



PARKS & RECREATION COMMISSION MEETING AGENDA
Wednesday, September 26, 2018, 5:00 PM
Lacamas Lodge, 227 NE Lake Road

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Approve the minutes of the Parks Commission meeting held on August 22, 2018.

 [Parks Commission Minutes - August 22, 2018](#)

III. MEETING ITEMS

- A. 2019-2020 Parks Maintenance Budget

- B. Third Avenue Trailhead Preliminary Design

 [3rd Avenue Trailhead](#)

[3rd Avenue Trailhead Parking Concepts - A, B, and C](#)

- C. North Shore Lacamas Legacy Lands

 [Lacamas Legacy Lands Presentation](#)

IV. PROJECT UPDATES

- A. Joint Community Center Committee

- B. Georgia-Pacific Property

 [Staff Report to Accept Georgia-Pacific Property Donation](#)

[Georgia-Pacific Property Donation](#)

[Georgia-Pacific Central Business Center Map](#)

V. OTHER ITEMS

VI. ADJOURNMENT

If you will not be able to attend, please contact Susan Newlove at 834- 5307. Thank you.



PARKS & RECREATION COMMISSION MEETING MINUTES - DRAFT
Wednesday, August 22, 2018, 5:00 PM
Lacamas Lodge, 227 NE Lake Road

I. CALL TO ORDER

Staff: Jerry Acheson and Susan Newlove

City Council Liaison: Melissa Smith

Public: Paul Rose, Shelley Rose, Tara Rog

Present: Eunice Abrahamsen, David Gast, Chair Randy Curtis, Steve Lorenz,
Cassi Marshall, Dareena Stepanyuk and Katy Daane

II. APPROVAL OF MINUTES

- A. Approve the minutes of the Parks Commission meeting held on Wednesday, July 25th.

 [Parks Commission Minutes - July 25, 2018](#)

A motion was made by Marshall, seconded by Abrahamsen, and carried to approve the Parks Commission minutes of July 25, 2018 as written.

Curtis thanked David Gast for his years of service on the Camas Parks Commission. Curtis also announced that Eunice Abrahamsen's birthday was coming up soon and everyone wished her a happy birthday.

This Action Item was approved.

III. MEETING ITEMS

- A. 2019-2020 Budget

Acheson presented the proposed 2019-2020 baseline budgets for Participant Recreation, Parks and Recreation Administration, Camas Community Center, Lacamas Lodge and Fallen Leaf Lake Park.

He reviewed the Participation Budget, which includes Recreation classes and Special Events. Additions to this budget include a Rec Trac software upgrade in 2019. Acheson reviewed the Parks and Recreation Administration Budget and highlighted a few items; an agreement with Columbia Landtrust that includes 55 acres above Fallen Leaf Lake and a 14 acre parcel at Camas Meadows Golf Course, funding for MPD planning and a PROS plan update by 2020. The

process of the PROS plan update will take approximately 15 months.

A change will be made to the Camas Community Center budget with an increase in Professional Services for the janitorial contract. Changes to the Lacamas Lodge budget include funding for a window relocation and installation of an accordion door. The budget for Fallen Leaf Lake Park will now include funding for janitorial services and Comcast cable services. In response to Curtis regarding Fallen Leaf Lake Park, Acheson stated that the city provides all utilities to the park hosts in return for their volunteer services.

Acheson stated that this 2019-2020 budget proposal still needs to be presented to City Council. At next month's meeting, the budget for Parks Maintenance will be presented. In response to Curtis regarding the Camas Community Center renovation, Acheson stated that they deducted \$150,000 from the original proposal for the parking lot, the project is still currently in the budget and is subject to City Council support. In response to Marshall, Acheson stated that the Community Center renovation was approved by City Council under special conditions.

Gast expressed the importance of having the Park Hosts at Fallen Leaf Lake Park to help alleviate the budget and suggested that the city continue to engage in similar volunteer opportunities.

IV. PROJECT UPDATES

MPD Committee - Melissa Smith stated that she took Tim Hazen's place on the Committee. Acheson stated that they are looking into expanding the focus of the Committee and Curtis doesn't want to start the 2nd phase of the MPD Committee until they have a replacement for David Gast.

Aquatic/Community Center potential sites - Curtis talked about Washougal's involvement and distributed a map that identified the potential sites chosen by the Camas Parks Commission at the July Parks Commission meeting. Curtis described the seven site locations. In response to Smith, Curtis stated that the Anderson property isn't a good site due to issues related to the property. Smith would like to make a notation that it was at one time a potential site but is no longer a useful property. Curtis stated that the first meeting is September 5th for a potential Community Center. Curtis stated that Deanna Rusch, Melissa Smith and Shannon Turk are on the Ad hoc committee for a new Community Center.

Clark County all parks meeting - Curtis stated that Camas is hosting the next Clark County Parks meeting. Krista Bashaw will be working with Curtis to coordinate this meeting. The meeting will be held in the evening and will be hosted at Lacamas Lodge.

Crown Park Pool - Curtis stated that Watertech did a thorough analysis of the pool and questions still arise on whether the pool can be saved. Gast stated that at

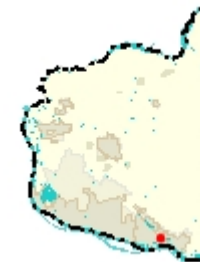
Camas Days he spoke with three individuals who were very understanding of the pool situation and looking towards needs that will serve the entire community. Cassi Marshall stated that she received very positive feedback at Camas Days regarding the new Crown Park Master Plan. Acheson stated that he will get copies of the comment cards from Camas Days.

V. OTHER ITEMS

VI. ADJOURNMENT

The meeting adjourned at 5:45 pm. The next meeting will be held on Wednesday, September 26th at 5 pm in Lacamas Lodge.

If you will not be able to attend, please contact Susan Newlove at 834- 5307. Thank you.



Legend

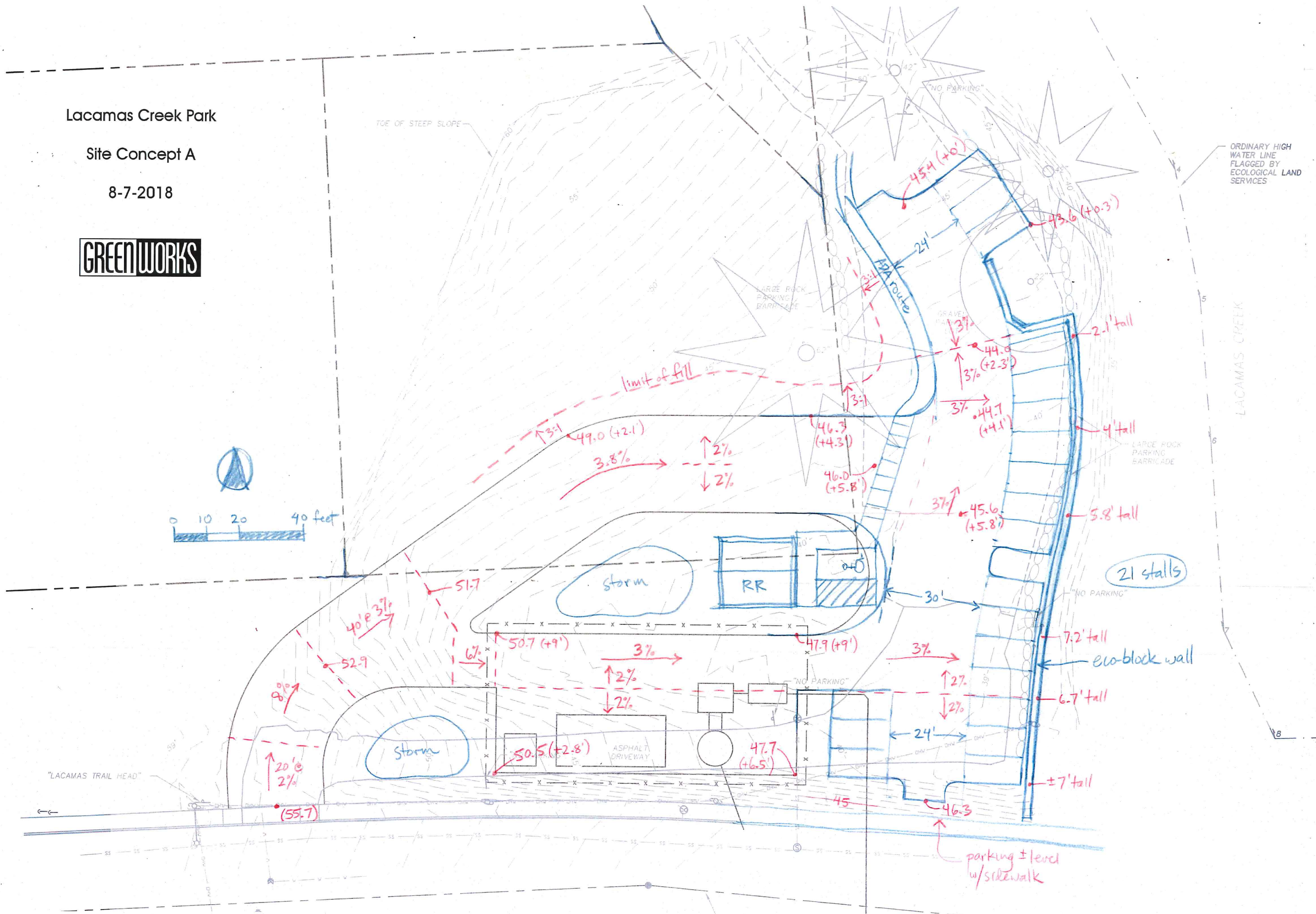
- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

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Clark County, WA. GIS - <http://gis.clark.wa.gov>

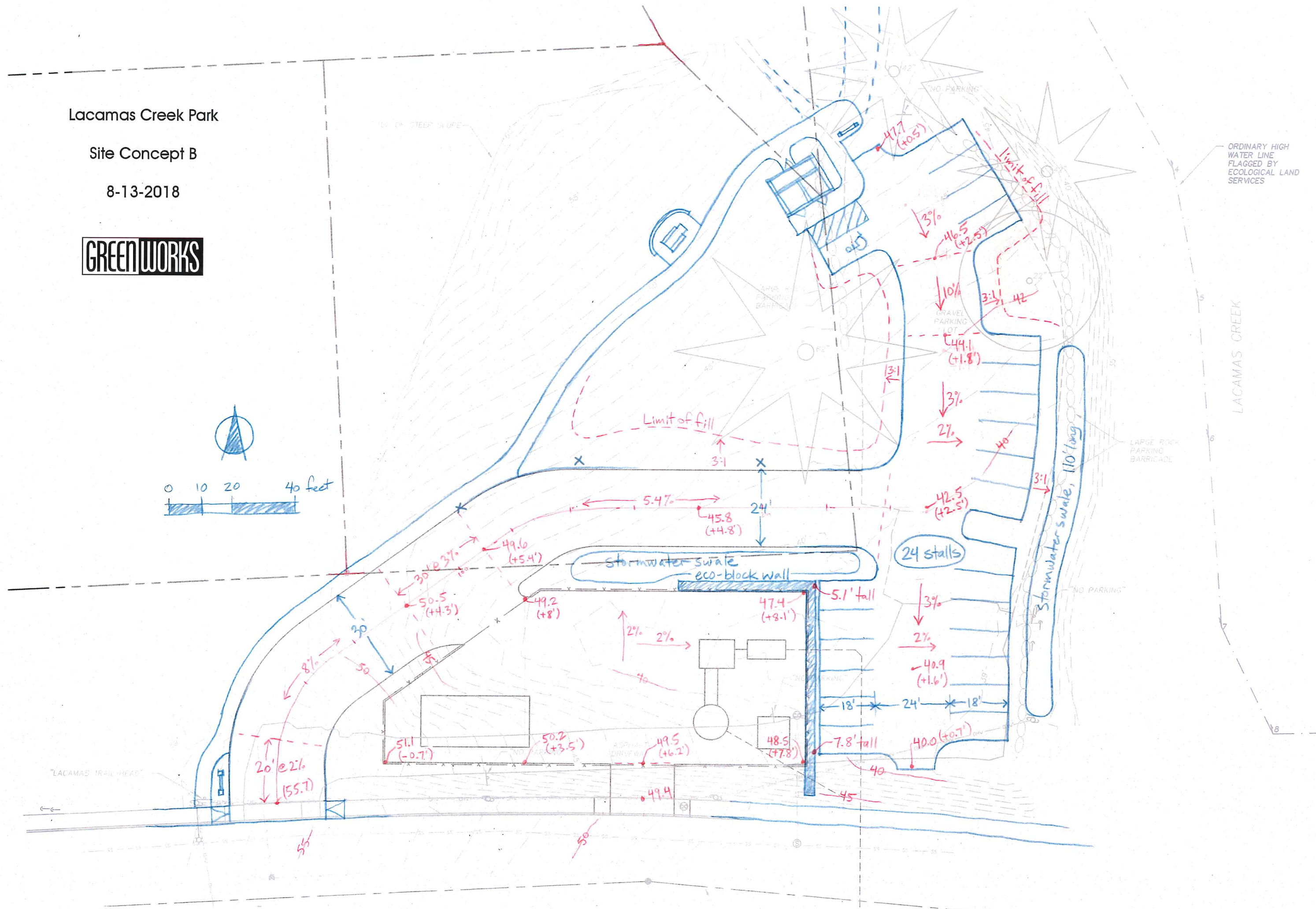
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GREENWORKS

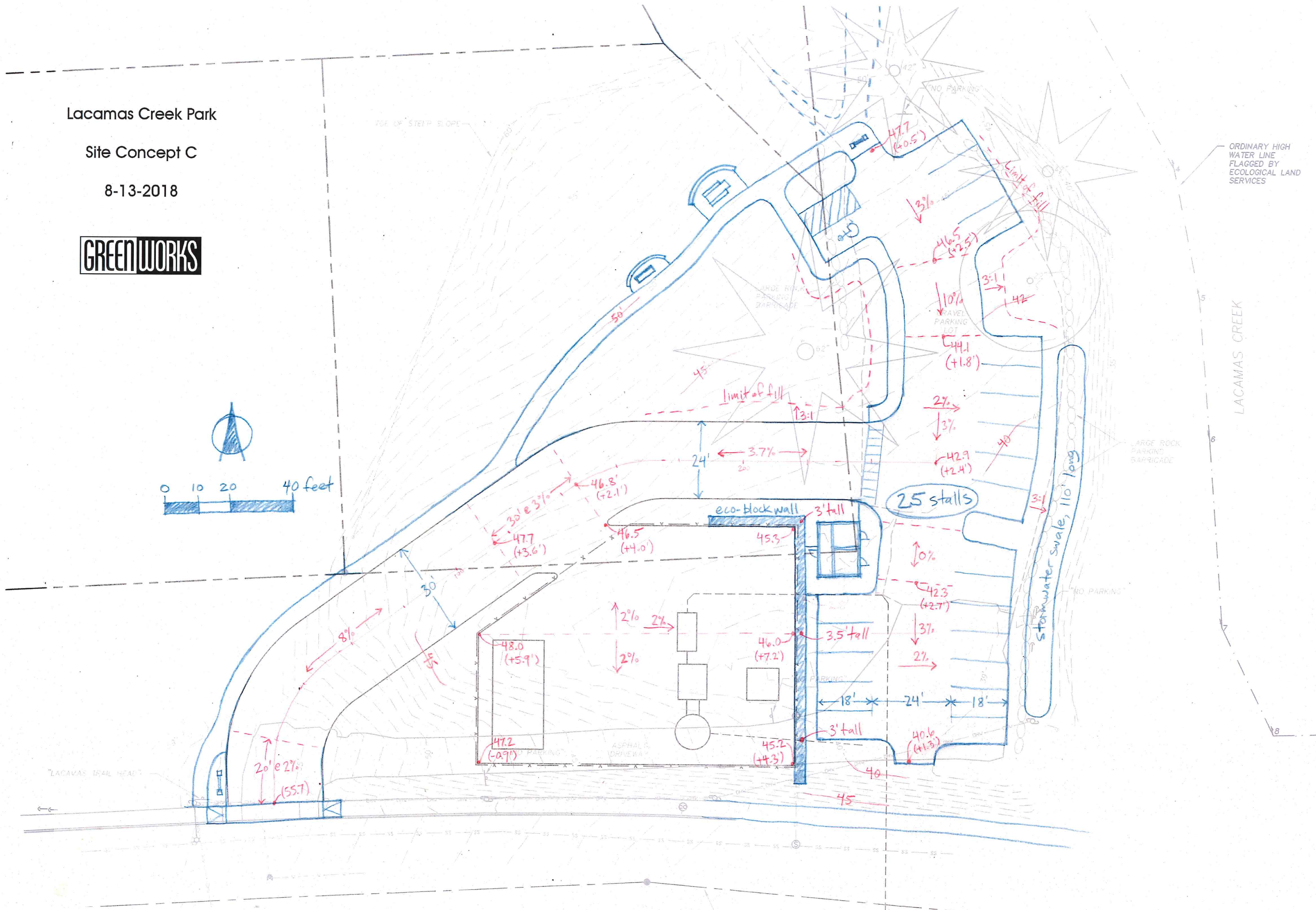
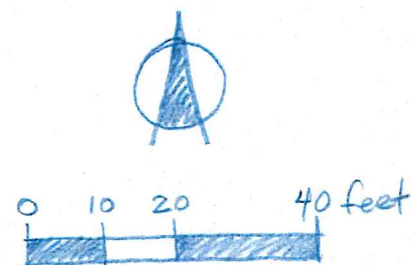
Lacamas Creek Park

Site Concept B

8-13-2018

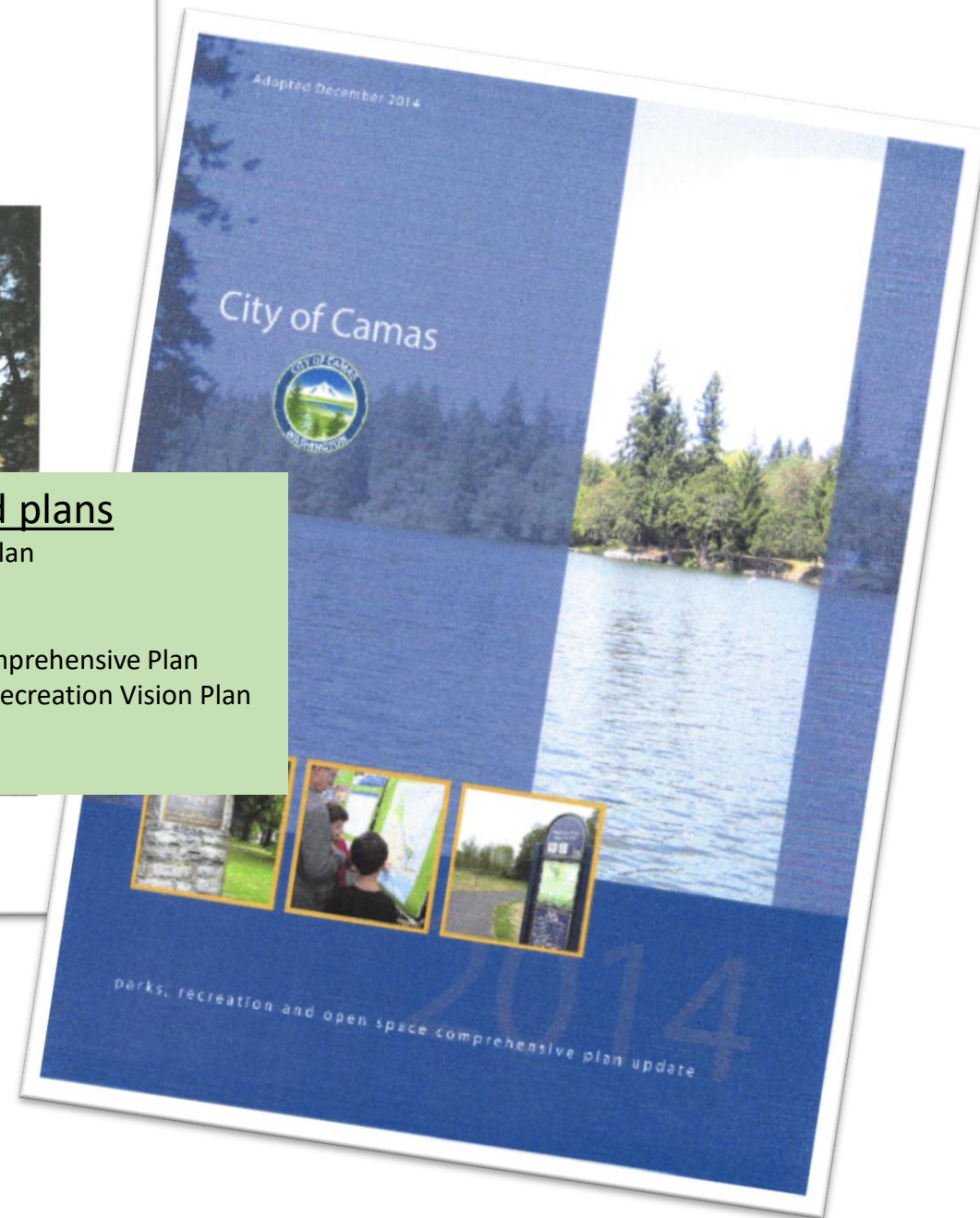
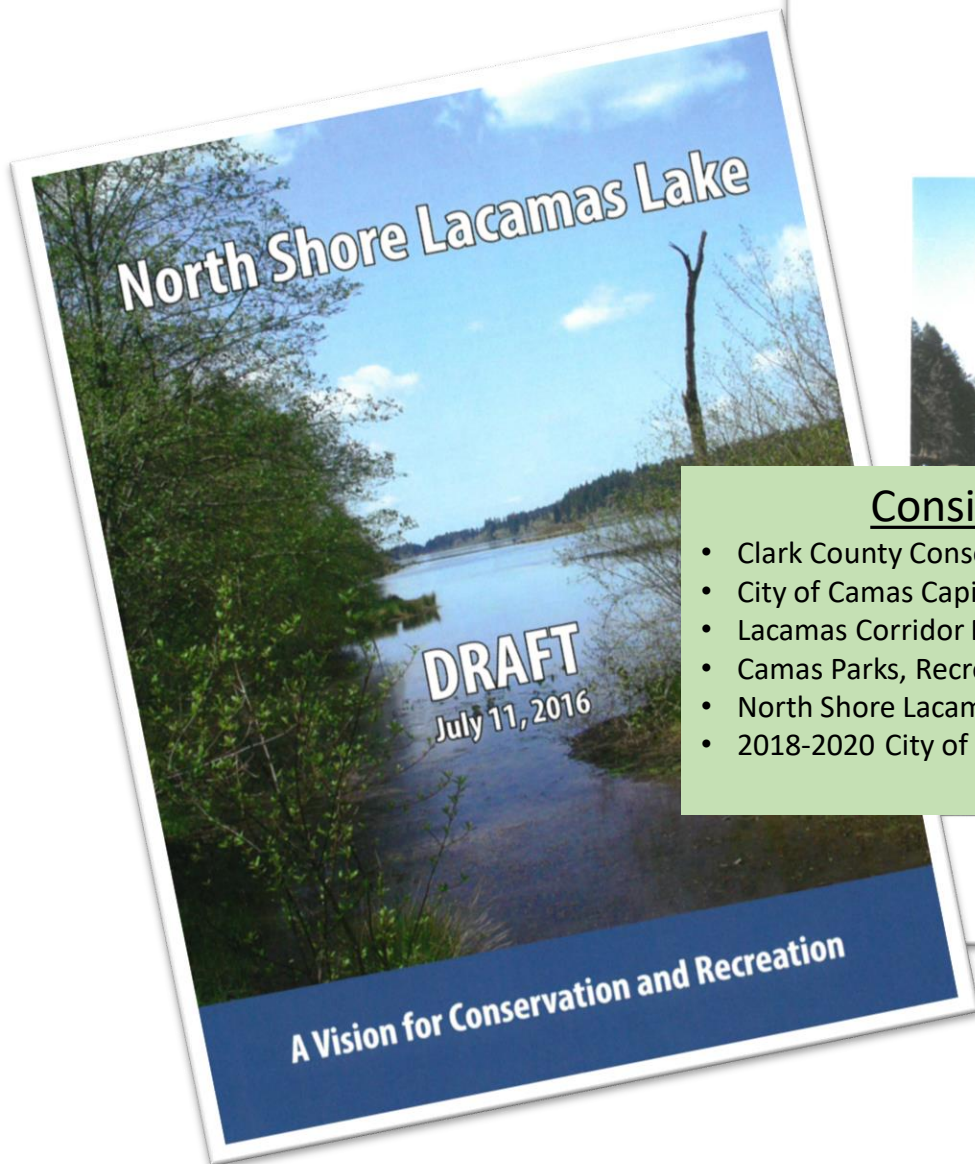


8-13-2018



An aerial photograph of a scenic landscape. In the foreground, a dense forest of evergreen and deciduous trees covers a hillside. A bright green, grassy clearing or meadow sits in the middle ground, with a small, dark-roofed building nestled within it. To the left of the meadow, there's a patch of golden-brown, harvested agricultural land. A wide, calm river flows along the right side of the meadow. In the far distance, a range of blue mountains is visible under a clear blue sky with a few wispy clouds. The sun is visible in the upper left corner, creating a lens flare effect.

North Shore Lacamas Legacy Lands

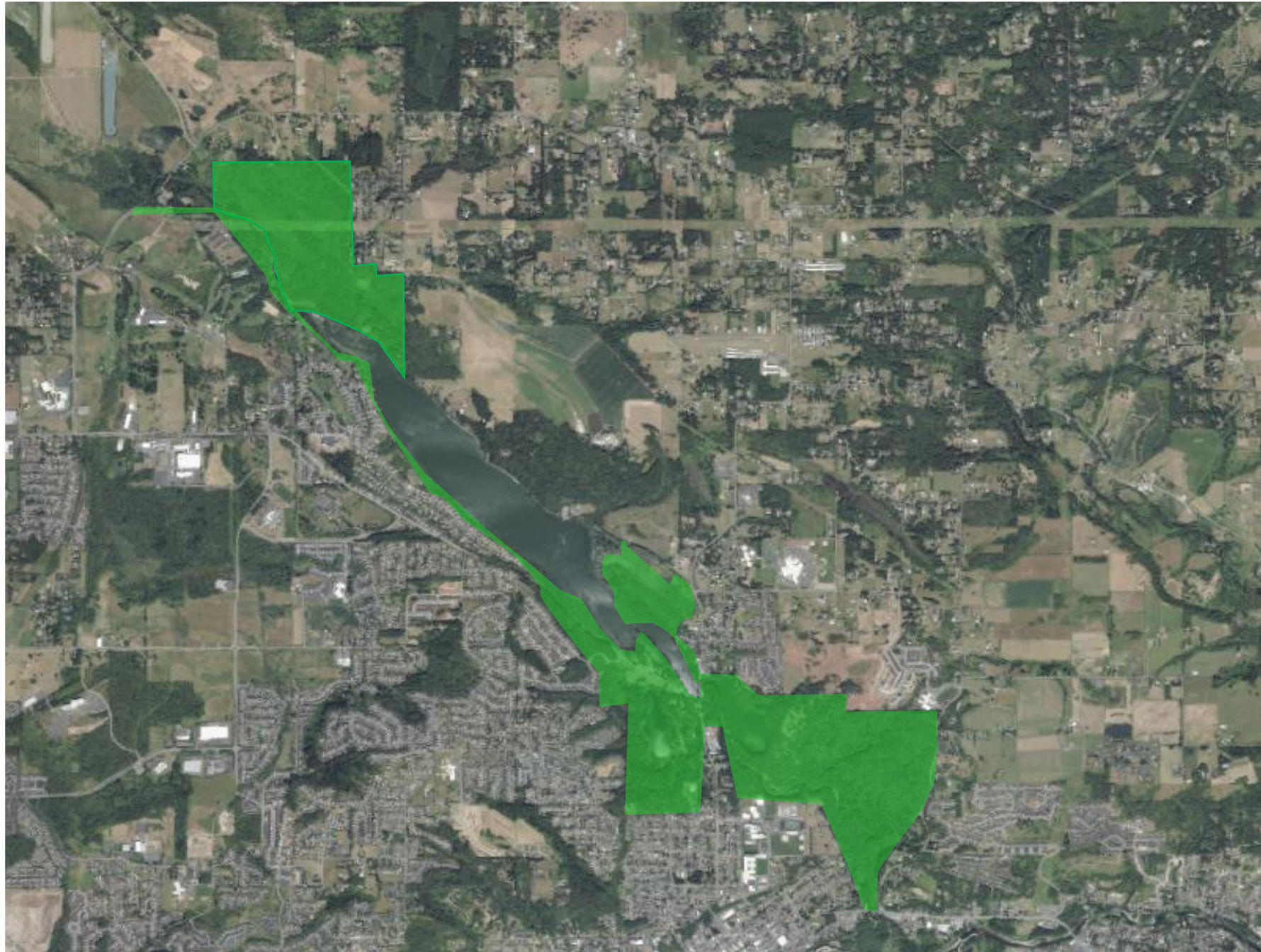


Consistent with adopted plans

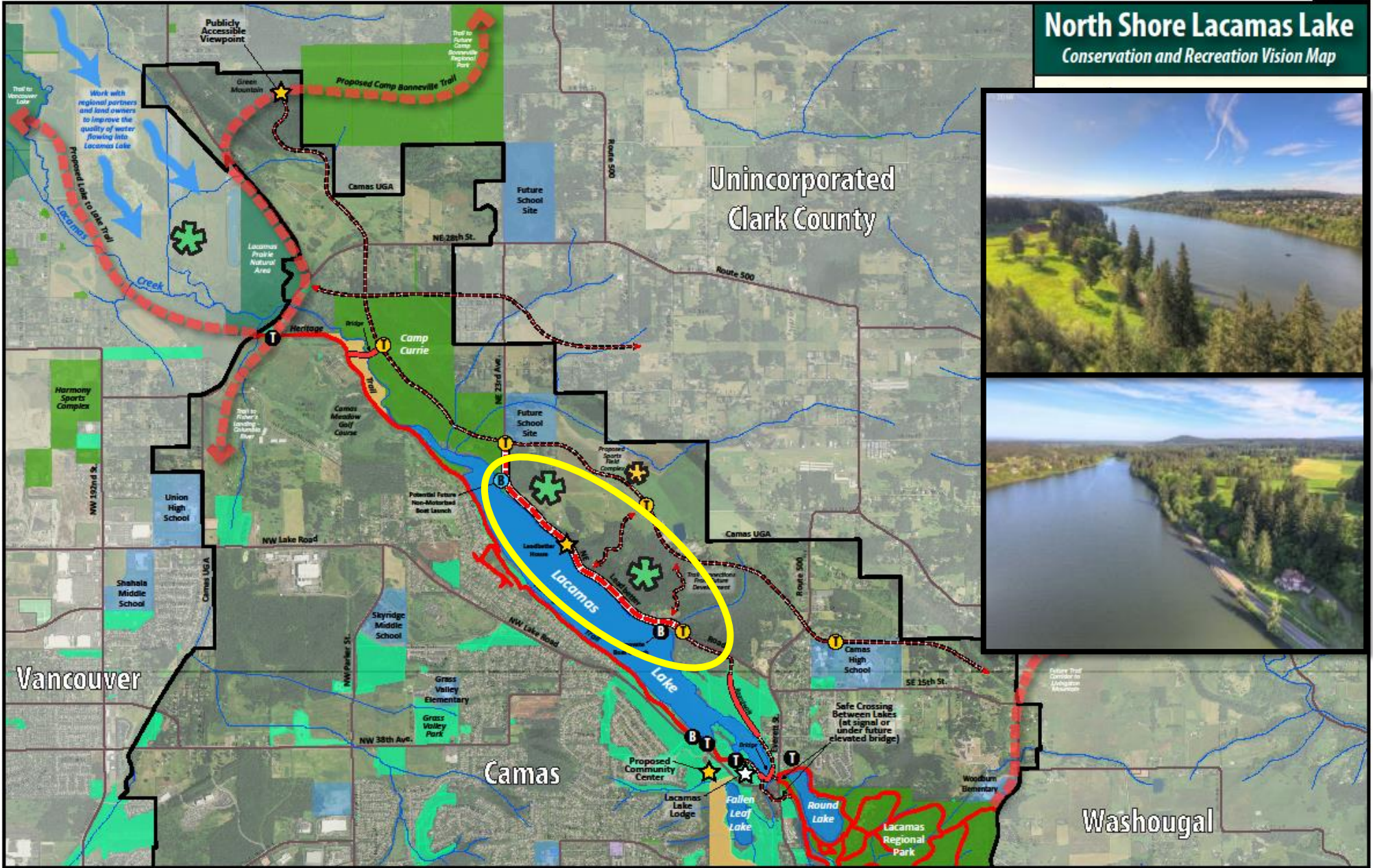
- Clark County Conservation Areas Acquisition Plan
- City of Camas Capital Facilities Plan
- Lacamas Corridor Master Plan
- Camas Parks, Recreation, and Open Space Comprehensive Plan
- North Shore Lacamas Lake Conservation and Recreation Vision Plan
- 2018-2020 City of Camas Strategic Plan

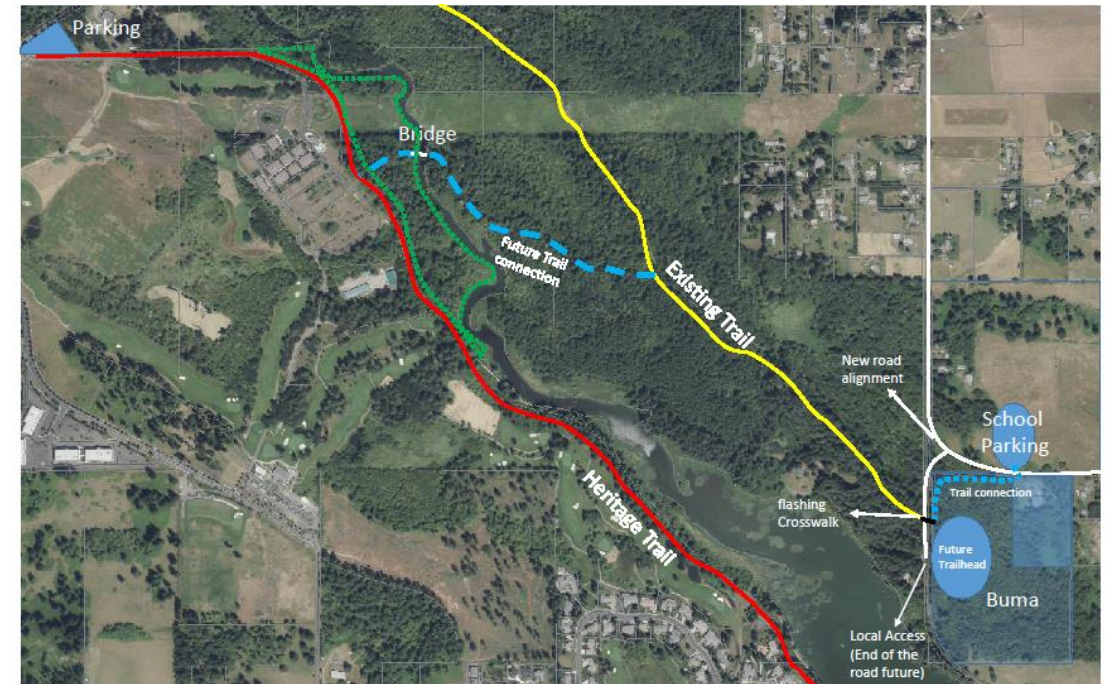
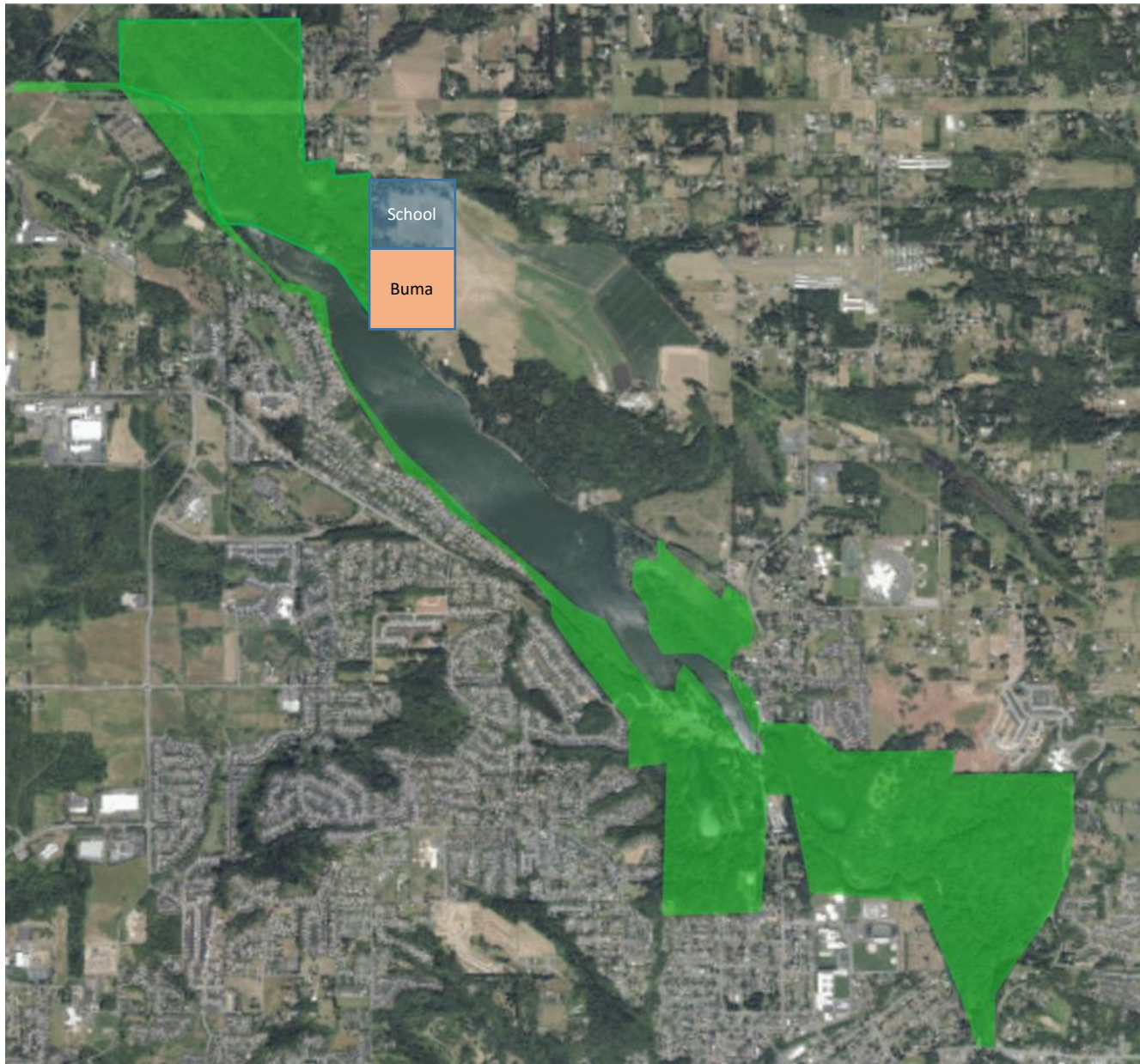
OUR MISSION	CITY OF CAMAS 2018-2020 STRATEGIC PRIORITIES			
<p><i>The City of Camas commits to preserving its heritage, sustaining and enhancing a high quality of life for all its citizens and developing the community to meet the challenges of the future.</i></p>	<p>1. Meet COMMUNITY NEEDS with optimal use of community resources</p>	<p>2. Build FINANCIAL SUSTAINABILITY for our City</p>	<p>3. Ensure CORE INFRASTRUCTURE to meet community needs</p>	<p>4. Proactively MANAGE GROWTH in line with our vision & decision principles</p>
OUR VISION	2018-2020 KEY OBJECTIVES			
<p>Camas is...</p> <p>SMALL TOWN FEEL</p> <p>Great Schools Great Place to Raise A Family Jobs That Support Our Community Integrated with Outdoors SAFE</p>	<ul style="list-style-type: none"> • All community needs & chosen priorities funded at defined service levels by 2020 • Improve efficiency: Six (6) process improvements completed annually 	<ul style="list-style-type: none"> • Balanced Budget (with reserve funded AND community needs and high priority wants funded) • Improve Bond Rating from AA to AAA 	<ul style="list-style-type: none"> • Infrastructure capacity • Corrective Maintenance/ Preventive Maintenance % 	<ul style="list-style-type: none"> • "Jobs" Ready Land/Residential "Ready" Land • Green Space per capita • Infrastructure capacity
OUR DECISION PRINCIPLES	2018-2020 KEY INITIATIVES			
<p>Are we...</p> <ul style="list-style-type: none"> • Providing services in line with community needs & priorities? • Maintaining or building financial sustainability for our City? • Preserving our integration with the outdoors? • Creating an inclusive community that feels like a small town? 	<ol style="list-style-type: none"> 1. Define and prioritize service levels, including performance measures 2. Implement Lean city-wide 3. Develop technology roadmap 4. Evaluate service delivery models 5. Develop community engagement and communications strategy 	<ol style="list-style-type: none"> 1. Update all Financial Policies to GFOA best practices 2. Open and transparent program-based budget 3. Update Utility Rates, Impact Fees, SDC's 4. Revenue Strategy (overall size and diversification) 5. Develop Long-Term Financial Plan, Including Capital Programs 	<ol style="list-style-type: none"> 1. Complete Condition assessment on all core infrastructure and facilities 2. SR500 corridor strategy with a Lake-Everett Intersection plan 3. Infrastructure and facilities capacity plan 4. Asset Management System specified 5. Water & Sewer Level of Service Analysis 	<ol style="list-style-type: none"> 1. Protect Backdrop of Lacamas Lake on North Shore 2. Prioritize, fund & implement an updated Parks Recreation Open Space (PROS) plan 3. Complete Grass Valley subarea plan 4. Transportation Capital Facilities Plan and level of service analysis
OUR INTERNAL VALUES	Enhance tools and processes to improve communications: within departments, across departments, and with Council.			
<ul style="list-style-type: none"> • Service Oriented • Vision Driven • Partnering and Collaboration • Accountability • Continuous Improvement 				

880 existing acres

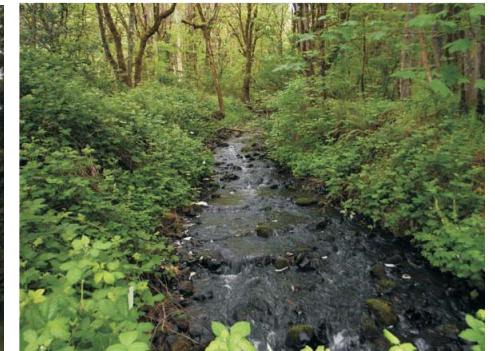
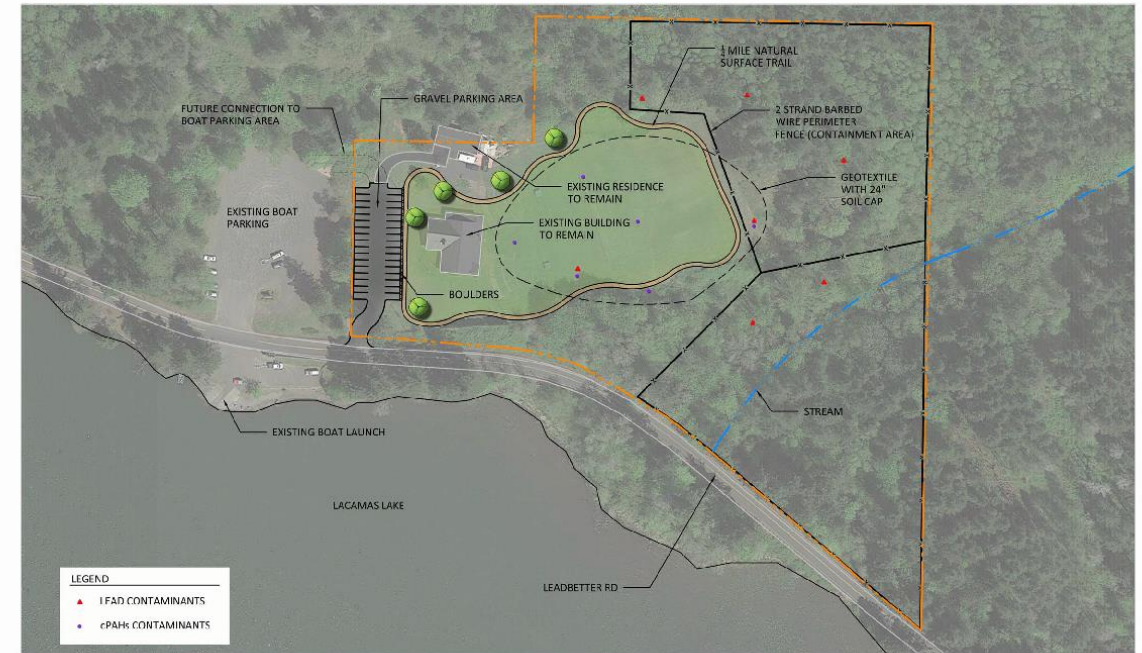
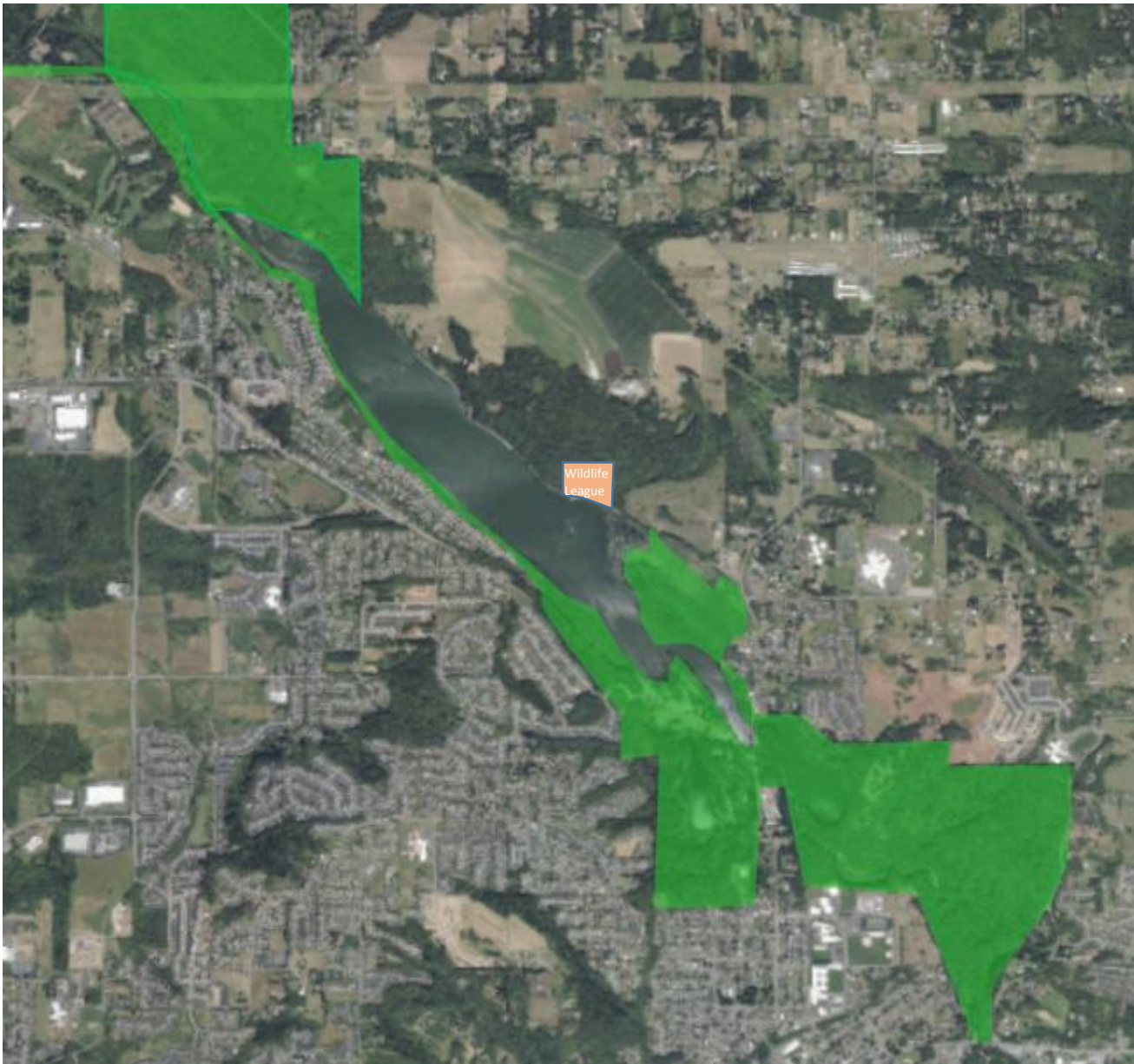


140 acres targeted for acquisition

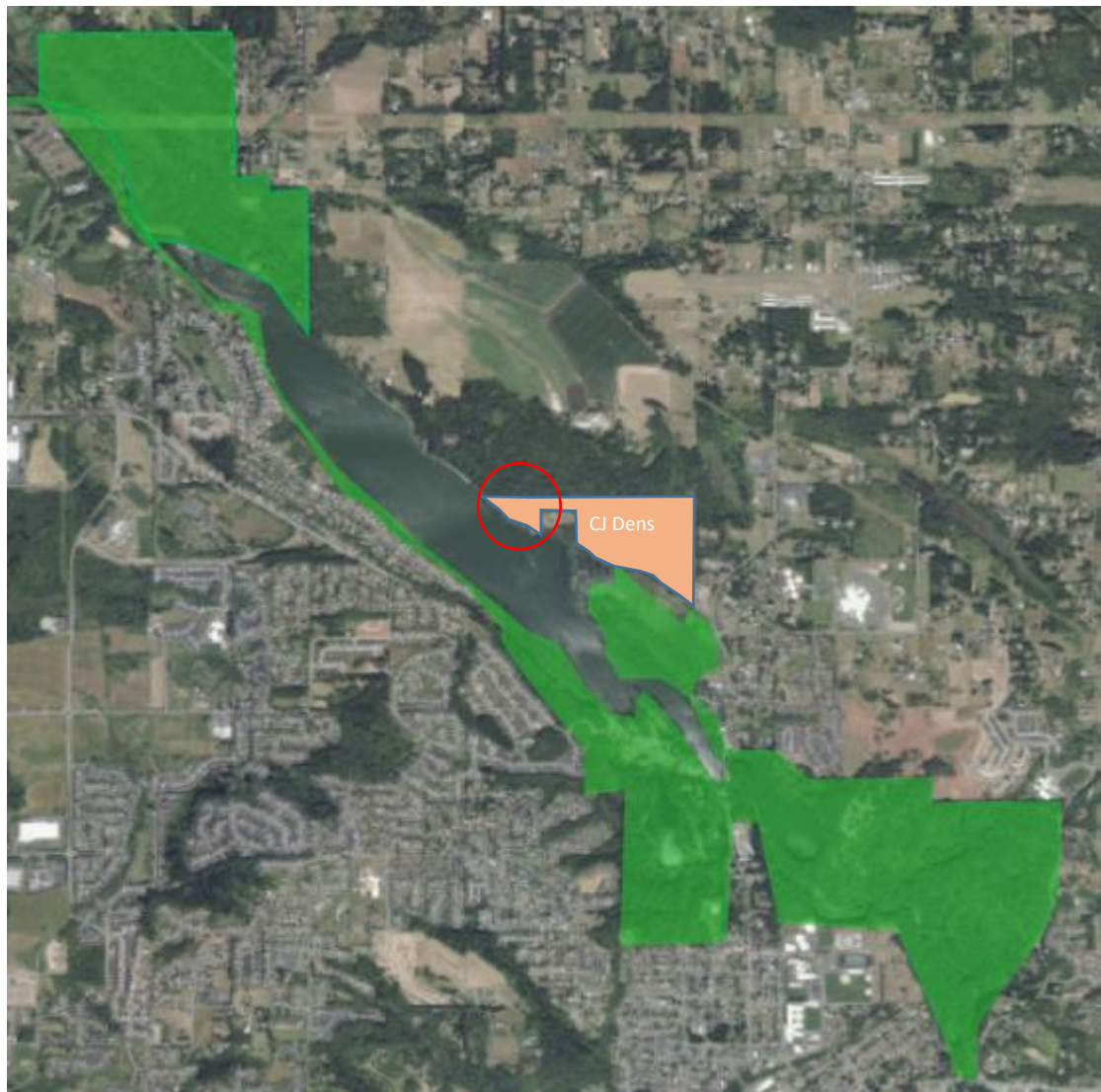




Parcel 1, 22.63 acres, \$946,000 (\$511,000 CF grant eligible) Developers Agreement 289 lots
 Parcel 2, 6 acres, \$1,441,000, Other municipal uses

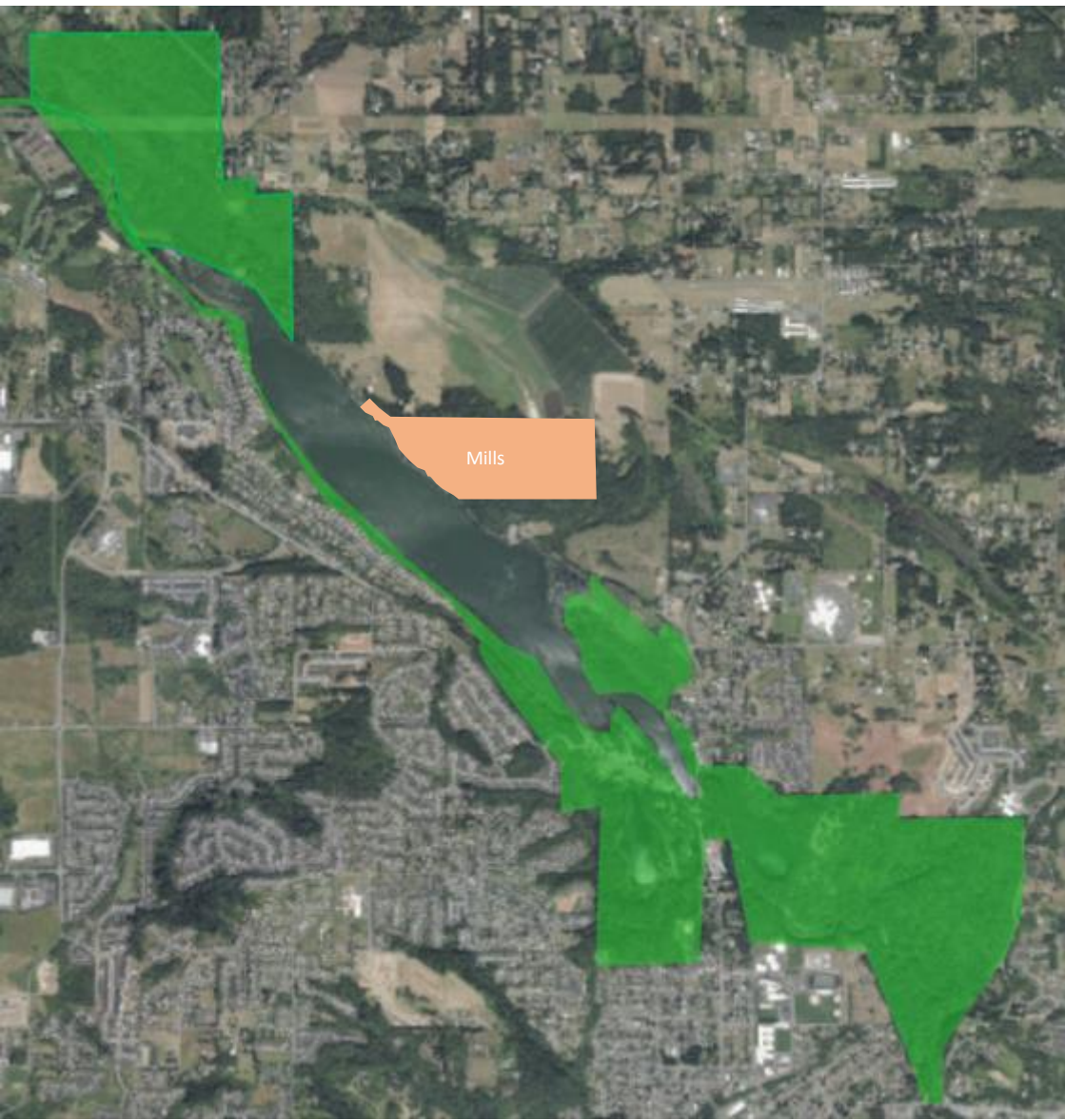


Wildlife League, 10 acres, appraised \$700,000 (donation)

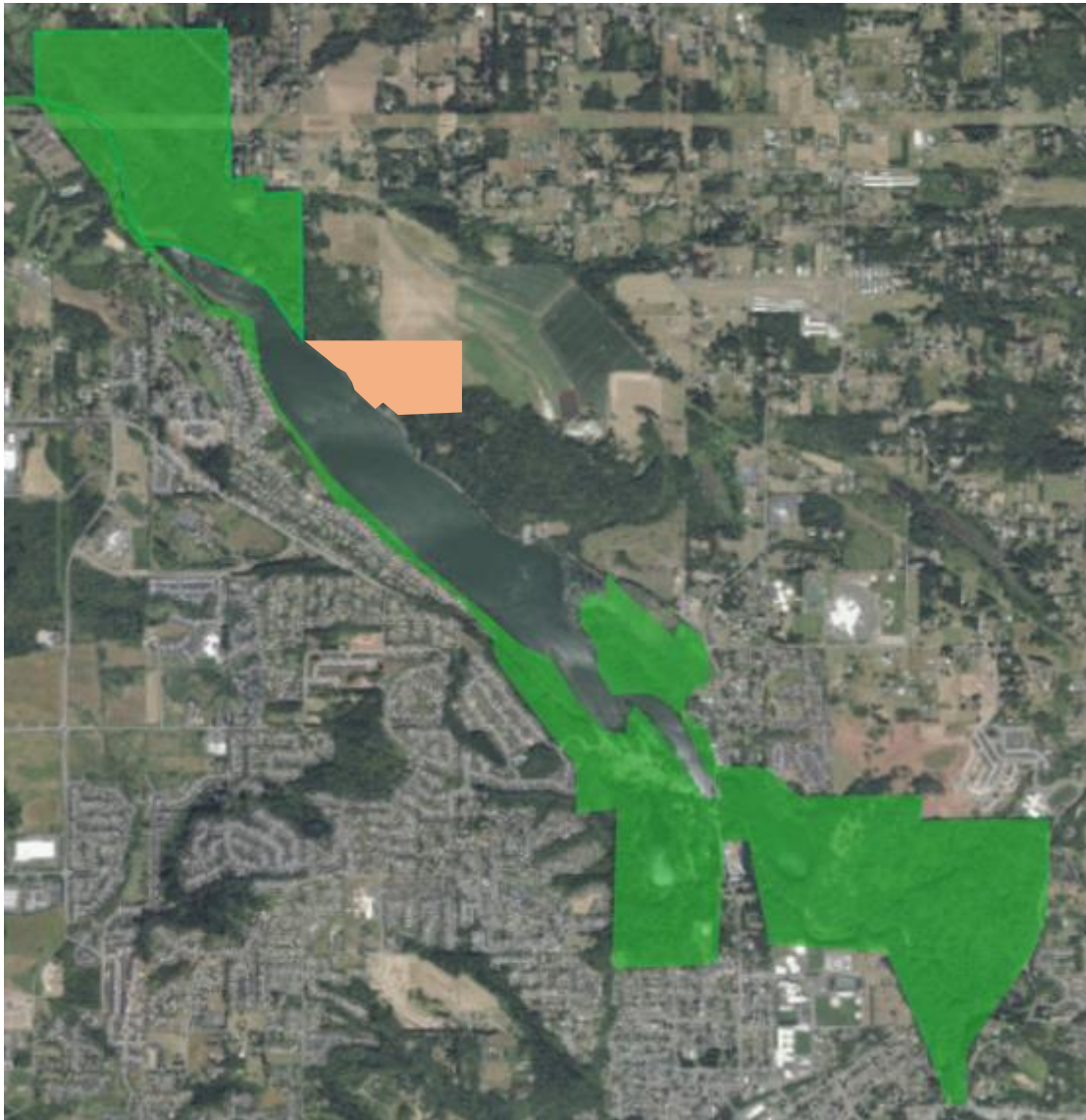


85 acre property, 289 lot approved subdivision

Target area, 13 acres (38 lots), Appraised \$1,900,000 (\$1,026,000 CF grant eligible)



90 acres property, Developers Agreement approved 357 lots
Target area, 33 acres, including two structures \$2,500,000 (\$1,350,000 CF grant eligible)



215 SE Leadbetter Rd, 54.45 acres



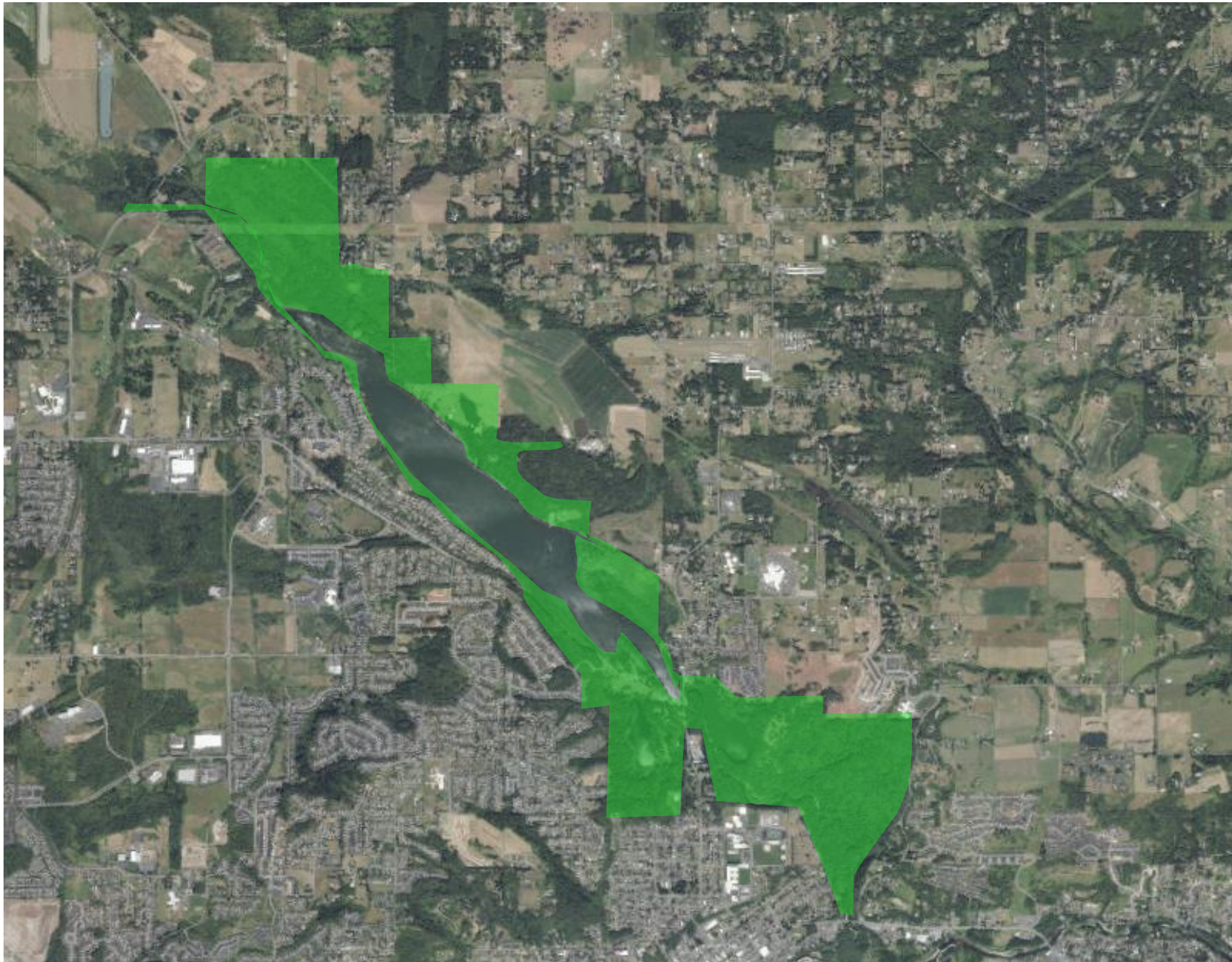
Zoned R-12, 100-150 residential units possible



Community Park

Trails, dedicated sports fields, active and passive recreation, event space, conservation and preservation





Over 1000 acres of publicly owned land surrounding Lacamas Lake guaranteeing access, recreation, and conservation for generations



An aerial photograph showing a winding river through a lush green forested landscape. In the background, there are residential areas and distant hills under a clear sky. The text 'North Shore Lacamas Legacy Lands' is overlaid in blue at the top, and 'Thank you Questions?' is overlaid in white at the bottom.

North Shore Lacamas Legacy Lands

Thank you
Questions?



Staff Report

September 17, 2018 Council Regular Meeting

Final approval of the transfer and conveyance of Georgia Pacific property, including the Lacamas Creek dams and Mill Ditch, to the City of Camas.

Staff Contact	Phone	Email
Pete Capell, City Administrator	360.834.6864	pcapell@cityofcamas.us

INTRODUCTION/PURPOSE/SUMMARY: The City of Camas has entered into an Agreement for Transfer and Conveyance with Georgia Pacific Consumer Operations LLC to allow Georgia Pacific to donate property appraised at \$960,000 to the City of Camas. The approximate 190-acre donation includes two dams, Mill Ditch and other miscellaneous properties along the shorelines of Lacamas Creek and Washougal River.

Per the Agreement, the City had a 120-day due diligence period, which was extended to 150 days. During that time, we have performed engineering analysis of the dams, reviewed the maintenance and operations of the dams, discussed permitting and oversight with State agencies, explored partnerships with Clark County and requested insurance premiums to cover liability in the event of breach or failure of each dam.

The dams are in good structural condition. Based on prior inspections completed by Georgia Pacific, the wooden gates need to be replaced at the Upper Dam. Georgia Pacific will provide the City \$10,000 to cover the expense of replacing the gates. The regular maintenance and operation of the dam is currently estimated to require 0.5 FTE. Public Works would hire one full time person funded by the Stormwater Utility, who will provide stormwater maintenance, when not working on the dams. Based on a preliminary analysis, it appears the currently proposed Stormwater Rate increase of 3.0% would be sufficient to provide the level of maintenance support required.

We received a quote of \$247,845 per year for insurance premiums. Since there has never been a claim on the dams, staff and Washington Cities Insurance Authority recommends that we self-insure. We have reserves available in the Stormwater Fund and would likely be able to set aside additional funds each year. A breach or failure of the dams is only likely to occur during a major event in which case we would probably receive FEMA assistance.

We have approached Clark County, since they own Round Lake and surrounding trails, about partnering in the maintenance and operation of the dams. They have expressed interest, but we do not have an agreement to date. They also indicated they have access to less expensive insurance.

Georgia Pacific has indicated if we were not to accept the property, they would look for another organization to take ownership, lower the level of the lakes by opening the gates and explore

demolition of the dams. Their operator will no longer be working beginning in November, so at that point they will open the gates fully.

The closing of this transaction is subject to final approval of City Council. The agreement expires September 28, 2018. Staff recommends that Council approve this transaction. The dams provide significant recreational and aesthetic benefits to the City of Camas and our residents. In addition, the Mill Ditch is intended to be converted to a multi-modal trail with connections to many of our existing trails, open spaces and our downtown business district.

RECOMMENDATION/RECOMMENDED ACTION/ACTION REQUESTED: Staff recommends final approval of the Agreement for Transfer and Conveyance.



Georgia Pacific Property

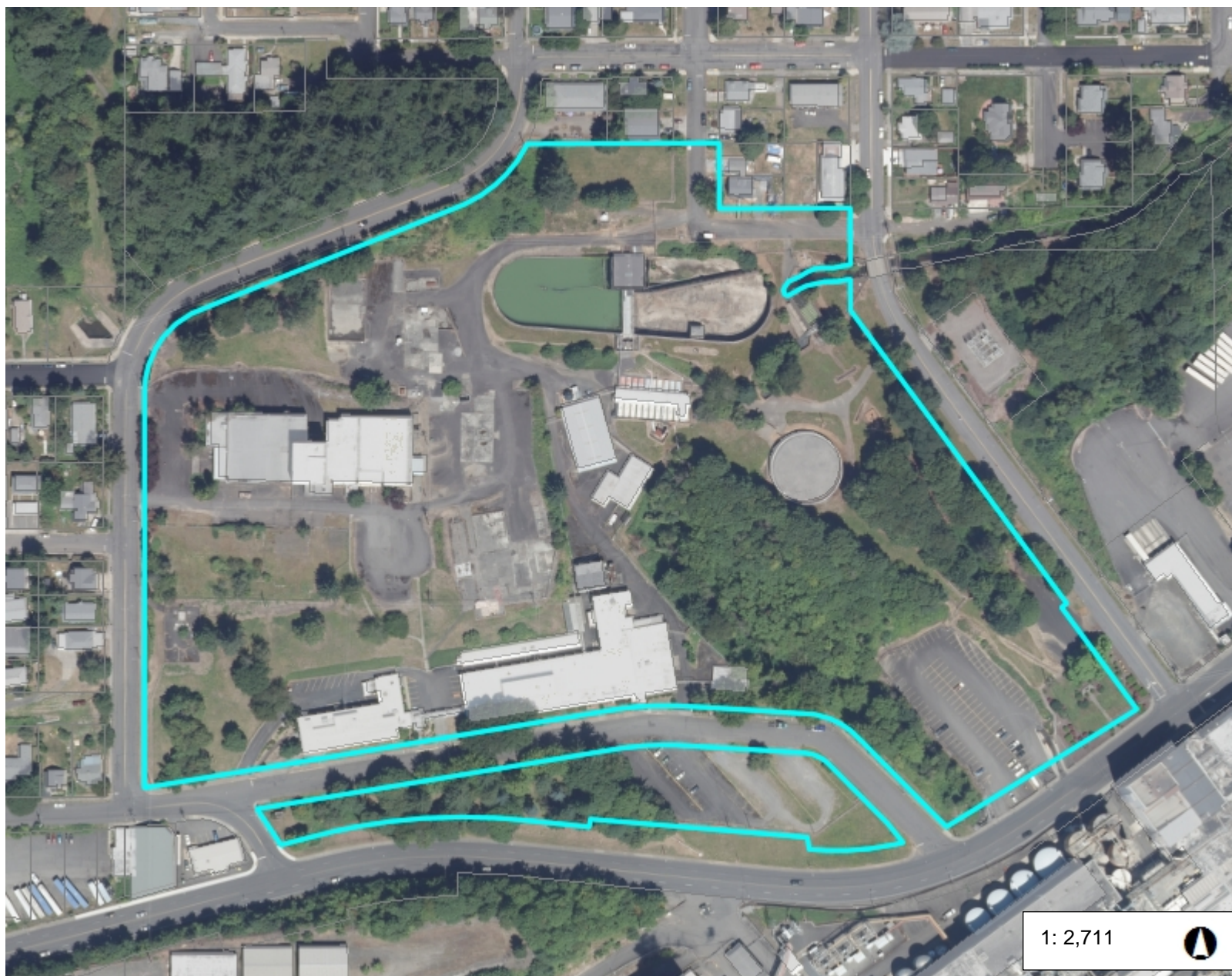
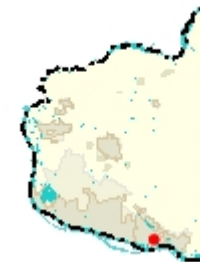
The proposed 190-acre donation, valued at \$960,000, includes two dams, Mill Ditch and other miscellaneous properties along the shorelines of Lacamas Creek and Washougal River. The property provides for public access to recreation and conservation.



Mill Ditch today



Mill Ditch vision



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

451.9 0 225.95 451.9 Feet

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Clark County, WA. GIS - <http://gis.clark.wa.gov>

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