



**CITY COUNCIL WORKSHOP MEETING AGENDA**  
**Monday, October 16, 2017, 4:30 PM**  
**City Hall, 616 NE 4th Avenue**

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**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC COMMENTS**

**IV. WORKSHOP TOPICS**

**A. City of Camas 3rd Quarter of 2017 Financial Review**

Details: Staff will present an economic and financial review of the City for the third quarter of 2017. For context, this review will include the economic environment during the third quarter both nationally and locally. Staff will then present budget to actual highlights, review of the investment and debt portfolios as well as an economic outlook for the City. Following the review, staff will provide Council a white paper analysis of Transportation Benefit Districts.

Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: This item is for Council's information only.

 [Financial Performance for Third Quarter 2017](#)

**B. City of Camas 2018 Recommended Re-Adoption Budget**

Details: Staff will provide an in-depth presentation regarding the recommended 2018 Re-Adoption Budget. The presentation will include an explanation of what adjustments were made to the budget as well as a review of what decision packages were included in the 2018 Adopted Budget. Department staff will be available to answer questions from Council.

Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: This item is part of a series of presentations leading up to an ordinance that will be placed on the December 4, 2017 Regular Meeting Agenda for Council's consideration, following a public hearing.

 [2018 Recommended Budget Presentation](#)

**C. 2018 Community Development Block Grant (CDBG) Application**

Details: CDBG Applications are due on December 1, 2017. Staff proposes submitting an application for the 2018 round of funding. The proposed project will make improvements to NE Adams Street between NE 19th and NE 21st Avenues and will include rehabilitation of the roadway, installation of sidewalk, and replacement and upgrading of the existing water and sewer mains and associated services. Staff will provide budget-level project cost estimates, the anticipated grant request amount and proposed sources of matching funds at the Council Workshop. This meeting qualifies as the first of two required public meetings for CDBG Grants. Staff recommends the

second meeting be scheduled as a public hearing on November 6, 2017.

Presenter: James Carothers, Engineering Manager

Recommended Action: Staff requests Council's consensus for the submittal of the NE Adams Street CDBG Application and the scheduling of a public hearing for November 6, 2017.

 [2018 CDBG Improvements Proposal - NE Adams](#)

D. Update Regarding Review of Utility Rates, System Development Charges (SDC) and Impact Fees

Details: Staff has started the process to review and update the City's water, sewer, stormwater and solid waste utility rates. Additionally, staff has started the process to review and update the City's SDC and Impact Fees. A brief review of the status of each work effort will be provided to Council.

Presenter: Steve Wall, Public Works Director

Recommended Action: This item is for Council's information only.

 [Utility Rate, SDC and Impact Fee Update](#)

E. Public Works Miscellaneous and Updates

Details: This is a placeholder for miscellaneous or emergent items.

Presenter: Steve Wall, Public Works Director

F. Community Development Miscellaneous and Updates

Details: This is a placeholder for miscellaneous or emergent items.

Presenter: Phil Bourquin, Community Development Director

G. City Attorney Professional Services Contract

Details: Knapp, O'Dell & MacPherson PLLC, Attorneys at Law, have served as the City's attorney since 1981. At that time, the attorneys estimated that the firm would render 40 hours of legal services per month, with 20 hours allocated to civil matters and 20 hours allocated to the municipal court. The City has grown significantly since that time and the hours that have been spent on City business has grown as well. Since January 1, 2015, the monthly compensation has been \$9,000 per month. The law firm is proposing to increase the monthly compensation to \$9,500 per month effective January 1, 2018 and to increase the amount 3% every year thereafter. The proposal also includes that the hourly rates for extra legal services for 2018 be raised to \$195 per hour for municipal court appeals and \$215 per hour for additional civil legal services. Those rates would increase 2% every year thereafter.

Presenter: Pete Capell, City Administrator

Recommended Action: This item will be placed on a future agenda for Council's consideration.

 [Knapp, O'Dell & MacPherson Professional Services Contract Memorandum](#)

[Knapp, O'Dell & MacPherson Professional Services Contract](#)

H. Strategic Plan Quarterly Update

Details: At the time the City Council approved the 2018 - 2020 Strategic Plan, it was agreed that staff would provide a quarterly report to Council about the status of the plan. Since approval of the plan, staff has created videos and a web page describing the strategic plan, assigned leads for each of the initiatives, developed work plans for each initiative, created an overall schedule of work and begun work on some of the initiatives.

Presenter: Pete Capell, City Administrator

Recommended Action: This item is for Council's information only.

 [Strategic Plan Quarterly Update October 2017](#)

I. Possible Surplus of Parks Property

Details: Staff has been approached by a citizen who would like to acquire a piece of parks open space property to construct a senior living facility. Proceeds from the sale would be reinvested in acquiring additional open space in the Northshore area. Staff is requesting direction from Council. If Council wishes to pursue potential surplus, the following steps are recommended:

- Commence a Comprehensive Plan and Zone Change from the current public parks designation;
- Hold a public hearing to declare the property surplus and adopt a resolution to that effect;
- Negotiate and prepare a purchase and sale agreement to include an appraisal and agreement as to the final consideration to be paid.

Presenter: Pete Capell, City Administrator

Recommended Action: This item will be placed on a future agenda for Council's consideration.

 [Map City Property](#)

[Camas Senior Living Concept Plan](#)

[Camas Senior Living Trail Map](#)

[Camas Senior Living Pedestrian Connection](#)

J. City Administrator Miscellaneous Updates and Scheduling

Details: This is a placeholder for miscellaneous or scheduling items.

Presenter: Peter Capell, City Administrator

## V. COUNCIL COMMENTS AND REPORTS

## VI. PUBLIC COMMENTS

## VII. ADJOURNMENT

NOTE: The City welcomes participation of its citizens in the public meeting process. Effort will be made to ensure anyone with special needs can participate. For more information call 360.834.6864.

# Financial Performance

City of Camas  
An Overview of 3<sup>rd</sup> Quarter of 2017 Financial Performance



# Agenda

- General Economy during 3<sup>rd</sup> Quarter of 2017
- Highlights
- Revenue
- Expenditures
- Investments
- Debt
- Fund Balance Projection
- Outlook
- Topic of the Quarter



# 3<sup>rd</sup> Quarter Economy

## Indicators

Avg. Mortgage Rate LOWER  
3.83% v 3.88% at the end of 2<sup>nd</sup> Qtr

Unemployment LOWER  
4.2% v 4.4% at the end of 2<sup>nd</sup> Qtr

Retail Sales (% change yr.) LOWER  
3.3% v. 4.0% at the end of 2<sup>nd</sup> Qtr

CPI STABLE 1.9% v. 1.9%  
(national) at the end of 2<sup>ND</sup> Qtr

Avg. Gas Prices HIGHER  
\$2.56 v. \$2.27 at the end of 2<sup>ND</sup> Qtr

\*Portland and Seattle CPI not yet available

- Unemployment declined to 4.2%
- Consumers have continued to lower debt burdens and stay current on their loans but homeownership and mortgage borrowing are declining
- Housing growth continued locally with sales softening in September which appears to be a seasonal trend.
- Hurricanes hurt the labor market but will boost retail sales and inflation for the quarter.

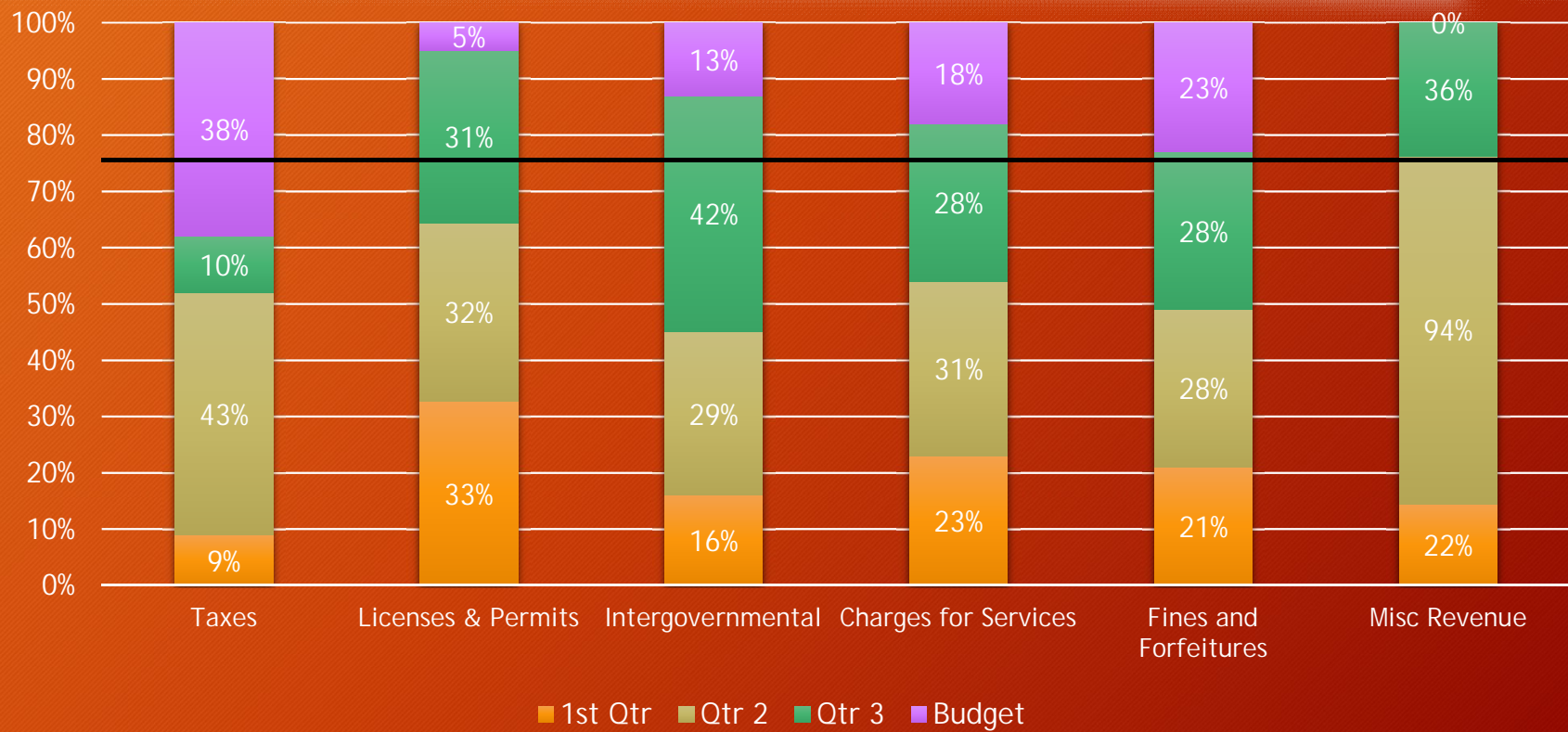
# General Fund Highlights

	2014 Second Quarter	2015 Second Quarter	2016 Second Quarter	2017 Second Quarter
Net revenues (less transfers)	\$7,106,760	\$6,817,139	\$7,573,888	\$8,533,923
Net expenditures (less transfers)	\$3,315,944	\$3,388,177	\$3,360,582	\$3,726,898
Net Cash Flow	\$3,790,816	\$3,428,962	\$4,213,306	\$4,807,025
% of Budget Spent	44%	47%	45%	45%
General Fund Balance	\$4,678,911	\$3,078,648	\$3,012,384	\$4,706,289
Overall Cash and Investments for All Funds	\$17,527,057	\$27,204,696 Includes Bond Proceeds	\$45,733,961 Includes Bond Proceeds	\$49,984,010

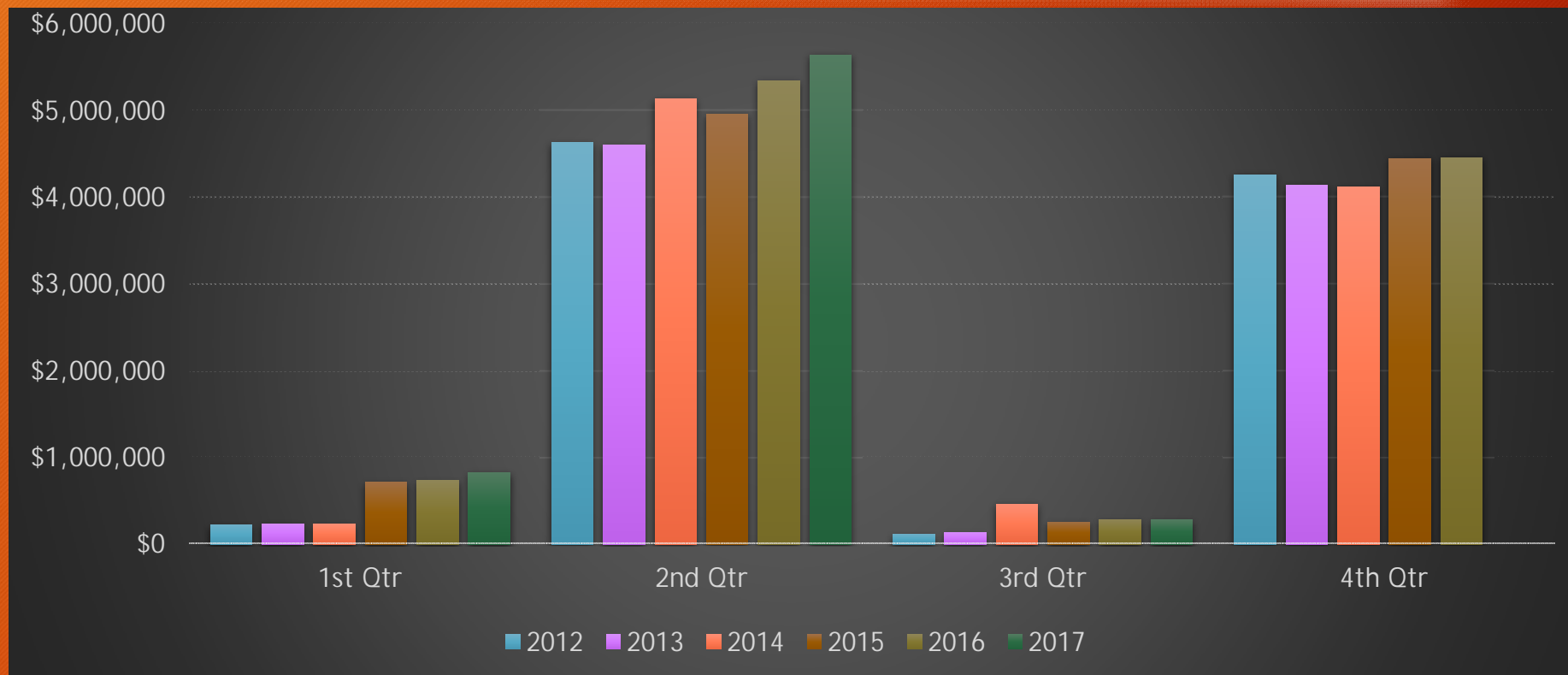
This table illustrates the cash flow of the General Fund.



# General Fund Revenues

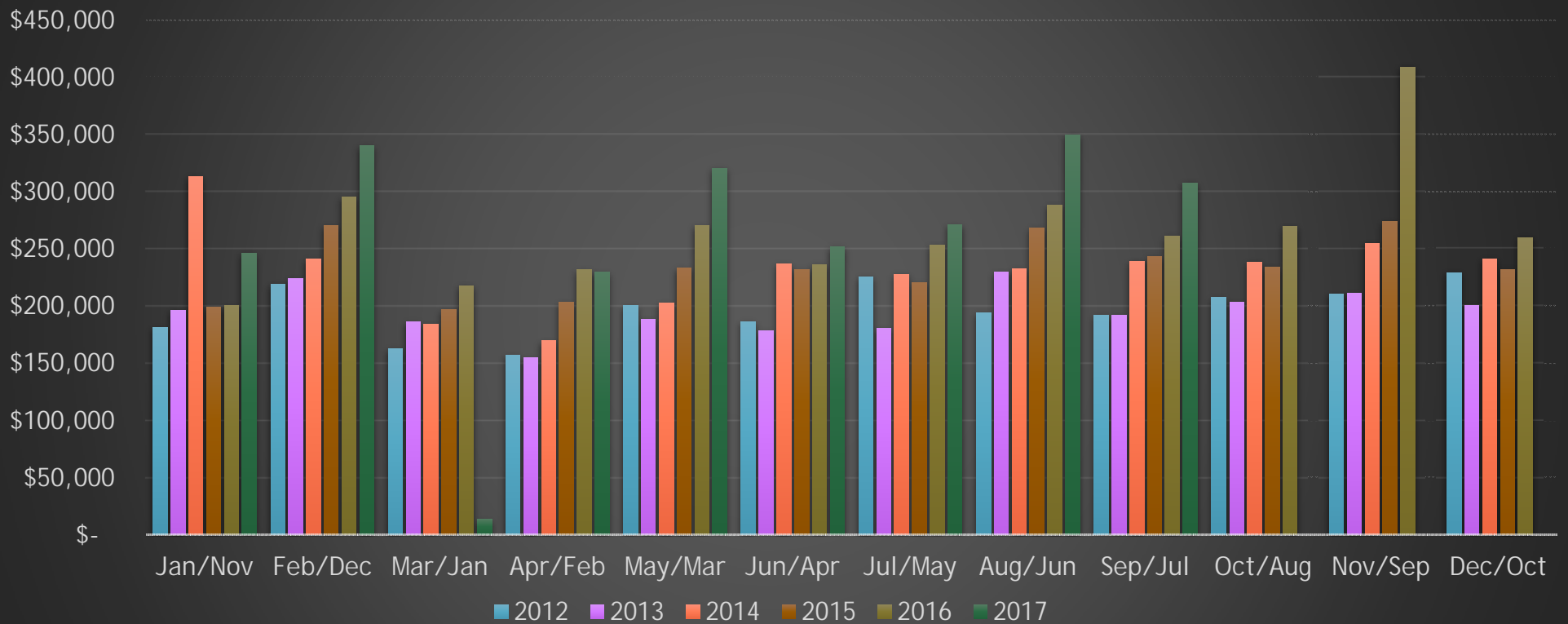


# Property Tax Collections

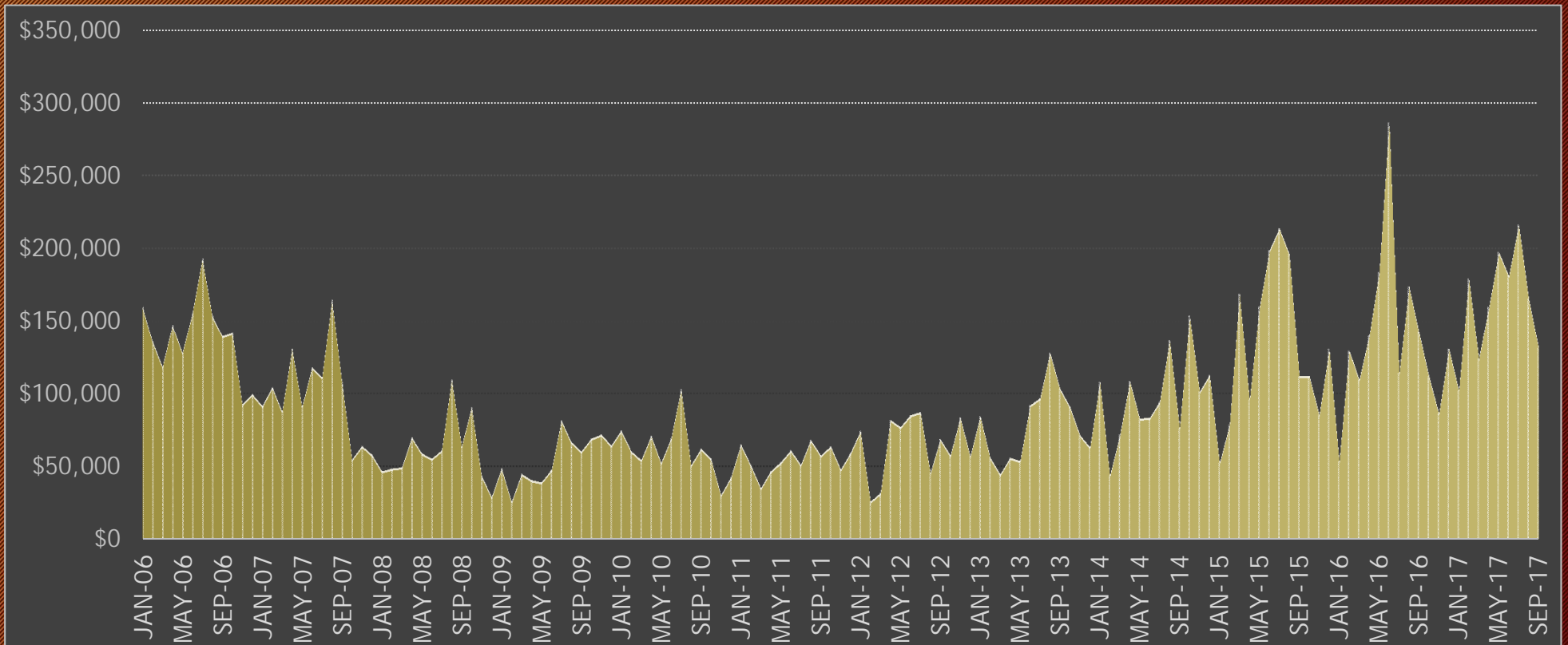




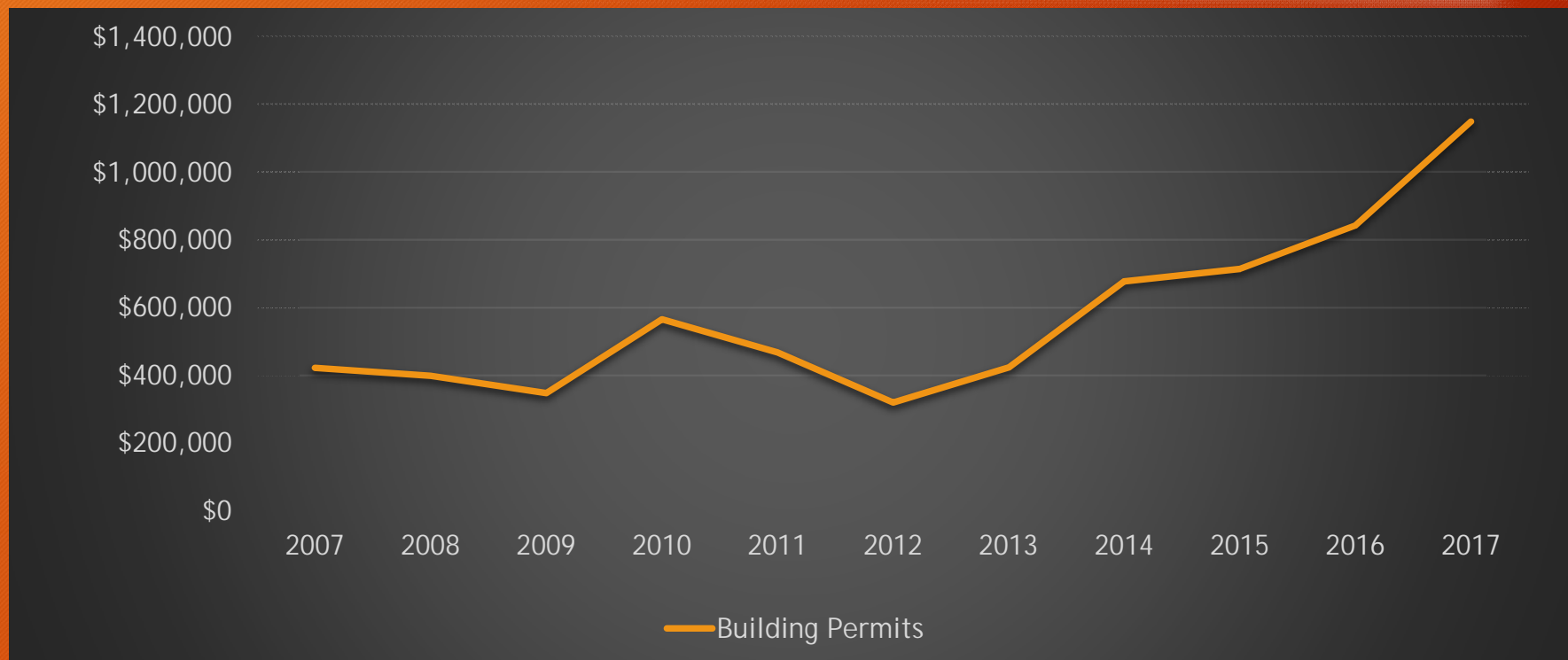
# Sales and Use Tax



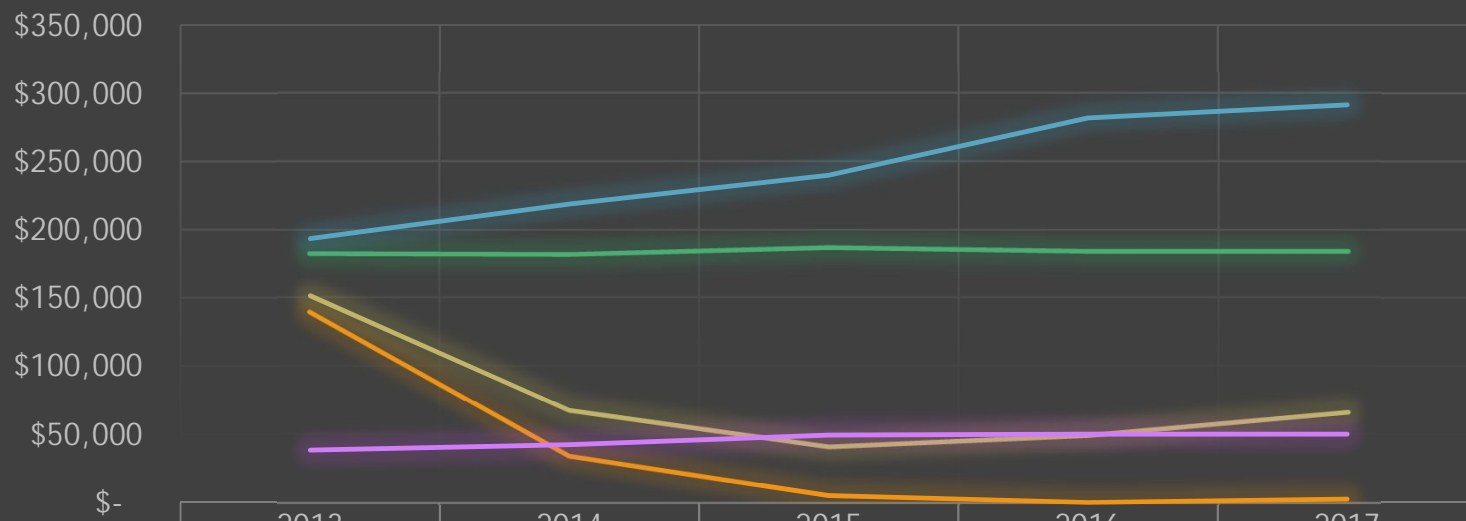
# Real Estate Excise Tax



# Building Permits



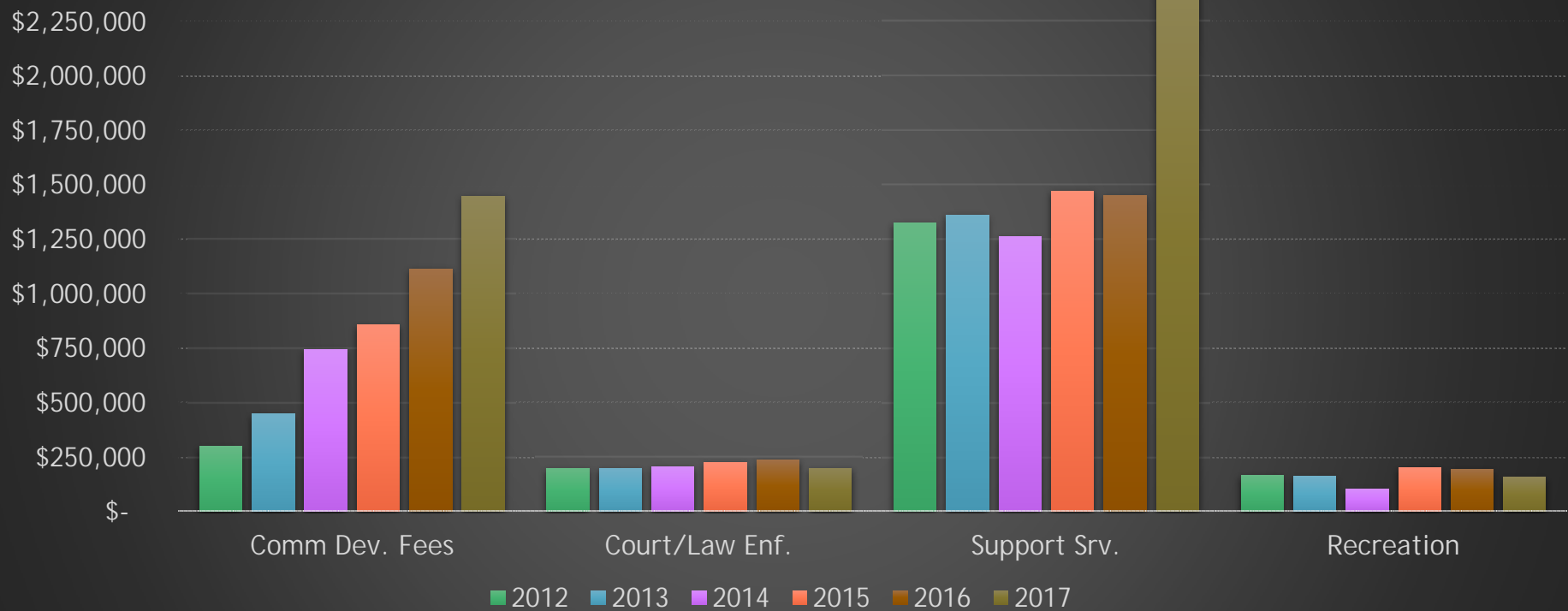
# Intergovernmental



	2013	2014	2015	2016	2017
Federal Grants	\$139,267	\$33,802	\$5,046	\$-	\$2,437
State Grants/Shared Rev.	\$151,539	\$67,287	\$40,627	\$48,916	\$65,688
PUD Priv. Tax	\$182,739	\$182,004	\$187,023	\$184,334	\$184,308
Liquor Revenue	\$193,371	\$218,734	\$239,804	\$281,939	\$291,465
Fire Premium Tax	\$38,286	\$42,398	\$49,459	\$50,025	\$49,970

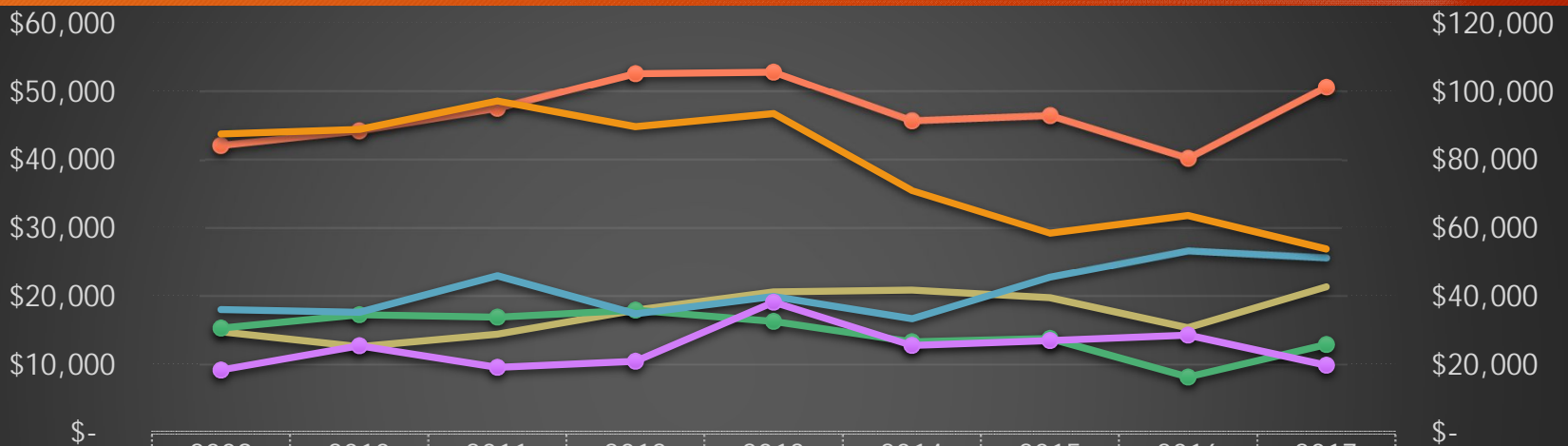


# Charges for Services



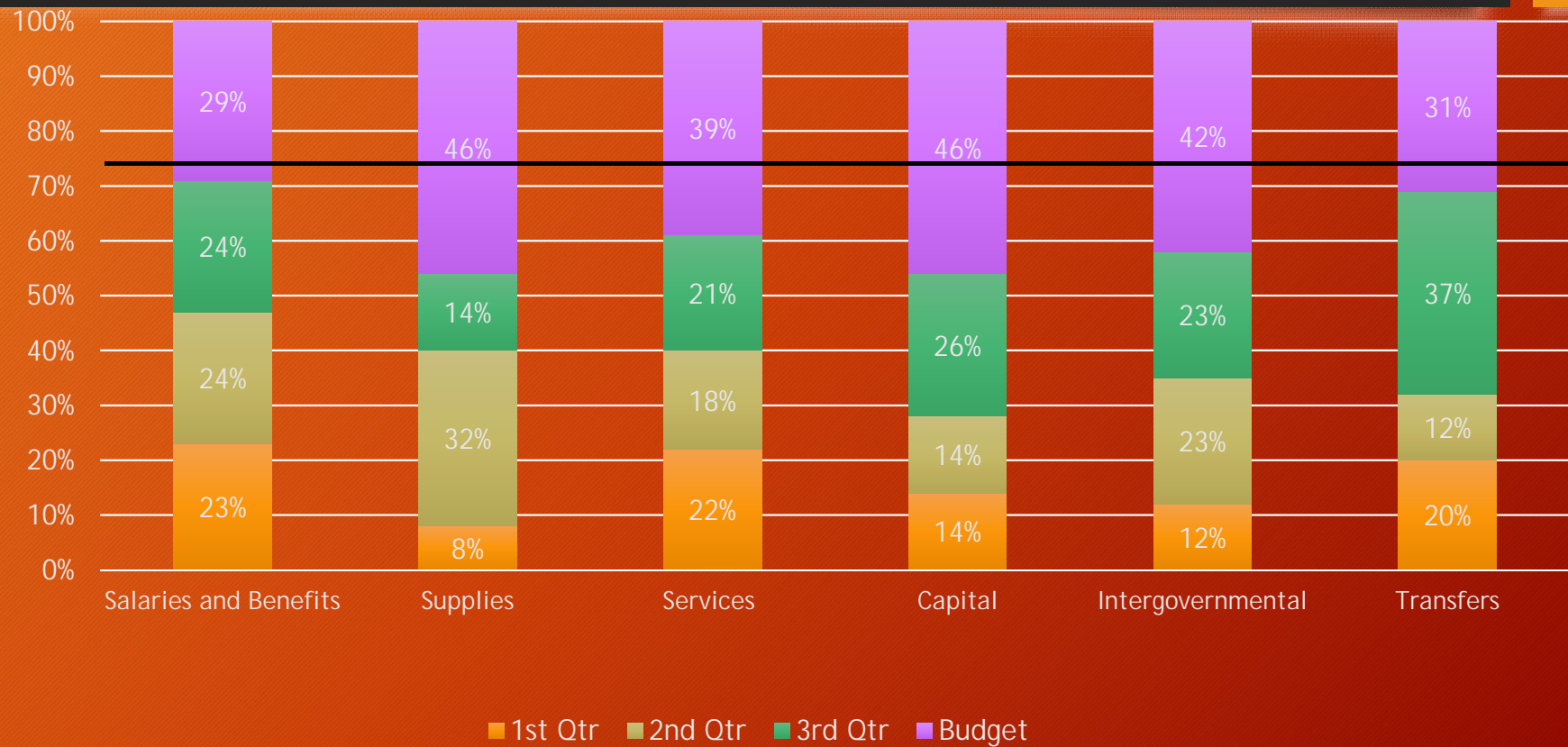


# Fines and Forfeitures



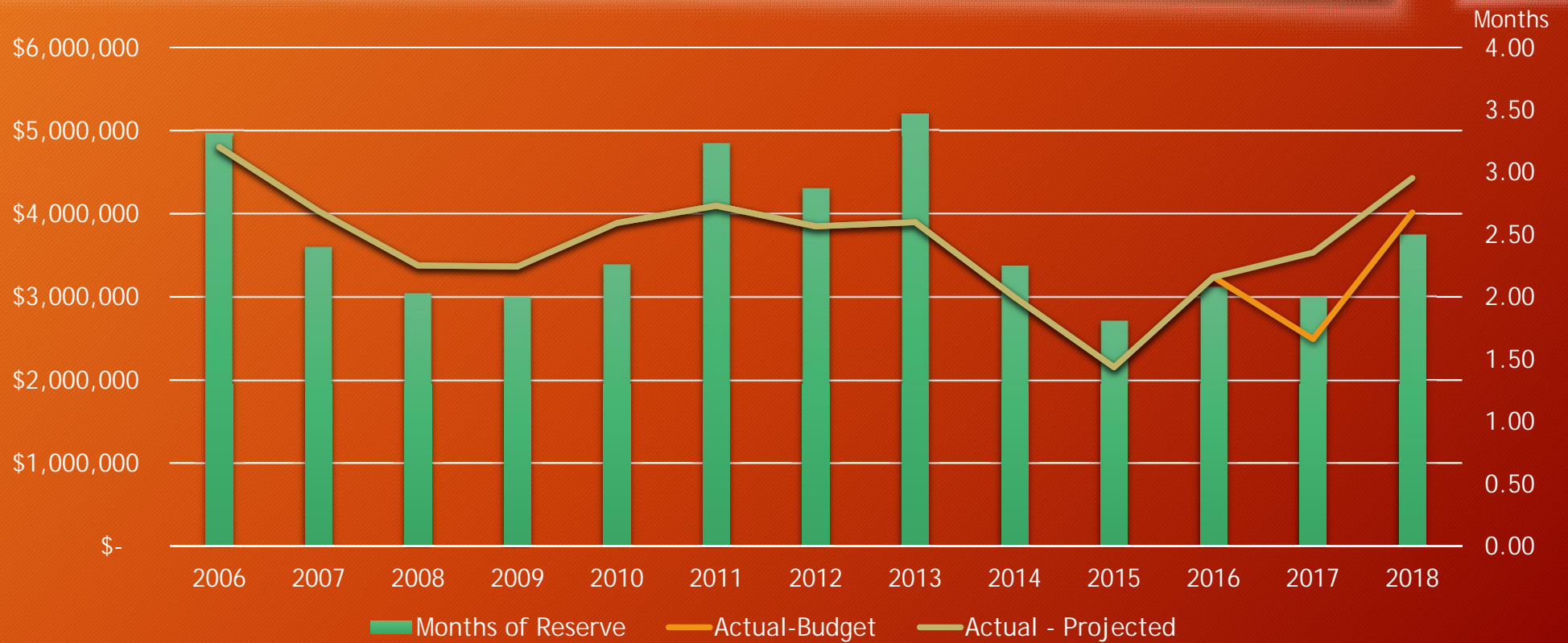
	2009	2010	2011	2012	2013	2014	2015	2016	2017
Other Traffic	\$14,791	\$12,601	\$14,428	\$17,948	\$20,609	\$20,874	\$19,800	\$15,362	\$21,382
Non-Traffic	\$15,334	\$17,294	\$16,906	\$17,956	\$16,294	\$13,327	\$13,799	\$8,147	\$12,918
Parking Viol.	\$18,050	\$17,626	\$22,983	\$17,427	\$19,956	\$16,689	\$22,760	\$26,647	\$25,631
DWI	\$9,173	\$12,730	\$9,538	\$10,460	\$19,117	\$12,776	\$13,473	\$14,271	\$9,889
Crim Costs/EHM	\$42,031	\$44,178	\$47,504	\$52,630	\$52,848	\$45,665	\$46,418	\$40,183	\$50,621
Traffic Infractions	\$87,582	\$88,946	\$97,268	\$89,735	\$93,544	\$70,967	\$58,530	\$63,694	\$53,841

# General Fund Expenditures

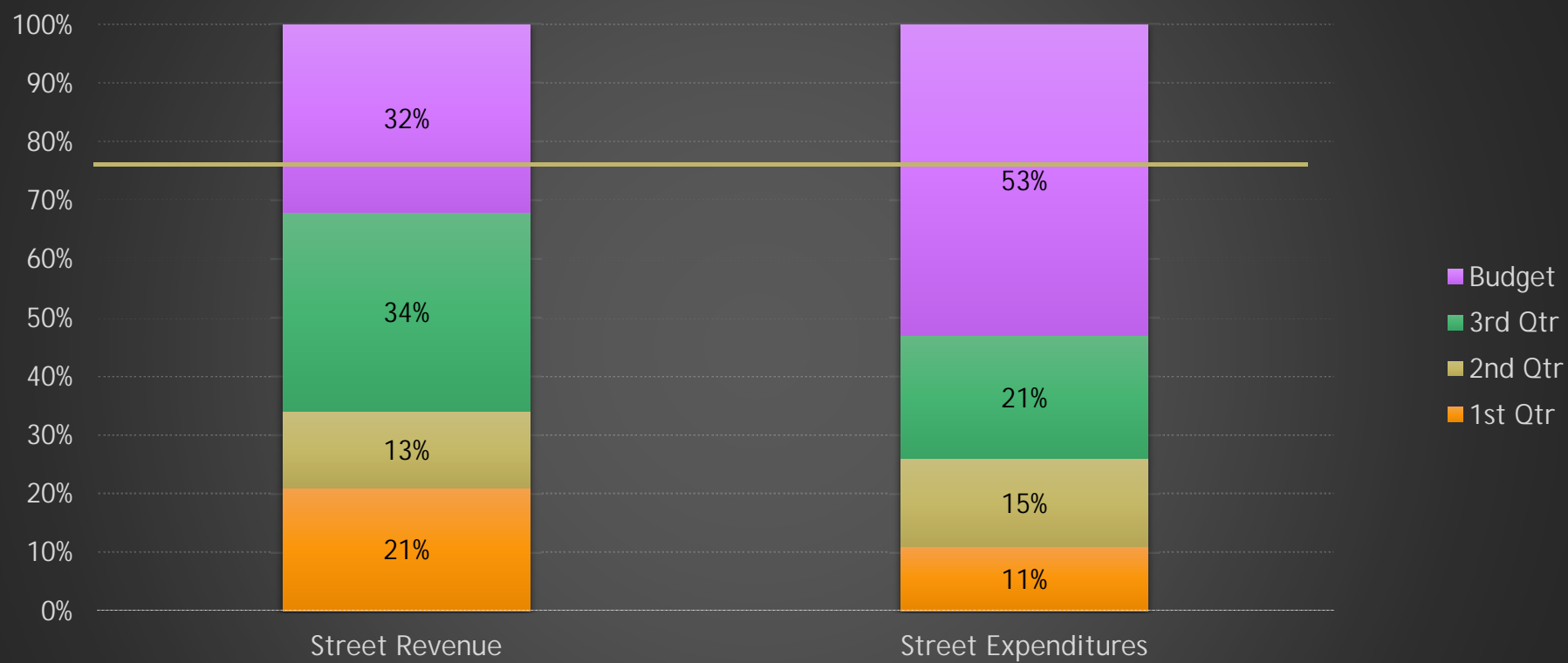




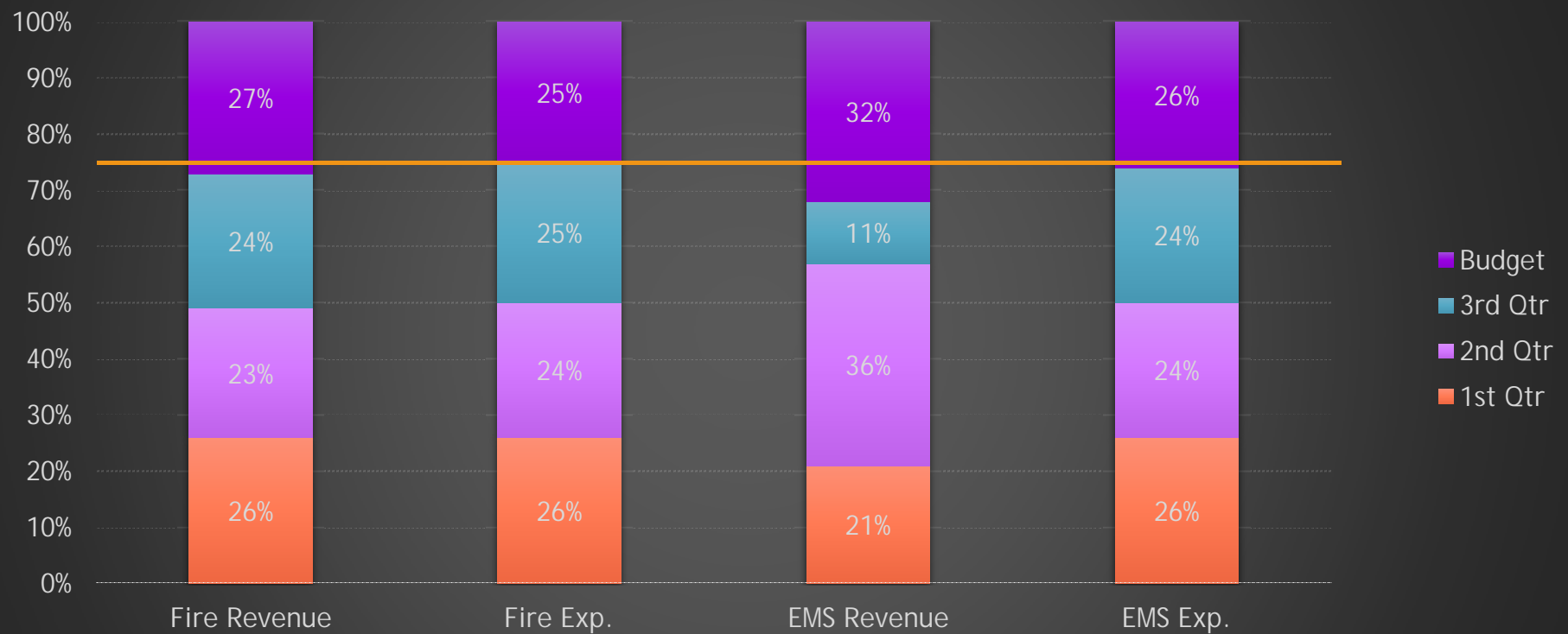
# General Fund Balance



# Streets

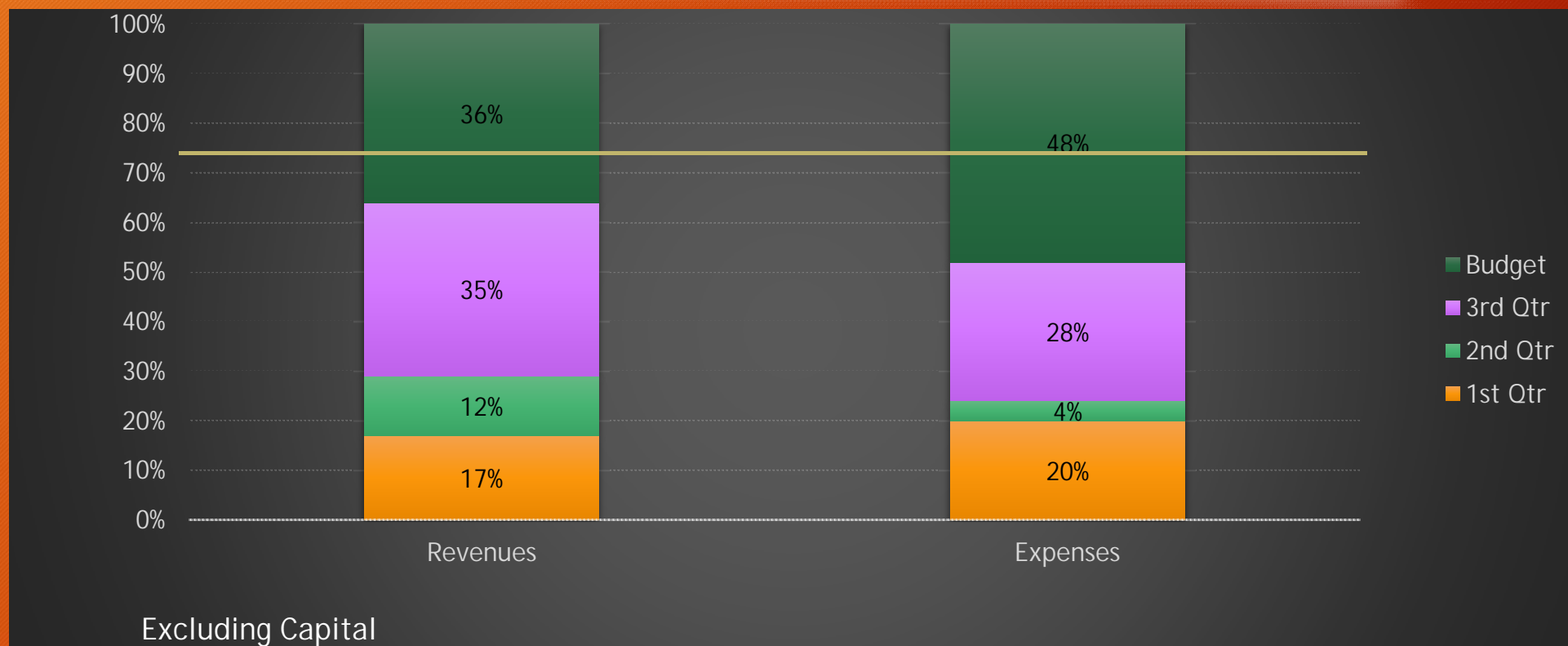


# Camas/Washougal Fire and EMS

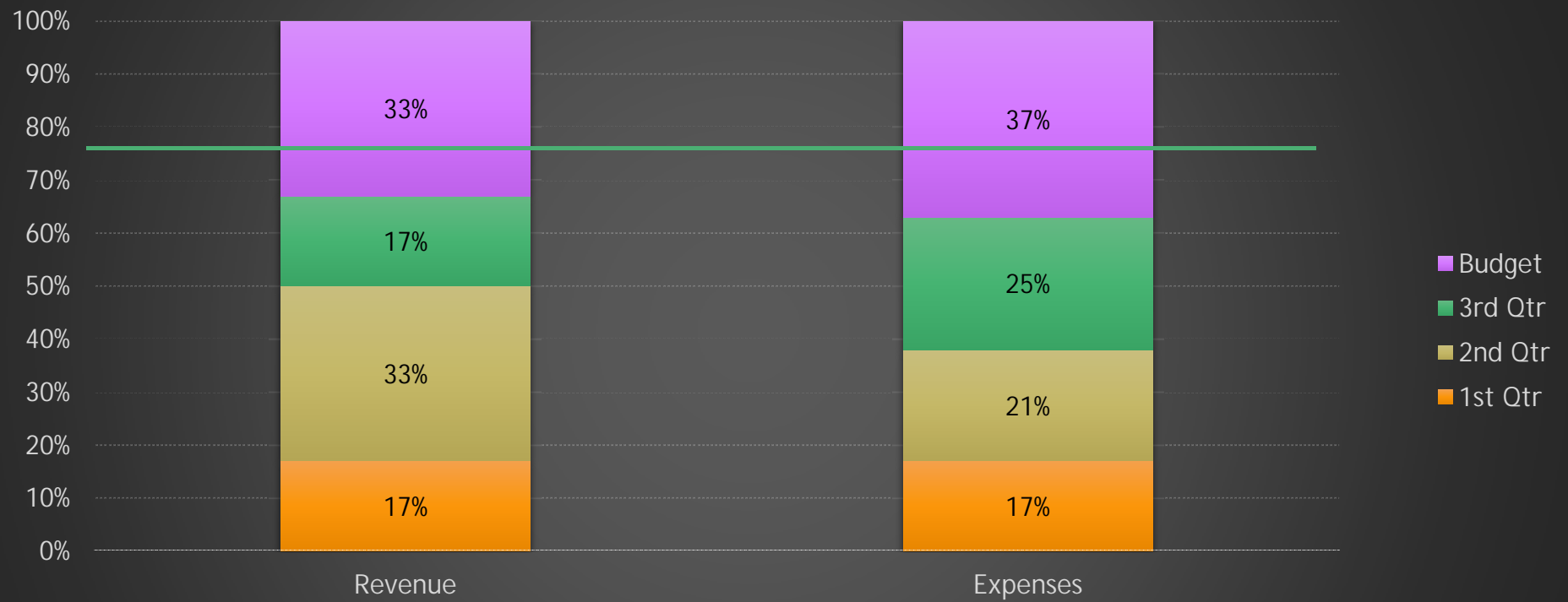




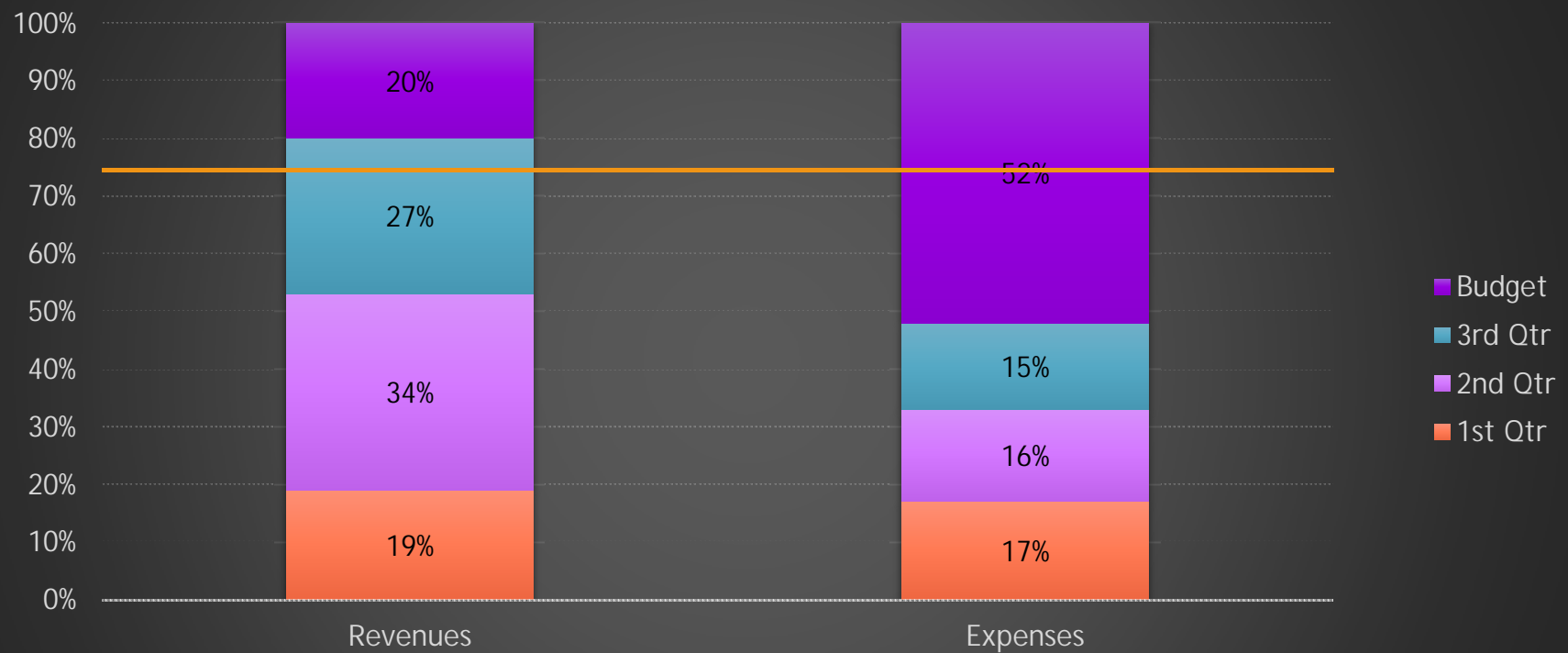
# Storm Water



# Solid Waste



# Water/Sewer



# Capital Projects - as of 9/30/2017

## Govt. Projects

• Street Preservation	52%
• Open Space, Trails, Parks	1%
• North Shore Park & Trails	2%
• NW Brady	6%
• Heritage Trailhead	18%
• Community Center	0%
• Larkspur	12%
• NW 6 <sup>th</sup> /Norwood Intersection	25%
• LED Lighting	54%
• Annex Building Acquisition	0%
• Dallas Street	2%

## Utility Projects

• Lacamas Lane Landslide	37%
• Forest Home Landslide	101%
• Storm Water Wetlands	9%
• Well 6	0%
• Well 17	27%
• North Shore Waterline	13%
• Gregg Reservoir	1%
• Mill Ditch Sewer Line Repl.	2%
• Lacamas Creek Pump Station	0%
• Water Meter Replacement	39%



# 2015 LT GO Bond Issue Status

Net Proceeds  
\$8,340,039  
Spend to Date  
\$7,094,476  
Interest  
\$55,224  
Remaining  
\$1,300,787

## • Estimated Balance Remaining on Projects

- LED Lights \$601,823
- 6<sup>th</sup> & Norwood \$0
- Friberg & Struck \$0
- 38<sup>th</sup> Ave. \$0
- Brady \$395,588
- Fire Truck \$0
- Building Roofs, Dalles, Brady \$303,377



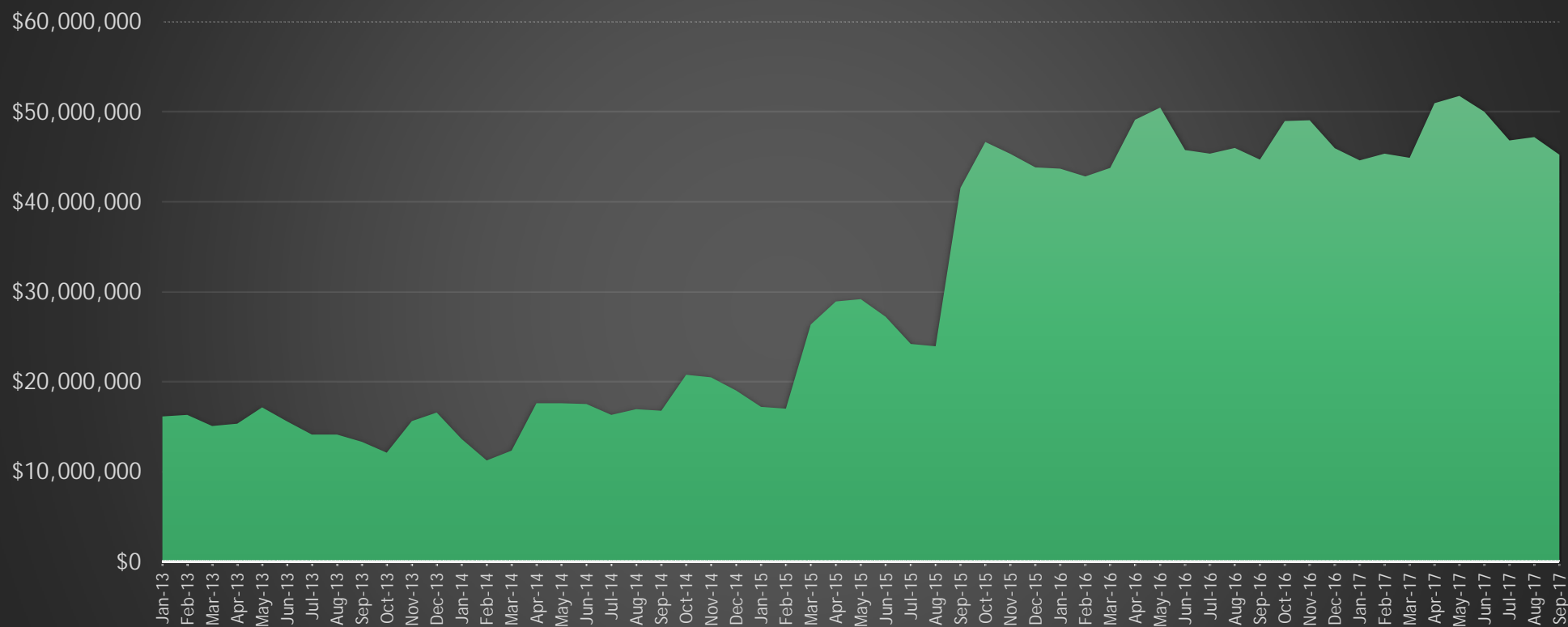
## 2015 Sewer Revenue Bond Issue Status

• Net Proceeds	\$17,004,922
• Spend to Date	\$5,994,645
• Interest	\$133,383
• Remaining	\$11,143,660

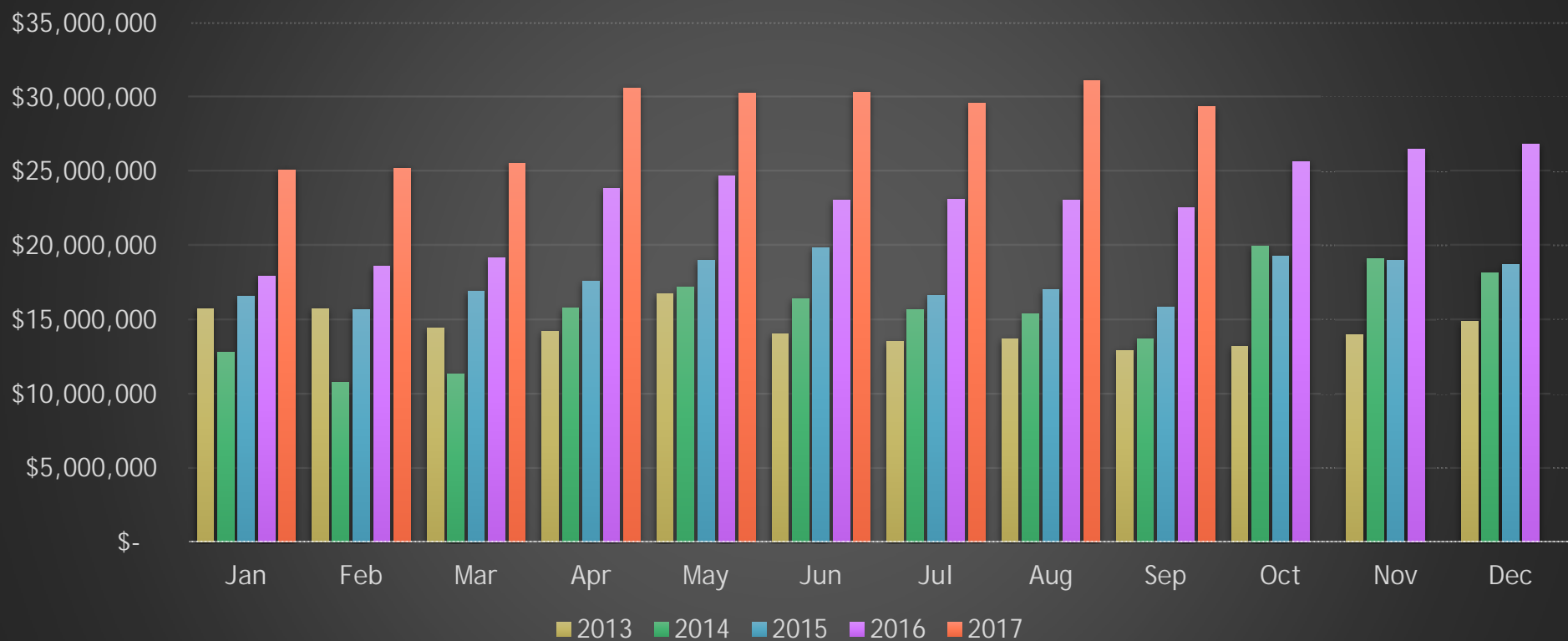
# Friends of the Library

- |   |           |
|---|-----------|
| • Trust Account in the Portfolio        | \$100,000 |
| • Interest Earned since 9/9/15          | \$2,465   |
| • Grant Account in the Portfolio (9/30) | \$6,432   |
| • Proceeds spent in 2017                | \$13,649  |
| • Interest Earned in 2017               | \$81      |

# Cash and Cash Equivalent Assets



# Investment Portfolio Balance

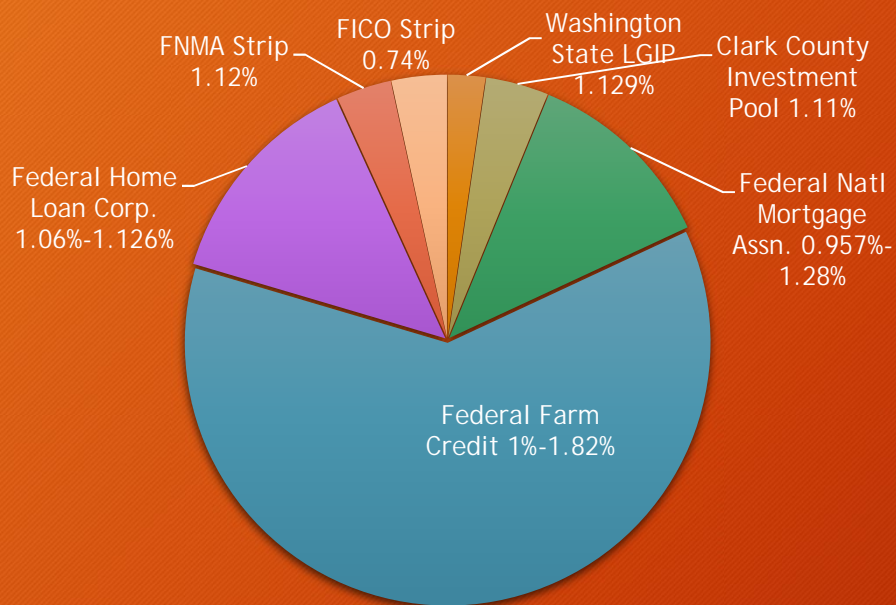




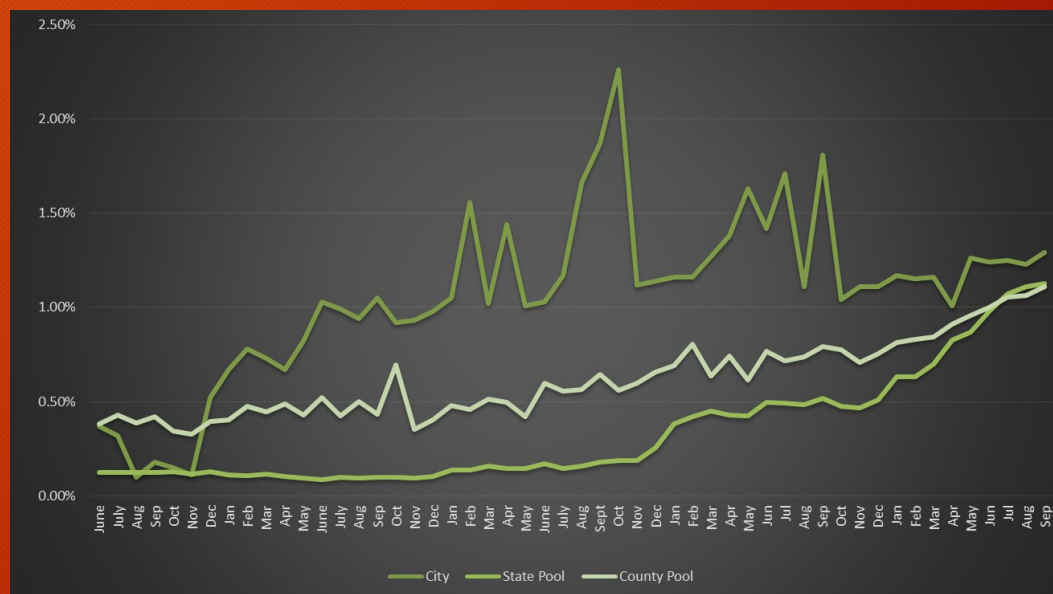
# Investment Portfolio

3<sup>rd</sup> Quarter Portfolio \$29,354,216

6% on demand      Return 9/30      1.29%



## Portfolio Performance



# Line of Credit

3rd Qtr.

Interest Paid \$783

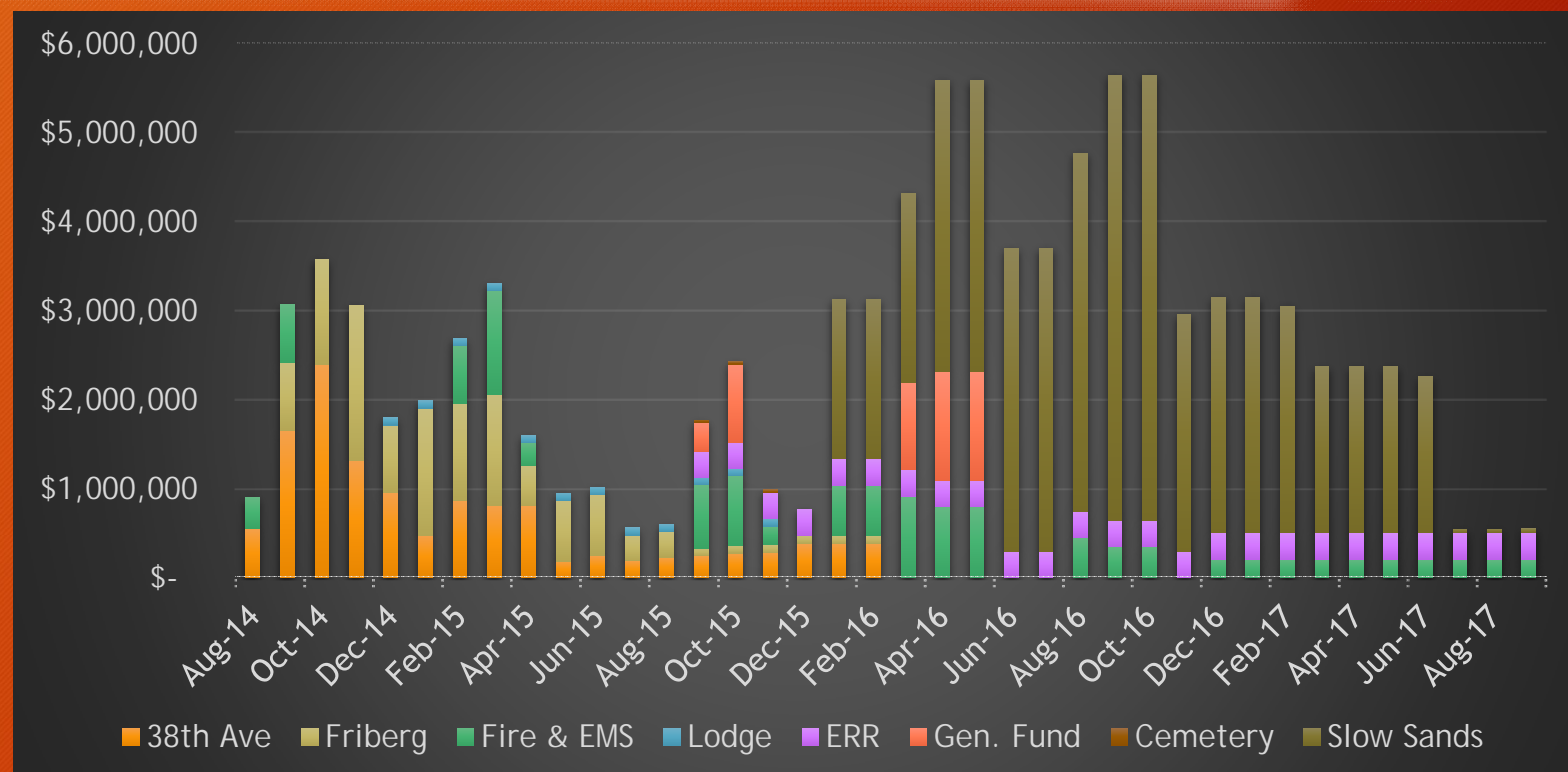
## Interest Rate

1.464108% Exempt

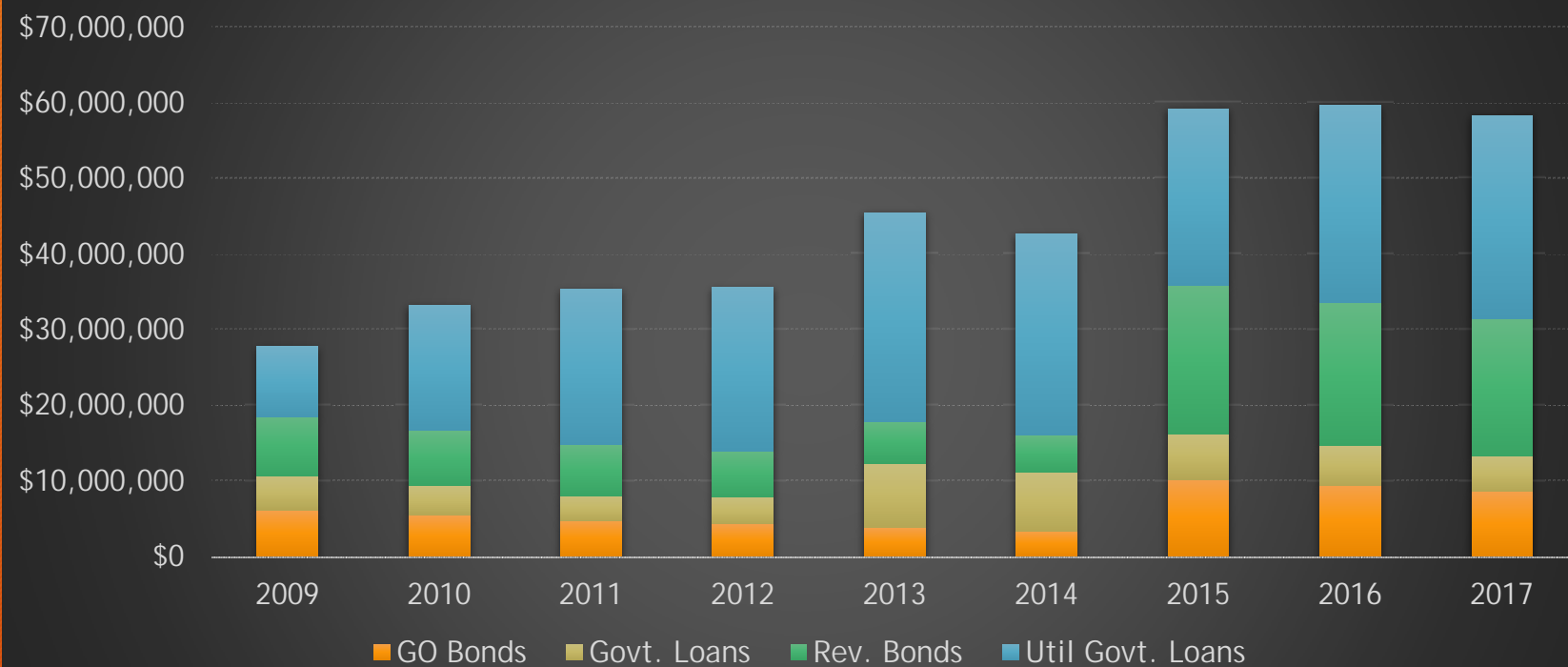
## No Taxable Balance

Commitment Fee  
\$4,468

Fee Rate 0.275%



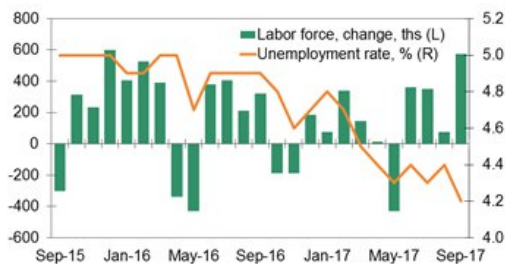
# Debt Outstanding





# Outlook

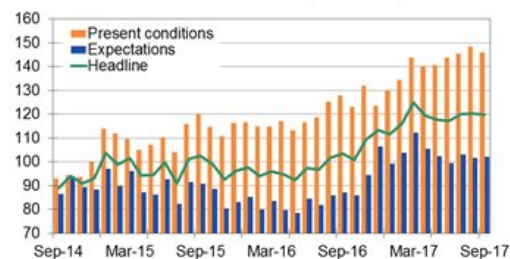
## Household Survey Signals Improvement



Sources: BLS, Moody's Analytics

## Consumer Confidence Remains Strong

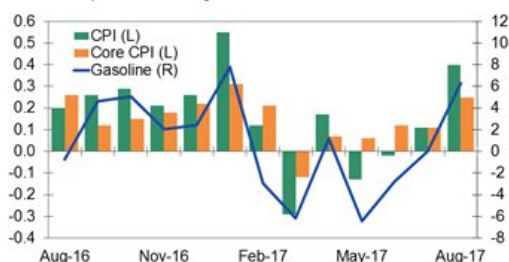
Conference board consumer confidence, 1985=100, SA



Sources: The Conference Board, Moody's Analytics

## Gasoline Drives Up U.S. CPI

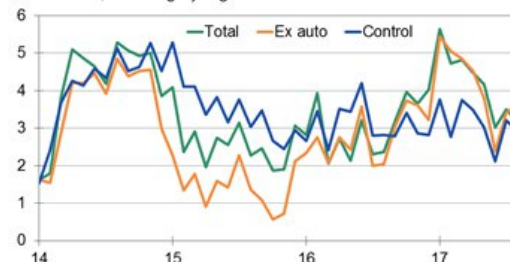
Consumer prices, % change



Sources: BLS, Moody's Analytics

## August Retail Sales Disappoint

Retail sales, % change yr ago



Sources: Census Bureau, Moody's Analytics

- Concern over Tax Plans – impact on the deficit could impact economic growth
- Odds of the Fed raising interest rates in December moved from 55% to 70%.
- Deflation is hurting retail with competition intensifying
- By 2019, the fading effects of the fiscal stimulus, higher interest rates, slower immigration, and more limited trade will weigh on the economy and spending gains. Growth will slow and credit quality will deteriorate. (Moody's Analytics)



## 3<sup>rd</sup> Quarter Topic

Transportation Benefit Districts - How Do They Work?

Report provided during meeting

# CITY OF CAMAS

2018 Budget Readoption Recommendation

# 2018 ADOPTED

Decision Packages Approved – December 2016

# APPROVED PACKAGES

- General Fund

- Ongoing

▪ Engineering Services	\$20,000
▪ Playground Repairs and Replacements	\$25,000
▪ Park Hazardous Tree Removal	\$25,000
▪ Park Facilities Furniture Replacement	\$5,000
▪ Central Services Seasonal Help	\$9,000

- One-Time

▪ Document and Records Retention System	\$60,700
▪ Multi-Media Conference Room	\$5,000
▪ Grass Valley Master Plan	\$60,000



# APPROVED PACKAGES

▪ Streets	
▪ Hazardous Tree/Right-of-Way Mitigation	\$30,000
▪ CWFD	
▪ 10 Sets of Turnouts	\$23,000
▪ Storm Water	
▪ Wetland Mitigation and Monitoring	\$114,000
▪ Water/Sewer	
▪ Maintenance Worker	\$79,500

# 2018 BUDGET ASSUMPTIONS

## Adopted

Budget Item	Assumption
Salaries	<ul style="list-style-type: none"> <li>COLA at 2% and steps</li> <li>Restructured Seasonals and Part-Time to be paid by Temp agency</li> <li>Interns new pay range</li> </ul>
Benefits	Healthcare 6% increase annually Vision and Dental no increase
Supplies	CPI 2.2% in 2017 and 2% in 2018
Services	CPI, contracts and dept adjustments
Intergovt.	Contracts & adjustments from CRESA
Capital	Library collection in line with direct revenues
Utilities	Rate Study is built into budgets
Fund Balance	Rebuilt fund balance to 17% over 2 years

## Recommended Readoption

Budget Item	Assumption
Salaries	<ul style="list-style-type: none"> <li>COLA at 4% and steps</li> <li>Moved Seasonals and Part-time to new line item</li> </ul>
Benefits	Healthcare 6-10% increase Vision and Dental no increase
Supplies	CPI 2%
Services	CPI and contract adjustments
Intergovt.	Contracts
Capital	Library collection in line with direct revenue
Utilities	Rate Study is built into budgets
Fund Balance	Fund Balance is 17% in 2017 & 20% in 2018

# CHANGES BY FUND

# GENERAL FUND REVENUES

- Revenues
  - Taxes will be lower – new construction is lower but AV will be higher overall by 10% = lower tax bills (\$168,104)
  - Licenses and Permits will be higher with permits rolling into 2018 by \$196,461
  - Intergovernmental – mostly flat with MRSC providing the estimates \$5,027
  - Charges for Services will be higher with Indirect Model and Engineering pass thru \$301,253
  - Fires and Forfeitures – mostly flat with \$5,038
  - Miscellaneous Revenue – mostly flat with \$5,225

INCREASE IN REVENUE FROM THE ADOPTED BUDGET BY \$344,900



# GENERAL FUND EXPENDITURES

- No substantial change in programmatic budgets – Overall the budget recommendation increased 1%

Salaries are mostly in line with adopted budget by less than .03%

Benefits will increase with healthcare costs increasing 3% over adopted budget

Supplies are in line with adopted budget

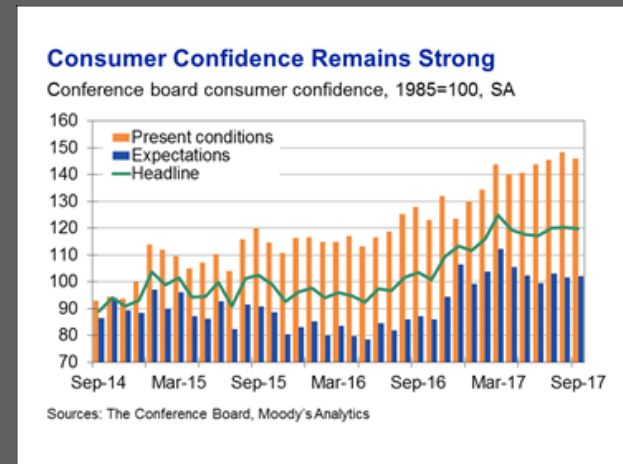
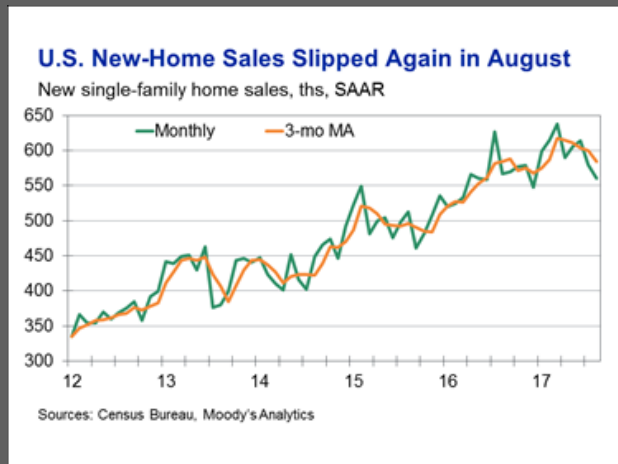
Services decrease 1.6% with ERR rates decreasing

Intergovernmental costs increase by 6.7% with the State Auditor's Office and Clark County

Transfer increased 3% primarily due to the CWFD anticipated compensation increases

# GENERAL FUND COMPARISON

- Fund Balance
  - Anticipated to increase with one time revenues from development.
  - Depending upon the pace of development the fund balance could grow to 20% to 23%



# STREET FUND

- Gas Tax Increase by \$37,687 to \$501,297
- Multi-Modal Distribution Increase by \$9,184 to \$32,543

*Per Capita estimates from MRSC*

*Gas Tax \$20.49*

*Increased Gas Tax \$1.23*

*Multi-Modal Distribution \$1.41 (funding to improve bicycles paths and sidewalks)*

- Salaries and Benefits offset each other
- ERR rates increased
- Retiree Medical Benefits increased with a retirement

**Fund Balance estimated to increase by \$109,000**

# CWFD

- Revenues increased by \$197,872 or 2%
  - Taxes decreased with lower new construction
  - Permits increased with anticipated growth
  - Ambulance billings increased with recent trends and population
  - Transfer increased with the shift from lower property taxes

*Allocation between Washougal and Camas remained at biennial budget estimates until settlement for Spring Omnibus*

- Expenditures increased by \$276,366 or 3%
  - Salaries are anticipated to increase beyond the 2% COLA in the adopted budget
  - Benefits will decrease by 1%
  - Rest of expenditures are mostly in line.

Fund Balance is still anticipated to be approximately \$1.2 million

**This equates to 13% of expenditures or 1.6 months of reserve**



# OTHER GOVERNMENTAL FUNDS

Fund	Revenues	Expenditures	Fund Balance
Lodging Tax	\$9,505	\$10,000	\$12,638
Cemetery	\$228,691	\$209,557	\$36,046
Unlimited GO Debt (2020)	\$620,000	\$622,380	\$36,605
Limited GO Debt	\$1,127,569	\$1,127,569	\$0

**Unchanged for the most part.**

Lodging Tax reducing fund balance

Cemetery building some liquidity

Unlimited GO paid off in two years

Limited GO – transfers may shift

# GOVERNMENTAL CAPITAL PROJECT FUNDS

- Projects for 2018
  - Major Building Maintenance  
\$100,000
  - ADA Access Upgrades  
\$50,000
  - Pavement Preservation  
\$774,980
  - Brady Road  
\$1,666,053
  - Larkspur Construction  
\$3,132,500
  - Open Space/Trails/Park Upgrades  
\$1,200,000
  - Park Acquisitions  
\$600,000



# GOVERNMENTAL CAPITAL PROJECT FUNDS

Fund	Revenues	Expenditures	Fund Balance
Real Estate Excise Tax	\$2,106,574	\$1,490,904	\$5,733,793
Park Impact Fees	\$797,807	\$761,970	\$1,153,379
Transportation Impact Fees	\$968,570	\$668,927	\$779,038
Fire Impact Fees	\$254,633	\$21,017	\$559,567
Larkspur	\$3,132,500	\$3,132,500	\$0
Brady Road	\$1,465,000	\$1,666,053	\$456,546

# UTILITY FUNDS

## Storm Water

	2018 Recommended
Revenues	\$1,573,485
Operations & Maintenance	\$830,483
Street Cleaning	\$199,580
Debt Service	\$86,610
Capital	\$326,000
Total Expenditures	\$1,478,673
Projected Cashflow	\$94,812
Ending Fund Balance	\$2,583,413
Increased 8% due to ERR and staffing allocation	

## Capital Projects

▪ NW 38 <sup>th</sup> Wetland Monitoring	\$47,000
▪ Friberg Wetland Monitoring	\$40,000
▪ NW Leadbetter Wetland Monitoring	\$20,000
▪ Grass Valley Wetland Monitoring	\$5,000



# UTILITY FUNDS

## Solid Waste

	2018 Recommended
Revenues	\$2,713,565
Disposal	\$744,176
Recycling	\$465,119
Administration	\$464,260
Refuse Collection	\$823,547
Total Expenditures	\$2,497,102
Projected Cashflow	\$216,463
Ending Fund Balance	\$2,319,607
Increased 2% due to compensation changes and ERR rate model	

## Changes may occur in 2018

- Level of Service Study will be complete
  - Changes may be required for the 2018 Budget in order to implement the findings of the Study.

# UTILITY FUNDS

## Water-Sewer Fund

	2018 Recommended
Revenues	\$13,032,669
Water Service	\$2,960,154
Sewer Service	\$3,154,303
Administration	\$2,082,863
Debt Service	\$4,007,272
Transfer	\$676,082
Total Expenditures	\$12,880,674
Projected Cashflow	\$151,995
Ending Fund Balance	\$10,522,820
Increased 8% due to ERR rates, benefits, indirect rates and capital projects.	

## Capital Projects

- Water
  - North Shore Waterline \$880,000
  - Reservoir \$5,000,000
  - Well 17 Development \$2,150,000
  - Timber Management \$50,000
  - Meter Replacement Project \$275,000
  - Well 6 Motor Control Repl. \$80,000
- Sewer
  - Lacamas Creek Pump Station \$3,200,000
  - North Shore Transmission Main \$2,000,000
  - I/I Elimination Project \$250,000

# UTILITY FUNDS

- North Shore - no changes with the project wrapping up in 2018. Spring Omnibus will roll over any remaining budget from 2017.
- W/S Capital Reserve Fund – credits are coming into play as a result revenues are reduced in the Recommended Budget. Fund Balance is estimated to grow to \$6.8 million.
- W/S Bond Reserve Fund – may need to be adjusted as part of the 2017 Fall Omnibus with the 2007 Bonds defeased in December. Current fund balance is \$1.6 million.

# INTERNAL SERVICE

- Equipment Rental Fund
  - Revenues reduced due to lower rates by 4% or \$63,000
  - Expenditures reduced due to lower overhead costs and compensation costs by 9% or \$127,521
  - Fund Balance is projected to be \$1.6 million



# FIDUCIARY FUNDS

- Pension funds healthcare costs increased:
  - Firefighters' Pension Fund increased by \$20,694 for long term care
  - Retiree Medical Fund increased with the new retirees added to the program - \$46,620
  - LEOFF Disability Fund increased with benefit costs by \$17,768

# BUDGET SUMMARY

2018

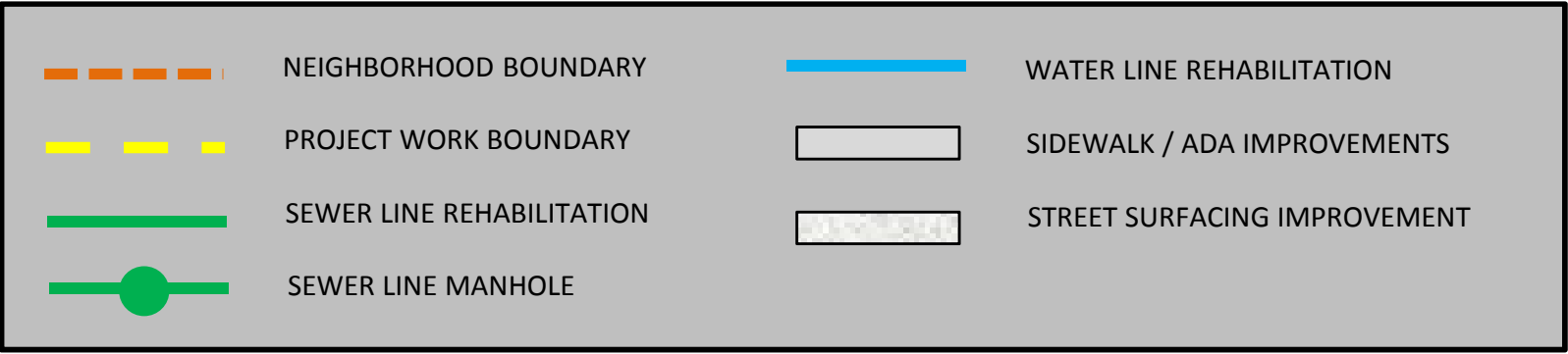
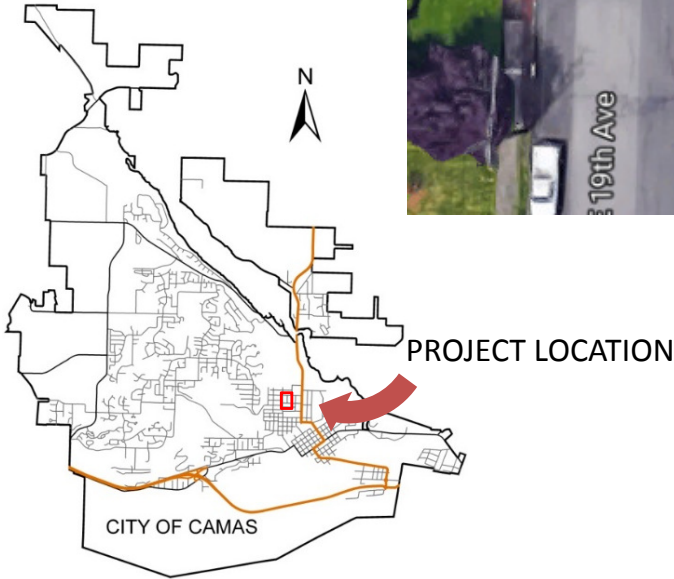
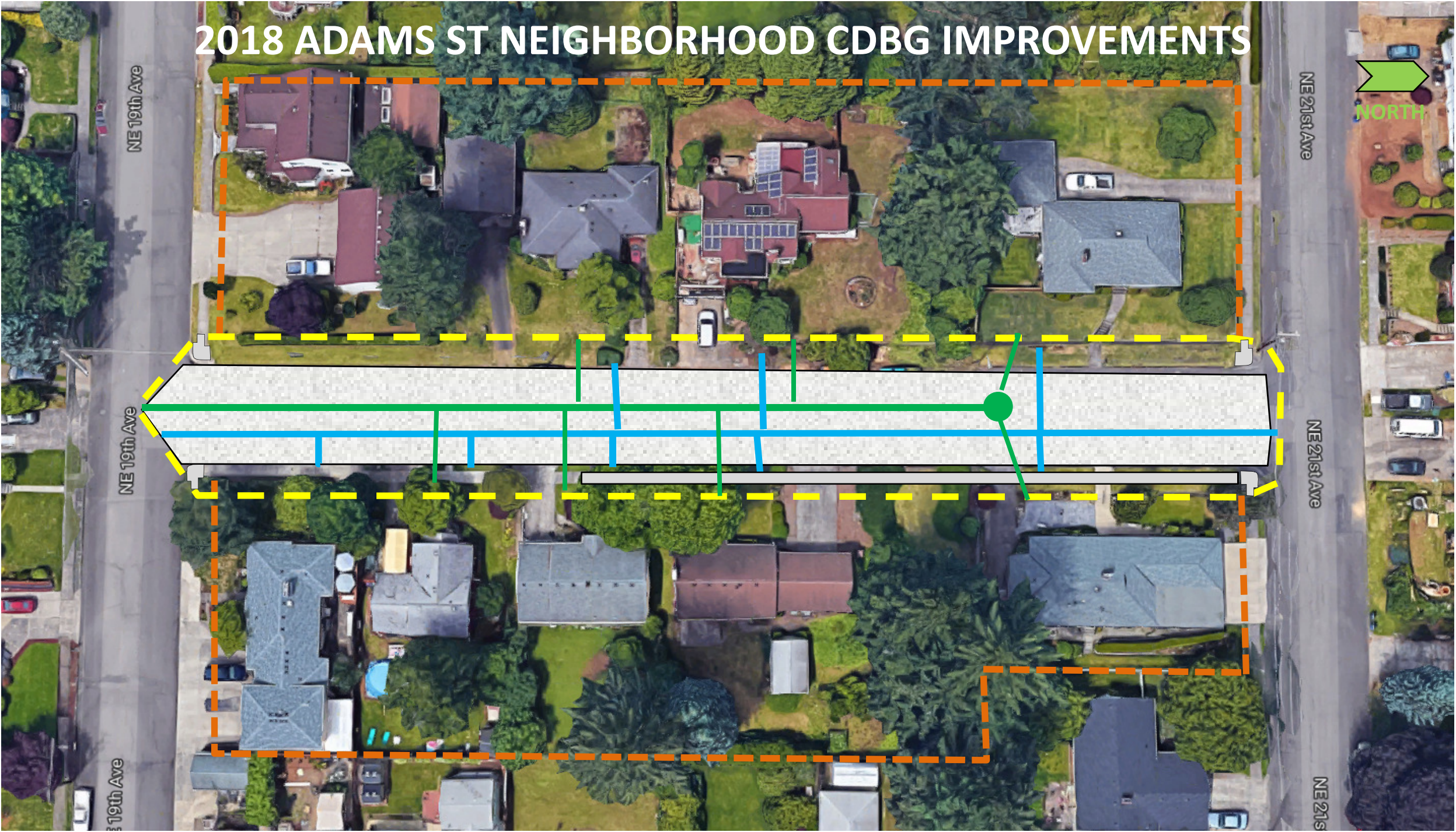
**City of Camas  
Budget for 2018**

Fund	Projected Beginning Fund Balance	2018 Revenues	2018 Appropriation	Projected Ending Fund Balance	Change in Fund Balance
General	\$ 4,193,292	\$ 22,380,529	\$ 21,528,591	\$ 5,045,230	\$ 851,938
City Street	\$ 181,643	\$ 2,861,992	\$ 2,845,383	\$ 198,252	\$ 16,609
C/W Fire and EMS	\$ 943,220	\$ 9,803,226	\$ 9,522,406	\$ 1,224,040	\$ 280,820
Lodging Tax	\$ 13,133	\$ 9,505	\$ 10,000	\$ 12,638	\$ (495)
Cemetery	\$ 16,912	\$ 228,691	\$ 209,557	\$ 36,046	\$ 19,134
Unlimited G.O. Bond Debt Service	\$ 38,985	\$ 620,000	\$ 622,380	\$ 36,605	\$ (2,380)
Limited G.O. Bond Debt Service	\$ -	\$ 1,127,569	\$ 1,127,569	\$ -	\$ -
Real Estate Excise Tax Capital Fund	\$ 5,118,123	\$ 2,106,574	\$ 1,490,904	\$ 5,733,793	\$ 615,670
Park Impact Fee Capital Fund	\$ 1,117,542	\$ 797,807	\$ 761,970	\$ 1,153,379	\$ 35,837
Transportation Impact Fee Capital Fund	\$ 479,395	\$ 968,570	\$ 668,927	\$ 779,038	\$ 299,643
Fire Impact Fee	\$ 325,951	\$ 253,633	\$ 21,017	\$ 558,567	\$ 232,616
Brady Road Construction	\$ 657,599	\$ 1,465,000	\$ 1,666,053	\$ 456,546	\$ (201,053)
Larkspur Street Construction	\$ -	\$ 3,132,500	\$ 3,132,500	\$ -	\$ -
Storm Water Utility	\$ 2,488,601	\$ 1,573,485	\$ 1,478,673	\$ 2,583,413	\$ 94,812
City Solid Waste	\$ 2,103,144	\$ 2,713,565	\$ 2,497,102	\$ 2,319,607	\$ 216,463
Water-Sewer	\$ 10,370,825	\$ 13,032,669	\$ 12,880,674	\$ 10,522,820	\$ 151,995
Water-Sewer Capital Projects	\$ -	\$ 11,885,000	\$ 11,885,000	\$ -	\$ -
North Shore Sewer Construction Project	\$ 2,262,942	\$ 20,000	\$ 2,000,000	\$ 282,942	\$ (1,980,000)
Water-Sewer Capital Reserve	\$ 5,526,834	\$ 1,514,964	\$ 202,400	\$ 6,839,398	\$ 1,312,564
Water-Sewer Bond Reserve	\$ 1,615,381	\$ 23,666	\$ -	\$ 1,639,047	\$ 23,666
Equipment Rental	\$ 1,400,617	\$ 1,645,841	\$ 1,400,361	\$ 1,646,097	\$ 245,480
Firefighter's Pension	\$ 2,287,640	\$ 33,005	\$ 132,998	\$ 2,187,647	\$ (99,993)
Retiree Medical	\$ -	\$ 120,361	\$ 120,361	\$ -	\$ -
LEOFF 1 Disability Board	\$ -	\$ 215,218	\$ 215,218	\$ -	\$ -
<b>Total City Budget 2018</b>	<b>\$ 41,141,779</b>	<b>\$ 78,533,370</b>	<b>\$ 76,420,043</b>	<b>\$ 43,255,105</b>	<b>\$ 2,113,326</b>

QUESTIONS?



# 2018 ADAMS ST NEIGHBORHOOD CDBG IMPROVEMENTS





# 2018 ADAMS ST NEIGHBORHOOD CDBG IMPROVEMENTS



# Utility Rate, System Development Charge and Impact Fee Update

City Council Workshop  
October 16, 2017



# Water/Sewer/Storm Rates and SDCs

- Current Ordinance adopts rates through 2018
  - Water = 5%, Sewer = 3%, Storm = 4.75%
- FCS Group hired to complete new rate study
  - Assumptions and Revenue Requirement exercises underway
- Council Check In to review revenue and expense assumptions
  - December 2017 timeframe

# Water/Sewer/Storm Rates and SDCs

- Complete preliminary SDC calculations for Water/Sewer
- Council Check In to review SDC assumptions
  - Spring 2018
- Finalize SDCs and Rates
  - Review Stormwater SDCs separately
- Council adoption of Water/Sewer/Storm rates during 2019/2020 budget development
- May want to wait to adopt SDCs until Impact Fee studies completed



# Solid Waste Rates

- Current Ordinance adopts rates through 2018
  - Garbage rate increase of 2.50%
- Almost done with Solid Waste Planning Study
  - Summary of Study will be reviewed with Council
- Currently reviewing garbage collection and recycling rates
- Check in with Council on preliminary rate projections
  - Anticipated early 2018
- Council adoption of Garbage and Recycling Rates during 2019/2020 budget development



# Traffic Impact Fees

- DKS hired to complete Transportation Capital Facilities Plan (CFP)
- CFP will include analysis of existing infrastructure and new capital needs based on growth
- Capital Improvement Plan (CIP) will be developed in next 6 months

# Traffic Impact Fees

- Will review different options for developing TIF
- Economic Development Committee check-in
  - Spring 2018
- Develop Preliminary TIF calculation options
- Council Check-In regarding selected methodology
  - Early Summer 2018
- Complete TIF Calculations
- Review proposed Fee with Council
- Council Adoption of TIF
  - May want to wait for remainder of impact fees/SDCs to be developed prior to adopting

# Park Impact Fees

- FCS Group hired to complete Park Impact Fee Update
- Initial work has started
- Reviewing different potential methodologies for calculation of PIF
- Council Check-In regarding selected methodology
  - Early 2018
- Complete PIF Calculation
- Review proposed Fee with Council
- Council Adoption of PIF
  - May want to wait for remainder of impact fees/SDCs to be developed prior to adopting

# Questions??

SHAWN R. MACPHERSON\*  
DAVID H. SCHULTZ  
CLIFF M. COULTER  
ASSOCIATE

KNAPP, O'DELL & MACPHERSON PLLC  
ATTORNEYS AT LAW  
430 N.E. EVERETT STREET  
CAMAS, WASHINGTON 98607

TELEPHONE  
(360) 834-4611  
FAX  
(360) 834-2608

\*ALSO ADMITTED TO OREGON BAR

HUGH A. KNAPP  
(1921 - 2007)  
ROBERT W. O'DELL  
(1924 - 1998)

## MEMORANDUM

**TO:** Mayor Scott Higgins  
**FROM:** Shawn R. MacPherson *SM*  
**DATE:** September 26, 2017  
**RE:** Professional Services Contract

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We are asking that our Professional Services Contract be amended to increase both our basic monthly compensation, and the hourly rates for extra legal services. When Roger became City Attorney in 1981, the presumptive model used for establishing compensation from the City was that our office would render 40 hours of legal services per month. Of the total hours, 20 were allocated to civil matters, and 20 were allocated to municipal court.

The current Professional Services Contract became effective January 1, 2014. For 2014, the compensation rate was \$8,750.00 per month. Effective January 1, 2015, the monthly compensation increased to \$9,000.00 per month, and this rate has continued to date. In addition, the hourly compensation for extra legal services related to civil litigation and other matters was set at \$195.00 per hour, and the rate for municipal court appeals was established at \$175.00 per hour.

In actuality, our office spends an excess of 40 hours per month on municipal court matters. The civil side fluctuates from month to month, but averages 20 hours over the course of longer periods, particularly related to the growth of the City and the need for planning matters. Since the contract was last adopted, our office has continued to provide representation at all planning commission and City Council meetings, and most recently has been requested to attend all LEOFF I disability board meetings. The increase on the criminal side is primarily attributable to the growth of the City from a population of 6,000 in 1981 to over 22,000 today. At our current base compensation of \$9,000.00 per month, we are providing 60 hours of legal services, which translates into a rate of \$150.00 per hour.

Ideally, we would like to achieve an hourly rate of \$170.00 for municipal court work, and \$195.00 for civil legal services. This is a substantial discount of our regular hourly rates for other clients (\$55.00 per hour discount for David Schultz on municipal court matters, and \$50.00 per hour discount for civil services rendered by myself). There is value to us to having a regular client such as the City, which in our minds justifies a reduced hourly rate for the City. Using the reduced hourly rates of \$170.00 for 40 hours of municipal court work, and \$195.00 per hour for 20 hours of civil legal services, our monthly base compensation would be \$10,700.00, or an increase of \$2,700.00 per month.



Memo to Mayor Scott Higgins  
September 26, 2017  
Page 2 of 2

We are proposing that the base compensation for 2018 be raised to \$9,500.00 per month, and that for 2019 it be raised 3%, with a 3% increase each year thereafter.

We are also requesting that the hourly rates for extra legal services for 2018 be raised to \$195.00 per hour for municipal court appeals, and \$215.00 per hour for additional civil legal services. For 2019 and thereafter, we are proposing that the hourly rate be raised 2% per year, rounded down to the nearest dollar. Additional legal services are essentially representing the City in legal proceedings in Superior Court, the Court of Appeals, the Supreme Court, Federal Court and administrative agencies of the municipal, state and federal government. That would include matters such as condemnation cases, and defense of the City in land use matters, personnel matters, and other claims brought against the City that are not covered by the City's insurer or are subject to a tort claim notice.

The effective date of the Professional Services Contract would be January 1, 2018. Thank you, and please let me know if you have any questions.

## PROFESSIONAL SERVICES CONTRACT

PROFESSIONAL SERVICES CONTRACT made this date by and between the CITY OF CAMAS, a municipal corporation organized and existing under the laws of the State of Washington, hereinafter referred to as “City”, and KNAPP, O’DELL & MacPHERSON PLLC, Attorneys at Law, of Camas, Washington, hereinafter referred to as “Attorneys”,

In consideration of the mutual covenants and agreements hereinafter contained, the parties agree as follows:

### Section 1. EMPLOYMENT:

1.1 City hereby contracts with, retains, and employs Attorneys to render legal services on behalf of City as hereinafter specified.

1.2 The relationship between City and Attorneys is that of employer-independent contractor, and not employer-employee. City shall have no obligation to pay FICA, unemployment compensation, workmen’s compensation or other payroll taxes on the compensation paid to Attorneys.

1.3 The parties acknowledge that it may be necessary from time to time for City to retain other legal counsel. Legal matters requiring other counsel may include bond issues, pension and deferred compensation matters, complex litigation, cases referred to attorneys selected by the City’s insurers, and matters involving specialized areas of practice where the City’s interests would be best served by retaining other counsel. In addition, other counsel may be required if Attorneys have an ethical conflict of interest which precludes representation of the City.

### Section 2. BASIC SERVICES:

2.1 The basic services to be provided by Attorneys to City shall include drafting and preparation of all ordinances and resolutions, preparation and review of all contracts, deeds, legal documents, and instruments, prosecution of violations of municipal ordinances in Camas Municipal

Court, attendance at regular City Council meetings, attendance at planning commission meetings, and rendering legal opinions and such other legal services as City or its duly elected and appointed officials may request or require.

2.2 As compensation for the professional services to be rendered by Attorneys pursuant to this section, City shall pay Attorneys the sum of \$9,500.00 per month, payable on the last business day of each month during the term of this agreement. The monthly compensation shall increase by 3%, commencing January 1, 2019, and increase 3% annually thereafter.

Section 3. **MUNICIPAL COURT APPEALS:** It is acknowledged by City and Attorneys that Attorneys shall have the responsibility to prosecute all matters commenced in Camas Municipal Court, and that the compensation to Attorneys provided for in Section 2 hereof includes compensation for representation of City in Camas Municipal Court.

The parties hereto further recognize that decisions of the municipal Court may from time to time be appealed to Clark County Superior Court, the Washington Court of Appeals, or the Washington Supreme Court. It is expressly understood and agreed that Attorneys shall have the continuing responsibility to represent City in all matters appealed from Camas Municipal Court. It is further expressly agreed that services rendered in such appellate matters shall be deemed extra legal services for which Attorneys shall be compensated at the rate of \$195.00 per hour. The rate shall increase by 2% commencing January 1, 2019, and increase 2% annually thereafter.

Section 4. **ADDITIONAL LEGAL SERVICES:**

4.1 In addition to those services provided for in Sections 2 and 3 hereof, the City may require representation in legal proceedings in the Superior Court, Court of Appeals, and Supreme Court of the State of Washington, the Courts of the United States, and administrative agencies of the municipal, state, and federal government. Additional services shall also include representation of the City after

filing of a tort claim notice, and representation of the City in eminent domain cases, with or without the filing of suit.

4.2 In any such legal proceedings brought by or against the City or its duly authorized officers, Attorneys shall have the responsibility to defend, prosecute on behalf of, or otherwise represent City and its duly authorized officers, unless other Attorneys are retained by the City.

4.3 It is expressly agreed that all services, including research and preparation for trial, provided by Attorneys in representing City and its duly authorized officers in such legal proceedings are considered extra legal services for which Attorneys shall be entitled to compensation in addition to the basic compensation provided for in Section 2 hereof. Such additional legal services shall be compensated at the rate of \$215.00 per hour. The rate shall increase by 2% commencing January 1, 2019, and increase 2% annually thereafter.

Section 5. **EXPENSES:** In addition to the compensation to be paid to Attorneys as provided for herein, City shall also bear the following expenses:

(a) The transportation, food, and lodging expenses incurred by Attorneys while on City business, which expenses shall be reimbursed in accordance with City policy for its other employees.

(b) The transportation, food, lodging and enrollment expenses incurred by Attorneys while attending Association of Washington Cities Attorneys Conferences and/or Washington Cities Insurance Authority Conferences, which expenses shall be reimbursed in accordance with City policy for its other employees.

(c) The cost of maintaining a surety bond for City Attorney.

(d) All filing fees, deposition expenses, service of process fees, and all other expenses or third party costs incurred by Attorneys in representation of City or its duly elected or

appointed officers.

(e) The cost of City of Camas stationery and envelopes for use by Attorneys while conducting City business.

It is understood and agreed that City is under no obligation except as expressly contained herein to contribute to Attorneys' office expenses. Attorneys shall have access to City's duplicating equipment and other office supplies and equipment when engaged in the business of the City.

Section 6. **DURATION:** This agreement shall commence January 1, 2018, and shall be of indefinite duration, subject to termination with or without cause by either party upon six (6) months' written notice.

Section 7. **INDEMNIFICATION:** City and Attorneys agree that City shall indemnify and hold harmless Attorneys for claims brought by third parties against Attorneys arising out of the performance by Attorneys of their duties under this contract so long as Attorneys are acting within the scope of their authority and in good faith. It is the intent of the parties that the provisions of Chapter 2.76 of the Camas Municipal Code govern the scope of the City's obligation to indemnify, and the respective rights and obligations of both City and Attorneys.

Section 8. **MODIFICATION:** This contract contains the entire agreement between the parties, and no modifications or alteration of this agreement shall be effective unless such modification shall be in writing and signed by the parties.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

CITY OF CAMAS

KNAPP, O'DELL & MacPHERSON PLLC

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
Name: \_\_\_\_\_



# City of Camas Strategic Plan

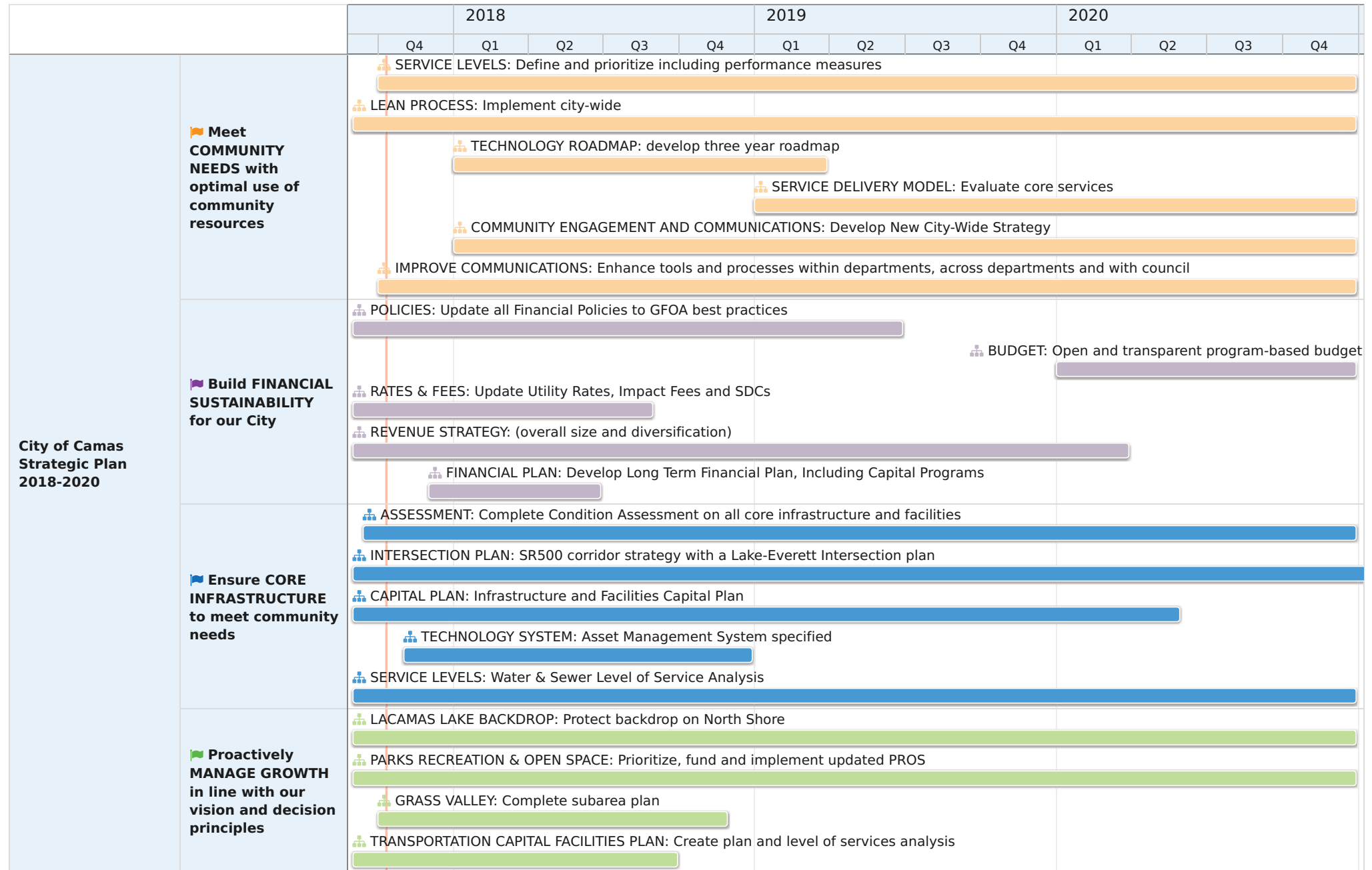
## Years 2018 - 2020

### **Management Report**

Goals & Initiatives Three Year Calendar

Initiatives Owners and Status

Initiative Milestones Roadmap



Initiative name	Initiative description	Initiative start date	Initiative end date	Initiative status
	🚩 <b>Meet COMMUNITY NEEDS with optimal use of community resources</b>			
<b>SERVICE LEVELS: Define and prioritize including performance measures</b>	PETE CAPELL, Owner	Oct 01, 2017	Dec 31, 2020	<div>Not started</div>
<b>LEAN PROCESS: Implement city-wide</b>	BERNIE BACON, Owner	Sep 01, 2017	Dec 31, 2020	<div>Started</div>
<b>TECHNOLOGY ROADMAP: develop three year roadmap</b>	SHERRY COULTER, Owner	Jan 01, 2018	Mar 31, 2019	<div>Not started</div>
<b>SERVICE DELIVERY MODEL: Evaluate core services</b>	MITCH LACKEY, Owner	Jan 01, 2019	Dec 31, 2020	<div>Not started</div>
<b>COMMUNITY ENGAGEMENT AND COMMUNICATIONS: Develop New City-Wide Strategy</b>	SHERRY COULTER, Owner	Jan 01, 2018	Dec 31, 2020	<div>Not started</div>
<b>IMPROVE COMMUNICATIONS: Enhance tools and processes within departments, across departments and with council</b>	PHIL BOURQUIN, Owner	Oct 01, 2017	Dec 31, 2020	<div>Started</div>
	🏠 <b>Build FINANCIAL SUSTAINABILITY for our City</b>			
<b>POLICIES: Update all Financial Policies to GFOA best practices</b>	CATHY HUBER NICKERSON, Owner	Sep 01, 2017	Jun 30, 2019	<div>Started</div>
<b>BUDGET: Open and transparent program-based budget</b>	CATHY HUBER NICKERSON, Owner	Jan 01, 2020	Dec 31, 2020	<div>Not started</div>
<b>RATES &amp; FEES: Update Utility Rates, Impact Fees and SDCs</b>	STEVE WALL, Owner	Sep 01, 2017	Sep 01, 2018	<div>Started</div>
<b>REVENUE STRATEGY: (overall size and diversification)</b>	CATHY HUBER NICKERSON, owner	Sep 01, 2017	Mar 31, 2020	<div>Started</div>
<b>FINANCIAL PLAN: Develop Long Term Financial Plan, Including Capital Programs</b>	CATHY HUBER NICKERSON, Owner	Dec 01, 2017	Jun 30, 2018	<div>Not started</div>
	🚧 <b>Ensure CORE INFRASTRUCTURE to meet community needs</b>			
<b>ASSESSMENT: Complete Condition Assessment on all core infrastructure and facilities</b>	STEVE WALL, Owner	Sep 13, 2017	Dec 31, 2020	<div>Started</div>
<b>INTERSECTION PLAN: SR500 corridor strategy with a Lake-Everett Intersection plan</b>	CURLEIGH CAROTHERS, Owner	Sep 01, 2017	Jan 15, 2021	<div>Started</div>
<b>CAPITAL PLAN: Infrastructure and Facilities Capital Plan</b>	STEVE WALL, Owner	Sep 01, 2017	May 31, 2020	<div>Started</div>

TECHNOLOGY SYSTEM: Asset Management System specified	STEVE WALL, Owner	Nov 01, 2017	Dec 31, 2018	Not started
SERVICE LEVELS: Water & Sewer Level of Service Analysis	SAM ADAMS, Owner	Sep 01, 2017	Dec 31, 2020	Started
	🚩 Proactively MANAGE GROWTH in line with our vision and decision principles			
LACAMAS LAKE BACKDROP: Protect backdrop on North Shore	JERRY ACHESON, Owner	Sep 01, 2017	Dec 31, 2020	Started
PARKS RECREATION & OPEN SPACE: Prioritize, fund and implement updated PROS	JERRY ACHESON, Owner	Sep 01, 2017	Dec 31, 2020	Started
GRASS VALLEY: Complete subarea plan	PHIL BOURQUIN, Owner	Oct 01, 2017	Nov 30, 2018	Not started
TRANSPORTATION CAPITAL FACILITIES PLAN: Create plan and level of services analysis	CURLEIGH CAROTHERS, Owner	Sep 01, 2017	Oct 01, 2018	Started

Initiative name	Initiative start date	Initiative end date	Project milestones status	Project milestones phase name	Project milestones phase start	Project milestones phase end
				🚩 Meet COMMUNITY NEEDS with optimal use of community resources		
SERVICE LEVELS: Define and prioritize including performance measures	Oct 01, 2017	Dec 31, 2020	Started	M1: Determine what services to Measure	Oct 01, 2017	Oct 31, 2017
				M2: Document current level of service for each of the services to be measured	Oct 30, 2017	Dec 31, 2017
				M3: Presentations to Council	Jan 01, 2018	Mar 31, 2018
				M4: Develop resources required to achieve desired level of service	Feb 01, 2018	Jun 30, 2018
				M5: Determine additional services to measure	Feb 01, 2018	May 31, 2018
				M6: Performance Measures	Oct 01, 2017	Dec 31, 2020
				M7: Review and Monitoring	Jan 01, 2018	Dec 31, 2020
LEAN PROCESS: Implement city-wide	Sep 01, 2017	Dec 31, 2020	Started	1: 2018 Lean Process	Jan 01, 2018	Jan 01, 2018
				2: 2018 Lean Process	Jan 01, 2018	Jan 01, 2018
				3: 2018 Lean Process	Jan 01, 2018	Jan 01, 2018
				4: 2018 Lean Process	Jan 01, 2018	Jan 01, 2018
				5: 2018 Lean Process	Jan 01, 2018	Jan 01, 2018
				6: 2018 Lean Process	Jan 01, 2018	Jan 01, 2018
				M1: Establish Stakeholders, Communications Plan, Schedule and Action Plan	Sep 01, 2017	Oct 30, 2017
				M2: Project Schedule and Risk & Issues Log	Oct 30, 2017	Nov 17, 2017
				M3: Review Current State and Perform Root Cause Analysis	Nov 17, 2017	Dec 15, 2017
				M4: Draft Future State Processes and Procedures for Testing	Dec 15, 2017	Feb 02, 2018
				M5: Monitor New Processes Results and Incorporate Lessons Learned	Feb 02, 2018	Mar 23, 2018
				M6: Define Roles & Responsibilities, Tasks and Schedules	Mar 23, 2018	May 23, 2018
				M7: Monitor and Ensure Compliance	May 23, 2018	Dec 31, 2020
				M8: Implement Lean Process - Year 2019	Jan 01, 2019	Dec 31, 2019
				M9: Implement Lean Process - Year 2020	Jan 01, 2020	Dec 31, 2020
TECHNOLOGY ROADMAP: develop three year roadmap	Jan 01, 2018	Mar 31, 2019	Not started	M1: Create an outline of the Technology Roadmap for review	Jan 12, 2018	May 12, 2018
				M2: Update the City's Technology Inventory and Replacement Plan	Jan 12, 2018	Apr 12, 2018
				M3: Work with Management Team to identify and prioritize technology resources	Apr 12, 2018	Aug 12, 2018
				M4: Present priorities and funding implications to Mayor and Council	Aug 12, 2018	Jan 11, 2019
				M5: Establish the Implementation Process based on the Road Map priorities	Jan 12, 2019	Feb 11, 2019
				M6: Prepare and present a finalized Technology Roadmap	Feb 11, 2019	Mar 12, 2019
SERVICE DELIVERY MODEL: Evaluate core services	Jan 01, 2019	Dec 31, 2020	Started	M1: Research Service Delivery Models Applicable to Governments	Jan 01, 2019	Mar 01, 2019
				M2: Develop List of Key City of Camas Services	Mar 01, 2019	Apr 01, 2019
				M3: Review Past Experience Using Alternative Service Delivery Models	Apr 01, 2019	Aug 01, 2019
				M4: Citizen Input	Aug 01, 2019	Oct 01, 2019
				M5: Application of the Models to Existing City Services	Oct 01, 2019	Mar 01, 2020
				M6: Recommendation	Mar 01, 2020	Mar 31, 2020
				M7: Adoption of Recommendations	Mar 01, 2020	Dec 31, 2020
				M8: Develop List of Municipal Services Provided to the Community	Dec 31, 2020	Dec 31, 2020



COMMUNITY ENGAGEMENT AND COMMUNICATIONS: Develop New City- Wide Strategy	Jan 01, 2018	Dec 31, 2020	Not started	M1: Management Team Overview -- Inventory Current Processes and Resources.	Jan 01, 2018	Mar 01, 2018
				M2: Establish a Community Engagement/Communications Leadership Team and Schedule Meetings	Mar 01, 2018	Mar 01, 2018
				M3: Present Communications Strategic Plan results to Management Team and Council	Jun 01, 2018	Jul 31, 2018
				M4: Review Staffing Needs - Possible PIO or Marketing Consultant	Jun 01, 2018	Jul 31, 2018
				M5: Fund, Purchase and install new tools and/or resources identified	Jul 31, 2018	Sep 30, 2018
				M6: Train Key Staff and assign responsibilities	Sep 30, 2018	Dec 31, 2018
				M7: Monitor results and continue to make improvements to the process	Jan 01, 2019	Dec 31, 2020
IMPROVE COMMUNICATIONS: Enhance tools and processes within departments, across departments and with council	Oct 01, 2017	Dec 31, 2020	Not started	M1: Establish a steering committee with regularly scheduled meetings	Oct 12, 2017	Jan 11, 2021
				M2: Communication Survey	Jan 12, 2018	Jan 12, 2018
				M3: Steering Committee Evaluation of Study Responses	Apr 12, 2018	Apr 12, 2018
				🚩 Build FINANCIAL SUSTAINABILITY for our City		
POLICIES: Update all Financial Policies to GFOA best practices	Sep 01, 2017	Jun 30, 2019	Started	M1: Scope the Policy Project including determining Policy Format and Process	Sep 01, 2017	Oct 01, 2017
				M2: Draft the Performance Measures and Financial Reporting Policies	Sep 01, 2017	Dec 31, 2017
				M3: Draft Asset Management, Cash Management and Investment Policies	Jan 01, 2018	Mar 31, 2018
				M4: Draft Budget, Reserve Funds, Fund Balance, ERR and Six Year Financial Plan Policies	Apr 01, 2018	Sep 30, 2018
				M5: Draft Structural Balance, Revenue, and Grant Accounting Policies	Oct 01, 2018	Dec 31, 2018
				M6: Draft Updates for Purchasing, Purchase Card, and Travel Policies	Jan 01, 2019	Mar 31, 2019
				M7: Draft Debt, Cost Accounting, and Internal Control Polices	Apr 01, 2019	Jun 30, 2019
BUDGET: Open and transparent program-based budget	Jan 01, 2020	Dec 31, 2020	Not started	M1: Research Program-Based Budgeting	Jan 01, 2020	Mar 31, 2020
				M2: Develop programs tied to levels of service	Apr 01, 2020	Jun 30, 2020
				M3: Develop performance measures tied to level of service and programs	Apr 01, 2020	Jun 30, 2020
				M4: Pilot a program and tie a budget to the program	Jul 01, 2020	Sep 30, 2020
				M5: Identify associated revenue	Jul 01, 2020	Sep 30, 2020
				M6: Pilot the Budget with Socrata and Accela	Jul 01, 2020	Sep 30, 2020
				M7: Develop a plan for a City-wide rollout	Oct 01, 2020	Dec 31, 2020
RATES & FEES: Update Utility Rates, Impact Fees and SDCs	Sep 01, 2017	Sep 01, 2018	Started	M1: Consultant Selection and Scoping	Sep 01, 2017	Sep 01, 2017
				M2: Data Collection	Sep 01, 2017	Apr 01, 2018
				M3: Water/Sewer/Stormwater Revenue Requirement Analysis	Sep 01, 2017	Dec 31, 2017
				M4: Solid Waste and Transportation Capital Facilities Plan Update	Sep 01, 2017	Jun 01, 2018
				M5: Utility Operating Rate Design	Sep 01, 2017	Mar 01, 2018
				M6: SDC and Impact Fee Analysis	Jan 01, 2018	May 31, 2018
				M7: Council Consideration and Adoption of Rates, SDCs and Fees	Jun 01, 2018	Sep 01, 2018
REVENUE STRATEGY: (overall size and diversification)	Sep 01, 2017	Mar 31, 2020	Started	M1: Research and Provide Options for Utility Taxes	Jan 01, 2018	Mar 31, 2018
				M2: Research and Provide Options for Metropolitan Park District	Sep 01, 2017	Sep 01, 2017
				M3: Research and Provide Options for Transportation Benefit District	Apr 01, 2018	Jun 30, 2018
				M4: Evaluate Existing Fee Structures	Jan 01, 2019	Dec 31, 2019
				M5: Study Public-Private Partnerships	Jan 01, 2020	Mar 31, 2020
				M6: Implement Council's Direction	Oct 01, 2017	Dec 31, 2020



FINANCIAL PLAN: Develop Long Term Financial Plan, Including Capital Programs	Dec 01, 2017	Jun 30, 2018	Not started	M1: Define Scope of the Model	Dec 01, 2017	Dec 31, 2017
				M2: Develop Model	Jan 01, 2018	Mar 31, 2018
				M3: Review Model with Management	Apr 01, 2018	Apr 30, 2018
				M4: Review with Finance Committee and City Council	Jun 01, 2018	Jun 30, 2018
				🚩 Ensure CORE INFRASTRUCTURE to meet community needs		
ASSESSMENT: Complete Condition Assessment on all core infrastructure and facilities	Sep 13, 2017	Dec 31, 2020	Started	M1: Consultant Selection and Scoping Process	Sep 13, 2017	Feb 28, 2018
				M2: Inventory and Analyze Existing Infrastructure and Facilities	Sep 13, 2017	Dec 31, 2018
				M3: Complete Condition and Criticality Rating based on Desired Level of Service	Sep 13, 2017	Jun 30, 2020
				M4: Identify Recommended Improvements and Identify Funding Strategy	Sep 13, 2017	Dec 31, 2020
INTERSECTION PLAN: SR500 corridor strategy with a Lake-Everett Intersection plan	Sep 01, 2017	Jan 15, 2021	Started	M1: Consultant Selection and Scoping Process	Sep 26, 2017	Nov 25, 2017
				M2: Review Growth Projections and Analyze Current Infrastructure and Facilities	Sep 26, 2017	Feb 26, 2018
				M3: Develop Lake/Everett Intersection Funding Plan and Implement	Feb 26, 2018	Jan 25, 2021
				M4: Develop CIP Projects for the corridor	Feb 26, 2018	May 26, 2018
				M5: Develop Funding Strategy	May 26, 2018	Jul 26, 2018
				M6: Council Consideration and Adoption of Corridor Plan	May 26, 2018	Sep 25, 2018
CAPITAL PLAN: Infrastructure and Facilities Capital Plan	Sep 01, 2017	May 31, 2020	Started	M1: Consultant Selection and Scoping Process	Sep 01, 2017	Dec 31, 2018
				M2: Review Growth Projections and Analyze Current Infrastructure and Facilities	Sep 01, 2017	Apr 30, 2019
				M3: Develop CIPs for Each Plan	Sep 01, 2017	Aug 30, 2019
				M4: Develop Funding Strategy	Sep 01, 2017	Dec 31, 2019
				M5: Council Consideration and Adoption of Planning Documents	Mar 01, 2018	May 31, 2020
TECHNOLOGY SYSTEM: Asset Management System specified	Nov 01, 2017	Dec 31, 2018	Started	M1: Retain Consultant Services	Jan 01, 2018	Mar 30, 2018
				M2: Identify Current State	Nov 01, 2017	Jan 01, 2018
				M3: Identify Future State Desired	Jan 01, 2018	Mar 30, 2018
				M4: Action Plan for Implementation	Apr 01, 2018	Oct 01, 2018
				M5: Program Recommendation	Oct 01, 2018	Dec 31, 2018
SERVICE LEVELS: Water & Sewer Level of Service Analysis	Sep 01, 2017	Dec 31, 2020	Started	M1: Complete Water System Plan Update (WSP) and General Sewer Plan (GSP) Update	Sep 01, 2017	May 31, 2020
				M2: Strategy/Policy Discussion with City Council	Jun 01, 2020	Jul 31, 2020
				M3: Revise WSP and GSP	Aug 01, 2020	Dec 31, 2020
				🚩 Proactively MANAGE GROWTH in line with our vision and decision principles		
LACAMAS LAKE BACKDROP: Protect backdrop on North Shore	Sep 01, 2017	Dec 31, 2020	Started	M1: Identify potential parcels for protection	Sep 01, 2017	Oct 01, 2017
				M2: Contact Property Owners	Sep 01, 2017	Jan 01, 2018
				M3: Identify potential funding sources	Jan 01, 2018	Jun 01, 2018
				M4: Aquire Property	Sep 01, 2017	Dec 31, 2020

PARKS RECREATION & OPEN SPACE: Prioritize, fund and implement updated PROS	Sep 01, 2017	Dec 31, 2020	Started	M1: Prioritize list of capital projects	Sep 01, 2017	Feb 01, 2018
				M2: Fund prioritized PROS capital projects	Feb 01, 2018	Dec 31, 2020
				M3: Implement prioritized and funded capital project list	Feb 01, 2018	Dec 31, 2020
GRASS VALLEY: Complete subarea plan	Oct 01, 2017	Nov 30, 2018	Not started	M1: Individual Stakeholder Meetings	Oct 01, 2017	Jan 31, 2018
				M2: Project scoping and Timeline: Consultant selection	Jan 01, 2018	Mar 01, 2018
				M3: Development of Sub-Area Plan Draft	Mar 01, 2018	Sep 30, 2018
				M4: State Environmental Policy Act	Sep 30, 2018	Oct 31, 2018
				M5: Washington State Commerce Dept. Notification	Oct 01, 2018	Oct 31, 2018
				M6: Planning Commission Workshop on Draft sub-area plan	Oct 01, 2018	Oct 31, 2018
				M7: Planning Commission Hearing	Nov 01, 2018	Nov 30, 2018
TRANSPORTATION CAPITAL FACILITIES PLAN: Create plan and level of services analysis	Sep 01, 2017	Oct 01, 2018	Started	M1: Consultant Selection and Scoping Process	Sep 01, 2017	Oct 31, 2017
				M2: Review Growth Projections and Analyze Current Infrastructure and Facilities	Nov 01, 2017	Feb 01, 2018
				M3: Develop CIP	Feb 01, 2018	May 01, 2018
				M4: Develop Funding Strategy	Feb 01, 2018	Jun 30, 2018
				M5: Council Consideration and Adoption of Transportation Plan	Jul 01, 2018	Oct 01, 2018




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Clark County WASHINGTON

Property and Land Records Information

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LayersSearchInfo

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**Parcel Report**

[Zoom To Parcel on Map](#)  
[Property Information Center](#)

Parcel Information

Account Number:124540000

**Property Location Address**  
2610 NE EVERETT ST, CAMAS, 98607

**Property Owner**  
CITY OF CAMAS

**Owner Mailing Address**  
616 NE 4TH AVE  
CAMAS WA, 98607

Most Recent Sale

Sale Date:04/16/2002


Document Type:DEED

Document Number:0497012

Sale Amount:\$200,000.00

Property Photo

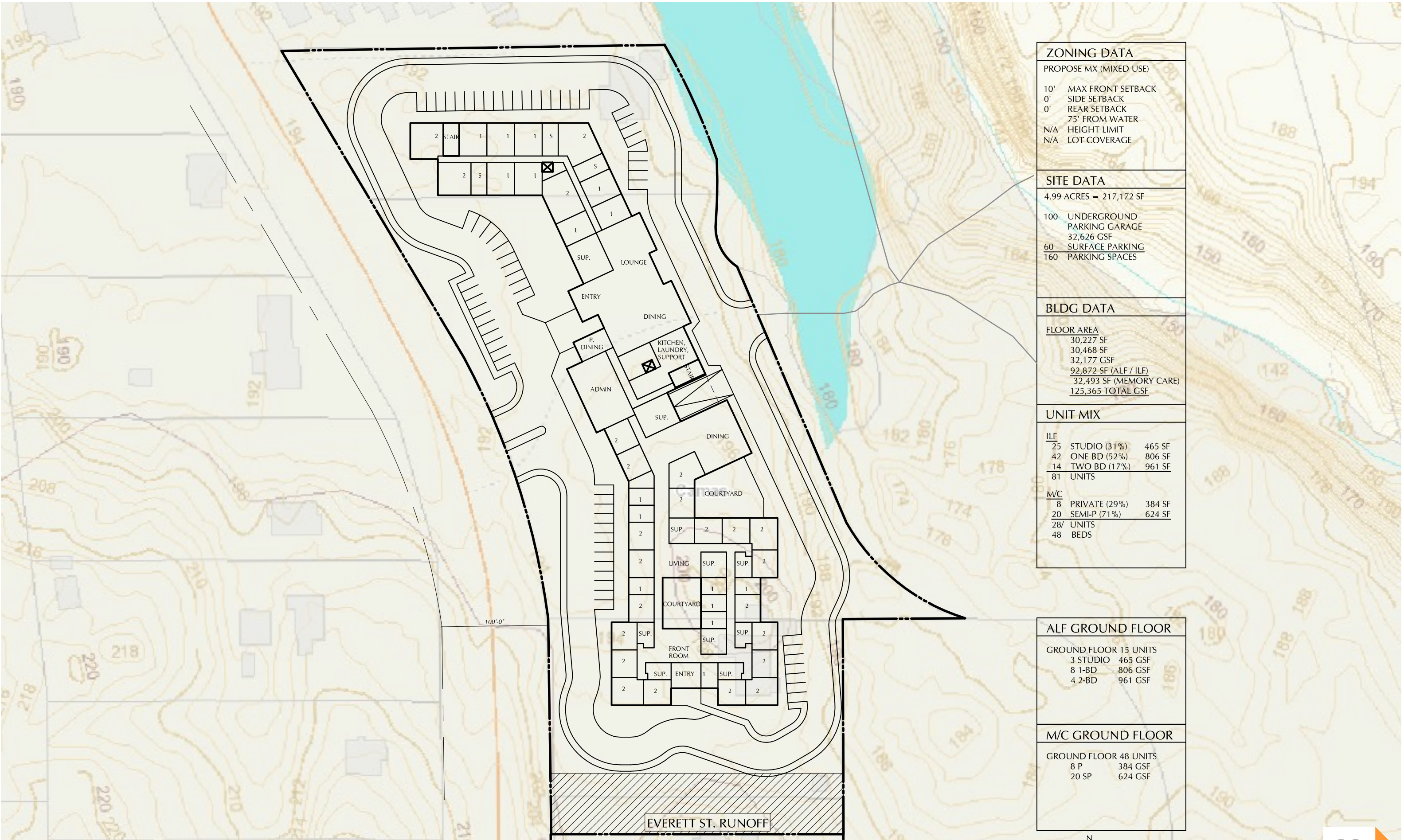
No photo available



Clark County, GIS | Esri, HERE, Garmin, NGA, USGS, NPS

Latitude: 45.59963221 / Longitude: -122.4111020





ZONING DATA	
PROPOSE MX (MIXED USE)	
10'	MAX FRONT SETBACK
0'	SIDE SETBACK
0'	REAR SETBACK
	75' FROM WATER
N/A	HEIGHT LIMIT
N/A	LOT COVERAGE

SITE DATA	
4.99 ACRES = 217,172 SF	
100	UNDERGROUND PARKING GARAGE
	32,626 GSF
60	SURFACE PARKING
160	PARKING SPACES

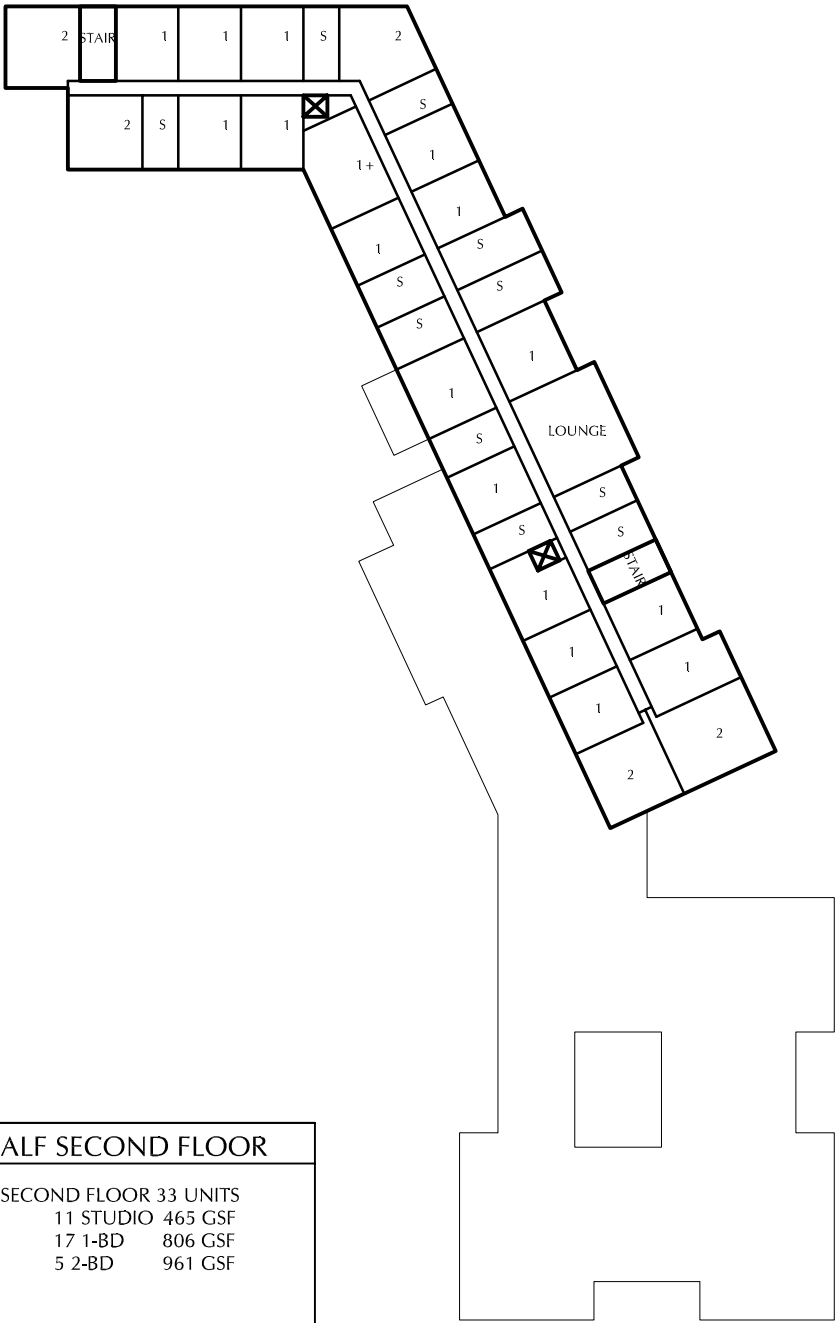
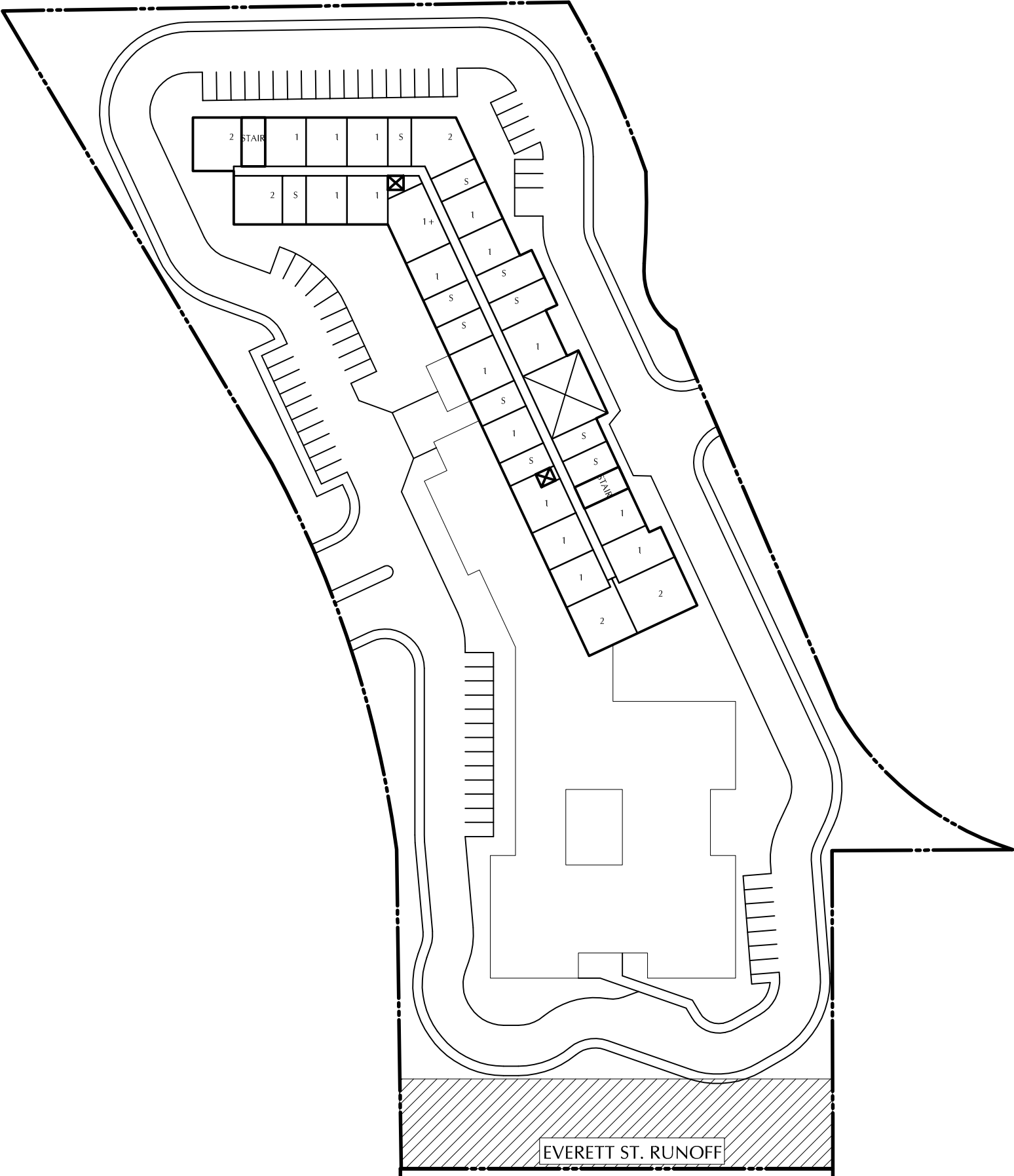
BLDG DATA	
FLOOR AREA	
	30,227 SF
	30,468 SF
	32,177 GSF
	92,872 SF (ALF / ILF)
	32,493 SF (MEMORY CARE)
	125,365 TOTAL GSF

UNIT MIX	
ILF	
25	STUDIO (31%) 465 SF
42	ONE BD (52%) 806 SF
14	TWO BD (17%) 961 SF
81	UNITS
M/C	
8	PRIVATE (29%) 384 SF
20	SEMI-P (71%) 624 SF
28/	UNITS
48	BEDS

ALF GROUND FLOOR	
GROUND FLOOR 15 UNITS	
3	STUDIO 465 GSF
8	1-BD 806 GSF
4	2-BD 961 GSF

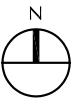
M/C GROUND FLOOR	
GROUND FLOOR 48 UNITS	
8	P 384 GSF
20	SP 624 GSF

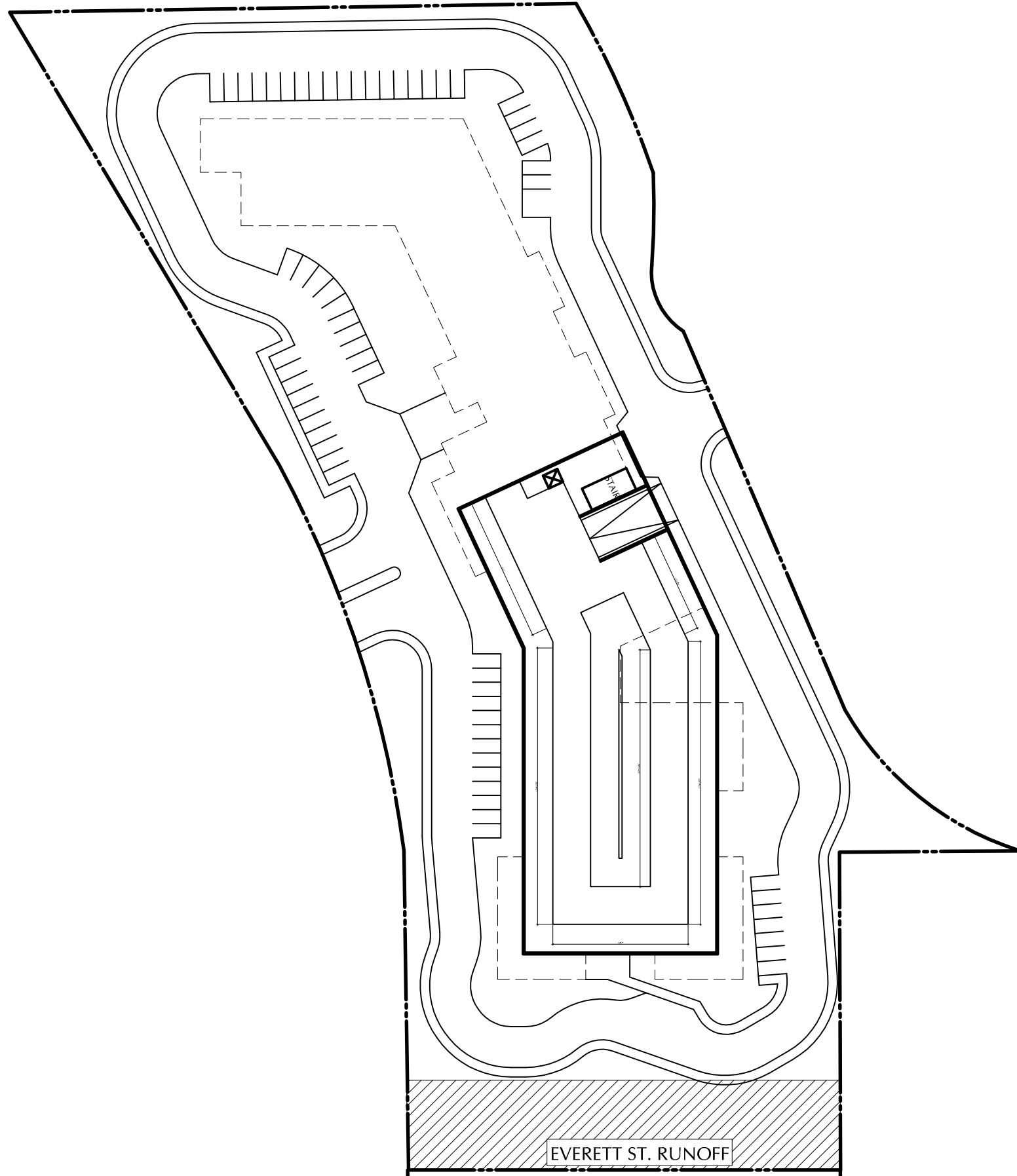




ALF SECOND FLOOR			
SECOND FLOOR 33 UNITS			
11	STUDIO	465	GSF
17	1-BD	806	GSF
5	2-BD	961	GSF

ALF THIRD FLOOR			
THIRD FLOOR 33 UNITS			
11	STUDIO	465	GSF
17	1-BD	806	GSF
5	2-BD	961	GSF





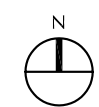
ALF PARKING GARAGE

38,626 GSF  
100 PARKING STALLS

# CAMAS SENIOR LIVING

PRELIMINARY CONCEPT STUDY - 10.09.2017

CAMAS, WASHINGTON



Ankrom Moisan Architects, Inc.  
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY  
ankrommoisan.com









