



City Council Workshop Minutes - Draft
Monday, June 07, 2021, 4:30 PM
REMOTE MEETING PARTICIPATION

NOTE: Please see the published Agenda Packet for all item file attachments.

SPECIAL MEETING

CALL TO ORDER

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

ROLL CALL

Present: Council Members Greg Anderson, Bonnie Carter, Don Chaney, Steve Hogan, Shannon Roberts and Melissa Smith

Staff: Sam Adams, Bernie Bacon, Phil Bourquin, James Carothers, Jamal Fox, Sarah Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Trang Lam, Robert Maul, Bryan Rachal, Heather Rowley, Nick Swinhart, Connie Urquhart and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post-Record

PUBLIC COMMENTS

Randal Friedman, 1187 Northwest 10th Avenue, Camas, commented about the Camas Housing Action Plan.

Emailed comments received via publiccomments@cityofcamas.us are attached to these minutes.

WORKSHOP TOPICS

1. Camas Housing Action Plan
Presenters: Sarah Fox, Senior Planner and Mosaic Community Planning

Melissa Mailoux of Mosaic provided an overview of the proposed plan. Discussion ensued. A public hearing will be scheduled for the June 21, 2021 Regular Council Meeting.

2. Property Purchase for Access to Lacamas Reservoir
Presenter: Sam Adams, Utilities Manager

This item has also been placed on the June 7, 2021 Consent Agenda for Council's consideration.

3. Lacamas Park Trail Bridge
Presenter: Trang Lam, Parks and Recreation Director

Lam presented recommendations from the Parks and Recreation Commission. There was a consensus of Council to proceed with the recommended pilot program.

4. Draft Resolution No. 21-003 Camas Assistance Program (CAP) Presentation
Presenter: Cathy Huber Nickerson, Finance Director

The resolution will be placed on the June 21, 2021 Regular Meeting Agenda for Council's consideration.

5. Cooperative Purchasing Contracts (Sourcewell) Presentation
Presenter: Cathy Huber Nickerson, Finance Director

This item has also been placed on the June 7, 2021 Consent Agenda for Council's consideration.

6. Staff Miscellaneous Updates
Presenter: Jamal Fox, City Administrator

Staff updates were deferred to the June 7, 2021 Regular Meeting

COUNCIL COMMENTS AND REPORTS

Hogan attended a Columbia River Economic Development Council (CREDC) meeting and commented about transportation legislation.

Carter, Anderson and Burton attended an equity listening session.

Carter attended a Finance Committee meeting, a ribbon cutting, and completed the Camas Parks, Recreation and Open Spaces (PROS) survey.

Roberts attended a Friends of Dementia training; she engaged in constituent communication.

Roberts and Anderson attended a meeting regarding the City's fireworks survey.

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

Anderson will attend the C-TRAN Board meeting and will be a member of the interim mayor process; he commented about the upcoming Clark County Charter Review Commission Town Halls.

Mayor Pro Tem Burton sought and received consensus to have a Council on the Homeless presentation at a future workshop. Burton commented about the updated Council agenda process, the Camas PROS survey, the Camas City Council Town Hall, the City fireworks survey on Engage Camas, and thanked staff for their efforts on the Shoreline Master Plan.

PUBLIC COMMENTS

Randal Friedman, 1187 Northwest 10th Avenue, Camas, commented about ivy removal and the Camas Housing Action Plan.

ADJOURNMENT

The meeting adjourned at 6:26 p.m.

From: [Randal Friedman](#)
To: [Public Comments](#)
Cc: [Kelly Moyer](#)
Subject: PUBLIC COMMENT FOR WORKSHOP AND COUNCIL MEETING
Date: Monday, June 7, 2021 1:35:31 PM
Attachments: [Housing Study Council.pdf](#)
[June 7 Council Statement.pdf](#)

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7 June 2021 Council Workshop on Housing Action Plan

Randal Friedman Public Comment:

How this plan gets it so wrong on so many levels

Our community is coming together realizing our future lies with the mill's cleanup and reuse. It served this community for more than a century. Even consistent with current operations, it can return as Camas' vibrant center. It can better meet state housing mandates, the subject of tonight's Housing Action Study.

The 27-acre lab property sits with Heavy Industry zoning as bulldozers finish their work. This property alone, using MF-18 zoning, could provide 11% of state-mandated housing. With density on the lower portions like the popular Clara apartments, you might reach 20%.

Think of what decommissioned mill property might do.

Pause and look at Slide 20 Sarah will show you. The deep blue GP property dwarfs the magenta downtown. That deep blue was excluded.

This study perpetuates never "talking" about the mill's future. As a result, we consider Portland-type measures. Dense infill housing and relaxed parking standards are but two.

We don't want parked up neighborhoods like Portland's where planners told them millennial, lower income households and seniors wouldn't have cars. Even with Portland's multi-modal public transportation system we'll never have, many apparently defy the planners with their cars.

We don't want our historic downtown impacted from the parking scramble you'd expect in Portland. Neighborhoods around Crown Park don't want that either.

Reducing parking standards tells economically challenged populations they are not worthy enough to merit a parking spot. Their City thinks they are not supposed to have cars.

How disrespectful to assume lower-income households, seniors, and others won't have a car. Are planners suggesting they can't find a better job needing personal transportation? Are their medical needs limited to bus lines or expensive Uber drives for cancer treatment in Portland? Are you really saying they can't have the same options for education and recreation as their neighbors with parking spots?

Consider the full spectrum of social equity. This plan makes it worse.

We needn't go deeply into Portland-like measures if we admit mill property can accommodate housing over the next two decades. Cities exist to lead. This study does not.

This Housing Action Plan should, and needs to be a way to start this conversation. Sadly, it does not.

I'm tired of people saying "you can't make Georgia Pacific do anything." Also true, a City can't make any OTHER property owner build anything either. Yet we plan.

This plan is not a mandate, but a guide post for two decades out. This plan should include, at a minimum, portions of the mill already decommissioned.

To do otherwise creates real consequences to our City and neighborhoods. Our collective ostrich's head needs out of the sand. Let's start with this Housing Action Plan.

7 June 2021 Camas City Council Meeting

Randal Friedman Public Comment:

“What an Interim Administrator should and shouldn’t do.”

First, thanks to our Acting Mayor for standing for our community and your 6-0 vote for the mayor’s letter supporting an Advisory Committee. While just one thing on your plate, you and this Council understand the Mill’s cleanup enables our next century.

It’s been a rough couple of years. Many feel a city still not listening.

Tonight, let’s talk Interim City Manager.

Start with what they should not do. Micromanage. Recognize Camas Department heads are consummate professionals and trusted to run their departments. Other than community vision of the City’s leadership, leave them alone and let them do their job. If they screw up, they will be accountable.

For the interim City Administrator’s “To Do” list:

- So long as they are needed, restore virtual meetings so Council and Commissioners see the public. That’s easy. Show respect.

Now the harder.

Ask each Department head the following:

- 1) What services do you provide Camas’ residents? Explain so the community understands. You can’t do your job until you can succinctly explain it to a lay person. No more than a page.
- 2) What could you be doing better? Let staff think out-of-the-box. I sense that problem now. Let staff honestly say what could be better, and what, if any, additional resources they need. Often it isn’t resources, just letting people do their jobs. Don’t get in the way.
- 3) What’s needed to ready Camas for its future? Again, let staff out-of-their-box. It’s time staff starts implementing the mill’s cleanup and reuse. Denis Hayes’ wonderful letter stated, “The condition of the mill site will determine the future viability of Camas. As we have seen throughout industrial America, nothing is more lethal to a community than a toxic abandoned industrial facility right at its core.”
- 4) What will the city need for major mixed-use development support? New public safety facilities and resources? Traffic/street management? A public shoreline with parks and amenities? Start informal conversation. Write it down. Make that part of their job and feel ownership of our future. **No costly consultant studies**
- 5) Make the Interim Administrator available to the public and staff. Require generous office hours for the public to come and talk. Enable staff to have candid, unrecorded conversations. Compile a binder for the new Mayor and City Administrator with some thoughts.
- 6) Make this opportunity for assessment. A pause for coming back stronger through the mill’s emergence as Camas’ new center. Filled with low-carbon housing and services, it helps us meet state mandated growth least disruptive to neighborhoods. Starting with the Housing Action Plan, direct staff to revise City goals and policies enabling Camas’ new center. The 2025 Comprehensive Plan update is knocking on the door.

These are non-traditional times. Seize this opportunity, appoint someone who has no other agenda, and work towards implementing 6 basic questions. Let our new Mayor hit the ground running with a binder of thoughts, suggestions, and restored faith in government.

From: [Douglas Strabel](#)
To: [Public Comments](#)
Subject: Four (4) Items for the 6/07/2021 CITY COUNCIL MEETING
Date: Monday, June 7, 2021 3:40:24 PM

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1. Since the City has announced the reopening of City Facilities effective July 1st 2021 on what date will the City Council Meetings move from the Zoom Format back to a face to face format with Taxpayer/Citizens in attendance? And additionally address Item #2?

2. Resolution #1252 (dtd 02/2020) states Citizens/Taxpayers are currently NOT ALLOWED to engage in a conversation, ask questions and expect a response or debate of any type.

There needs to be a Modification, Amendment or Repeal of Sec III Note E to thereby allow Conversation, Debate or Q&A.

3. Why do Comments/Questions to the City Council not get answered or even posted into the PUBLIC COMMENTS FOLLOW UP section of the City Website?

There has been zero activity since April/May 2020.

Now the PUBLIC COMMENTS FOLLOW UP section has disappeared from the new revised City Website

4. NW Lake Road and NW Sierra Street Traffic Signal:

This item has been moved again and is now listed as #8 on the City of Camas 2022-2027 Six Year Street Priorities.

It now has a \$380K estimated cost.

This item was listed as a \$2.5M line item as part of the \$78M in the Failed Prop 2 in the 2019 Election.

Will it take a tragedy to get the project moved up in the priority list?

Why is this project LOWER than other items which have no potential for injury or death?

Douglas Strabel

4307 NW Oregon St.

Camas, WA