



**CITY OF CAMAS  
COUNCIL WORKSESSION  
January 4, 2010  
4:30 p.m.**

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

**COUNCIL MEMBERS:**

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

**Excused:**

**STAFF PRESENT:** Ashton, Bourquin, Brachmann, Copsey, Durgin, Lackey, and Levison.

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

**PUBLIC:**

There were no comments.

**SCHOOL LEVY PRESENTATION BY MIKE NERLAND, CAMAS SCHOOL DISTRICT SUPERINTENDENT:**

Nerland stated there will be a school levy on the February 9<sup>th</sup> ballot and added that the levy will be for three years instead of four due to the economic uncertainty. Nerland remarked that it is not a new levy, but a replacement Maintenance and Operations (M&O) Levy. Nerland distributed a *Questions & Answers* brochure regarding the upcoming levy that will be mailed to the citizens. Nerland gave a PowerPoint Presentation which included current bond programs, the difference between a levy and a bond, an overview of the 2010 M&O Levy, essential programs that are funded by the levy, the collection and costs of the levy, and a citizen's campaign effort.

Mayor asked and there were no questions.

**POLICE:**

**Update Regarding Trailers Parked on City Streets:**

Mitch Lackey, Police Chief, gave background regarding the problem of trailers parking on City streets and gave a PowerPoint Presentation illustrating the problem. The presentation also included explanations of current parking ordinances, research and considerations, and a proposed path forward. Lackey commented that the basis of the proposal is to add new language to the current parking ordinance that will generally prohibit the storage of trailers on the public street. Lackey added that there are exceptions built into the draft language that allow for limited parking/storage of trailers on public streets.

Lackey stated that staff is proposing that a simple permit system be developed to manage those trailers that need to be on the streets. This permit system would allow for tracking and would limit the number of days in any calendar year that someone could park their trailer on the street. Lackey explained the proposed permit system. Lackey added that the penalty for violating the code would be comparable to that of a parking infraction. Discussion ensued.

Dietzman and Higgins stated that they would like to see a grace period prior to requiring a permit incorporated into the ordinance. They discussed the value of allowing a 24 hour grace period so trailer owners could bring them to their homes to load prior to a trip, or unload after a trip. Lackey said he would modify the draft ordinance to include that provision.

Lackey responded to questions from Council.

Council concurred that a restrictive ordinance is the correct path forward and that they would like time to review the proposal.

This matter will be brought back to Council for further review at the January 19<sup>th</sup> Workshop.

#### **COMMUNITY DEVELOPMENT:**

##### **Adult Entertainment – Schedule Hearing Date for January 19, 2010:**

Phil Bourquin, Community Development Director, stated that due to the content of the January 19<sup>th</sup> Council Meeting staff recommends setting a hearing regarding adult entertainment for February 1, 2010. Bourquin gave a brief overview of the work performed by the committee on this matter and added that background information will soon be distributed to Council.

Mayor asked and Bourquin responded that information regarding this matter has been posted to the City's website.

Bourquin responded to questions from Council.

Bourquin reported that the City received a 10% annexation petition from GM Camas and that this matter will need to be scheduled for a hearing. The property in question is west of Goodwin Road and south of Ingle Road. Bourquin added that this property is now part of the Urban Growth Boundary. Bourquin remarked that this matter will be coming before Council for discussion at the February 1<sup>st</sup> Council Meeting. Bourquin noted that no formal action will be taken at that time.

#### **PUBLIC WORKS:**

##### **Wastewater Treatment Plant Bid Update:**

Monte Brachmann, Public Works Director, distributed a letter from the City's consulting engineer, Gray & Osborne, Inc. Brachmann reviewed the main elements of the letter and stated that the consultant's recommendation is to award the Wastewater Treatment Plant Improvements bid to the low bidder, McClure & Sons, Inc. Brachmann noted that staff will be contacting the contractor to discuss how they will proceed with the project. The bid award will be placed on the February 1<sup>st</sup> or February 16<sup>th</sup> consent agenda for Council's consideration.

Mayor asked and Brachmann responded that the current utility rates have the cost for this project calculated into them.

Brachmann responded to questions from Council.

Cemetery Master Plan:

Brachmann asked Eric Levison, Operations Manager, to cover this topic. Levison distributed the *City of Camas Draft Cemetery Master Plan 2009* and gave a brief update of the plan. Levison stated that the Parks Commission has reviewed the plan and it is out for public comment until February 11<sup>th</sup>. Levison asked Council to review the plan and to provide him with their comments.

Levison elaborated on the proposed Capital Improvement Plan and noted that an office trailer will be purchased in 2010 and a single niche wall will be installed in 2011.

Levison responded to questions from Council.

Smith thanked Levison on behalf of the Cemetery Board for the extensive amount of work he has done on this project.

Mayor asked and Levison responded that the draft plan is available for review on the City's website and will also be available at the library and city hall. Levison added that all public comments should be forwarded to him and that this matter will go back before the Parks Commission in February for a final recommendation to Council. This matter will then be brought forward to Council at a workshop in March for discussion and possible adoption in late March or early April.

Stormwater Ordinance Draft:

Brachmann distributed a recent draft of the Stormwater Ordinance that was developed by the Stormwater Ordinance Committee. Brachmann thanked the following people who served on the committee: Linda Dietzman, Don Chaney, Al Schauer, Eric Golemo, Tim Kraft, Randy Printz, Casey O'Dell, Jennifer McClure, Shawn MacPherson, Anita Ashton, Phil Bourquin, Curleigh Carothers, and Eric Levison.

Brachmann stated that the focus of the committee was to draft an ordinance that provides flexibility for development options and still protects the environment. Brachmann added that a good deal of time was spent discussing how to make the ordinance understandable and how to make it compatible with other documents and with current City code. The draft ordinance references the "*Camas Design Standards Manual*" in many places. Brachmann reported the current design manual will need to be updated to incorporate language regarding stormwater so that it is compatible with the ordinance. The update will be done by staff and will contain tools that can be used for various development conditions around the City. Brachmann gave examples.

Brachmann responded to questions from Council.

Brachmann stated that the ordinance must be adopted by February 12<sup>th</sup> and therefore staff recommends the following time line: City Council review at the workshop on January 19<sup>th</sup>; Planning Commission Hearing on January 20<sup>th</sup>; City Council adoption of the ordinance on

February 1<sup>st</sup>; complete *Camas Design Standards Manual* by March 31<sup>st</sup>; Council review and adoption of the manual at one of the April Council meetings.

In response to Gerde's inquiry, Brachmann, Levison and Golemo explained the variances between the draft ordinance and the ordinances from the cities of Battle Ground and Vancouver, and from Clark County. Brachmann noted that Assistant City Attorney Shawn MacPherson has reviewed the proposed draft. Discussion ensued.

Mayor asked and Brachmann responded that he would touch base with the Builders Industry Association and Georgia Pacific to see if they have any opposition to the draft ordinance.

Hogan inquired and Brachmann and Levison explained the process that a developer will follow to design a project prior to the adoption of the updated design standards manual.

Mayor asked if the City is taking a more regional approach to stormwater. Brachmann responded that the regional option is available and encouraged, but there has not been any design work or studies performed to point the City in that direction. Discussion ensued regarding a regional approach to stormwater.

Chaney stated that he was impressed with the level of confidence displayed by the committee members and staff. He thanked them and Brachmann for their dedication and hard work on this complex subject.

Brachmann stated a committee will need to be assembled to work on the technical part of the design standards manual and asked whether or not Council would like to appoint a committee. Mayor asked Brachmann to check with the standing committee to see if they would be willing to assist.

#### Miscellaneous, Administration, Scheduling and Updates:

Brachmann reported that a contract for the \$240,000 grant for the Lake Road Bike Project will be placed on the January 19<sup>th</sup> Consent Agenda for Council's consideration.

Brachmann stated a change order for the Washougal River Trail Project will be on the January 19<sup>th</sup> Consent Agenda for Council's consideration. Brachmann explained the purpose of the change order.

Brachmann remarked that the 2010 Annual Salary Resolutions will be on the Council Meeting Agenda for January 19, 2010, for Council's consideration. Brachmann added that there will also be a resolution on the January 19<sup>th</sup> agenda for Council to consider that would change the Human Resources Manager title to Human Resources Director. Brachmann noted that the new title better reflects what the position is and there is no change to the pay range.

Brachmann reminded the group that the deadline for topics for the January 22<sup>nd</sup> and 23<sup>rd</sup> Planning Conference is Friday, January 15, 2010.

#### Council

Hogan stated that due to the New Years' holiday that a Second Friday event will be taking place in downtown Camas on January 8<sup>th</sup>.

Mayor stated that he received a letter from East County Fire & Rescue noting their expectations surrounding the staffing agreement. Mayor elaborated on the main elements of the letter.

**PUBLIC:**

Adam Kluka, 7021 NW Friberg/Strunk Road, Camas:

Kluka asked how it will be determined who will be responsible for the stormwater if the body of water crosses several properties. Mayor responded that a developing property owner should not have a greater influence on stormwater runoff than they do today. Kluka expressed his concern about stormwater issues. Discussion ensued.

Ken Hadley, 4011 F Circle, Washougal:

In response to Hadley's inquiry regarding stormwater that is being disbursed into LaCamas Lake, Brachmann stated that stormwater has to be piped directly to the lake and that an easement would need to be obtained if the property is not adjacent to the lake. Brachmann added that the area on the north side of the lake would be ideal for stormwater regionalization. Brachmann stated that the City is willing to work with the property owners.

Hadley asked and Mayor confirmed that a Camas ambulance is operating out of the fire station on 39<sup>th</sup> Street in Washougal. Discussion ensued.

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

Groeneveld asked if the proposed trailer that is to be purchased for the Camas Cemetery is the one that is currently being used. Levison responded that a bid must first be procured, but that it is likely the existing trailer will be purchased unless a lower bid is received.

Groeneveld inquired and Levison responded that the current rent is \$315.00 per month. Levison also explained why the trailer was not purchased when the City of Camas purchased the cemetery in 2007. Further questions were asked and clarifications were made.

Groeneveld asked how many cities in the State of Washington are using a three-year school levy. Mayor responded that Groeneveld's questions regarding the schools may be addressed at the next Camas School Board Meeting on Monday, January 11, 2010. The meeting will be held at the district office and will begin at 5:00 p.m.

**ADJOURNMENT:**

The meeting adjourned at 6:06 p.m.

---

Mayor

---

City Clerk