



CITY COUNCIL REGULAR MEETING MINUTES

Monday, December 3, 2018, 7:00 PM

City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Shannon Turk called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Steve Hogan, Deanna Rusch and Melissa Smith

Staff: Kevin Bergstrom, Phil Bourquin, Pete Capell, Sarah Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Shawn MacPherson, Robert Maul, Madeline Sutherland, Nick Swinhart, Heather Rowley, Connie Urquhart and Steve Wall

Press: No one from the press was present

IV. PUBLIC COMMENTS

No one from the public wished to speak.

V. CONSENT AGENDA

- A. November 5, 2018, and November 19, 2018, Camas City Council Regular and Workshop Meeting Minutes; November 14, 2018 Camas City Council Special Meeting Minutes

 [November 5, 2018 Camas City Council Workshop Minutes - Draft](#)
[November 5, 2018 Camas City Council Regular Minutes - Draft](#)
[November 14, 2018 Camas City Council Special Meeting Minutes - Draft](#)
[November 19, 2018 Camas City Council Workshop Meeting Minutes - draft](#)
[November 19, 2018 Camas City Council Regular Meeting Minutes - draft](#)

- B. \$298,972.62 Automated Clearing House and Claim Checks Numbered 138979 to 139079 \$1,905,970.28. Automated Clearing House, Direct Deposit and Payroll Checks Numbered 7774, 7784 to 7806 and Payroll Accounts Payable Checks Numbered 139080 through 139091. \$2,227,427.27 November Electronic Payments.
- C. Camas-Washougal Wildlife League Property Acceptance (Submitted by Pete Capell)
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 [Wildlife League Transfer Agreement](#)
[Wildlife League License Agreement](#)

- D. Final Plat for Green Mountain Mixed Use Planned Residential Development (PRD) Phase 2 South (Submitted by Robert Maul)

 [Staff Report Green Mountain Phase 2 Final Plat](#)
[Green Mountain PRD Final Plat Phase 2 South Page 1](#)
[Green Mountain PRD Final Plat Phase 2 South Page 2](#)

- E. Final Plat for Dawson Ridge Phase 1 (Submitted by Sarah Fox)

 [Staff Report - Dawson Ridge Final Plat](#)
[Dawson Ridge Final Plat Page 1](#)
[Dawson Ridge Final Plat Page 2](#)

It was moved by Council Member Carter, and seconded, to approve the Consent Agenda. The motion carried unanimously.

VI. NON-AGENDA ITEMS

- A. Staff

There were no items from staff.

- B. Council

Hogan and Anderson commented about Hometown Holidays being held on Friday, December 7, 2018.

Carter announced that she will not be present at the December 17, 2018 City Council meetings.

VII. MAYOR

- A. Announcements

Mayor Turk announced the addition of item H. to the Regular Agenda.

VIII. MEETING ITEMS

- A. Public Hearing for Annual Comprehensive Plan Amendments
Presenter: Sarah Fox, Senior Planner

 [Staff Report to Council](#)
[Grass Valley Comprehensive Plan Map](#)
[Applicant Narrative](#)
[Memo from Applicant](#)
[Letter to Applicant from Staff](#)
[Camas 2035 Comprehensive Plan](#)
[Staff Presentation to Commissioners](#)
[Comment from MacKay Family](#)
[Staff Presentation to Council](#)

Fox presented an overview of the proposed amendments. Mayor Turk opened the public hearing at 7:11 p.m. Paul Dennis, PO Box 372, Camas, offered public testimony. The public hearing closed at 7:27 p.m.

It was moved by Council Member Carter, and seconded, to approve the Planning Commission recommendation for the Annual Comprehensive Plan amendments. The motion carried unanimously.

- B. Ordinance No. 18-025 Amending Camas Municipal Code (CMC) Section 13.84.010 Revising Solid Waste Utility Rates for Years 2019 Through 2023
Presenter: Steve Wall, Public Works Director

 [Ordinance No. 18-025 Revising Solid Waste Utility Rates](#)

It was moved by Council Member Carter, and seconded, that Ordinance No. 18-025 be read by title only. The motion carried unanimously.

It was moved by Council Member Carter, and seconded, that Ordinance No.18-025 be adopted and published according to law. The motion carried unanimously.


- C. Resolution No. 18-015 Adopting 2019 Non-Represented Position Salary Schedules
Presenter: Jennifer Gorsuch, Administrative Services Director

 [Resolution No. 18-015 Adopting 2019 Non-Represented Salary Schedules](#)

It was moved by Council Member Carter, and seconded, that Resolution No. 18-015 be read by title only. The motion carried unanimously.

It was moved by Council Member Carter, and seconded, that Resolution No. 18-015 be adopted. The motion carried unanimously.

- D. Amendment to the Interlocal Agreement (ILA) Between the Cities of Camas and Washougal for the Formation and Operation of the Camas-Washougal Fire Department
Presenter: Pete Capell, City Administrator

 [Amendment to Camas-Washougal Fire Department ILA](#)
[Staff Report - Amendment to the Fire ILA](#)

Capell summarized the amendment and recommended postponing action to the December 17, 2018 Regular Agenda. Council agreed to defer this item.

- E. Public Hearing for Ordinance No. 18-023 Amending the City's 2018 Budget Ordinance No. 17-018 and 18-007
Presenter: Cathy Huber Nickerson, Finance Director

 [Ordinance No. 18-023 Amending Budget Ordinance-Fall Omnibus 2018 Attachment A and B 2018 Fall Omnibus](#)

The public hearing opened on November 19, 2018 resumed at 7:39 p.m. No one from the public wished to speak. The public hearing was closed at 7:42 p.m.

It was moved by Council Member Rusch, and seconded, that Ordinance No. 18-023 be read by title only. The motion carried unanimously.

A motion was made by Council Member Carter, and seconded, that Ordinance No. 18-023 be adopted and published according to law. The motion passed by the following vote:

Yes: Council Member Anderson, Council Member Carter, Council Member Chaney, Council Member Hogan, Council Member Rusch and Council Member Smith

- F. Public Hearing for Ordinance No. 18-024 Adopting the City of Camas 2019-2020 Biennial Budget
Presenter: Cathy Huber Nickerson, Finance Director

 [Ordinance No. 18-024 2019-2020 Biennial Budget Attachment A Job Roster Revised 12-3-18 Excluding Additional Fire Positions](#)

Huber Nickerson provided an overview and discussion ensued.

The public hearing opened on November 19, 2018 resumed at 7:50 p.m. No one from the public wished to speak. The public hearing was closed at 7:51 p.m.

There was further discussion by Council.

It was moved by Council Member Carter, and seconded, that this Ordinance be read by title only. The motion carried unanimously.

A motion was made by Council Member Carter, and seconded, that Ordinance No. 18-024, as amended with the new job roster excluding the firefighter positions, be adopted and published according to law. The motion failed by the following vote:

Yes: Council Member Carter, Council Member Chaney and Council Member Hogan

No: Council Member Anderson, Council Member Rusch and Council Member Smith

It was moved by Council Member Smith, and seconded, that Ordinance No.

18-024 adopting the City of Camas 2019-2020 Biennial Budget be renoticed for a public hearing on December 17, 2018, or unless stated by staff or Council before December 31, 2018, based on the statutes for public hearing notification. The motion carried unanimously.

- G. Ordinance No. 18-026 Amending the Capital Improvement Plan (CIP) Concurrent with the City of Camas 2019-2020 Biennial Budget
Presenter: Phil Bourquin, Community Development Director

 [Ordinance No. 18-026 Amending the Capital Improvement Plan](#)
[City-Wide CIP January 2019](#)

This item was deferred to the December 17, 2018 Regular Meeting.

- H. Purchase of Building at 528 NE 4th Avenue
Presenter: Pete Capell, City Administrator

 [528 NE 4th Avenue Building Purchase Memo](#)

It was moved by Council Member Hogan, and seconded, that subject to satisfaction of the contingencies as set forth within the signed Real Estate Purchase and Sale Agreement, the Mayor, or her designee, is hereby authorized to execute closing documents for the acquisition of real property at 528 NE 4th Avenue, Camas, Washington from 528 Dallas LLC at a purchase price of \$1,600,000.00. The motion carried unanimously.

IX. PUBLIC COMMENTS

No one from the public wished to speak.

X. ADJOURNMENT

The meeting adjourned at 8:14 p.m.

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.

December 3, 2018

Council Members,

The Council will be deciding to accept the Purchase and Sale Agreement for property at 528 NE 4th Avenue (former Bank of America Building) tonight. The owners indicated that they were going to throw out the old offers and accept new offers no later than 2:00 pm Tuesday, December 4th with a minimum bid of \$1,680,000.

Shawn and I met and agreed that was unacceptable. He discussed with their attorney that we would start the condemnation proceedings, if they did not accept our last offer. They asked if we would increase our offer to \$1,680,000. We said no, but we would go up to \$1,600,000. They have accepted that offer.

Question for Council, we had been authorized to offer \$1,500,000. Will you authorize the increasing the amount by \$100,000?

The benefits to the City include:

- We are out of space in City Hall, this will give us the additional space to better serve our citizens.
- The added space will address the needs well into the future, deferring the need to build a new City Hall for decades.
- The cost of \$1,600,000 plus renovations is much less than the \$30 - \$40 million it would cost to build a new a new City Hall.
- The proximity to City Hall will create a campus like environment for employees and citizens.
- The drive-up window will be a great benefit to some of our older citizens, who like to come in to pay their utility bills

Item H. was added to the agenda to accept the Real Estate Purchase and Sale Agreement, subject to satisfaction of the contingencies

Staff recommends that subject to satisfaction of the contingencies as set forth within the signed Real Estate Purchase and Sale Agreement, the Mayor, or her designee. Be to execute closing documents for the acquisition of real property at 528 NE 4th Avenue Camas, WA from 528 Dallas LLC at a purchase price of \$1,600,000.

