



**CITY OF CAMAS
COUNCIL WORKSESSION
April 16, 2012
4:30 p.m.**

CALL TO ORDER: Mayor Pro-tem Linda Dietzman presided.

COUNCIL MEMBERS:

Present: Anderson, Chaney, Hazen, and Turk.

Excused: Mayor Higgins, Hogan, and Smith.

STAFF PRESENT: Berquist, Bourquin, Carothers, Gorsuch, Levison, Nelson, and Swinhart.

PRESS: There were no members of the press present.

PUBLIC: There were no comments from the public.

FIRE:

Staffing Vacancy:

Nick Swinhart, Fire Chief, updated Council about the staffing vacancy and proposed the vacated position be filled through the reappointment list.

In response to Anderson's inquiry, Swinhart reported the individual that would be returning to the fire department to fill this position is designated as a Firefighter IV.

COMMUNITY DEVELOPMENT:

Flood Hazard Regulations:

Phil Bourquin, Community Development Director, stated that a May 7th public hearing date is included on tonight's consent agenda to hear the amendments to the City's flood hazard and frequently flooded area regulations. These amendments are consistent with the City of Camas flood insurance program. Bourquin distributed a copy of the staff report dated April 16, 2012, *File No. CMC 11-03 Flood Hazard Regulations Amendments* to each Council member.

Transportation Impact Fee (TIF) Study Presentation:

Bourquin invited James Carothers, Engineering Manager, to introduce Chris Maciejewski of DKS Associates, the consultant firm that has completed the current Draft TIF Study for the City of Camas.

Carothers gave a brief overview of the 2011 TIF Study and gave the reasons why a new study was needed. Budget authority for a new study was received in 2011 and included financial participation from the Port of Camas-Washougal and the Washington State

Department of Transportation. An intergovernmental agency committee was formed for the study and included staff members from Washington State's Department of Transportation, Clark County, the City of Vancouver, the Port of Camas-Washougal, and the cities of Camas and Washougal. Feedback from each entity was taken into account. The City of Camas Planning Commission viewed the resulting presentation in March of 2012 and their comments were taken into consideration.

Carothers responded to questions from Council. He added that implementing incentives that will bring jobs was a key focus in creating an equation for a new fee structure. Lowering fees and creating separate districts with separate fee structures are also considerations.

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

Maciejewski presented a high level overview of the factors used in building the TIF study and the policy and rate recommendations. He explained that the total cost for the projects was estimated to be \$136 million. This total includes right-of-way and construction costs. Maciejewski displayed a map showing staff's recommendations for dividing Camas into two TIF districts, a north district and a south district.

Recommendations about what should be included to calculate the new rate and a listing of a variety of ways to bring the cost of the rate down are noted below:

- Collect fees based on the number of PM Peak Hour trips, as it is now.
- Establish separate rates for two districts.
- Fund the cost of the projects from curb to curb as they are now and add the cost of improving the stormwater system. The inclusion of the stormwater system costs is different from the previous study.

In an effort to reduce the fee:

- Fund only the Camas share of the purchase of the rights-of-way that are needed for transportation improvements outside the urban growth area (UGA). Camas' share calculates to 20%. The calculation of 20% is the same percentage that is recommended to be included in the overall calculation for purchasing rights-of-way inside the UGA. Being prepared with 20% will facilitate building projects without interruption.
- Allow for Pass-By and Diverted-Linked Trip Reductions; this does not impact the overall system and it allows for a more correct allocation of costs. The allowance is calculated for each type of retail and services land use.
- Fund only Camas' share of the projects built outside of the UGA.
- Apply a 60% "other sources" reduction factor (i.e. reduce by 40%). Camas' previous record in obtaining outside funding to build transportation projects was used to calculate this reduction factor.

After reviewing the Draft TIF Rate Structure for Camas, Maciejewski responded to questions from Council.

Council asked that this subject be brought back to council workshop on May 7, 2012. Chaney asked that staff discuss the pros and cons of the Draft TIF plan at the workshop and that Paul Dennis also give his input regarding the plan.

Randy Printz, 805 Broadway, Vancouver, WA:

Printz spoke about other options besides TIF as a funding source and the policy decisions that need to be made about how projects are funded. He supported having two TIF districts within Camas.

Jamie Howsley, 500 E Broadway, Ste. 400, Vancouver, WA - representing North Shore property owners:

Howsley spoke about lowering the suggested TIF's for the north area and gave reasons why.

Ken Hadley, 4011 F Circle, Washougal, WA:

Hadley asked and received clarification about the suggested boundaries for the district referred to as the north district.

Carothers summarized Council's discussion and noted the questions Council would like to have addressed at the upcoming workshop.

Bourquin asked that Council respond to staff about whether or not the fee is too high or too low or with any concerns they may have before the workshop. Once staff understands Council's broad policy direction, staff can respond with synchronized adjustments to the draft plan.

NW 38th/SE 20th St. Construction Project Update:

Carothers added an additional item and relayed that request for qualifications from consultants for phases two and three have been received as well as their proposals and the scope and contract for this project may be included on the May 7th Consent Agenda.

PUBLIC WORKS:

State Revolving Fund for Jones/Boulder Creeks – Funding Update:

Eric Levison, Public Works Director, gave an update on the Department of Health's State Revolving fund application. Camas made the list and will receive \$800,000 with a 1% interest rate (versus 1.5%). Staff recommends moving this forward to the PW Trust Fund Board in May and staff's plan is to have the contracts underway in July. The approval of funds generates a list of actions that will be brought forward to workshops. Levison relayed that the consolidation agreements will need to be in place before staff can begin the loan agreement process.

Development Agreement with Hills at Round Lake LLC (HARL):

Levison referred to the memo regarding the HARL Development Agreement that was distributed to Council prior to the council workshop on April 2nd and asked Council if they had any questions about the agreement or the 12" waterline upsized. There were no questions. Levison said that he would work with the developer and the agreement should be placed on the Consent Agenda sometime in May.

Memorandum Items:

The following memorandum was distributed to Council during the meeting:

Potential 2013 Public Works Trust Fund (PWTF) Projects:

NW 6th Avenue –Adams Street to Norwood Street et al: This project provides for a major grind and overlay; it may include portions of NE 3rd Avenue from Adams Street to Dallas Street. The roadway's condition is currently close to failure. Traditional surface treatments will provide minimal service life extension for the cost benefit. Overall cost to grind and overlay would consume the existing pavement management budget for up to five years, reducing the City's ability to work on any other arterial or collector streets based on current funding through REET. The PWTF loan would allow for full improvement. Staff suggests reducing the current \$300,000 pavement management budget by the PWTF annual payment amount. Construction would begin after SR-14 completion. Project may include a traffic signal at Norwood, an upgrade to the pedestrian crossing at Ivy, and minor storm and sewer line improvements to upgrade all known issues below the pavement zone and American Disabilities Act (ADA) sidewalk upgrades as required. Cost will be in the range of \$1.5 to \$2 million depending on the scope. Other partial funding sources include the Transportation Impact Fee (TIF), and the Storm Utility and Water/Sewer fund. Levison added that this project may include a pedestrian signal at Ivy Street and a traffic signal at Norwood Street and that final staff recommendations will be made at the May 7th Workshop.

NW Friberg Street/NE Goodwin Road: This project has received \$3,450,000 (contingent on the Governor's signature) in State funding. HB 2190 provides \$450,000 for preliminary engineering and SB 5127 provides \$3,000,000 for construction. The total project is estimated at \$4,500,000. There are four possible funding sources for the \$1,050,000 remaining balance that include TIF, PWTF, Surface Transportation Program (STP) and Transportation Improvement Board (TIB). Staff will make a final recommendation at the May 7th Workshop.

38th Avenue, Phase 3: This project would complete the 38th corridor from Grass Valley Park to 192nd. Current funding for the 38th project includes STP, TIB and PWTF in the amount of \$6.5 million. Staff is working with the TIB and PWTF boards for authorization to expand the current Phase 1 scope, maximizing the improvements to the east towards Parker Street. Based on current costs, staff estimates that existing funding will be used to construct the NW Parker intersection. The new Phase 3 loan request would provide funding for the remaining section of NW 38th Avenue from Parker Street to Grass Valley Park. This section is also eligible for STP and TIB funding. Staff will request authorization to submit applications for those sources at the appropriate time.

The deadline for these applications is May 11, 2012. Staff will bring final application requests to the May 7, 2012, Workshop for discussion and to the regular meeting for Council authorization.

A memorandum was previously distributed to Council that also includes Public Work's Workshop items. The topics addressed in the memorandum are noted below and were highlighted at the meeting.

Hydraulic Analysis Consultant Contract for the Jones/Boulder Creek Water Main:

As part of the Jones/Boulder surface water source rehabilitation, staff, at the May 7th Council Meeting will request authorization for a professional service contract with Gray and Osborne in the amount of \$15,700 to provide a detailed hydraulic analysis of the system impacts based on the new treatment facility location and proposed reservoir.

Community Center Roof Replacement:

City Project P-871 Community Center Roof Replacement will be going out to bid within the next two weeks. The project will remove multiple layers of composite shingle roofing that is in very poor condition. New downspouts and gutters will be installed to divert run-off away from the building. Funding will be through the use of existing Real Estate Excise Tax (REET) authority and Friends of the Community Center funds.

Offender Crew Trailer Bid Opening:

City Project P-870 Mobile Office Unit is out to bid. The new office trailer will replace an existing structure and will provide shelter for the offender crew workers separate from the Operations Center. The cost estimate for the unit is \$21,000. As discussed at a previous workshop, staff will work to fund the project from existing budget authority.

There were no questions regarding the memorandum items.

The following memorandum items were distributed to Council by Eric Levison, Public Works Director. Levison gave an overview of the listed topics.

Legislative Action: The legislature passed SB 5127 and SB 6074. These bills include two specific appropriations for the City. The first is listed under Section 304 of SB 5127 in the amount of \$3,000,000 for NW Friberg Street. The second appropriation is listed under Section 3004 of SB 6074 and provides \$150,000 for the construction of the Camas Vactor Waste Facility. Both bills still require the Governor's signature. When authorized, staff will work with the Department of Commerce and the Department of Ecology to formalize these projects. Earlier, the Governor signed ESHB 2190 (Section 310) that provided an additional \$450,000 for the preliminary engineering of NW Friberg Street. Staff will be working on a request for proposals in the next month.

The Public Works Trust Fund projects were also confirmed by the legislature. Staff expects contracts for the Gregg Reservoir and Sewer By-Pass projects to be ready for approval in the next two months and will be constructed in 2013, 2014, or 2015.

The legislature also passed 3ESHB 2127 (operating budget) and ESHB 2823. Both bills will affect liquor revenues. AWC estimates that Camas will be impacted by \$103,006 and \$35,828 respectively.

In response to Chaney's question, the impact will begin in July of 2012 and the general fund will reflect that the amount is no longer included.

Miscellaneous and Updates:

There were no miscellaneous items or updates.

HUMAN RESOURCES:

Memorandum of Understanding (MOU) for Local 11:

Jennifer Gorsuch, Director of Human Resources, described the purpose of the MOU for Local 11, the bargaining group for the Camas Public Library.

Gorsuch responded to questions from Council.

Miscellaneous and Scheduling:

Gorsuch stated that a page will be resigning from the library at the end of April and confirmed the position could be refilled.

Michael Carver, Sr. Library Associate, will be retiring at the end of June. Gorsuch said she will be working with library staff to look at how to best refill and will bring a plan, which may include some restructuring, back to Council at the May 7th Workshop.

Mayor Pro-tem Dietzman asked and Shyla Nelson, Police Captain reported on recent police activity.

COUNCIL:

Anderson attended an East County Fire and Rescue (ECFR) Board meeting where Chief Swinhart gave a presentation on the Emergency Management Services (EMS) levy.

Turk attended the Easter Egg Hunt at Crown Park and noted that the weather was beautiful and the event was run well.

Chaney thanked staff for the well organized recovery of the bowling alley site and said the site's appearance looked much better.

Hazen spoke on behalf of the residents in the Evergreen neighborhood and noted that residents have appreciated the response and focus of the Police Department.

Dietzman attended the Audit Entrance meeting and the Library meeting and gave an update on the new direction C-Tran is considering toward funding light rail and the bridge.

PUBLIC:

ADJOURNMENT:

The meeting adjourned at 6:00 p.m.

Mayor Pro-tem

City Clerk