



**City Council Regular Minutes  
- REMOTE MEETING  
Monday, April 06, 2020, 7:00 PM  
City Hall, 616 NE 4th AVE**

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***Participate in this virtual Council Meeting with the online ZOOM application and/or by phone.***

**OPTION 1** -- Join the virtual meeting from any device:

1. First-time ZOOM users, go to <https://zoom.us>
  - To download the free ZOOM Cloud Meetings app for your device
  - Or, click the Join Meeting link in the top right corner and paste - 547443686
2. From any device click the meeting link - <https://zoom.us/j/547443686>.
3. Enter your email and name, and then join webinar.
4. Wait for host to start the meeting.

**OPTION 2** -- Join the virtual meeting from your phone (audio only):

1. Dial 877-853-5257
2. When prompted, enter meeting ID 547 443 686 #, and then #

**During Public Comment periods:**

1. Attendees may click the ***raise hand icon*** in the app and you will be called upon to comment for up to 3 minutes.
    - If listening by phone, hit \*9 to "raise your hand" and you will be called upon to comment for up to 3 minutes.
  2. You may also send public comments before and during meetings to the City's public comments email, [publiccomments@cityofcamas.us](mailto:publiccomments@cityofcamas.us) (limit to 300 words). Your email will be routed to the Council and included in the record.
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***SPECIAL MEETING***

**CALL TO ORDER**

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

**ROLL CALL**

Present: Council Members Ellen Burton, Bonnie Carter, Don Chaney, Steve Hogan, Shannon Roberts, Greg Anderson and Melissa Smith (arrived at 7:11 p.m.)

Staff: Jerry Acheson, Bernie Bacon, Jennifer Gorsuch, Cathy Huber Nickerson, Shawn MacPherson and Steve Wall

**PUBLIC COMMENTS**

Kimbal Logan, 9513 SE 14<sup>th</sup> Street, Vancouver, commented about the Legacy Lands acquisition.

Wayne Pattison, 2919 SE 2<sup>nd</sup> Avenue, Camas, commented about COVID-19.

Phil Williams, 936 NE 41<sup>st</sup>, Camas, commented about COVID-19 and the Legacy Lands acquisition.

John Nohr, 1710 NE Dallas Street, Camas, commented about the various services offered by the City of Camas and the service of the City Council Members.

Randal Friedman, 1187 NW 10<sup>th</sup> Avenue, Camas, commented about the Camas Library and the Legacy Lands acquisition.

Justin Lyons, 1323 NW 23<sup>rd</sup> Avenue, Camas, commented about the City Council Meeting and the Legacy Lands acquisition.

Samantha Connolly, 230 NW 12<sup>th</sup> Avenue, Camas, commented about schooling under COVID-19 and commended all City of Camas first responders.

Margaret Tweet, 2715 NW 34<sup>th</sup> Circle, Camas, commented about Camas construction projects, public parks, the Legacy Lands acquisition, and COVID-19 impacts.

John Ley, 444 NW Fremont Street, Camas, commented about the Legacy Lands acquisition project.

Mel Locke, 217 NE 4<sup>th</sup> Avenue, Camas, commented about COVID-19 and utility services.

Tim Hein, 3512 NW Logan Court, Camas, commented about the Council Meeting and the Legacy Lands acquisition.

Brad Gable, 22904 NE 16<sup>th</sup> Street, Camas, commented about the Legacy Lands acquisition.

Geri Rubano, 1216 NE 6<sup>th</sup> AVE, Camas, commented about the Legacy Lands acquisition.

Scott Hogg, 3533 NW Norwood Street, Camas, commented about the Council Meeting and the Legacy Lands acquisition.

Heather Kesmodel, 1506 NE 6<sup>th</sup> Avenue, Camas, commented about the Council Meeting and the Legacy Lands acquisition.

Heidi Echeverio, 126 NE 15<sup>th</sup> Avenue, Camas, commented about the Mayor and the City Council Members leadership and the Legacy Lands acquisition.

Alicia King, 3457 NW Endicott Street, Camas, commented about the Council Meeting and the Legacy Lands acquisition.

Diana Hogg, 3533 NW Norwood Street, Camas, commented about the Legacy Lands acquisition and the Lake Road and Everett Street Intersection Improvements project.

Additional public comments received via [publiccomments@cityofcamas.us](mailto:publiccomments@cityofcamas.us) are attached to these minutes.

## CONSENT AGENDA

*NOTE: Consent Agenda items may be removed for general discussion or action.*

1. March 16, 2020 Camas City Council Regular and Workshop Meeting Minutes
2. \$795,594.39 Automated Clearing House and Claim Checks Numbered 143908 to 144051; \$2,290,336.76 Automated Clearing House, Direct Deposit and Payroll Checks Numbered 7771 to 7773, 7838 and Payroll Accounts Payable Checks Numbered 143887 through 143894; \$11,476,054.10 March Electronic Payments
3. Professional Services Agreement for the Wastewater Treatment Plant Blower Motor Controls with Carollo Engineers, Inc. for \$49,019 (Submitted by Sam Adams)
4. \$351,119.52 R.L. Reimers Company Gravity Thickener Project Bid Award with up to 10% change authorization (Submitted by Sam Adams)

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

## MAYOR

There were no comments from Mayor.

## MEETING ITEMS

5. City of Camas Proclamation of Civil Emergency COVID-19  
Presenter: Jennifer Gorsuch, Administrative Services Director

**It was moved by Council Member Chaney, and seconded, to ratify the Proclamation of Civil Emergency for COVID-19 signed by the Mayor on March 18, 2020, with the modification noted by Council Member Chaney; the proclamation be brought back to Council at each subsequent meeting until the proclamation is lifted and that for the contract purchase authority in Section 5 to state, also consult with the Finance Director prior to proceeding. The motion carried unanimously.**

6. Closing of the Purchase and Sale Agreement with Earnest Money Provision between the City of Camas and Jo Rose and Jerry Rose (Parcel A) and Jo Hagerud (Parcel B)  
Presenter: Jerry Acheson, Parks and Recreation Manager

**It was moved by Council Member Hogan, and seconded, to ratify the Real Estate Purchase and Sale Agreement with Earnest Money Provisions dated March 9, 2020, between the City of Camas as purchaser and Jo Rose and Jerry Rose (Parcel A) and Jo Hagerud (Parcel B), which includes a Promissory Note and further authorize the Mayor or designee to execute all closing documents on behalf of the City. The motion carried unanimously.**

7. Closing of the Purchase and Sale Agreement with Earnest Money Provision between the City of Camas and CJ Dens Lacamas I LLC  
Presenter: Jerry Acheson, Parks and Recreation Manager

**It was moved by Council Member Roberts, and seconded, to ratify the Real Estate Purchase and Sale Agreement with Earnest Money Provisions dated January 15, 2020, between the City of Camas as purchaser and CJ Dens Lacamas I LLC, as seller; and further authorize the Mayor or designee to execute all closing documents on behalf of the City. The motion carried unanimously.**

## **PUBLIC COMMENTS**

Scott McElhaney, 4227 NW Sage Loop, Camas, commented about COVID-19 and the Legacy Lands acquisition.

Justin Lyons, 1323 NW 28<sup>th</sup> Avenue, Camas, commented about the Legacy Lands acquisition.

Kimbal Logan, 9513 SE 14<sup>th</sup> Street, Vancouver, commented about the Legacy Lands acquisition.

Randal Friedman, 1187 NW 10<sup>th</sup> Avenue, Camas, commented about the Legacy Lands acquisition.

Brent Smithline, 3443 NW 60<sup>th</sup> Avenue, Camas, commented about the Legacy Lands acquisition.

Phil Williams, 936 NE 41<sup>st</sup> Avenue, Camas, commented about the Legacy Lands acquisition.

John Ley, 444 NW Fremont Street, Camas, commented about the Legacy Lands acquisition.

Douglas Strabel, 4307 NW Oregon Street, Camas, commented about the Legacy Lands acquisition.

Erika Cox, 639 NW Fremont Street, Camas, commented about the Legacy Lands acquisition.

Heather Kesmodel, 1506 NE 6<sup>th</sup> Avenue, Camas, commented about the Legacy Lands acquisition.

Anastasia McDonnell, 1425 Everett Street, Camas, commented about the Legacy Lands acquisition and the Department Heads and Council Members support of open communication.

Additional public comments received via voicemail are transcribed and attached to these minutes.

## **ADJOURNMENT**

The meeting adjourned at 8:32 p.m.

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

## Bernie Bacon

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**From:** Randal Friedman <randalfriedman@gmail.com>  
**Sent:** Saturday, April 4, 2020 8:52 PM  
**To:** Public Comments  
**Subject:** COMMENT ON LEGACY ACQUISITION

In this interesting time of virtual meetings I provide this public comment on the proposal to approve these purchases. I absolutely support their acquisition. Lacamas Lake and our trail system are one of the big reasons I moved here. Nonetheless, I have significant concern, and questions, of the public graphics supporting acquisition.

The slides infer the City of Camas would approve subdivisions as depicted showing substantial coverage of land by residential lot and building. Never mind trees and a watercourse (that somehow disappears beneath the subdivision). This in a city where people wonder if they can fell a dead tree on their property that is threatening a structure. Despite these significant constraints, including sensitive lands draining into a ecologically significant lake used for recreation, these subdivisions would be approved as depicted. I would also note that both of these depicted subdivisions depend on road access through undeveloped, and unapproved properties that have yet been subject to a public review process. It is not clear that these properties have confirmed access so support this level of development.

While perhaps I should, I'm not questioning the appraisal. For all I know the value of these properties for a handful of large estates, still closed off to the public, supports the appraisal. I do know depicting the result of a lengthy public development review as a "done deal" is not appropriate. This is especially the case when the properties involved are presently seeking approval of a sub-area plan that would formalize similar significant development on sensitive lands.

Is this depiction a "wink and nod" that the City of Camas presupposes approval of exactly what a developer would submit? The inference is there. I certainly hope this isn't the case.

Before the Council votes on these acquisitions, I request the City Attorney answer the following questions:

(1) Does the depiction of development, specifically subdivision, in any manner imply or prejudge what the full City review of a development submittal would result in?"

(2) Does depiction of these potential developments in any manner imply the City of Camas supports and considers approvable further development proposals on adjacent properties within the North Shore sub-area plan still going through a public planning process, let alone development review?

(3) Do these subdivisions, as depicted, have approved access suitable for this intensity of development? Does this potential road access depend on expenditure of public money?

(4) Finally, if subdivision of this land was considered feasible and achievable, where do services (water and sewage) come from and does it require expenditure of any public money to make this development possible?

In conclusion, I ask you if a common person looking at those maps, seeing that both rely on road access from the undeveloped North Shore, and seeing these in a City document, would reasonably conclude that decisions on North Shore development have been made? I surely hope this isn't the case. Moreover, it is this type of miscommunication with the public that led to the revolt against the Aquatic Center. Camas wants transparency.

Again I support the acquisition, but believe the justification for them cannot be circumvention of a public planning process. To preserve the sanctity of the City's future planning options, I request these answers in the public record before approval.

## Bernie Bacon

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**From:** Cassi Marshall <cassi.r.marshall@gmail.com>  
**Sent:** Monday, April 6, 2020 5:02 PM  
**To:** Public Comments  
**Subject:** Legacy Lands Acquisitions - tonight's Council meeting

Good Evening, Council --

Just wanted to give a shout out to Jerry Acheson for his many years of work that are finally culminating in tonight's approval of the purchases of the last two properties needed for the Legacy Lands project. City staff and council members over many years had the vision, persistence (and patience!) to make this a reality for us all, but Jerry has played an especially important role in planning and implementation.

Thank you for listening to Camas residents who have, for decades, expressed a deep desire to protect this crucial portion of the Lacamas Lake corridor for conservation and recreation purposes -- for generations to come! I think the term "Legacy" is very fitting for this project.

Thanks again,  
Cassi

Cassi Marshall  
1186 NW 10th Ave.  
Camas  
360-213-9010

**Bernie Bacon**

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**From:** Douglas Tweet <douglas.tweet@comcast.net>  
**Sent:** Monday, April 6, 2020 6:53 PM  
**To:** Public Comments  
**Subject:** April 6 City Council Meeting-Opposed to purchase of new lands and round-about

I am strongly opposed to the plan to purchase new lands and also opposed to the enormous, unnecessary round-about, especially at this time of uncertainty.

1) We are in times of unprecedented crisis, both in health and the economy. This is NOT the time to use precious reserve funds for projects of questionable need.

2) Many people have lost their jobs or are in danger of losing their jobs soon.

3) Personally, my income has dropped significantly while my property tax has jumped 17%.

4) If we use reserve funds at all, they should be spent on necessary items to maintain what we already have: roads, parks, fire and police.

5) I am opposed to such significant decisions being done over Zoom. I use Zoom in my current job as I work from home, and its security failures have been well publicized.

6) I am strongly opposed to the enormous, complex round-about planned for Lake Road. It reminds me of a 2-lane round-about north of Gig Harbor, where I lived last year. One time I got trapped in the inner circle, and escaped with difficulty. An hour later I went back the same way, and found someone had crashed and traffic was backed up more than a half-mile in all directions. The planned roundabout here will be heavily used by brand-new 16 year old drivers going to CHS. I expect a steady supply of crashes and backups.

7) I am also strongly opposed to the City hiring a PR manager. The "pools" debacle last year was at least partially caused by insulation of the mayor and city council from the 90% of Camas Citizens who oppose such waste. A PR manager would simply increase this insulation.

Sincerely,

Douglas Tweet, Ph.D.



**Bernie Bacon**

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**From:** MARGARET TWEET <tweetfamily@comcast.net>  
**Sent:** Monday, April 6, 2020 7:01 PM  
**To:** Public Comments  
**Subject:** No to spending Millions on unnecessary projects during this national crisis

Businesses are being ordered by the state to close, which may lead to permanent closures. The strict control measures in WA state have been extended to at least May 7, and job losses have occurred and are expected to continue as the state shuts down everyday economic activity. This crisis period is not the time to take \$Millions out of reserves to spend on unnecessary projects.

\$8 Million for a convoluted roundabout we don't need to replace a working intersection is not wise. Spending \$ Millions now fails to take into account the serious situations the citizens of Camas are now facing. Do citizens have access to the parks we now have? Please clarify what park access is now available at the parks in the Camas area.

\$20 Million plus for another city land grab is not justifiable, especially at this time. Citizens have repeatedly expressed a desire to better maintain the resources we have, existing roads and parks. Camas is blessed with bountiful parks and generous open spaces. There is no urgent or pressing need to expand the lands the City is responsible for maintaining right now. At this time we do not know what the economic impact from the government actions to limit business and citizen activities will be, or how long lasting this crisis will last.

Caution is needed, not overspending on unnecessary wants while citizens face difficulty meeting basic needs.

Please consider the needs of Camas residents, and forego any unnecessary spending at this critical time.

Sincerely, Margaret Tweet

This public comment was received by the City's 360-834-6864 voicemail on Monday, April 6, 2020. 7:04 p.m.:

"This is Michael Kelly, I'm just calling on regards of this spending bill that you guys are voting on and I am totally against it. My goddam taxes went up \$1400 this year and you guys are thinking about spending money like this; just like this goddam \$78 million dollar pool outfit. So if you guys are going to do this, I'll tell you what, there's going to be a lot of people that are not going to be too happy with you and the City Council. My number is 360-834-6271."