



## **CITY COUNCIL WORKSHOP MEETING MINUTES - DRAFT**

**Monday, November 16, 2015, 4:30 PM**

**City Municipal Center, 616 NE 4th Avenue**

---

### **I. CALL TO ORDER**

Mayor Scott Higgins called the meeting to order at 4:30 p.m.

### **II. ROLL CALL**

Present: Greg Anderson, Bonnie Carter, Don Chaney, Tim Hazen, Steve Hogan, Melissa Smith and Shannon Turk

Staff: Sam Adams, Bernie Bacon, Phil Bourquin, Pete Capell, Cathy Huber Nickerson, Robert Maul, Linda Swenton, Nick Swinhart, Steve Wall and Eliezza Soriano (intern)

Press: Heather Acheson, Camas-Washougal Post-Record

### **III. PUBLIC COMMENTS**

No one from the public wished to speak.

### **IV. WORKSHOP TOPICS**

#### **A. Fire Department New Fire Pumper Purchase Agreement**

Details: The Fire Department had been authorized to purchase a new pumper as part of the recently approved bond issue. Pierce Manufacturing Inc., requires that the department/City sign the build contract no later than November 30, 2015, or the price will increase by 3%, which would be an additional \$15,000 on the purchase price.

Presenter: Nick Swinhart, Fire Chief

 [Pierce Fire Pumper Purchase Agreement](#)

[Exception NFPA Discharges](#)

[Pierce Warranty Final](#)

This item was also included on the November 16, 2015 Regular Meeting Agenda for Council's consideration.

#### **B. Informational Report About the Permanent Promotion of Administrative Battalion Chief**

Details: In May of 2015, Council approved a Memorandum of Understanding (MOU) with International Association of Fire Fighters (IAFF) Local 2444 that would have allowed the temporary appointment of one of the City's personnel to the long vacant Administrative Battalion Chief position. This was intended to save significant amounts of overtime during the summer months. Unfortunately, the members of 2444 subsequently declined to approve the MOU. The Fire Chief then made the decision in June of 2015, to permanently promote Training Captain Greg Payne to the Administrative Battalion Chief position. The Training Captain position was left vacant and the new Administrative Battalion Chief continued to


assume those same duties. There were no additional positions created with this action. This promotion allowed the department to save approximately \$25,000 in overtime costs during the summer months. After the promotion, it was discovered that this decision should have been discussed with Council as the Administrative Battalion Chief position was not one that was currently funded or approved when the 2015-2016 Budget was created. The Administrative Battalion Chief position is in the draft 2016 Budget Readoption. This item was to answer any remaining questions the Council may have had surrounding this promotion. Presenter: Nick Swinhart, Fire Chief

Swinhart summarized the informational report and discussion ensued. Council did not voice any objections to the Administrative Battalion Chief position.

C. 2016 Readoption Budget Presentation

Details: This presentation provided a review of the Revised Readoption Budget with the changes discussed by City Council at the November 2, 2015 Workshop as well as further revisions by staff to restore the projected fund balance from 15% to 16.2%. Staff presented the revisions prior to the City Council Meeting at which a Public Hearing about the Budget Readoption was scheduled.

Presenter: Cathy Huber Nickerson, Finance Director

 [2016 Final Budget Report](#)  
[2016 Final Budget](#)

Huber-Nickerson summarized the presentation and discussion ensued. This item was also included on the November 16, 2015 Regular Council Agenda for Council's consideration.

D. 2016 Property Tax Levies

Details: This presentation provided information about the estimated 2016 property tax levies for the General Fund, Emergency Medical Services and the Voted Library Bond. It is estimated with the increase in assessed values for the City that the property tax levy rates will decrease from 2015 even with the lawful limit increase of 1%.

Presenter: Cathy Huber Nickerson, Finance Director


 [City of Camas 2016 levies](#)

Huber-Nickerson summarized the presentation. This item was also included on the November 16, 2015 Regular Meeting Agenda for Council's consideration.

E. Draft Letter to Clark County Council Regarding Alternative 4 and Adopted Planning Assumptions

Details: Staff prepared a letter to the Clark County Councilors regarding recent suggested changes to adopted planning assumptions for the 2016 Comprehensive Plan Update.

Presenter: Robert Maul, Planning Manager


 [City of Camas Letter to Board of CC Councilors Re Alternative 4](#)

Maul provided background and summary information regarding the draft letter and discussion ensued. Council is supportive of the letter.

F. Grand Ridge Annexation Correction Ordinance

Details: Ordinance Number 15-016 adopted on October 5, 2015, contained an error that needed to be corrected. The attached ordinance and legal description correct the error.

Presenter: Robert Maul, Planning Manager

-  [Ordinance 15-021 Grand Ridge Corrected](#)
- [Exhibit A Legal May 19](#)
- [Exhibit B Zoning Grand Ridge for Annex Ordinance](#)


This item was also included on the November 16, 2015 Regular Meeting Agenda for Council's consideration.

- G. Development Agreement - Lofts at Camas Meadows (proposed modification)  
Details: City Council approved a Development Agreement for the Lofts at Camas Meadows under Resolution No. 15-004 in July of 2015. Prior to recording of the agreement, the design of the project was proposed to be modified from the proposal that was presented to Council. The modification is to Exhibit "F" of the agreement and specifically eliminates parking under the apartment units and to the rear of the property.  
Presenter: Phil Bourquin, Community Development Director

-  [November 6, 2015 Letter](#)
- [Narrative of Project Changes](#)
- [Proposed Modifications- Renderings](#)
- [Prior DA Hearing Exhibit 16 - Renderings](#)
- [City Kirkland Agreement](#)
- [Exhibit A-Legal Description](#)
- [Exhibit B-Long Drive Agreement](#)
- [Exhibit C](#)
- [Exhibit D](#)
- [Exhibit E](#)
- [Exhibit F](#)
- [Exhibit G- revised development standards](#)
- [Exhibit H](#)
- [MATERIAL BOARD-061215](#)

Bourquin summarized the informational report and Council did not voice any objections to staff setting a public hearing date of December 7, 2015, for Council's consideration.

- H. School District Capital Facilities Plans  
Details: Direction was provided to set a Public Hearing date of December 7, 2015, to consider the 2015-2021 Camas, Evergreen and Washougal School District Capital Facilities Plans.  
Presenter: Phil Bourquin, Community Development Director

 [Staff Report School Capital Facility Plans - Council](#)  
[Letter Marnie Allen June 10, 2015](#)  
[Camas Capital Facility Plan 2015-2021](#)  
[Evergreen Capital Facility Plan 2015-2021](#)  
[Washougal Capital Facility Plan 2015-2021](#)  
[Staff Report School Capital Facility Plans - Planning Commission](#)

Bourquin summarized the School District Capital Facilities Plans. A public hearing on this matter will be scheduled for the December 7, 2015 Regular Meeting.

- I. Community Development Miscellaneous and Updates  
Details: This is a placeholder for miscellaneous or emergent items.  
Presenter: Phil Bourquin, Community Development Director

 [Housing Units](#)

Bourquin distributed a document about housing units within the City of Camas for Council's information.

- J. Mark Marine Lease Agreement  
Details: Mark Marine currently leases property from the City of Camas for storage of materials and equipment and pays the City \$1,600 per month for the use of the property. The property being leased is located adjacent to the Columbia River and immediately south of the City's Wastewater Treatment Plant. The existing 5-year lease is due to expire on December 31, 2015. City staff has proposed a new 5-year lease at \$1,700 per month, which Mark Marine has agreed to.  
Presenter: Sam Adams, Utilities Manager

 [Mark Marine Lease Agreement](#)

Adams summarized the agreement. This item will be placed on the December 7, 2015 Consent Agenda for Council's consideration.

- K. Public Works Miscellaneous and Updates  
Details: This is a placeholder for miscellaneous or emergent items.  
Presenter: Steve Wall, Public Works Director  
  
Wall provided an update about the Slow Sand Filter project phases and a State Revolving Fund (SRF) loan application.
- L. City Administrator Miscellaneous Updates and Scheduling  
Details: This is a placeholder for miscellaneous or scheduling items.  
Presenter: Pete Capell, City Administrator  
  
Capell updated Council about the October 31, 2015 City storm event and the Salvation Army bell-ringing event on November 30th. Capell responded to Chaney's inquiry about potential dog parks in the City.

## **V. COUNCIL COMMENTS AND REPORTS**

Hazen thanked citizens for their support in electing him for another term of service to the City.

Chaney, Hogan and Carter attended the Soap-Chest ribbon-cutting.

Chaney and Hogan commented about the Council's marijuana vote.

Anderson commented about the local flooding, the C-Tran and Joint Policy Advisory Committee (JPACP meetings, and the upcoming December Council meetings.

Hogan commented about the Downtown Camas Association's Annual Award Ceremony, the Camas-Washougal Economic Development Association (CWEDA) Meeting and the December 4th Christmas Tree lighting event. Hogan also commented about the Mark Marine Company.

Carter commented about the December 3rd Sip and Shop event and house tour. Carter attended the Library Board of Trustees meeting and commented about the Board of Adjustment and Library Board openings.

Turk and Mayor commented about the Japan Sister City trip that they went on.

Smith attended the Chamber meeting and their December 10th Christmas Banquet.

Mayor commended Smith on her Regional Transportation Council representation for 2015.

Mayor stated that he looking forward to seeing all the citizens at the Hometown Holidays Christmas Tree lighting event on December 4th.

## **VI. PUBLIC COMMENTS**

No one from the public wished to speak.

## **VII. ADJOURNMENT**

The meeting adjourned at 5:51 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.