminated to the boards and commissions by the Council liaison at their next meeting.

Public Works - Introduction to Sustainability:

Eric Levison, Public Works Operations Manager, gave a PowerPoint Presentation introducing the idea of a formalized sustainability plan. The presentation included what sustainability is, reasons to consider formalization, and current regional examples. Levison added that a big point of discussion will be regarding how RCW 70.235.070 ties state agencies that provide funding sources for infrastructure and economic development projects to city governments that have adopted policies to reduce greenhouse gas emissions. Levison noted that this could make the difference of whether or not the City receives a grant. Levison responded to questions.

Levison asked if staff should pursue formalizing sustainability goals by resolution or plan. Discussion ensued.

Phil Bourquin, Community Development Director, commented that the City has a good set of policies, goals and strategies that address sustainability in the existing

Comprehensive Plan and recommended that staff evaluate the existing plan against the statutes cited by Levison as potentially making a difference in receiving grants.

Hogan suggested that staff pursue sustainability issues that have zero cost and then develop sustainability initiatives using a cost benefit analysis.

Monte Brachmann, Acting City Administrator and Public Works Director, commented that the City of Vancouver has a sustainability staff member and that they are working on a grant that would allow them to hire another person that would be able to assist other entities in Clark County. Levison gave a brief overview of other programs that are available.

Anderson asked and Nerland responded that a partnership with the Camas School District was a possibility.

Chaney stated and Council concurred that starting with a cost neutral approach was feasible. Discussion ensued.

Gerde asked what the minimum compliance requirements would be to qualify for grants. Levison responded that he will assemble information and bring it back to Council at a workshop.

Levison gave a summary of the energy audits that are being conducted by Clark Public Utilities and Bonneville Power Administration and the rebates and funding for studies that the City has either received or will receive through these grants and programs. Discussion followed.

A break began at 3:35 p.m. and the meeting reconvened at 3:50 p.m.

Knight reported that the weed abatement topic will be discussed at this time rather than on Saturday as originally scheduled.

Fire/EMS – Weed Abatement Ordinance Proposed Revisions:

Randy Miller, Fire Marshal, stated that the objectives of the proposed revisions to the Weed Abatement Ordinance are to increase responsiveness to citizens, to increase voluntary compliance, education, efficiencies in the process and to transfer the responsibility of compliance from the government to the property owners.

Miller explained the current process and gave a broad general outline of the proposed process and changes to the Camas Municipal Code (CMC). A document that was prepared by Ken Kakuk, GIS Coordinator, was distributed. The document outlines the basic procedures to use the City's GIS resources as an aid to vegetation management. Miller stated that other considerations relevant to vegetation management are farm crops, required buffers, property lines, allowable grass heights and flexible code language. Miller added that the major emphasis will be on the notification process.

Miller responded to questions from Council.

Miller asked Council if they would like staff to move forward with drafting a proposed ordinance and were comfortable with the proposed notification process. Council did not voice any opposition to the single notification concept. Anderson asked and Miller confirmed that the proposal for consideration is a more efficient and effective way to process and remedy complaints. Council affirmed staff should bring back draft language for Council's review and discussion at a workshop.

Public Works – Water and Sewer System Development Charges (SDCs):

Brachmann distributed a handout regarding Section 7 – SDCs – that was prepared by FCS Group as part of the utility rate study. Brachmann stated that staff just received the document and has not had a chance to review it. Brachmann added that the expectation is to introduce the subject today, and to give Council time to review the document before bringing this matter back to future workshops for discussion.

Brachmann gave a brief overview of SDCs and explained the various charges a customer pays when they request water and sewer service. Brachmann noted that the handout could be confusing as it refers to the connection charge as an SDC.

Brachmann also distributed a document that contains the current City code and noted that the connection charges in the code refer to installation charges. Brachmann added that the update to the Camas Standards Design Manual will include the Stormwater Ordinance.

Brachmann highlighted various sections of the handouts and added that the City does not currently have a SDC for stormwater, but staff will be looking into developing one. The handout will be available on the website.

Brachmann stated that this matter will come back before Council for discussion at one of the workshops in February.

Gerde asked and Brachmann responded that new data will be provided which will include calculations for the upgrade to the Wastewater Treatment Plant. Brachmann added that data for the North Urban Growth Area (NUGA) was included in the study and may need to be updated as well. Discussion ensued.

In response to Chaney's inquiry, Brachmann responded that a comparison chart of what other jurisdictions are charging for development fees will be available at the workshop. Discussion continued.

Legal/Community Development/Police – Stormwater Ponds:

Shawn MacPherson, Assistant City Attorney, referred to a memo that was previously distributed to Council. The memo summarized the stormwater pond maintenance issue and options for consideration. MacPherson noted that the intent today is to show Council the extent of the problem and then to bring this matter back to Council at a workshop for further discussion.

Anita Ashton, Engineer III, gave a PowerPoint Presentation regarding stormwater facility maintenance. The presentation covered who is responsible for the maintenance of the

stormwater facilities, what a stormwater facility is, the number of private homeowner facilities, and the maintenance status of these facilities. The presentation also included stormwater facility maintenance procedures, average maintenance costs, and pictures of some of the existing stormwater ponds.

MacPherson stated that the focus is on residential sites and highlighted the issues that the City has faced in the past regarding maintenance of the stormwater ponds. Discussion ensued regarding the options and enforcement mechanisms and issues outlined in the memo, up to and including acquisition by the City of these sites.

Mayor suggested that the City explore setting up a Local Improvement District (LID).

Brachmann commented that Clark Public Utilities has a lighting district that assesses a monthly or annual fee and that the City could do something similar so that each lot would be required to pay their fair share. Discussion ensued regarding how this process would work for privately owned developments.

In conclusion, Mayor asked Brachmann, Finance Director Joan Durgin and MacPherson to explore creating a special assessment system and to bring the information back to Council for discussion. Gerde added that she would like to see a system where the City oversees maintenance of the stormwater ponds and the fees cover the costs. Discussion followed regarding a standardized system for designing and maintaining the ponds.

Police – Municipal Court Update:

Mitch Lackey, Police Chief, gave background regarding how the Camas-Washougal Court has evolved over time. Lackey distributed data outlining the operational costs and noted that the funds paid by the cities of Camas and Washougal are not sufficient to cover the operating costs. Lackey explained the formula and data used to determine how much each City pays the County.

Lackey reported that due to this shortfall, the County has made preparations to move the court to Vancouver, but have stalled the process to give both Cities time to decide whether or not they want to keep the court local. Lackey added that District Court is willing to discuss this with both Cities and would like to work towards changing the fee structure back to a set amount. If this approach is taken, then discussion would need to take place regarding the funds appropriated in the 2010 Budget for this function as the cost are likely to exceed what has been allocated.

Lackey gave an overview of potential options and noted that a presentation will also be made to the Washougal City Council. Discussion ensued regarding the various options.

Lackey highlighted the negative affects of moving the court to Vancouver.

Questions were asked and clarifications were made.

Lackey asked Council for direction. Discussion ensued.

Due to the time, Nerland asked Council if they would like to hold over discussion of this matter until Saturday. Mayor responded that he would like to discuss this topic further at the February 1st workshop. This will give Washougal City Council time to review the same data and voice their input. Nerland asked and Mayor responded that if Council needs further information that they should direct their questions to Lackey.

The meeting was dismissed at 5:44 p.m. and Council members were invited to a dinner with the Camas School District School Board.

The Joint Council/School Board Dinner Session began at 5:58 p.m.:

Those in attendance were: Mayor Dennis, Council members Anderson, Dietzman, Gerde, Higgins, and Hogan. Staff members present were Brachmann, Copsy and Halverson. Camas School staff members Nerland, Knight and Heidi Rosenberg were in attendance. School Board members Casey O'Dell, Doug Quinn and Mary Tipton were present.

Nerland thanked everyone for coming.

Introductions were made and Nerland made opening remarks.

Garfield Building:

Nerland reported that the Camas School District (CSD) is in the process of forming a Garfield Building Committee which will begin meeting in March. Nerland added that he has volunteers from the community that are interested in serving on the committee and that he believes it is important to also have a representative from the City. Nerland stated that Dietzman volunteered to be part of this committee and asked Council for confirmation of her appointment. Council agreed.

Hogan asked and Nerland explained what the committee has been commissioned to do. Discussion ensued regarding potential future uses of the building.

Soccer Fields:

Nerland stated that with the expansion of the Dorothy Fox School that the CSD sees a potential opportunity to add some additional soccer fields that could be used by the community and the schools. Nerland presented the possibility of partnering with the City to provide some additional fields.

Heidi Rosenberg, CSD Construction/Capital Programs Manager, displayed a map outlining potential sites and gave further details. Discussion ensued.

Halverson asked if there was a preconception of what would be expected of the potential partners. Rosenberg responded that the partners would build and maintain the fields and would have access to the joint parking area. In response to Halverson's inquiry, Doug Quinn, CSD Board member, stated that he believes that an interagency use agreement would suffice and that there would not be a need to change the ownership of the property from the CSD.

Rosenberg commented that the project completion date is slated for the fall of 2011.

Discussion ensued regarding potential sources of funding and possible uses of the proposed fields.

After further discussion, it was concluded that Council will consider this partnership and will get be back to the CSD.

Master Plan for Lacamas Lake/Leadbetter Area Development:

Nerland stated that while the City plans for development of the NUGA, the CSD would like to be kept in the loop in order to work potential school sites into their future Capital Facilities Plan (CFP).

Brachmann responded that Bourquin will be discussing the NUGA, with respect to City facilities, at the planning conference tomorrow. Brachmann added that he has asked Bourquin to include school sites to the discussion. Discussion ensued.

Brachmann stated that the City is willing to work with the CSD in planning for future school sites within the NUGA.

Discussion ensued regarding the planning process, capital facility plans and potential partnerships.

Stepping up Schedule for Sidewalks in District's Dangerous Areas:

Knight stated that the CSD will need to update the school district's walk routes in 2010. A committee has been chosen to look at the walk routes and also how to reduce costs for transportation. Knight stated that she would like to enlist the help of the City to assist with updating these walk routes and identifying safety criteria. Knight asked if Jeff Englund, Sr. Engineering Technician, would be willing to serve on this committee. Brachmann stated that he agrees with the recommendation and will inform Englund of the school's request.

Walk Zones – Partnering with City for Safe Bike/Walk Routes:

Knight reported that the Department of Transportation has recently put out a request for proposal to encourage walking and/or biking to schools and that the CSD is hoping to partner with the City to apply for a grant to add sidewalks to the Prune Hill area.

Rosenberg stated that she has been discussing this matter with James Carothers, Engineering Manager, and gave a summary of the area that has been identified.

Brachmann stated that he has talked with Carothers and they believe that the City can assist with the engineering part of the grant application.

Brachmann suggested that the CSD contact the County as a potential partner since part of the section identified is in the County.

Parking Circulation around Doc Harris Stadium:

Nerland commented that the CSD has met with the Camas Police Department (CPD) to discuss parking circulation around the new Doc Harris Stadium. Additional parking areas have been identified for the major events that occur at the stadium. Nerland added

that there is still congestion within the stadium parking lots and the neighborhoods in this area. Nerland commented that Lackey stated that the CPD is willing to assist with the parking circulation study. Nerland also requested assistance from a City Engineer. It was suggested that Wes Heigh, Engineer III, would be a good candidate. Brachmann responded that Heigh would be a good choice and that he would notify him.

Questions were asked and clarifications were made.

Joint Funding Application to Transportation Improvement Board (TIB) or Community Development Block Grants (CDBG):

Quinn stated that this topic was added to the agenda as it was related to the pedestrian walkways topic. Brief discussion occurred regarding the TIB.

Halverson stated that the City has been very successful with CDBGs in eligible neighborhoods, in an effort to make the City the “*Walking Capital of Washington*”.

Quinn suggested that the CSD migrate towards this concept.

Nerland added that when sidewalks are added in the Prune Hill area and the CSD builds the new east side elementary school, the total walk zones for elementary schools would increase. Discussion ensued.

Nerland thanked City Council and the School Board for coming and made closing remarks.

Knight echoed Nerland’s comments and stated that the collaboration that has built up over time between the school district and the City has been invaluable.

The meeting adjourned at approximately 6:49 p.m.

**City of Camas Planning Conference
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January 22nd and January 23rd, 2010**

The Saturday, January 23, 2010, City of Camas Planning Conference began at 9:00 a.m. In attendance were Mayor Dennis, Council members Anderson, Chaney, Dietzman, Gerde, Higgins, Hogan and Smith. Staff members present were Acheson, Fire Captain/Union President Kevin Bergstrom, Bourquin, Brachmann, Carothers, Copsey, Durgin, Gorsuch, Halverson, Lackey, Leon, Levison, Nelson, Accounting Manager Pam O'Brien, Sr. Administrative Support Assistant Alicia Ramsey and Zavortink. Community Center Development Committee members Nan Henriksen, Chair, and Chad Stewart were present. Acheson from the Camas Washougal Post Record was in attendance. Nerland of the Camas School District was present to facilitate the meeting.

Approximately five members of the public were present.

Mayor welcomed everyone back to the planning conference.

Community Development – 2010 Work Plan:

Bourquin distributed a draft of the 2010 Community Development Work Program/Priorities. Bourquin stated that he incorporated topics that were of interest in 2009 in the current program. Bourquin noted that this plan is a guideline. Bourquin gave a brief overview of each of the topics and timelines in the work plan.

Bourquin stated the city attorney recommended that City staff update the procedural requirements dealing with civil regulatory orders in the stormwater ordinance. Bourquin added that staff also needs direction in regards to the extension of permits. Bourquin reported that neighboring jurisdictions have adopted ordinances to extend the time frame for permits that have already been issued. Bourquin gave examples. Discussion followed.

Bourquin asked and Council confirmed that they would like to explore the possibility of adopting an ordinance to extend the time limit for permits and that this matter should be discussed at a Council Workshop.

Bourquin reported that the Downtown Vision Coalition (DVC) has become a non-profit organization and is now known as the Downtown Camas Association (DCA). Bourquin commented that the DCA has requested that the City enter into a contract with them. It was suggested by Bourquin that the current budget authority under the DVC be included in the contract, excluding staff's time, which he would like added back into the Community Development Budget. Discussion ensued.

Bourquin asked and Council confirmed that staff should work towards developing a contract which will be brought back to Council for discussion at a workshop. Gerde and Mayor suggested that Bourquin gather similar contract language from other local jurisdictions.

Mayor stated that the DVC will stay in existence until the City has time to work through setting up a new contract with the DCA.

Bourquin gave a brief update about staff's progress with the Street Naming Manual and Addressing Code. Bourquin added that due to some street renaming requests, staff would like to incorporate this discussion into the road name hearings.

After further discussion, Bourquin stated that the street renaming process would be brought forward to Council for consideration prior to scheduling a public hearing.

Questions were asked and clarifications were made.

In conclusion, Council confirmed that the proposed 2010 Work Plan with the noted comments is the appropriate path forward.

Bourquin stated that Airport Restriction Overlay Zoning would be a good topic for a joint discussion with the Port of Camas-Washougal.

Fire/EMS – Impacts of the East County Fire & Rescue (ECF&R) Decision to end the ECF&R/Camas Fire and Emergency Medical Protection Agreement Effective December 3, 2010:

Leo Leon, Fire Chief, distributed a booklet entitled *Planning Conference January 22nd & 23rd, 2010*, and gave an overview of the information enclosed. The booklet contained: Camas Emergency Medical Service (EMS) calls for service in 2009; 2008 and 2009 fire department statistics; 2009 incident report; and an overtime comparison from 2003-2009. Leon responded to questions from Council.

Leon thanked Alicia Ramsey, Sr. Administrative Support Assistant, Brad Allen, EMS Captain and Ken Kakuk, GIS Coordinator, for assisting him with putting together the information in the booklet.

Leon also explained the existing Fire and Emergency Medical Protection Staffing Agreement between ECF&R and Camas, its history, and background. Leon elaborated on the letters that were received from ECF&R regarding their request to terminate the agreement and their reasons for the termination. Leon noted that copies of this correspondence are included in the booklet.

Leon referred to an email from ECF&R, which is labeled as attachment "F" in the packet, regarding reduction in the EMS Levy Revenue for 2010. Leon added that this reduction is due to the decrease in property values and amounts to approximately \$200,000.00.

Questions were asked and clarifications were made.

There was discussion regarding how the existing staffing agreements supported the effort to give East County the EMS needed and the City of Washougal the ambulance that was promised.

Leon explained the cultural differences between fire districts and fire departments. Discussion followed.

Leon elaborated on the impact of ECF&R's request to terminate the staffing agreement and added that if the agreement is terminated that there will be a loss of approximately \$435,000.00 annually in Lid Lift Funding from ECF&R and there will be a reduction in personnel by five firefighters and paramedics.

Leon reported that he made a verbal proposal through one of his firefighter/paramedics to try to resolve the staffing concerns and that he had received a call from Fire Chief Scott Koehler to set up a meeting to discuss the matter. Leon noted that a copy of the informal proposal is included in the booklet. Leon added that it is his hope that this proposal will appease all parties and that the staffing agreement will remain in effect. It is his goal to retain the five employees in order to keep the commitment to Washougal, have a presence on the north side of the Lake and to continue to provide good service.

Leon expressed the importance of acting quickly to resolve this matter. Lengthy discussion followed regarding a path forward and the variety of considerations when considering the potential termination of the ECF&R Staffing Agreement and the resulting budget shortfall due to the decrease in the EMS Levy Revenue.

Nerland summarized Council's conclusions regarding a path forward which are to allow the chiefs to continue negotiations to resolve some of the cultural differences and at the same time develop a "Plan B" in case the issues cannot be resolved and the staffing agreement is terminated.

Leon added if Washougal's EMS Levy does not pass this year, there will be another reduction in funds of approximately \$500,000.00. Mayor responded that if the levy does not pass in August then a "Plan C" will quickly need to be developed. Discussion continued about the possibility of setting up a joint meeting in the future with all three entities.

A break began at 10:46 a.m. and the meeting reconvened at 11:00 a.m.

Follow-up on Economic Development:

Mayor Dennis stated this discussion is a follow-up to the joint meeting with the City of Washougal and the Port of Camas-Washougal about whether or not Camas should be doing anything further to promote economic development. Mayor summarized the incentives and plans that have been developed and are currently in progress.

Mayor commented that one idea would be to consider deferring impact fees and developer's exactions, and then to offer a credit if the developer hits a certain revenue threshold.

Chaney suggested looking for incentives to minimize the impact fees for smaller new businesses that will not be moving into an existing building. Mayor responded that the City continues to work with businesses to defer impact fees.

Mayor asked Council if they have an interest in exploring further incentives to bring in smaller businesses outside of the downtown area. Discussion ensued.

Hogan stated that he believes that impact fees reflect real costs and that he would consider the deferral of impact fees, but not a credit system. Hogan also encouraged Council to support keeping the downtown area in the pristine condition that it is in order to draw in new businesses to fill the vacant buildings.

Mayor asked and Hogan responded that he would support an impact fee credit if it was offset by a revenue stream. Discussion followed.

Bourquin commented that he would like to explore ideas that would allow the extension of impact fee payments to be due at the time of impact. Council stated their support for this concept. Discussion continued regarding a process for refunding and deferring impact fees.

Mayor stated that ideas regarding economic development would likely come from staff or the committee that will be formed as a result of the joint meeting. Hogan stated that he would volunteer to serve on this committee.

Mayor closed the discussion by stating that he will be assisting the Columbia River Economic Development Council in exploring the idea of setting up a community equity or investment fund. Mayor explained how this fund would work.

Police/Fire/Library/General – Future Facility Needs in the Areas “North of the Lake”:

Bourquin reported that City staff will need to update the full comprehensive plan within the next few years due to the annexations and the expansion of the Urban Growth Boundary. Bourquin added that an analysis of future facility needs with background documentation will need to be developed. The City will also need to consider consolidation strategies for buildings and areas of potential cooperation. Bourquin suggested that a group be assembled to start discussions regarding this matter. The group should be comprised of department staff, school district staff and possibly members of Council.

Mayor stated that his perception was that there were multiple components involved; setting aside land for future development, capital costs for development and operational costs. Mayor added that it will be difficult to support another facility in the NUGA without funding.

Anderson suggested partnering with the school district to minimize the costs.

Lackey stated that he and Leon have discussed this matter and they believe that the primary focus at this time would be to identify land in the NUGA that could be used for a new fire station and a satellite office for the police department.

Mayor responded that he is not opposed to looking at future facility needs in the NUGA as long as the group keeps in mind the other components that are involved. Discussion

followed regarding potential partnerships and services that could be provided at a combined facility.

Nerland stated that he is in support of the idea.

In conclusion, Council confirmed that discussion should take place to identify possible locations in the NUGA for future facility needs.

Mayor asked and Bourquin responded that he would like to have a Council member involved with the discussions. Bourquin stated that he would lead a committee to work with other department heads and members of the school district to discuss this subject. Smith volunteered to serve on the committee.

Administration/Finance – Looking Toward 2011:

A document entitled *2009 Preliminary Results and 2010 Preview* was distributed. Halverson summarized the preliminary 2009 financial results for the City and noted that the final numbers will be available in the Comprehensive Annual Financial Report. Halverson added that the preliminary results for 2009 are encouraging and that the reserve levels are better than what was predicted in January of the past year.

Durgin commented that the City did not use the \$488,000 that was programmed into the budget to balance the 2009 Budget.

Halverson commended Durgin for her realistic revenue estimates.

Halverson stated that the Capital Budgets showed substantial investment in 2009 and gave examples.

Halverson gave a brief preview of 2010. Halverson noted that staffing continues to be a key driver of costs and will continue to receive attention as collective bargaining agreements open. Halverson also gave examples of major capital investments that will occur in 2010.

Mayor added that sales tax revenue for SR-14 construction was not programmed into the 2010 Budget and that when this revenue occurs, the City will see the benefit and fewer reserves will need to be used.

Halverson suggested the following path forward: Conclude the SDC review and take action in the spring, review the full year end results for 2009 and the preliminary data for the 1st quarter of 2010 in April, press forward with budgeted capital investments and the initial review and framework for the 2011 Budget by August. Halverson added that fire and EMS will be a major part of the riddle for 2011.

Halverson highlighted cautions to consider in 2011. Durgin added that the City has already hit the statutory limitation for property taxes in the General Fund.

Halverson closed his presentation by listing his perception of the Cities' strengths. Council confirmed agreement with Halverson's recommended path forward.

Mayor echoed Halverson's comments regarding the excellent teamwork the City of Camas has displayed during this difficult time. Council concurred.

Community Center Update:

Nan Henriksen, Chair of the Community Center Development Committee (CCDC) thanked Council for allowing them time to make a presentation during the planning conference. Henriksen gave background regarding the existing community center and the great benefits a new community center would provide to the community. Henriksen requested that Council declare the building of a new community and recreational center as a top City priority. Henriksen introduced Chad Stewart, Chair of the CCDC's Construction and Design Sub-committee.

Stewart made introductory remarks and gave a PowerPoint Presentation supporting the replacement of the current community center. A copy of his presentation was previously distributed to Council. The objectives of Stewart's presentation were to obtain a general concurrence of the overall proposed plan from Council and to identify the City's role and its participation and commitment level. Opportunity to discuss questions and to identify open issues was given. Stewart also asked that a path forward be identified.

The presentation included the history and status of the City's current facilities and the initiative to replace the facilities, the program functions of the proposed new community center, preferred sites, the proposed timeline and the financial considerations. Stewart noted that the proposed site is located at the southern tip of Lacamas Lake, which is owned by the City of Camas, and that the proposed timeline for opening the new facility is 2017.

Stewart stated that in order to achieve the fundraising goal, they will need two to three major donors to come forward early in the process. In order to obtain the major donors, the committee believes they will need a commitment from the City that this is a priority and that this goal is attainable.

The Mayor summarized that the CCDC needs to be sure the City is committed in order to raise funds.

There was lengthy discussion regarding the proposed timeline, the financial obligation, and the level of commitment.

Council expressed concern regarding making financial commitments at this time. Henriksen responded that the committee is seeking Council's commitment to the proposed site and project and that the financial commitment would go to the vote of the people at an agreed upon time frame.

After further discussion, Council confirmed that they are committed to the cause and the proposed site and would allow limited City staff involvement to analyze some of the data and construction costs. An update on this matter will come back before Council at a workshop.

A lunch break began at 12:56 p.m. and the meeting reconvened at 1:27 p.m.

Public Comments:

Ken Hadley, 4011 F Circle, Washougal, WA:

Hadley made suggestions for Council's consideration regarding times and limitations for city council workshops.

Hadley expressed his concerns about restrictions on vegetation management in the rural areas. Hadley also suggested that a provision to assist the elderly with weed abatement be considered as well as allowing a longer notification period for weed abatement for building owners that live outside of Camas.

In regards to the extension of permits for approved developments, Hadley suggested that Council approve a two-year extension rather than have the extensions applied for individually.

Hadley stated that the timing of impact fees is important and should be applied at the time of occupancy. Hadley suggested that Council explore the possibility of setting up a payment schedule in some cases as an incentive for small business owners. Hadley added that rather than offering credits for impact fees to potential businesses that a payment schedule should be considered.

Hadley inquired and Mayor responded that Council committed to setting the properties aside that were identified by the CCDC for a potential community center.

Mayor thanked Hadley for attending the conference and noted that in the future he will look into allowing public comments at the end of each day's session.

Final Comments:

Smith asked Council to consider moving the Council meetings to Tuesday and explained why. It was decided that this topic will be discussed at the February 1, 2010, Council Workshop.

Dietzman asked and Leon explained the fire department overtime data that was provided earlier. Leon also gave a brief overview of future overtime projections and work schedules. Discussion ensued.

Mayor stated that it would be helpful for Council if Leon showed the offset of the overtime for 2009. Leon responded that he would bring information back to Council at the February 1st Workshop.

Gerde commented on the stormwater pond maintenance issue and stated that while MacPherson is researching ways to fund the maintenance of these ponds, Bourquin should be given some direction about how to deal with these problems. Bourquin suggested that for the short term, language could be crafted into the plat agreement to give some flexibility in the area of stormwater maintenance.

Gerde stated that she has received phone calls regarding the sign that was placed in front of the "Welcome to Camas" sign on SR-14 and suggested that the DVC take the initiative to have the sign removed or moved and explained why. Discussion ensued.

Brachmann stated that he would have Jim Hodges, Project Manager, contact Carrie Schulstad from the DVC to work out the situation.

Anderson thanked the individuals that provided the refreshments for the conference.

Anderson asked and Brachmann responded that a follow-up list for action items from the planning conference will be created and distributed.

Mayor, Halverson and Brachmann thanked Nerland and Knight for facilitating the conference.

Leon responded to Hadley's concerns regarding weed abatement and stated that his concerns will be addressed and that a provision will be included for assisting the elderly with vegetation management.

The meeting adjourned at 2:06 p.m.

Mayor

City Clerk