



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

**Monday, April 4, 2016, 4:30 PM**

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

---

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

Mayor Pro Tem Turk called the meeting to order at 4:30 p.m.

### **II. ROLL CALL**

Present: Greg Anderson, Bonnie Carter, Don Chaney, Steve Hogan and Shannon Turk

Excused: Tim Hazen and Melissa Smith

Staff: Sam Adams, Bernie Bacon, Pete Capell, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Robert Maul, Heather Rowley, Nick Swinhart and Steve Wall.

Press: No one from the press was present.

### **III. PUBLIC COMMENTS**

No one from the public wished to speak.

### **IV. WORKSHOP TOPICS**

#### **A. 2016 Spring Omnibus Budget Presentation**

Details: Staff presented an overview of 21 Operating Budget packages and 12 Capital packages. These included nine carry-forward packages from the 2015 Budget, 10 administrative or technical packages and 14 supplemental packages. This presentation provided an overview of all the budget packages with more detail to be provided in subsequent meetings.

Presenter: Cathy Huber Nickerson, Finance Director

 [2016 Spring Omnibus Budget Presentation](#)

Huber Nickerson provided an overview of the presentation. Discussion ensued. The topic of the contract negotiation attorney will be placed on a future Workshop meeting for further discussion in regards to the 2016 Spring Omnibus. Wall will provide an update on the Cooper's View project at a future Workshop meeting.

#### **B. Belz Place Development Agreement**

Details: Pahlisch Homes at Belz Place, LLC, would like to enter into a Development Agreement (DA) with the City of Camas. The DA includes provisions for right-of-way alignment, Dorothy Fox Park improvements, Development Standards, Design and Aesthetic Standards and the timing of such improvements.

Presenter: Robert Maul, Planning Manager



 [Belz Place Draft Development Agreement](#)

[Exhibits](#)

Staff will set a public hearing date of April 18, 2016.

C. Amendments to Camas Municipal Code (CMC), Chapter 18.19 Design Review and to Camas Design Review Manual (DRM)

Details: Staff recommends scheduling a public hearing to consider proposed amendments to the DRM, specifically the "Gateways Principles & Guidelines" section. The proposed amendment includes the addition of corridors and a table that identifies unique features within a gateway and corridor. Other minor edits include clarification to some of the Commercial and Multi-Family design principles. Proposed amendments associated with Chapter 18.19 of the CMC will remove the redundancy of the standards, which are identified in the DRM. A public hearing was held before Planning Commission on March 15, 2016, and the commission forwarded a recommendation of approval to Council.

Presenter: Robert Maul, Planning Manager

 [Staff Report](#)

[Camas Municipal Code Chapter 18.19 Design Review](#)

[Design Review Manual Amendments](#)

Staff will set a public hearing date of April 18, 2016.

D. Parker Village Final Plat Phase 1

Details: Parker Village, LLC, is seeking final plat approval from the City for Phase 1 of the Parker Village townhouse project located west of NW Brady Road.

Presenter: Robert Maul, Planning Manager

 [Parker Village Staff Report](#)

[Parker Village Phase 1 Plat Sheet 1](#)

[Parker Village Phase 1 Plat Sheet 2](#)

[Parker Village Final Wetland Mitigation Plan](#)

[Parker Village - Deed of Dedication NW 20th Avenue](#)

[Parker Village Covenants, Conditions and Restrictions \(CC&R's\)](#)

Staff will set a public hearing date of May 2, 2016.

E. Community Development Miscellaneous and Updates

Details: This is a placeholder for miscellaneous or emergent items.

Presenter: Robert Maul, Planning Manager

Maul updated Council about annexations in the City and that the Mixed Use Overlay (MXPD) public hearing will be scheduled for the May 2, 2016, Council meeting.

F. Lacamas Lane Landslide Consultant Contract

Details: Staff has selected Harper Houf Peterson Righellis (HHPR), Inc. to provide engineering, permitting and preliminary design services as needed for the Lacamas Lane landslide. The contract cost for these services will not exceed \$136,896.00. The conditions resulting in the slope failure were high-intensity rains occurring in early December of 2015. The project is eligible for funding reimbursement through Federal Emergency Management



Agency (FEMA) at a rate of 75% of the total. The remaining 25% is currently anticipated to be funded through the Stormwater Utility Fund with some matching funds possible from the Washington State Office of Emergency Management (OEM). City funding for the project will be included in the 2016 Spring Omnibus Budget under the Capital projects list. In order to provide a timely solution that can be implemented in the dry weather, staff has placed this item on the April 4, 2016 Consent Agenda for Council's consideration.

Presenter: James Carothers, Engineering Manager

 [Lacamas Lane Landslide Consultant Agreement](#)

This item has also been placed on the April 4, 2016 Consent Agenda for Council's consideration.

G. Public Works Miscellaneous and Updates

Details: This is a placeholder for miscellaneous or emergent items.

Presenter: Steve Wall, Public Works Director

Wall updated Council about the Cooper's View project. Wall commented about the STEP Tank Pumping project bid and the HDJ Development Review Assistance items on the April 4, 2016 Consent agenda.

H. City Administrator Miscellaneous Updates and Scheduling

Details: This is a placeholder for miscellaneous or scheduling items.

Presenter: Pete Capell, City Administrator

Capell informed Council that the City earned the 2016 WellCity Award and will receive a 2% discount on its AWC Trust medical premiums. He thanked the City's Wellness Committee for their ongoing efforts.

Capell reported that Washington State's 2016 Supplemental Budget cut the funding for the Lean process improvement contract. He stated that he is now working with the State Auditor's Office about facilitating the process.

Capell informed Council that the City received a letter from Washington State Department of Transportation (WSDOT) requesting signatures from the Mayor and all seven Council Members in order to surplus property on Tampa near SE 8th and the WSDOT roundabout, Park & Ride, and storm water facility. It is residential property and the City has no need for it in the future.

Capell stated that he and Gorsuch have been working with the Library Board of Trustees Personnel Committee to finalize the update to the Library Director job description and prepare the posting.

## V. COUNCIL COMMENTS AND REPORTS

Chaney attended the Clark Regional Emergency Services Agency (CRESA) methodology charges meeting.

Anderson attended the East County Fire & Rescue (ECFR) and Economic Development meetings.



Hogan attended the Downtown Camas Association (DCA) First Friday, Camas-Washougal Economic Development Association's (CWEDA) Meeting and the Innovation Partnership Zone (IPZ) discussion.

Turk attended Japan and Poland Sister City events.

## **VI. PUBLIC COMMENTS**

No one from the public wished to speak.

## **VII. ADJOURNMENT**

The meeting adjourned at 5:34 p.m.

NOTE: The City welcomes participation of its citizens in the public meeting process. Effort will be made to ensure anyone with special needs can participate. For more information call 360.834.6864.