



**CITY OF CAMAS  
COUNCIL WORKSESSION  
May 7, 2012  
4:30 p.m.**

**CALL TO ORDER:** Mayor Scott Higgins presided.

**COUNCIL MEMBERS:**

**Present:** Anderson, Chaney, Dietzman, Hazen, Hogan, Smith, and Turk  
(Turk departed at 6:10 p.m.).

**Excused:**

**STAFF PRESENT:** Bourquin, Carothers, Copsey, Gorsuch, Hodges, Lackey,  
Levison, Stevens, and Zavortink.

**PRESS:** Heather Acheson, Camas-Washougal Post Record.

Mayor asked and Turk introduced Noah White, an eighth grader from Skyridge Middle School.

**PUBLIC:**

There were no comments.

**EMPLOYEE RECOGNITION:**

Eric Levison, Public Works Director, presented Mike Stevens, Operations Supervisor-Water/Sewer, with a 30-year tenure pin and highlighted Stevens' career with the City.

Mayor noted a change to the order of the agenda. The transportation impact fee update under Community Development will be the next topic to be discussed.

**COMMUNITY DEVELOPMENT:**

**Planning:**

**Transportation Impact Fee (TIF) Update:**

James Carothers, Engineering Manager, presented a summary of how transportation improvements that are necessitated by development growth are funded and summarized the Draft Transportation Impact Fee (TIF) Study. Carothers clarified that TIF fees are imposed on new development only and can be used to repay debt on past TIF projects.

Carothers summarized the following staff recommendations as listed in the TIF Study:

- 1) Collect TIF based upon PM peak hour trip generation rates;
- 2) Establish two TIF districts;
- 3) Fund curb-to-curb and storm system improvements with TIF as well as a portion of right-of-way acquisition;
- 4) Allow "Diverted Link" reductions for retail and services;
- 5) Collect 60% of the total TIF eligible costs;
- 6) Establish a 2012 TIF PM peak hour trip rate for the south district at \$2,520, and for the north district at \$6,620; and
- 6) Apply an annual cost index adjustment of 3.9%.

Chris Maciejewski, DKS Associates, Transportation Consultants, 720 SW Washington, Ste. 500, Portland, OR:

Maciejewski commented about the TIF Study and responded to questions from Council.

Paul Dennis, Camas Washougal Economic Development Association Director, 1700 Main Street, Suite 208, Washougal, WA:

Dennis addressed the need to establish rates that are competitive and noted that he was aware of companies holding off on permits until the new rates are established.

Phil Bourquin, Community Development Director, commented that at the conclusion of the prior Council workshop on this subject it was clear that Council was interested in options that may be used to further lower or incentivize the rates below those recommended in the TIF Study. Staff evaluated current and potential TIF debt in an effort to help Council evaluate the sustainability of any proposed path and discussed these findings with the Economic Development Incentives Ad-hoc Committee. The ad-hoc committee concluded that a rate reduction from \$2,520 to \$1,600 per PM peak trip for approximately eight months could be sustained. Bourquin clarified the north district would see a proportionally equivalent reduction. Bourquin further clarified that this option was discussed with the City Attorney. The City Attorney's advice was that the numbers have to be justified and suggested looking at reducing the number of projects in the out years.

Randy Printz, Attorney, 805 Broadway Street, Ste. 1000, Vancouver, WA:

Printz commented that Council has great discretion in how they set fees and provided some examples.

Questions were asked and clarifications were provided throughout the discussion. Mayor asked that staff prepare two options together with any necessary implementing ordinance or resolutions for discussion at the May 21, 2012, Council Workshop and for consideration at the May 21, 2012, Council Meeting. The two options would include: 1) Removing out year projects from the TIF Study; and 2) Eliminating stormwater improvement associated with roadways from the calculation of TIF rates.

### **Engineering:**

#### **Memorandum Items:**

A memorandum was previously distributed to Council with Community Development's Engineering Workshop items. The topics addressed in the memorandum are noted below and were not discussed individually at the meeting.

#### **Change Order #1 for EECBG Lighting Project:**

The contractor will be substituting some materials that were not specified in the original bid specifications. This necessary change is due to the light fixtures specified not fitting in some of the existing locations. The change order will reflect a credit for materials not used, and a cost for the substituted materials. Based on current information, staff expects the total cost of change order #1 will likely be close to \$0.

Change Order #6 for Wastewater Treatment Plant Improvements, Phase 2:

Change order #6 consists of fifteen separate items totaling \$99,339.00 excluding state sales tax. 1) Install electrical circuit for heat trace, \$1,325.00; 2) Install additional vent line in dryer building, \$1,268.00; 3) Install air line from the boiler room to dryer, \$374.00; 4) Install piping for future H2S air-scrubber, \$39,749.00; 5) Replace check valve on blower discharge pipe, \$1,694; 6) Install wye strainer on dryer non-potable water piping, \$658.00; 7) Relocate gas burner control panel, \$6,271.00; 8) Replace broken 36" influent sewer pipe at the main sewage lift station \$71,017.00 (this required work was to replace a section of the 36" influent pipe at the main sewage pump station to prevent a likely catastrophic failure, and had to be completed for the planned expansion of the existing wet-well.); 9) Install additional vent lines for boiler gas, \$6,077.00; 10) Replace U.V. level sensor, \$537.00; 12) Install additional HVAC flow switches, \$659.00; 13) Install chain guard, \$463.00; 14) Install stair railings at W.A.S storage tank, \$2,131.00; 15) Delete backfill of existing aerobic digester demolition, **credit** to Camas of (\$33,413.00).

A draft copy of change order #6 was attached to the memorandum for reference.

There were no questions regarding the memorandum items.

Miscellaneous and Updates:

There were no miscellaneous items or updates.

The meeting recessed at 5:54 p.m. for a brief break. The meeting reconvened at 5:58 p.m.

Mayor stated that the Library/Human Resources topic will be discussed next.

**LIBRARY/HUMAN RESOURCES:**

Library Staff Restructure Report:

David Zavortink, Library Director, stated that with the two pending vacancies at the library that it is an opportune time to restructure the library to benefit the department. Zavortink referred to a document that he had previously sent to Council, dated May 3<sup>rd</sup>, that included a reorganization chart. Zavortink explained the proposed changes and added that the change is financially neutral.

Zavortink responded to questions from Council.

Jennifer Gorsuch, Human Resources Director, said that a resolution will be placed on the May 21, 2012, Council Agenda for the newly created position for Council's consideration.

**PUBLIC WORKS:**

Memorandum Items:

A memorandum was previously distributed to Council with Public Work's Workshop items. The topics addressed in the memorandum are noted below and were not discussed individually at the meeting.

2012 Chemical Purchase and Service Agreement:

The Public Works Department has prepared specifications for a public bid for sodium hydroxide which is used for pH adjustment in the water and wastewater systems. The bid

opening is scheduled to occur on May 15, 2012, with formal award to be requested at the June 4, 2012, Council Meeting. Estimated cost is \$150,000 per year.

Consultant Agreement Contract Amendment with CH2M Hill for Jones Boulder Water Source:

Staff will request that a professional services contract amendment #1 with CH2M Hill Engineering be placed on the May 21, 2012, Consent Agenda for Council's consideration. The amendment provides for the preparation of a preliminary engineering report required by Department of Health.

Consultant Contract with Gray & Osborne for Wastewater Modeling:

Staff is requesting authorization for a professional services contract with Gray & Osborne Engineering for wastewater modeling in the Dwyer Creek Master Plan area and data gathering for odor control and corrosive issues related to the 21" STEP force main. The sewer modeling work will support both the Master Plan effort and decisions on sewer extension requirements for the NW Friberg Street Project.

Watercraft Concession Agreement – Heritage Park:

On the May 21<sup>st</sup> Consent Agenda staff will request authorization for Mayor to sign an agreement for watercraft concessions for the continuation of boat and bike rentals at Heritage Park. The agreement has been reviewed by the City Attorney, the Finance Department, and a motion was made by the Parks and Recreation Commission to forward this matter onto City Council for approval.

There were no questions regarding the memorandum item.

Public Works Trust Fund (PWTF) Projects:

Levison stated that on tonight's consent agenda staff is asking for authorization to submit PWTF applications for the NW 6<sup>th</sup> Avenue and NW Friberg Street Projects. Levison gave a brief overview of the projects and responded to questions from Council.

Miscellaneous and Updates:

There were no miscellaneous items or updates.

**ADMINISTRATION:**

Miscellaneous and Scheduling:

Acting City Administrator Mitch Lackey reported that he had no miscellaneous or scheduling items.

**COUNCIL:**

Turk gave a brief overview of the different committee meetings and events that she attended.

Dietzman stated that she attended the Library Trustee Meeting and the Ward Meeting.

Anderson announced that there is a Regional Fire Authority Planning Meeting scheduled for next Wednesday and stated that the Economic Development Incentives Ad-hoc Committee has also kept him busy.

Hogan commented about the *Earth Day* event that was sponsored by the Downtown Camas Association and the Ward and Camas-Washougal Economic Development Association meetings that he attended.

Smith gave a brief report about her committee meetings and stated that she attended the retirement party for Carol Buck.

Mayor reminded everyone that there will be a Ward Meeting held on May 17<sup>th</sup> at the Camas Police Department.

Mayor stated that he had met with a representative of Burlington Northern Railway as a result of the adopted resolution regarding coal trains. He gave a brief report about the meeting and also commented about the *Earth Day* event, the meeting that he attended at East County Fire and Rescue and the Fat 2 Fit weight loss initiative that he is taking part in.

**PUBLIC:**

Alyse Erickson, 2739 NE Everett Street, Camas, WA:

Erickson stated that she is a senior at Camas High School and is also enrolled in the Running Start Program at Clark College. She stated that she is doing a report for her political science class.

**ADJOURNMENT:**

The meeting adjourned at 6:16 p.m.

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Mayor

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City Clerk