



City Council Regular Meeting Agenda
Monday, August 04, 2025, 7:00 PM
Council Chambers, 616 NE 4th AVE

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To observe the meeting (no public comment ability)

- go to <https://vimeo.com/event/5285847>

To participate in the meeting (able to public comment)

- go to <https://us06web.zoom.us/j/82525742145>

(public comments may be submitted to publiccomments@cityofcamas.us)

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

This is the public's opportunity to comment about any item on the agenda, including items up for final Council action.

CONSENT AGENDA

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

1. [July 21, 2025 Camas City Council Regular and Workshop Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. [\\$132,861 to Aquatechnex for Lacamas Lake Treatment 2024 change order authorization](#)
(Submitted by Rob Charles, Utilities Manager)
4. [\\$14,370 PBS Engineering and Environmental/Apex Citywide Horizontal Curve Safety Improvements Professional Services Agreement Supplement 3](#)
(Submitted by James Carothers, Engineering Manager)
5. [Council Policies and Procedures](#)
(Submitted by Council Members Tim Hein and Marilyn Boerke)

NON-AGENDA ITEMS

6. Staff

7. Council

MAYOR

8. Mayor Announcements

MEETING ITEMS

9. [Ordinance No. 25-016 Issuance of 2025 Revenue and Refunding Bonds - Public Hearing](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 15 minutes](#)
10. [Resolution 25-012 Intent of City Council to Reduce Camas Property Tax Levy if RFA is Approved](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 15 minutes](#)

PUBLIC COMMENTS

CLOSE OF MEETING



City Council Workshop Minutes - Draft
Monday, July 21, 2025, 4:30 PM
Council Chambers, 616 NE 4th AVE

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

CALL TO ORDER

Mayor Hogan called the meeting to order at 4:30 p.m.

ROLL CALL

Present: Council Members Martin Elzingre, Tim Hein, John Nohr, Jennifer Senescu and John Svilarich

Remote: Council Members Marilyn Boerke and Leslie Lewallen

Staff: Sydney Baker, James Carothers, Rob Charles, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Tina Jones, Robert Maul, Doug Quinn, Bryan Rachal, Heidi Steffensen, Alicia Stevens, Matthew Thorup, Connie Urquhart and Chris Witkowski

Press: Kelly Moyer, Camas-Washougal Post Record

PUBLIC COMMENTS

Margaret Tweet, Camas, commented about fluoride.

WORKSHOP TOPICS

1. Professional Services Agreement with Aquatechnex for Lake Management
Presenter: Rob Charles, Utilities Manager

This item will be placed on the August 4, 2025 City Council Regular Meeting Consent Agenda for Council's consideration.

2. Council Policies and Procedures
Presenter: Council Member Tim Hein and Council Member Marilyn Boerke

This item will be placed on the August 4, 2025 City Council Regular Meeting Consent Agenda for Council's consideration.

3. Code of Conduct
Presenter: Council Member Tim Hein and Council Member Marilyn Boerke

This item was for Council's information only. Discussion ensued.

4. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator

Charles gave an update on per- and polyfluoroalkyl substances (PFAS) in Well 13.

COUNCIL COMMENTS AND REPORTS

Nohr attended Finance Committee meetings and the Downtown Camas Association (DCA) meeting. Nohr congratulated the City on AAA Bond rating. Nohr commented about 1st Friday, the Little Bronze Girl ribbon cutting, The Goonies playing at the Liberty Theater, and a new mural being painted downtown.

Svilarich attended the Ward 2 Town Hall and the 75th Anniversary of Lutz Hardware.

Hein attended Finance Committee meetings and the 75th Anniversary of Lutz Hardware. Hein gave a Clark County Public Transit Benefit Area Authority (CTran) update. Hein commented about commemorating long-standing businesses, the Ward 2 Town Hall and citizen comments about the RV Ordinance, fireworks and landscaping at the roundabout on NE Everett St/NW Lake Rd.

Lewallen attended the Port of Camas-Washougal meeting. Lewallen commented about Camas Days and citizen comments about the Regional Fire Authority (RFA), fluoride and homelessness.

Boerke attended the Columbia Land Trust Picnic and recognized Bryan Rachal for speaking at the event. Boerke commented about the bathtub races at Camas Days, the upcoming City/Schools meeting and an upcoming Ward 1 Town Hall. Boerke commented about citizen comments about the RV Ordinance.

Senescu attended the Planning Commission Meeting and Georgia Pacific Mill Clean-Up Meeting. Senescu commented about the Weekly-Update and Camas Days.

Elzingre attended the Port of Camas-Washougal Meeting and toured Legacy Lands. Elzingre commented about Camas Days, Lake treatment, the Ward 2 Town Hall, bike lanes on NW 38th Ave, the RFA and Lutz Hardware.

PUBLIC COMMENTS

No one from the public wished to speak.

CLOSE OF MEETING

The meeting closed at 6:36 p.m.



City Council Regular Meeting Minutes - Draft
Monday, July 21, 2025, 7:00 PM
Council Chambers, 616 NE 4th AVE

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Martin Elzingre, Tim Hein, John Nohr, Jennifer Senescu and John Svilarich

Remote: Council Members Marilyn Boerke and Leslie Lewallen

Staff: James Carothers, Rob Charles, Aaron Cliburn, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Tina Jones, Shawn MacPherson, Robert Maul, Alan Peters, Doug Quinn, Bryan Rachal, Heidi Steffensen, Alicia Stevens, Matthew Thorup, Connie Urquhart and Chris Witkowski

Press: Kelly Moyer, Camas-Washougal Post Record

PUBLIC COMMENTS

Natalie Lyons, Camas, commented about the RV Ordinance.

Jason Lind, Camas, commented about the RV Ordinance.

David Leen, Camas, commented about the RV Ordinance.

Aaron Cliburn, Vancouver, commented about the Regional Fire Authority (RFA).

Tyler Sanders, Camas, commented about parking minimum requirements.

Darcy Smith, Camas, commented about the RV Ordinance.

CONSENT AGENDA

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

1. June 16, 2025 Camas City Council Regular and Workshop Meeting Minutes

2. \$1,187,960.93 Automated Clearing House 702349-702405 and Claim Checks 160833-160952 and \$175.00 for Camas Assistance Program (CAP) Check number Approved by Finance Committee
3. \$26,250 to PBS Engineering and Environmental, LLC, for Forest Home Booster Station Phase 1
(Submitted by Rob Charles, Utilities Manager)
4. \$109,969 to OCD Automation, Inc., for Wastewater Treatment Plant Programming Logic Controller D Replacement Bid Award
(Submitted by Rob Charles, Utilities Manager)
5. 2025 #2 SURPLUS EQUIPMENT
(Submitted by Will Noonan, Public Works Operations Manager)
6. \$96,998.00 Vertex Contracting LLC Citywide Horizontal Curve Safety Improvements Bid Award with up to 10% change order authorization
(Submitted by James Carothers, Engineering Manager)
7. \$295,709.50 Grade Werks Excavating LLC NE 3rd Avenue Pedestrian and Bicycle Improvements Bid Award with up to 10% change order authorization, subject to Washington State Transportation Improvement Board approval
(Submitted by James Carothers, Engineering Manager)
8. \$30,000 Columbia West Engineering Inc. 2024-2025 On-Call Material Testing Services PSA Amendment No. 1
(Submitted by James Carothers, Engineering Manager)

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

NON-AGENDA ITEMS

9. Staff

There were no staff comments.

10. Council

Hein thanked citizens that attended the Ward 2 Town Hall.

Lewallen thanked citizens for their public comments. Lewallen commented about the upcoming Camas Washougal Chamber luncheon.

Boerke commented about the upcoming Ward 1 Town Hall meeting location.

Nohr commented about the upcoming Ward 1 Town Hall meeting location.

MAYOR

11. Mayor Announcements

Meeting minutes created by Alicia Stevens.

12. Water Safety Ad Hoc Committee Appointments

It was moved by Svilarich, and seconded, to approve the Mayors Appointments to the Water Safety Ad Hoc Committee. The motion carried unanimously.

MEETING ITEMS

13. Ordinance No. 25-013 Changing the Name of SE Bybee Road to NW Bybee Road
Presenter: Alan Peters, Community Development Director

It was moved by Hein, and seconded, to approve Ordinance No. 25-013 and publish according to law. The motion passed.

14. Resolution 25-010 Adopting the Clark County Comprehensive Solid Waste Management Plan for 2025-2029
Presenter: Rob Charles, Utilities Manager

It was moved by Hein, and seconded, to adopt Resolution No. 25-010. The motion passed.

15. Resolution No. 25-011 Regional Fire Authority (RFA) Discussion
Presenter: Cliff Free, Fire Chief; Shaun Ford, Division Chief

It was moved by Nohr, and seconded, to adopt Resolution No. 25-011. The motion passed.

PUBLIC COMMENTS

Darcy Smith, Camas, commented about the RFA.

CLOSE OF MEETING

The meeting closed at 7:41 p.m.



City of Camas
Contract Change Order

Order No. 3 Date July 15, 2025

Contract for Lacamas Lake Treatment 2024, City Project D1013

To AquaTechnex
(Contractor)

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item	Description of Changes	Quantity	Unit Cost	Decrease in Contract Price	Increase in Contract Price
1A	Second Treatment of EutroSORB G				132,861.00 0.00
Subtotal:					132,861.00
8.6% Sales Tax					0.00
Net Change in Contract Price:					132,861.00

Contract Change Orders for this project = 47% of Contract Award
(Original Contract Value= \$147,831.00, New Total is \$280,692.00)

NOTES: **1A** – This change order is for a second treatment in 2025 using EutroSORB G. This additional cost assumes 30,300 pounds of EutroSORB G per water column stripping application, as well as the cost for mobilization of treatment boats and applicators, delivery of materials, forklift rental, and treatment.

The \$132,861 includes sales tax.

This document will become a supplement to the contract and all provisions will apply hereto.

Requested	_____	_____
	Project Manager	Date
Accepted	<div><div>DocuSigned by: <i>Terry McNabb</i> 7651FE12E25C4EC...</div></div> _____	7/16/2025
	Contractor	Date
Approved	_____	_____
	Public Works Director	Date



Staff Report – Consent Agenda

August 4, 2025 Council Regular Meeting

\$14,370 PBS Engineering and Environmental/Apex Citywide Horizontal Curve Safety Improvements Professional Services Agreement Supplement 3 (Submitted by James Carothers, Engineering Manager)

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

BACKGROUND: The City has received \$360,000 in FHWA grant funding to conduct speed studies and evaluate the conditions and road signs at horizontal curves on major roads throughout the City. Results of these studies will be used in replacing signs that do not meet current design standards. The grant will cover the entire cost of the project, including engineering design, permitting, construction, and construction management. The project was bid in June 2025, and the accepted low bid was substantially lower than the engineer's estimated cost. The grant agreement allows for excess construction funding to be reallocated to pay for construction support performed by the consultant.

SUMMARY: In 2023 the City entered into a professional services agreement (PSA) with PBS Engineering and Environmental (now called Apex). The cost of this PSA and previously approved supplements is \$110,258.52 and includes minimal consultant support during bidding and construction. Staff needs additional assistance from the consultant during construction.

PSA Supplement 3 adds the following federally funded tasks to the agreement:

- Traffic control field inspections

The cost of PSA Supplement 3 is \$14,370.00 and will provide increased levels of field evaluation and monitoring of traffic control measures to verify conformance with plans and specifications.

BENEFITS TO THE COMMUNITY: Citywide safety improvements to roadway curves will benefit all road users.

STRATEGIC PLAN: This item aligns with the strategic plan goal of creating a Safe & Accessible Community by improving the safety of city streets.

BUDGET IMPACT: This project is 100% funded by the FHWA grant.

RECOMMENDATION: Staff recommends Council approve this Professional Services Agreement Supplement.



Supplemental Agreement Number 3		Organization and Address Apex Companies, LLC 1325 SE Tech Center Dr., Suite 140, Vancouver, WA 98683 Phone: 360.695.3488	
Original Agreement Number LA10565			
Project Number STR23007	Execution Date 11/15/2023	Completion Date 12/31/2025	
Project Title Citywide Horizontal Curve Safety Improvements	New Maximum Amount Payable \$124,628.52		
Description of Work The Professional Services Agreement reserved the right for the City to supplement the contract with addition tasks. Supplement 3 adds work defined in the attached amended scope of work. (Exhibit A) Base Agreement : \$110,258.52 (Including all previous Supplemental Agreements) Supplemental Agreement 3 : \$14,370.00 New Total Contract : \$124,628.52			

The Local Agency of City of Camas

desires to supplement the agreement entered in to with Apex Companies, LLC (formerly PBS)

and executed on July XX, 2025 and identified as Agreement No. LA 10565

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

I

Section 1, SCOPE OF WORK, is hereby changed to read:

Supplemental items of work consist of the tasks described in the Professional Services Agreement dated 11/15/2023, work defined in Supplemental Agreements 1 and 2, and the attached Exhibit A.

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: No change

III

Section V, PAYMENT, shall be amended as follows:

SEE EXHIBIT B

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.

If you concur with this supplement and agree to the changes as stated above, please sign in the Appropriate spaces below and return to this office for final action.

By: _____ By: _____

Consultant Signature

Approving Authority Signature

Date

City of Camas, Washington

Scope of Work Citywide Horizontal Curve Safety Improvements City of Camas Project: STR23007 Supplemental 3

INTRODUCTION

PBS Engineering and Environmental Inc. (PBS) and its Consultant team were selected by the City of Camas (City) to perform traffic and design engineering, environmental permitting, public involvement and other related professional services for the Citywide Horizontal Curve Safety Improvements project. Professional services will include evaluation of existing horizontal curves, evaluation of corrective measures, traffic engineering, environmental process and permits, and utility coordination. There were other professional services that were identified in the original scope of work that could be added if the City requested them.

Task 10 Construction Management was added to the original contract with Supplemental 2 and Supplemental 3 is adding Subtask 10.3 Traffic Control Field Inspections to Task 10 of the professional services.

The task that will be added.

CONTRACT TASK ADDED

SCOPE OF WORK

Task 10: Construction Management

Subtask 10.3 Traffic Control Field Inspections

The consultant will coordinate with the City on conducting traffic control field inspections, these field inspections will be conducted daily or as requested by the City. The consultant will report to the City by telephone immediately with findings and recommendations. Also, the consultant will follow up with an email on the findings and recommendations.

Exhibit B
City Wide Horizontal Curve Project

City of Camas, Washington
 Wednesday, July 23, 2025

CONSTRUCTION SERVICES HOURS

Task and Description				PBS	
	<i>Construction Inspector IV</i>	<i>Construction Inspector II</i>	<i>Expense</i>	TOTAL	BUDGET AMOUNT
Task 10: Construction Management				\$14,370.00	14,370.00
Subtask 10.3 Traffic Control Field Inspections	50.00	50.00	120.00	\$14,370.00	
TOTAL HOURS	50.00	50.00			
HOURLY RATES	155.00	130.00			
TOTAL DOLLARS	7,750.00	6,500.00	120.00	14,370.00	14,370.00



Actuals Not To Exceed Table (ANTE)

<p>WSDOT Agreement: 2024 PBS Engineering & Environmental 1325 SE Tech Center Drive Suite 140 Vancouver, WA 98683</p>					
Job Classifications	Direct Labor Hourly Billing Rate NTE	Overhead NTE	Fixed Fee NTE	All Inclusive Max Hourly Billing Rate NTE	Negotiated Billing Rate NTE
		180.66%	30.00%		
Engineering Technician	\$25.00	\$45.17	\$7.50	\$77.67	77
Engineering Technician II	\$39.75	\$71.81	\$11.93	\$123.49	120
Engineering Staff I	\$38.22	\$69.05	\$11.47	\$118.73	118
Engineering Staff II	\$46.63	\$84.24	\$13.99	\$144.86	144
Engineering Staff III	\$54.40	\$98.28	\$16.32	\$169.00	168
Engineer IV	\$57.69	\$104.22	\$17.31	\$179.22	178
Engineer V	\$63.70	\$115.08	\$19.11	\$197.89	190
Engineer VI	\$66.83	\$120.74	\$20.05	\$207.61	205
Engineer VII	\$74.52	\$134.63	\$22.36	\$231.50	225
Engineer VIII	\$117.69	\$212.62	\$35.31	\$365.62	240
Structural Project Engineer V	\$64.90	\$117.25	\$19.47	\$201.62	201
Sr. Structural Project Engineer VI	\$84.62	\$152.87	\$25.39	\$262.88	235
Structural Project Manager VII	\$83.33	\$150.54	\$25.00	\$258.87	250
Sr. Structural Project Manager VIII	\$90.87	\$164.17	\$27.26	\$282.30	265
Principal Engineer	\$100.96	\$182.39	\$30.29	\$313.64	270
Design Technician I	\$41.67	\$75.28	\$12.50	\$129.45	125
Design Technician II	\$37.50	\$67.75	\$11.25	\$116.50	116
Design Technician III	\$47.34	\$85.52	\$14.20	\$147.07	142
Design Technician IV	\$50.00	\$90.33	\$15.00	\$155.33	155
Engineering Geologist I	\$51.67	\$93.35	\$15.50	\$160.52	115
Engineering Geologist II	\$59.00	\$106.59	\$17.70	\$183.29	177
Landscape/Planning I	\$35.00	\$63.23	\$10.50	\$108.73	105
Landscape/Planning II	\$38.34	\$69.27	\$11.50	\$119.11	115
Landscape/Planning III	\$42.34	\$76.49	\$12.70	\$131.53	127
Landscape/Planning IV	\$48.50	\$87.62	\$14.55	\$150.67	142
Landscape/Planning V	\$54.09	\$97.72	\$16.23	\$168.04	162
Landscape/Planning VI	\$61.67	\$111.41	\$18.50	\$191.58	185
Landscape/Planning VII	\$64.90	\$117.25	\$19.47	\$201.62	201
Construction Inspector I	\$39.34	\$71.07	\$11.80	\$122.21	118
Construction Inspector II	\$43.34	\$78.30	\$13.00	\$134.64	130
Construction Inspector III	\$41.20	\$74.43	\$12.36	\$127.99	127
Construction Inspector IV	\$50.00	\$90.33	\$15.00	\$155.33	155
Construction Inspector V	\$57.34	\$103.59	\$17.20	\$178.13	172
Construction Inspector VI	\$63.34	\$114.43	\$19.00	\$196.77	190
Construction Manager I	\$61.67	\$111.41	\$18.50	\$191.58	185
Construction Manager II	\$63.34	\$114.43	\$19.00	\$196.77	195
Construction Manager III	\$61.67	\$111.41	\$18.50	\$191.58	191



Construction Manager IV	\$71.67	\$129.48	\$21.50	\$222.65	215
Survey I	\$28.00	\$50.58	\$8.40	\$86.98	86
Survey II	\$40.80	\$73.71	\$12.24	\$126.75	126
Survey III	\$43.25	\$78.14	\$12.98	\$134.36	134
Survey IV	\$44.23	\$79.91	\$13.27	\$137.40	137
Survey V	\$51.67	\$93.35	\$15.50	\$160.52	155
Survey VI	\$67.31	\$121.60	\$20.19	\$209.11	175
Survey VII	\$72.12	\$130.29	\$21.64	\$224.05	200
Survey 1-Person Crew	\$52.48	\$94.81	\$15.74	\$163.03	162
Survey 2-Person Crew	\$71.26	\$128.74	\$21.38	\$221.38	220
Survey 3-Person Crew	\$87.46	\$158.01	\$26.24	\$271.70	270
Unmanned Aerial Sys Operator I*	\$34.00	\$61.42	\$10.20	\$105.62	152
Unmanned Aerial Sys Operator II*	\$36.00	\$65.04	\$10.80	\$111.84	165
Unmanned Aerial Sys Operator III*	\$45.96	\$83.03	\$13.79	\$142.78	195
Industrial Hygienist/Monitor	\$32.00	\$57.81	\$9.60	\$99.41	90
Ind. Hygienist/AHERA Inspector I	\$32.10	\$57.99	\$9.63	\$99.72	99
Ind. Hygienist/AHERA Inspector II	\$34.00	\$61.42	\$10.20	\$105.62	105
Certified Industrial Hygienist I	\$46.67	\$84.31	\$14.00	\$144.99	140
Certified Industrial Hygienist II	\$67.31	\$121.60	\$20.19	\$209.11	180
Sr. Industrial Hygienist I	\$52.88	\$95.53	\$15.86	\$164.28	150
Sr. Industrial Hygienist II	\$67.31	\$121.60	\$20.19	\$209.11	165
Trainer/Safety Specialist	\$54.60	\$98.64	\$16.38	\$169.62	135
Project Designer/Planner	\$38.46	\$69.48	\$11.54	\$119.48	119
Project Manager (IH)	\$47.00	\$84.91	\$14.10	\$146.01	135
Sr. Project Manager (IH)	\$55.29	\$99.89	\$16.59	\$171.76	155
Principal – Industrial Hygiene	\$117.69	\$212.62	\$35.31	\$365.62	210
Field Technician I	\$30.00	\$54.20	\$9.00	\$93.20	90
Field Technician II	\$31.67	\$57.22	\$9.50	\$98.39	95
Field Scientist/Planner	\$31.67	\$57.22	\$9.50	\$98.39	95
Staff Scientist/Planner I	\$35.00	\$63.23	\$10.50	\$108.73	105
Staff Scientist/Planner II	\$36.80	\$66.48	\$11.04	\$114.32	114
Project Scientist/Planner I	\$41.40	\$74.79	\$12.42	\$128.61	128
Project Scientist/Planner II	\$43.34	\$78.30	\$13.00	\$134.64	134
Project Scientist/Planner III	\$50.00	\$90.33	\$15.00	\$155.33	150
Sr. Scientist/Planner I	\$56.49	\$102.05	\$16.95	\$175.49	175
Sr. Scientist/Planner II	\$62.50	\$112.91	\$18.75	\$194.16	190
Principal Scientist/Planner	\$84.81	\$153.22	\$25.44	\$263.47	225
Staff Environmental Regulatory Specialist	\$33.00	\$59.62	\$9.90	\$102.52	102
Project Environmental Regulatory Specialist	\$45.90	\$82.92	\$13.77	\$142.59	135
Sr. Environmental Regulatory Specialist	\$58.65	\$105.96	\$17.60	\$182.20	170
Project Environmental Compliance Monitor	\$45.90	\$82.92	\$13.77	\$142.59	135
Sr. Environmental Compliance Monitor	\$55.00	\$99.36	\$16.50	\$170.86	155
Staff Geologist I	\$32.00	\$57.81	\$9.60	\$99.41	99
Staff Geologist II	\$34.49	\$62.31	\$10.35	\$107.15	107
Project Geologist I	\$36.26	\$65.51	\$10.88	\$112.65	112
Project Geologist II	\$38.94	\$70.35	\$11.68	\$120.97	120
Sr. Geologist I	\$51.67	\$93.35	\$15.50	\$160.52	155



Sr. Geologist II	\$54.95	\$99.27	\$16.49	\$170.71	170
Sr. Geologist III	\$65.00	\$117.43	\$19.50	\$201.93	195
Sr. Geologist IV	\$70.00	\$126.46	\$21.00	\$217.46	217
Principal Geologist	\$75.00	\$135.50	\$22.50	\$233.00	232
Project Hydrogeologist I	\$43.34	\$78.30	\$13.00	\$134.64	130
Project Hydrogeologist II	\$46.67	\$84.31	\$14.00	\$144.99	140
Sr. Hydrogeologist I	\$53.34	\$96.36	\$16.00	\$165.71	160
Sr. Hydrogeologist II	\$60.00	\$108.40	\$18.00	\$186.40	180
Sr. Hydrogeologist III	\$65.00	\$117.43	\$19.50	\$201.93	195
Sr. Hydrogeologist IV	\$79.67	\$143.93	\$23.90	\$247.50	230
Principal Hydrogeologist	\$85.00	\$153.56	\$25.50	\$264.06	255
Project Manager (Env)	\$40.00	\$72.26	\$12.00	\$124.26	124
Sr. Project Manager I	\$45.18	\$81.62	\$13.55	\$140.36	140
Sr. Project Manager II	\$55.29	\$99.89	\$16.59	\$171.76	165
Sr. Project Manager III	\$60.66	\$109.59	\$18.20	\$188.45	180
Sr. Project Manager IV	\$64.00	\$115.62	\$19.20	\$198.82	195
Sr. Project Manager V	\$66.59	\$120.30	\$19.98	\$206.87	206
Sr. Project Manager VI	\$76.92	\$138.96	\$23.08	\$238.96	230
Administration I	\$30.00	\$54.20	\$9.00	\$93.20	93
Administration II	\$34.25	\$61.88	\$10.28	\$106.40	105
Administration III	\$46.35	\$83.74	\$13.91	\$143.99	115
Project Administrator I	\$33.00	\$59.62	\$9.90	\$102.52	100
Project Administrator II	\$34.00	\$61.42	\$10.20	\$105.62	105
Project Administrator III	\$38.52	\$69.59	\$11.56	\$119.67	119
Project Administrator IV	\$48.08	\$86.86	\$14.42	\$149.37	130
CAD/MicroStation Tech I	\$36.67	\$66.25	\$11.00	\$113.92	110
CAD/MicroStation Tech II	\$32.00	\$57.81	\$9.60	\$99.41	99
CAD Manager	\$47.33	\$85.51	\$14.20	\$147.04	140
Writer/Editor I	\$37.40	\$67.57	\$11.22	\$116.19	115
Writer/Editor II	\$54.66	\$98.75	\$16.40	\$169.81	135
Graphic Artist	\$48.54	\$87.69	\$14.56	\$150.79	120
IT/Database Management	\$58.61	\$105.88	\$17.58	\$182.08	130
GIS Analyst I	\$36.67	\$66.25	\$11.00	\$113.92	110
GIS Analyst II	\$45.96	\$83.03	\$13.79	\$142.78	130
GIS Analyst Manager	\$50.00	\$90.33	\$15.00	\$155.33	150
Grant Writer	\$50.00	\$90.33	\$15.00	\$155.33	150
Public Involvement I	\$35.00	\$63.23	\$10.50	\$108.73	105
Public Involvement II	\$40.00	\$72.26	\$12.00	\$124.26	120
Public Involvement III	\$45.00	\$81.30	\$13.50	\$139.80	135
Public Involvement IV	\$60.58	\$109.44	\$18.17	\$188.20	155
Public Involvement Manager	\$70.97	\$128.21	\$21.29	\$220.48	175

Notes:

Profit is based on indicated percentage applied to the sum of max 2024 hourly rate and overhead for a given classification.

Overhead percentage includes 0.97% Facilities Capital Cost of Money.

*Survey Crew and UAS Operator Rates Include Equipment Cost

**Job classofaction is not currently filled, wage is based on assume minimum hire rate



Development Division
Contract Services Office
PO Box 47408
Olympia, WA 98504-7408
7345 Linderson Way SW
Tumwater, WA 98501-6504

TTY: 1-800-833-6388
www.wsdot.wa.gov

July 11, 2024

PBS Engineering and Environmental, Inc.
214 E Galer St, Suite 300
Seattle, WA 98102

Subject: Acceptance FYE 2023 ICR – CPA Report

Dear Nicole Edmondson:

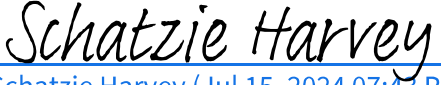
We have accepted your firm's FYE 2023 Indirect Cost Rate (ICR) of 180.66% (rate includes 0.97% Facilities Capital Cost of Money) based on the "Independent CPA Report" prepared by Stambaugh Ness. This rate will be applicable for WSDOT Agreements and Local Agency Contracts in Washington only. This rate may be subject to additional review if considered necessary by WSDOT. Your ICR must be updated on an annual basis.

Costs billed to agreements/contracts will still be subject to audit of actual costs, based on the terms and conditions of the respective agreement/contract.

This was not a cognizant review. Any other entity contracting with the firm is responsible for determining the acceptability of the ICR.

If you have any questions, feel free to contact our office at (360) 704-6397 or via email consultantrates@wsdot.wa.gov.

Regards,


[Schatzie Harvey \(Jul 15, 2024 07:43 PDT\)](#)
SCHATZIE HARVEY, CPA
Contract Services Manager

SH: sms

Council Policies & Procedure Handbook 2025

City Clerk's Office



Per MRSC Article, Council Rules of Procedure:

"The motivation in adopting rules is to increase meeting efficiency and effectiveness and to manage or reduce conflict. The basic idea in adopting rules is to ensure that these meetings will run more smoothly and follow a generally accepted format. A well-organized and well-managed meeting does not necessarily guarantee good results, but it certainly helps."

City councils are authorized by RCW 35A.12.120 to determine their own rules and order of business and to establish formal rules for the conduct of council meetings.

Resources ...

The following rules are made up primarily of excerpts from:

- 1) Examples provided by MRSC of other Code/Mayor-Council city's rules;
- 2) RCW 42.30, the Open Public Meetings Act;
- 3) MRSC Publication – Mayor and Council Members Handbook
- 4) Roberts Rules of Order – Newly Revised; and
- 5) Jurassic Parliament.

The goal being to ensure these rules are indeed "best practice" for the City of Camas.

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Camas City Council

Rules of Procedure

A. Regular, Workshop and Special Meetings

All meetings (Meetings) of the Camas City Council (Council) will be held in compliance with state statutes, including the Open Public Meetings Act (OPMA), RCW 42.30.

Members of public are welcome to observe and address Council during defined Public Comment periods; comments can also be taken by phone, mail or email. See the Resident Public Meeting handout on the City of Camas (City) [website](#) for further details. Public comments sent to publiccomments@cityofcamas.us within 24 hours prior to a Meeting will be saved to the Clerk's Meeting record.

1. Quorum

A majority (four) of the entire Council (seven) will constitute a quorum for the transaction of business at Council Meetings (Meetings). In the absence of a quorum, a lesser number may adjourn any Meeting to a later time or date with appropriate public notice.

2. Appearance of Fairness/Conflict of Interest

In all its dealings, Council and its Members will be governed by RCW 42.36 (appearance of fairness doctrine), RCW 42.20 (misconduct of public officers), and RCW 42.52 (ethics in public service).

3. Regular Meetings

Regular Meetings will be held on the first and third Mondays of each month beginning at 7:00 p.m. at City Hall unless otherwise rescheduled by notice of the Camas City Clerk (or designee). Regular Meetings are intended to conclude no later than

10:00 p.m., subject to extension by Council.

If any Monday of this schedule falls on a legal holiday, the Meeting will be held the immediately following Tuesday.

4. Workshop Meetings

Workshop Meetings will be held on the first and third Mondays of each month beginning at 4:30 p.m. at City Hall unless otherwise rescheduled by notice of the Clerk. Workshop Meetings will conclude no later than 6:30 p.m., subject to extension by Council.

If any Monday of this schedule falls on a legal holiday, the Meeting will be held the immediately following Tuesday.

Workshops are devoted exclusively to the exchange of information relating to municipal affairs. No votes will be taken on any matters under discussion, nor will any Council Member(s) enter into a formal commitment with another member regarding a vote to be taken subsequently.

5. Special Meetings

Special Meetings will be called by the Clerk upon the written request of the Mayor of Camas, City Administrator, or a quorum of Members with at least 24 hours' written notice to each Member and the newspaper of local circulation. Special Meeting notices will state the purpose of the Meeting. No official action will be transacted at any Special Meeting of Council unless the item has been stated in the notice of such Meeting.

6. Town Hall Meetings

Town Hall meetings are informal gatherings that

provide an opportunity for community members to engage directly with their elected officials, ask questions, and discuss local issues. These meetings are organized at the discretion of individual council members, meaning they may choose whether or not to hold them. Additionally, when a council member decides to host a Town Hall meeting, they are responsible for creating their own agenda, which may focus on specific topics or concerns relevant to their constituents.

7. Remote Attendance/Virtual Meetings

Per Camas Ordinance 21-009 and Ordinance 22-010, remote attendance would be considered as an alternative, relatively infrequently used method for participation, subject to the Member providing sufficient advance notice to the Clerk, Mayor and City Administrator, and further subject to their demonstrating that satisfactory equipment will be available for their participation.

In an event of a proclaimed emergency by City, county, state, or federal officials, when a physically present quorum of Members is prohibited, prevented, or not required in order to conduct a Meeting, a quorum of Members will be obtained through other City-approved remote means. It will be noticed at all required locations and through all means of communication possible under the circumstances at the time.

To the extent possible and consistent with state law, Members may participate in a Meeting remotely. The use of a virtual platform will allow the Public to observe all activity, allow the recording of the Meeting and allow the Members, Staff and the Public to adequately hear the discussion, comments and any voting by the Members.

Members will contact the Clerk to confirm arrangements.

At any time during a Member's remote attendance the signal is lost, the time will be noted as that Member's leaving the Meeting. At any time, a quorum is no longer seen or heard during a virtual

Meeting, the Meeting will recess until their return or adjourn if unable to secure attendance.

8. Posting Requirements for Regular, Workshop and Special Meetings

Public notices (agendas) are to state the dates, times and places of Meetings and posted on the City website and City Hall (unless otherwise directed under a proclamation of emergency).

- a. For a rescheduled Regular or a Special Meeting, a public notice stating the date, time, and place of the Meeting will be posted in all those locations at least 24 hours in advance.
- b. The notice described above is not required for a Meeting that is an emergency session in the event of a severe and imminent threat to the health, safety, or welfare of the Public, when a two-thirds (5) Roll Call vote of Council determines that the delay would be detrimental to the City's efforts in responding to the threat.

9. Minutes of Meetings

The Clerk will attend the Meetings and record all the actions and resolutions of Council in accordance with the OPMA. In the absence of the Clerk, Council may appoint one of its own members or another person to temporarily perform the Clerk's duties.

Within 15 days of a Meeting the official record of the Meeting will be prepared by the Clerk and indicate the vote of the Members. It will be available for public review on the City's website.

10. Cancellation of Meetings

The City will provide notice of the cancellation to the Public in the same manner that notice is given for a Special Meeting under RCW 42.30.080. The Members *may* call for a future Special Meeting, after the conditions causing the cancellation are

no longer an issue.

Consideration of canceling a future Meeting will be raised in a Meeting, and with consensus or a majority vote (4) of Council, the Clerk will issue the notice as soon as possible, ensuring it is a minimum 24 hours in advance of the canceled Meeting. Reasons for cancelling include, but are not limited to, a lack of agenda items, adverse weather conditions, or an emergency.

If the Meeting to be canceled is a Regular Meeting and the Members are intending to take action that state law requires be in a Regular Meeting, the RCW 42.30.090's adjournment procedure will be used instead of cancellation, because the resulting rescheduled meeting will qualify as a Regular Meeting.

B. Conduct of Meetings

1. Meetings To Be Public

All Meetings, subject to the OPMA, will be open to the Public and the Public will have a reasonable opportunity to see and hear the proceedings, except when the Meetings may be closed to the Public and the media for clearly defined topics as defined in RCW 42.30, for executive and closed sessions. These sessions are arranged in conjunction with the City Attorney and City Clerk's Office.

All Meetings subject to the OPMA will be open to the media, freely subject to recordings services at any time, provided that such recording activity do not interfere with the orderly conduct of the Meeting.

2. Presiding Officer

The Presiding Officer (Chair) at all meetings will be the Mayor, Mayor Pro Tempore (Pro Tem), or the Mayor Pro Tem Alternate and will be responsible for enforcing these rules of procedure and for enforcing orderly conduct at meetings. Council will appoint annually one of its member's Pro Tem and

Pro Tem Alternate, who will Chair the meeting in the absence of the Mayor. In the absence of the Mayor, the Pro Tem, and the Pro Tem Alternate, the member present who has the longest consecutive service on Council will be the Chair.

The Mayor, the current Pro Tem, and Pro Tem Alternate will discuss qualifications required of the possible nominees for the successors. There will be a nomination for consideration which will allow Council discussion of qualifications followed by a vote. If the motion is voted down, at that time, any Council Member may make a nomination, followed by discussion and a vote until approved.

The Chair will recognize members requesting to speak; members are encouraged to:

- Speak one at a time taking care to remain germane to the topic at hand, and
- Speak to the merits of an issue and avoid references to personalities.

When a Member serves as the Chair, the Member will maintain those rights and will be governed in all matters and issues by the same rules and restrictions as other Members.

3. Agenda Preparation

The Administrator coordinates the development of Meeting agendas with the Mayor, City Clerk and Department Heads. They meet weekly to review and update the Council Calendar of items scheduled to go to Council.

Agendas for Meetings will be prepared by the Clerk at the direction of the Administrator and specify the time and place of the Meeting.

The Clerk will prepare to have the final Meeting agenda and materials available to Members and the Public by publishing them on the City's website. Items for inclusion on an agenda, are to be provided at least four days prior to the Meeting for which the item is to appear. This allows sufficient time for review, initial research, and

preparation of staff reports and accompanying materials.

If a Member wants to place or remove an item on an agenda, they are to provide it to the City Administrator, who will reach out to the remaining Members to see if there is a total of at least three Members who are in agreement. The City Administrator will work with the Member, the Clerk and assigned staff person to prepare the item for discussion.

Weekly, the Clerk's Office distributes the Council Calendar of items scheduled for future Workshop, Regular, and Special meetings; Members may also request to review at any time.

Changes to an "established" Council Calendar, can be made by the Administrator and City Clerk in conjunction with the Mayor.

When adding or deleting any proposed agenda items, consideration should be given to ensuring the Meeting can be run efficiently and that the items that have been sufficiently prepared in order that an informed discussion can take place and it is in the best interests of the City.

To adhere to the OPMA, no more than three Members total should discuss a potential new agenda item outside of an open public meeting. Members will contact the City Administrator or Clerk to work with remaining Members for a consensus of a total of three Members to take up emergent items (or to schedule a Special Meeting).

In a Meeting, the Mayor, Administrator, or Members will have the right to add and remove items on agendas with a majority vote of Council in accordance with state statute for placement on a future Council Meeting agenda.

Subject to Council's right to amend the agenda, no legislative item will be voted upon which is not on the current Meeting agenda, except in emergency situations where the Public's health, safety or welfare are jeopardized (emergency

ordinances require a vote of a majority plus one [5] of the whole Council and are effective upon adoption; it may not levy taxes, grant review, extend a franchise or authorize the borrowing of money).

During a Meeting, the Chair may rearrange, change the sequence, or add/remove items.

Legally required and advertised public hearings will have higher priority over other time-scheduled agenda items that have been scheduled for convenience rather than for statutory reasons.

Council is under no obligation to consider or act upon items that are presented without supporting information.

4. Regular Agenda

Regular Meetings are prepared with the following order of business:

- a. Call to order
- b. Pledge of Allegiance
- c. Roll Call of Council
- d. Public comment
- e. Consent agenda
- f. Mayor Announcements
- g. Meeting Items
- h. Public Comment
- i. Council Comments
- j. Executive Session (if applicable)
- k. Closing of the Meeting

5. Workshop Agenda

Workshop Meetings are prepared with the following order of business:

- a. Call to order
- b. Roll Call of Council
- c. Public Comment
- d. Workshop Topics
- e. Staff Miscellaneous and Reports
- f. Public Comment
- g. Council Comments and Reports
- h. Closing of the Meeting

6. Consent Agenda

A consent agenda may be used to allow Council to act on numerous administrative or noncontroversial items at one time. Included on this agenda can be noncontroversial matters such as approval of minutes, payment of bills, financial write-offs, etc.

Upon request by any Member, an item may be removed from the Consent Agenda and placed on the Meeting Agenda for discussion and a stand-alone vote.

7. Agenda Distribution

The Clerk will publish Meeting agendas four days prior to the Meeting. The Clerk uses the City website newsletter-subscription feature to notify subscribers of its publication. The Public can sign-up to the distribution list by going to <https://www.cityofcamas.us/newsletter/subscriptions>, select "City Council Meeting and Workshop Agenda," and provide their email address. Meeting agendas are also posted at City Hall.

If any changes are made to the agenda after they are published, the Clerk will email and text Council Members notifying them of the change.

8. Attendance and Excused Absences

Election to Council is a privilege freely sought by the nominee. It carries with it the responsibility to participate in Council activities and represent the residents of the City. Attendance at Meetings is critical to fulfilling this responsibility.

RCW 35A.12.060 provides that a council position shall become vacant if the councilmember fails to attend three consecutive regular meetings of the council without being excused by the council.

Members may be so excused by complying with this section. The member will contact the Mayor, Administrator or Clerk prior to the meeting and state the reason for his/her inability to attend the meeting. The Clerk's Office will inform the council of the Member's absence. The Member is announced "excused" in the meeting and if there

is no objection, the Member is excused; and it will be noted in the meeting minutes. If there is an objection and subsequent majority vote that the absence is unexcused, it will be noted in the meeting minutes.

There is an expectation that Members will make every effort to also attend Special Meetings, Workshops and any committees' meetings of which they are assigned.

When a Member is late to a meeting, it is noted in the meeting minutes as to their time of arrival.

9. Meeting Clerk's Duties

- a. Maintain the electronic recording during the Meeting.
- b. Take Roll Call.
- c. Records all votes taken. In instances of a Roll Call vote, the Clerk will call the name of each Member present in random order and will record the member's aye, nay, or abstention.
- d. Advisor to the Meeting body and may raise administrative points - if an item is missed by mistake, seeking clarification of the motion, an amendment, or the result of the vote; or to make a Point of Order when a serious procedural error is in process or likely to occur.
- e. Prepare minutes at the conclusion of the Meeting. Prepare brief minutes for approval by the Members at the next regularly scheduled Meeting.
- f. The Clerk will not insert any directed or verbatim language unless requested by any Members, administration, or Staff.

10. Disorderly Conduct

The Chair may call to order any person who is being disorderly by speaking out of order or otherwise disrupting the proceedings, failing to be germane, speaking longer than the allotted time or speaking vulgarities. Such person will be seated

until the Chair determines whether the person is in order.

If the person so engaged in speaking is called out of order, they will not be permitted to continue to speak at the same Meeting except by a majority (4) vote of Council.

If a disruption to the meeting occurs and order cannot be restored, the Mayor will call a 15-minute recess, with consensus of the Council.

Selected staff will work with any person(s) to ensure order can be restored and maintained, or they may proceed to use one of the options provided for in RCW 42.30.050¹ to ensure orderly continuation of the meeting. No person will be removed from a public Meeting *except* for an actual breach of the peace committed at the Meeting.

C. Public Comment Portion

In Washington State, Council Meetings are bound by parliamentary principles, which provide the rules and guidelines for the conduct of public meetings.

Each Regular and Workshop Meeting agenda will provide for reserved time for public participation.

If requested by a Member, the Chair will have discretion to allow the Public to speak at times other than the Public Comment period.

MEETING STRUCTURE

Mayor (Mayor Pro Tem or Pro Tem Alternate) is the Chair of the meeting

Agenda is to be followed, may be changed via

Council consensus

Comments or behavior not allowed:

- Name-calling or personal attacks; obscene or indecent remarks; derogatory comments to personalities
- Advertising or promoting the sale of products, services, or private enterprise
- Promotion of candidates running for public office, upcoming ballot measures, contest, or lotteries
- Comment periods are provided at the beginning and end of Council meetings as a forum to hear from residents – no sign-up or sign-in process required

PUBLIC COMMENT GUIDELINES

- Clearly state name and city of residence
- Address comments to Council as a whole; not individual members, staff, or audience members
- Keep comments to three minutes stating what you: support, oppose, suggest, or are calling attention to
- Comments during Public Hearings will be limited to five minutes, and you are only allowed to comment once per Public Hearing
- Handouts may be distributed to supplement your comment (presentations or digital aids are not allowed)
- Comment time may not be added to/donated to other speakers

¹ RCW [42.30.050](#) Interruptions—Procedure. In the event that any meeting is interrupted by a group or groups of persons so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals who are interrupting the meeting, the members of the governing body conducting the meeting may order the meeting room cleared and continue in session or may adjourn the meeting and reconvene at another location selected by majority vote of the members. In such a session, final disposition may be taken only on matters appearing on the agenda. Representatives of the press or other news media,

except those participating in the disturbance, shall be allowed to attend any session held pursuant to this section. Nothing in this section shall prohibit the governing body from establishing a procedure for readmitting an individual or individuals not responsible for disturbing the orderly conduct of the meeting. Nothing in this section prohibits the governing body from stopping people from speaking to the governing body when not recognized by the governing body to speak.

- If a response is requested, state that during your comment and provide the preferred form of contact
- Per Resolution 20-005, no responses to comments or questions are provided during public comment
- Mayor will terminate comments beyond allotted time, or if there is a violation of the comment/behavior guidelines
- To address Council outside of the public comment period of a meeting, email publiccomments@cityofcamas.us or mail/deliver comments to City Hall, 616 NE 4th Avenue

D. Executive Sessions

1. Purpose

Executive Sessions may be held during a Regular or Special Meeting to consider matters authorized in RCW 42.30.110. Primarily:

- Real property acquisition and sale
- Public bid contract performance
- Complaints against public officers and employees
- To evaluate qualifications of an applicant or to review the performance of a public employee
- Litigation
- Other matters authorized by the chapter

Before convening into an Executive Session, the Chair will announce the purpose of the session, the anticipated amount of time needed, and that no decisions are allowed in Executive Sessions. If appropriate, the Meeting will reconvene to take action or simply adjourn. The minutes will reflect the names of all attendees of the Executive Session.

2. Calling Executive Session

At a Meeting, the Members, by a two-thirds (5) Roll Call vote of Council may call an executive session under the conditions out lined in the OPMA. The Roll Call vote and purpose(s) for

calling the executive session will be entered into the minutes of the public part of the Meeting at which the vote is taken.

Attendees of executive session will keep confidential all materials seen and verbal information provided in the session, and will comply with RCW 42.23.070(4), relating to the disclosure of confidential information: No municipal officer may disclose confidential information gained by reason of the officer's position, nor may the officer otherwise use such information for his or her personal gain or benefit.

E. Closed Meetings

The key difference between Executive Sessions and Closed Sessions are that the notice and other requirements of the OPMA do not apply to Closed Session conducted per RCW 42.30.140.

For local governments that have union employees, the only purposes allowed for calling a Closed Session are to plan or adopt strategies or positions related to: (per RCW 42.30.110)

- Collective bargaining
- Professional contract negotiations
- Grievance or mediation proceedings
- Reviewing the proposals made in negotiations while in progress

The presider in Executive or Closed sessions is the Mayor or designee. The City Attorney's role is a legal advisor to his "client", the City – mayor, city administrator, city council, city staff, and boards and commissions.

Other staff may be invited as is necessary for the effective communication of the matter at hand.

F. Breach of Confidentiality Consequences

Any officer violating confidentiality is liable to the City for a penalty in the amount of \$500, in addition to such other civil or criminal liability or penalty as may otherwise be imposed upon the

Member by law.

In addition to all other penalties, civil or criminal, the violation by any Member of confidentiality may be grounds for forfeiture of his or her office (RCW 42.23.050).

G. Discussion and Voting

1. Conduct of Discussion

During Council discussion and debate, no member will speak until recognized by the Chair. After such recognition, the member will confine discussion to the topic at hand and to its merits and will not be interrupted except by a point of order or privilege raised by another member. Speakers should address their remarks to the Chair, maintain a courteous tone and avoid interjecting a personal note into debate.

No member will speak more than once on the same topic unless every member desiring to speak to that topic will have had the opportunity to do so.

2. Ordinances and Resolutions

No ordinance, except an appropriation ordinance, an ordinance adopting or embodying an administrative or governmental code or an ordinance adopting a code of ordinances, will relate to more than one subject, and that subject will be clearly stated in its title.

A vote on all ordinances and resolutions will be entered in the minutes. If the vote is unanimous, it will be necessary only to state so in the minutes, unless a Roll Call vote is required by law or by Council rules.

3. Roll Call

In all Roll Call votes, the names of Members will be called in random order.

4. Duty to Vote

Election to a deliberative body carries with it the obligation to vote. Members present at a Meeting will vote on every matter before the body, unless otherwise excused or prohibited from voting by law. A Member who is present and abstains or does not respond to a Roll Call vote will be counted as voting with the prevailing side and will be so recorded, unless otherwise excused or prohibited by law from voting.

Conflict of interest, as defined by law, will be the sole reason for a member to abstain from voting. The opinion of the City Attorney will be binding on Council with respect to the existence of a conflict of interest. A vote may be tabled, if necessary, to obtain the opinion of the Attorney.

The right to vote is limited to the Members present at the time the vote is taken. Voting by proxy is not permitted. Members may table an item if another Member is pending arrival or exercising a Point of Privilege, until they can participate in the vote in the same meeting.

All votes must be held and determined in public; no secret ballots are permitted.

5. Results of Voting

In all cases where a vote is taken, the Chair will declare the result.

It will be in order for any Member voting in the majority (4) to move for a reconsideration of the vote on any topic.

6. Electronic Devices in Meetings

Members will not send or receive electronic communications concerning any matter pending before Council during a Meeting.

To ensure focus on the discussions during meetings, Members should only use the internet during meetings to access agenda packet information, Council resource documents, including but not limited to City policies, Robert's Rules of Order, or other research relevant to the

discussion.

In deference to the Meeting at hand, Members should make every effort to refrain from sending or receiving electronic communication of a personal nature during Meetings, though it may sometimes be necessary to send or receive very urgent/emergency family or business communications.

H. Miscellaneous

1. Adoption and Amendment of Rules of Procedure

These rules of procedure of Council will be placed on the agenda of the first Meeting following the seating of the newly elected Members for review and adoption. A copy of the rules adopted will be distributed to each Member.

Council may alter or amend its rules at any time by a majority (4) vote of Council after notice has been given of the proposed alteration or amendment.

2. Suspension of Rules

The Rules of Council may be suspended for a specified portion of a Meeting by an affirmative two-thirds (5) Roll Call vote of Council except that Council actions will conform to state statutes and to the State of Washington and the United States Constitutions.

3. Council Appointments to Boards and Commissions

Council Appointments are made annually to City, County, or Regional Boards and Commissions. These "Liaison" appointments are made at the direction of the Mayor. Consideration of a Member's interest in a particular subject or

assignment will be made. The Appointee will serve for a term of one year, unless otherwise designated, and may be reappointed to the same Board or Committee from year to year. The Appointee will report objectively about any updates, of the group's activities, or discussions and considerations. These reports are provided during Council Updates in Council Workshop meetings. Members will avoid making duplicate reports and make every effort to be concise.

Liaison Appointment name definitions:

Alternate – Should the appointed Member to that Committee be unable to attend a particular meeting, the Alternate will instead.

Board Member – Seats on a board that are specifically established to be filled by an elected official of the City.

Committee Member – the Board or Committee is solely made up by Members of Council exclusively.

Observer – keep current with the group; communicate with leaders of the group; and report back to the Council to keep them informed of its current and/or future activities. Extreme care must be taken to avoid an Appearance of Fairness Doctrine violation or conflict of interest possibilities with groups or agencies.

Participant – Particular Boards or Committees are made up of non-Members, but the Committee invites the input or feedback from a Member of Council.

When appropriate, Appointees will schedule with Council an annual presentation by the board or commission about programs, goals, and accomplishments.

Ad Hoc committees may be established for a specific period of time by the Mayor or by a resolution of Council which specifies the task of the ad hoc committee and the date of its dissolution.

Members of Ad Hoc Committees will be on a

volunteer basis. All those who wish to serve will signify so in a meeting so the Clerk may take note. Outside the meeting, the volunteers are considered by the Mayor who will determine who the members will be. The Mayor will also designate the Member who is to be the Chair of the Committee. The Chair will report on the status of the Committee's progress on assigned tasks to Council from time to time. Final Committee findings will be reported to Council for final discussion and approval.

4. Relationship with City Attorney

The Attorney's Office serves as the legal adviser to the Mayor, City Council, City Clerk and all City departments with respect to any legal question involving an official duty or any legal matter pertaining to the affairs of the City; represents and defends the City in legal matters; handles all suits initiated on behalf of the City and any of its departments; prosecutes violations of City ordinances; and provides counsel to elected officials on code interpretation and reform.

Although the Mayor or Administrator typically has more contact with the Attorney than the Members, the Attorney's job is to advise all city officials.

Ultimately the Attorney is legal guidance to all City Officials, and it is up to the Council to establish the procedures that direct that guidance.

A Member should consult with the Attorney to determine whether they should recuse themselves from a quasi-judicial discussion and decision. If a member is recused on the advice of the Attorney, they are to announce their intent under the Appearance of Fairness Disclosures and will leave the Chamber. They will be considered absent when voting occurs.

If a Member believes they may have a conflict of interest, they are encouraged to discuss the law and any potential conflicts with the Attorney prior to the meeting(s) at which the item will be discussed and/or voted on.

Outside of a meeting before requesting research or other action by the Attorney, Members are advised to consult with the Clerk or Administrator so that efforts are not duplicated.

The Attorney, along with the Administrator will call an Executive Session regarding any topics related to City Liability or current litigation so that there is a clear understanding of what may or may not be said when engaging those matters with members of the public.

The provision of the "Open Public Meetings Act" will not be applicable to any conference, discussion or deliberation between the legislative body and its city attorney concerning settlements, avoidance of, or contemplated litigation, settlement offers and like matters, all of which will be subject to the statutory and common law attorney-client privilege.

I. Respecting Roles and Responsibilities

The following will guide interactions between Members, administration, and Staff.

- a. Members, Administration, and Staff will continue to demonstrate mutual courtesy and respect towards one another and of their respective roles and responsibilities.
- b. Administration and Staff acknowledge Council as policy makers. Members acknowledge City Administration and Staff have subject matter expertise who provide consultation to Council and administer policies set by Council.
- c. Members honor Staff and their designated levels of authority and department operating rules. Any personnel concerns will be addressed with the Administrator.
- d. Materials or information supplied to any member in response to a request will be made available to all members so that all have access to the same information. In the spirit of, "if one knows, all know", any correspondence that appears to purposefully exclude particular Members, Staff or

Administration, will be forwarded to all those who were excluded.

- e. Members may request information on agenda items or policy issues, unless directed to go through the Administrator.
- f. Individual Members will not direct Staff.
- g. Members will not engage in coercing or influencing Staff to engage in any act that is in conflict with the performance of official duties.
- h. Members shall not attend staff meetings unless directed by the Administrator.

J. No Surprise Rule

Members should use best efforts to:

- a. Contact the Administrator to advise of emerging issues as soon as aware of them.
- b. Provide the Administrator, and associated Staff whose item is in question, advance notice of any questions or concerns about the item prior to the Meeting. Staff responses to such requests will be provided to all Members.
- c. Provide the Administrator and Staff advance notice if planning to propose substantial amendments and/or revisions to any agenda item.

Appendix

Council Committees

All council members are welcome to attend any or all committee meetings as observers only and should not participate in the discussions.

C-TRAN

Meets the second Tuesday of each month

The C-TRAN Board of Directors is the nine-member elected body that meets monthly to set policy and legislative direction for C-TRAN's CEO, ensuring the agency delivers safe, reliable, and cost-effective public transit across Clark County.

<https://mail.c-tran.com/about-c-tran/c-tran-board-information/board-of-directors>

The Council Member appointed to this board will have a voting position

City/School Committee

Meets the fourth Monday of each month

The City/School Committee is meant to provide communication and networking between the district and city leadership teams, creating a mutually beneficial partnership, sharing information about events and initiatives, and identifying ways the two entities can assist each other.

<https://www.camas.wednet.edu/page/about-board-meetings>

Representative Position

Columbia River Economic Development Council (CREDC)

Meets the second Tuesday of the month – bi-monthly

The Columbia River Economic Development Council (CREDC) is the official economic development organization for Clark County, uniting more than 150 public and private partners to support business recruitment, retention, and innovation—providing free, confidential services to help companies start, grow, or relocate in Southwest Washington while advancing regional economic vitality.

<https://credc.org/board-of-directors/>

Mayor is appointed to this board

Camas-Washougal Chamber of Commerce

Meets monthly at the Chamber Luncheon – usually on a Wednesday

The Camas-Washougal Chamber of Commerce luncheon is a monthly networking and educational event—open to members and the public—where community leaders, businesses, and local officials gather over a mid-day meal to hear updates (like the “State of the Cities”), share insights, and foster regional connections.

<https://business.cwchamber.com/events/search>

Representative Position

Design Review Committee

Meets as needed

Reviews and makes recommendations regarding development proposals as they relate to architecture, landscaping, and site design for compliance with City design guidelines and principles. Strong background in architecture, landscape design, and/or site design is highly desirable.

<https://www.cityofcamas.us/bc-drc/page/design-review-committee>

Liaison Position

Downtown Camas Association

Meets the last Wednesday of each month

The Downtown Camas Association board provides volunteer leadership to guide efforts in strengthening and promoting historic Downtown Camas—overseeing partnerships, events, beautification, public art, economic development, and historic preservation year-round.

<https://downtowncamas.com/dca/board-members-and-advisors/>

Representative Position

East County Ambulance Advisory Board (ECAAB)

Meets quarterly

The East County Ambulance Advisory Board advises elected officials and emergency service administrators on the region's ambulance service delivery—meeting regularly to review performance, monitor response protocols and equipment, consider community feedback, and recommend improvements to ensure safe and effective pre-hospital care.

<https://www.ecfr.us/>

Representative Position

Finance Committee

Meets the third Thursday of each month

The Camas Finance Committee—a standing subcommittee of the City Council—reviews and recommends financial matters such as claim checks, automated clearinghouse transactions, and budget amendments to ensure fiscal oversight and transparency in Camas's governance.

<https://www.cityofcamas.us/finance>

Representative Position

GP Mill Clean-Up Advisory Committee

Meets every three months

The GP Mill Cleanup Advisory Board in Camas (officially the Community Advisory Group) reviews technical cleanup materials, provides community outreach and feedback to the Department of Ecology and Georgia-Pacific, and helps ensure public input guides the investigation and remediation of contamination at the historic mill site.

<https://downtowncamas.com/camaswamillinfo/>

Representative Position

LEOFF Board

Meets quarterly or as needed

Law Enforcement Officers and Firefighters (LEOFF) Disability Board adopts rules and regulations related to mandated benefits provided to law enforcement officers and firefighters hired under LEOFF I provisions.

<https://www.cityofcamas.us/bc-leoff>

The Council Member(s) appointed to this board will have a voting position

Library Board of Trustees

Meets the third Thursday of each month

The Camas Public Library is managed by the City of Camas, by and with the consent of the Library Board of Trustees (Camas Municipal Code 2.44.010). The five trustees adopt bylaws and all policies, rules and regulations for the Library. The board of trustees of the Library has exclusive control of expenditures from monies appropriated for the Library (Camas Municipal Code 2.44.040).

<https://www.cityofcamas.us/bc-library-board>

Representative Position

Lodging Tax Advisory Committee

Meets annually in the Spring

Review proposed changes to the lodging tax rate, tax exemptions, and use of the tax. Tax proceeds may be used for tourism promotion, acquiring and operating tourism-related facilities, and other services authorized by state law.

<https://www.cityofcamas.us/bc-ltac>

The Council Member appointed to this board will have a voting position

Parks & Recreation Commission

Meets the fourth Wednesday of each month per CMC 2.28.010

Advises the City Council on matters related to parks, recreation and open space within the City of Camas.

<https://www.cityofcamas.us/bc-parks-rec-commission>

Liaison Position

Planning Commission

Meets the third Tuesday of each month per CMC 2.32.060

An independent review body of local citizens that provides recommendations to the City Council as to best methods of conservation utilization, planning and development within the city. The Commission conducts public hearings as part of their decision-making process and considers input from the public. The Commission also provides informal and advisory review via public workshops on a variety of studies, analyses, reports and plans related to land use matters.

<https://www.cityofcamas.us/bc-pc>

Liaison Position

Port of Camas-Washougal

Meets the first and third Wednesday of each month

The Port of Camas-Washougal Board of Commissioners is a three-member elected policy body that meets twice monthly to set strategic direction, adopt budgets, oversee port-owned assets—such as the marina, airport, industrial park, and waterfront.

<https://portcw.com/commission/#calendar-1>

Liaison Position

Regional Transportation Council (RTC)

Meets the first Tuesday of each month

The Southwest Washington Regional Transportation Council (RTC) is the federally and state-designated metropolitan/regional transportation planning organization for Clark, Skamania, and Klickitat counties, coordinating long-range planning, project prioritization, and funding allocation to improve mobility, safety, and air quality across the bi-state metropolitan area.

<https://rtc.wa.gov/agency/board/>

The Council Member appointed to this board will have a voting position. This is a shared seat with the City of Washougal and alternates every year.



Staff Report – Public Hearing for Ordinance

August 4, 2025 Council Regular Meeting

Public Hearing - Ordinance No. 25-016 Issuance of 2025 Revenue and Refunding Bonds

Presenter: Cathy Huber Nickerson, Finance Director

Time Estimate: 15 minutes

Phone	Email
360.817.1539	chuber@cityofcamas.us

BACKGROUND: The City of Camas has identified four projects for the water and sewer utilities to be financed with revenue bonds. These projects are identified in the respective water and sewer capital plans and have been incorporated in the appropriate five-year rate plans. In addition, the timing of the revenue bond issuance coincides with the bond call features in both the 2015 and 2019 revenue bonds. If conditions permit, the City may issue refunding bonds to refinance the callable revenue bond series.

SUMMARY: Ordinance 25-016 provides for the issuance, sale and delivery of water and sewer revenue bonds and refunding bonds, sets the parameters to certain terms and covenants of the bonds and appoints the Finance Director and in her absence the City Administrator to approve the final terms of the sale of the bonds. The revenue bonds and the refunding bonds are not to exceed \$42.5 million with the aggregate true interest costs not to exceed 5.5%.

The revenue bonds will fund four projects, three for the Water Utility and one for the Sewer Utility. The Water projects include \$12 million for PFAS mitigation at Well 13, \$5 million for the land acquisition reimbursement and design for the Northshore Operations Center, and \$1 million for a new transmission main. The Sewer project is \$10 million for Wastewater Treatment Plan major upgrades.

The revenue bonds and the refunding bonds will be paid over 20 years with water and sewer rates which have been built into the existing utility rate structure. No rate increases are anticipated for the repayment of the bonds.

BENEFITS TO THE COMMUNITY: The issuance of the bonds benefits the Camas community by funding projects identified in the utility capital plan and provides an opportunity for future residents to share in the cost of infrastructure they will be using.

In addition, the refunding bonds will lower costs which may lower or stabilize future utility rates for residents.

STRATEGIC PLAN: This bond issue meets the City's priority of **Stewardship of City Assets**. One of this priority's goal is to "modernize and enhance asset management for infrastructure, public facilities and utilities.

POTENTIAL CHALLENGES: The timing of the bond issuance could be challenging because it is subject to market and economic conditions.

BUDGET IMPACT: These projects have been approved in the 2025-2026 Budget as financed with the use of bonds and repaid with utility rates.

RECOMMENDATION: Staff recommends Council move to open a public hearing for Ordinance 25-016, consider public comments, and consider approving Ordinance 25-016.

CITY OF CAMAS, WASHINGTON

ORDINANCE NO. _____

AN ORDINANCE of the City of Camas, Washington, relating to contracting indebtedness; providing for the issuance, sale and delivery of not to exceed \$42,500,000 aggregate principal amount of water and sewer revenue and refunding bonds in one or more series to finance improvements to the City's water and sewer system and to refund certain outstanding bonds of the City's water and sewer system; fixing or setting parameters with respect to certain terms and covenants of the bonds; appointing the City's designated representative to approve the final terms of the sale of the bonds; and providing for other related matters.

Passed: August 4, 2025

This document prepared by:

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ORDINANCE NO. _____

AN ORDINANCE of the City of Camas, Washington, relating to contracting indebtedness; providing for the issuance, sale and delivery of not to exceed \$42,500,000 aggregate principal amount of water and sewer revenue and refunding bonds in one or more series to finance improvements to the City's water and sewer system and to refund certain outstanding bonds of the City's water and sewer system; fixing or setting parameters with respect to certain terms and covenants of the bonds; appointing the City's designated representative to approve the final terms of the sale of the bonds; and providing for other related matters.

WHEREAS, the City of Camas, Washington (hereinafter the "City"), now owns, maintains and operates a combined water and sewerage system (the "System"); and

WHEREAS, it is in the best interest of the City to undertake improvements to the System; and

WHEREAS, pursuant to Ordinance No. 15-013 of the City adopted on August 17, 2015, the City issued its revenue bonds under date of September 10, 2015 (the "2015 Bonds"), currently outstanding in the aggregate principal amount of \$12,790,000, and provided in Section 5.2(E) of such ordinance that additional revenue bonds of the City could be issued on a parity with the 2015 Bonds if certain conditions were met; and

WHEREAS, pursuant to Ordinance No. 19-003 of the City adopted on February 19, 2019, the City issued its revenue bonds under date of March 20, 2019 (the "2019 Bonds"), currently outstanding in the aggregate principal amount of \$15,730,000, and provided in Section 5.2(E) of such ordinance that additional revenue bonds of the City could be issued on a parity with the 2019 Bonds if certain conditions were met; and

WHEREAS, Ordinance No. 15-013 authorizing the 2015 Bonds provides that certain maturities of such bonds may be redeemed prior to their maturities; and

WHEREAS, if interest rates are favorable, the City Council deems it advisable to issue revenue bonds to refund all or a portion of the outstanding 2015 Bonds; and

WHEREAS, in order to finance capital improvements to the System and, if interest rates are favorable, to refund all or a portion of the outstanding 2015 Bonds, it is hereby found necessary and advisable that the City issue its water and sewer revenue and refunding bonds (the "Bonds") with a lien on the revenues of the System on a parity with the lien of the 2015 Bonds and 2019 Bonds;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CAMAS, WASHINGTON, DO ORDAIN AS FOLLOWS:

ARTICLE I DEFINITIONS

Section 1.1 Definitions. As used in this ordinance, the following words shall have the following meanings:

(a) “2015 Bonds” means the City of Camas, Washington, Water and Sewer Revenue and Refunding Bonds, 2015, issued pursuant to Ordinance No. 15-013 adopted on August 17, 2015.

(b) “2019 Bonds” means the City of Camas, Washington, Water and Sewer Revenue Bonds, 2019, issued pursuant to Ordinance No. 19-003 adopted on February 19, 2019.

(c) “Acquired Obligations” means those United States Treasury Certificates of Indebtedness, Notes, and Bonds--State and Local Government Series and other direct, noncallable obligations of the United States of America purchased to accomplish the refunding of the Refunded Bonds as authorized by this ordinance.

(d) “Annual Debt Service” means the amount required to be paid in any calendar year for (1) interest on all Parity Bonds then outstanding, excluding interest paid from proceeds of such bonds; (2) principal of all Parity Bonds then outstanding but excluding any Parity Bonds, if any, for which a sinking fund account has been established; and (3) payments into any sinking fund account for the amortization of Parity Bonds. If the interest rate on any such bonds is other than a fixed rate, the rate applicable at the time of computation shall be used.

The City may deduct the direct payment the City is expected to receive in respect of any Future Parity Bonds for which the federal government will provide the City with a direct payment of a portion of the interest from the interest portion of annual debt service.

Once the Outstanding Parity Bonds are no longer outstanding, in computing Annual Debt Service on any Parity Bonds or any portion thereof that constitute Balloon Indebtedness, it shall be assumed that the principal of such Balloon Indebtedness, together with interest thereon at the rate applicable to such Balloon Indebtedness, shall be amortized in equal annual installments over a term of 20 years.

(e) “Assessment Income” means the principal of and interest on assessments levied in ULIDs and pledged to be paid into the Bond Fund. Assessment Income shall be allocated to the years in which it would be received if the unpaid balance of each assessment roll were paid in the remaining number of installments with interest on the declining balance at the times and at the rate provided in the ordinance confirming the assessment roll.

(f) “Assessments” means all assessments levied in any ULID of the City created for the acquisition or construction of additions and improvements to and extensions of the System, if such assessments are pledged to be paid into the Bond Fund. “Assessments” include any installments of Assessments and any interest or penalties which may be due thereon.

(g) “Authorized Denomination” means \$5,000 or any integral multiple thereof within a maturity of a Series.

(h) “Average Annual Debt Service” means as of the date of calculation the average amount of Annual Debt Service required to be paid in any calendar year thereafter for the then outstanding Parity Bonds.

(i) “Balloon Indebtedness” means any series of Parity Bonds, other than Parity Bonds that have an original maturity less than one year, 15% of more of the original principal amount of which matures during any consecutive 12-month period if such maturing principal amounts are not required to be amortized by mandatory redemption or prepayment prior to such period.

(j) “Beneficial Owner” means, with respect to a Bond, the owner of any beneficial interest in that Bond.

(k) “Bond Fund” means the “Water-Sewer Revenue Bond Fund” created by Section 5 of Ordinance No. 1036 to pay and secure the payment of the principal of and interest on the Parity Bonds.

(l) “Bond Purchase Agreement” means an offer to purchase a Series of the Bonds, setting forth certain terms and conditions of the issuance, sale and delivery of those Bonds, which offer is authorized to be accepted by the Designated Representative on behalf of the City, if consistent with this ordinance.

(m) “Bond Registrar” or “Registrar” means the Fiscal Agent, or any successor bond registrar selected by the City.

(n) “Bonds” means the City of Camas, Washington, Water and Sewer Revenue and Refunding Bonds, 2025, authorized to be issued pursuant to this ordinance.

(o) “City” means the City of Camas, Washington, a municipal corporation duly organized and existing under the laws of the State.

(p) “City Council” means the legislative authority of the City, as duly and regularly constituted from time to time.

(q) “Code” means the United States Internal Revenue Code of 1986, as amended, and applicable rules and regulations promulgated thereunder.

(r) “Contract Resource Obligation” means an obligation of the City, designated as a Contract Resource Obligation and entered into pursuant to Section 4.7 of this ordinance, to make payments for water or sewer supply, transmission or service to another person or entity.

(s) “Coverage Requirement” means (a) for any period during which Assessments may be paid without becoming delinquent, the sum of (i) the product of the Average Annual Debt Service on all Parity Bonds then outstanding times a fraction, the numerator of which is the aggregate principal amount of nondelinquent Assessments which remain to be paid into the Bond Fund plus the principal amount of Assessments previously paid into and then on hand in the Bond Fund, and the denominator of which is the aggregate principal amount of Parity Bonds then outstanding, plus (ii) 1.25 times the product of Average Annual Debt Service on all Parity Bonds

then outstanding times the difference of 1.0 minus the fraction calculated pursuant to (i) above; or (b) for any other period, the product of 1.25 times the Average Annual Debt Service on the Parity Bonds then outstanding.

(t) “Designated Representative” means the officer of the City appointed in Section 10.1 of this ordinance to serve as the City’s designated representative in accordance with RCW 39.46.040(2).

(u) “DTC” means The Depository Trust Company, New York, New York, or its nominee.

(v) “Final Terms” means the terms and conditions for the sale of a Series of the Bonds including the amount, date or dates, denominations, interest rate or rates (or mechanism for determining interest rate or rates), payment dates, final maturity, redemption rights, price, and other terms or covenants, including minimum savings for refunding bonds (if the refunding bonds are issued for savings purposes).

(w) “Finance Director” means the person designated as Finance Director by the City Council from time to time.

(x) “Fiscal Agent” means the fiscal agent of the State, as the same may be designated by the State from time to time.

(y) “Fiscal Year” means the fiscal year used by the City at any time.

(z) “Future Parity Bonds” means the obligations hereafter issued on a parity with the payments required to be made out of the Revenue Fund to pay and secure the payment of the principal of and interest on the Outstanding Parity Bonds and the Bonds.

(aa) “Government Obligations” has the meaning given in RCW 39.53.010, as now in effect or as may hereafter be amended.

(bb) “Gross Revenue” means all of the rates, charges or other income and receipts in each case derived by or on account of the City from the operation or ownership of the System.

(cc) “Issue Date” means, with respect to a Bond, the date of initial issuance and delivery of that Bond to the Purchaser in exchange for the purchase price of that Bond.

(dd) “Letter of Representations” means the Blanket Issuer Letter of Representations between the City and DTC, dated October 12, 1998, as it may be amended from time to time, and any successor or substitute letter relating to the operational procedures of the Securities Depository.

(ee) “Maximum Annual Debt Service” means as of the date of calculation the maximum amount of Annual Debt Service required to be paid in any calendar year thereafter for the then outstanding Parity Bonds.

(ff) “MSRB” means the Municipal Securities Rulemaking Board.

(gg) “Net Revenue” means Gross Revenue minus Operation and Maintenance Costs.

(hh) “Operation and Maintenance Costs” means all necessary costs to the City of operating and maintaining the System, including but not limited to the City’s administrative and general expenses (which expenses may include pro rata budget charges for City departments when such charges represent a reasonable distribution and share of actual cost), costs of insurance (including reasonable contributions for self-insurance reserves), consulting technical services, excise taxes, and repairs and replacements (only to the extent not properly classifiable as capital costs), but excluding depreciation (or reserves therefor), amortization of intangibles or other bookkeeping entries of a similar nature, capital costs of additions, betterments, extensions or replacements of all or any portion of the System, or debt service or transfers from money of the System to other funds of the City as taxes or payments in lieu of taxes. Operation and Maintenance Costs shall also include any amounts due under Contract Resource Obligations.

(ii) “Outstanding Parity Bonds” means the outstanding 2015 Bonds and 2019 Bonds.

(jj) “Owner” means, without distinction, the Registered Owner and the Beneficial Owner.

(kk) “Parity Bonds” means the Outstanding Parity Bonds, the Bonds and any Future Parity Bonds.

(ll) “Professional Utility Consultant” means the independent person(s) or firm(s) selected by the City having a favorable reputation for skill and experience with water and sewer systems of comparable size and character to the System in such areas as are relevant to the purposes for which they are retained.

(mm) “Project” has the meaning set forth in Section 2.1 of this ordinance.

(nn) “Project Fund” means the fund or funds of the City created for the purpose of carrying out the Project.

(oo) “Purchaser” means KeyBanc Capital Markets Inc. of Seattle, Washington, or such other corporation, firm, association, partnership, trust, bank, financial institution or other legal entity or group of entities selected by the Designated Representative to serve as purchaser in a private placement, underwriter or placement agent in a negotiated sale.

(pp) “Qualified Letter of Credit” means any irrevocable letter of credit issued by a financial institution for the account of the City on behalf of the owners of any Parity Bonds, which institution maintains an office, agency or branch in the United States and as of the time of issuance of such letter of credit, is rated in one of the two highest rating categories by Moody’s Ratings or S&P Global Ratings, or their comparably recognized business successors.

(qq) “Qualified Insurance” means any noncancelable municipal bond insurance policy or surety bond issued by any insurance company licensed to conduct an insurance business in any state of the United States (or by a service corporation acting on behalf of one or more such insurance companies), which insurance company or companies, as of the time of issuance of such policy or surety bond, is rated in one of the two highest rating categories by Moody’s Ratings or S&P Global Ratings, or their comparably recognized business successors.

(rr) “Rate Stabilization Account” means the account of that name authorized to be created within the Revenue Fund pursuant to Section 4.5 of this ordinance.

(ss) “Rating Agency” means any nationally recognized rating agency then maintaining a rating on the Bonds at the request of the City.

(tt) “Record Date” means the Bond Registrar’s close of business on the 15th day of the month preceding an interest payment date. With respect to redemption of a Bond prior to its maturity, the Record Date shall mean the Bond Registrar’s close of business on the date on which the Bond Registrar sends the notice of redemption in accordance with Section 3.3.

(uu) “Refunded Bonds” means all or a portion of the Refunding Candidates selected by the Designated Representative to be refunded with proceeds of a Series of the Bonds and included in the Refunding Plan.

(vv) “Refunding Candidates” means the outstanding 2015 Bonds, the refunding of which has been provided for by this ordinance.

(ww) “Refunding Plan” means:

(i) the placement of sufficient proceeds of a Series of the Bonds which, with other money of the City, if necessary, will be deposited with the Refunding Trustee or may be used to acquire the Acquired Obligations to be deposited along with cash, if necessary, with the Refunding Trustee;

(ii) the payment of the principal of and interest on the Refunded Bonds when due up to and including such date determined by the Designated Representative, and the call, payment, and redemption on such date, of all of the then-outstanding Refunded Bonds at a price of par; and

(iii) may include the payment of the costs of issuing a Series of the Bonds and the costs of carrying out the foregoing elements of the Refunding Plan.

(xx) “Refunding Trust Agreement” means a Refunding Trust Agreement between the City and the Refunding Trustee.

(yy) “Refunding Trustee” means the trustee or escrow agent or any successor trustee or escrow agent serving as refunding trustee to carry out the Refunding Plan.

(zz) “Registered Owner” means, with respect to a Bond, the person in whose name that Bond is registered on the Bond Register. For so long as the City utilizes the book-entry

only system for the Bonds under the Letter of Representations, Registered Owner shall mean the Securities Depository.

(aaa) “Reserve Account” means that account in the Bond Fund created by Section 6 of Ordinance No. 1036 of the City. The Designated Representative shall determine whether the Bonds will be secured by the Reserve Account, or whether to create a separate reserve account to secure the Bonds.

(bbb) “Reserve Account Requirement” means with respect to any Parity Bonds secured by the Reserve Account, an amount equal to the lesser of (i) 125% of Average Annual Debt Service on such bonds, (ii) 10% of the original net proceeds of such series of bonds, and (iii) Maximum Annual Debt Service for such bonds secured by the Reserve Account. For purposes of the Reserve Account Requirement, the City may deduct the direct payment the City is expected to receive in respect of any Future Parity Bonds for which the federal government will provide the City with a direct payment of a portion of the interest from the interest portion of annual debt service. The reserve account requirement for a separate reserve account means the amount, if any, by established by (A) the Designated Representative or (B) an ordinance authorizing any Future Parity Bonds.

(ccc) “Revenue Fund” means the special “Water and Sewer Revenue Fund” of the City created by Section 4 of Ordinance No. 781. The City by such ordinance has pledged that the Gross Revenue of the System shall be paid into the Revenue Fund as collected.

(ddd) “Rule 15c2-12” means Rule 15c2-12 promulgated by the SEC under the Securities Exchange Act of 1934, as amended.

(eee) “SEC” means the United States Securities and Exchange Commission.

(fff) “Securities Depository” means DTC, any successor thereto, any substitute securities depository selected by the City that is qualified under applicable laws and regulations to provide the services proposed to be provided by it, or the nominee of any of the foregoing.

(ggg) “Series of the Bonds” or “Series” means a series of the Bonds issued pursuant to this ordinance.

(hhh) “State” means the State of Washington.

(iii) “System” means the existing water supply and distribution system and sanitary sewage collection and disposal system of the City as the same has heretofore been combined and as the same shall be added to, improved and extended for as long as any of the Parity Bonds are outstanding.

(jjj) “Term Bond” means each Bond designated as a Term Bond and subject to mandatory redemption in the years and amounts set forth in the Bond Purchase Agreement.

(kkk) “ULID” means a utility local improvement district in which Assessments have been or will be levied for improvements financed in whole or in part from proceeds of any Parity Bonds.

(III) “Undertaking” means the undertaking to provide continuing disclosure set forth in Section 8.1 of this ordinance.

ARTICLE II PLAN OF IMPROVEMENTS; FINDINGS AND DETERMINATIONS

Section 2.1 Plan of Improvements. The City hereby specifies and adopts a system or plan of additions to and betterments and extensions of the System, which may consist of the following capital improvements (collectively, the “Project”): updating the sewer treatment plant, acquiring land for an operations center, constructing sewer lift stations, water booster stations, water reservoirs, wells and piping and other capital purposes to the System approved by the City Council. Incidental costs incurred in connection with carrying out and accomplishing the Project, consistent with RCW 39.46.070, may be included as costs of the Project. The Project includes acquisition, construction and installation of all necessary equipment, apparatus, accessories, fixtures and appurtenances.

The City hereby adopts the Project as a plan and system. The Project will be undertaken in accordance with specifications and contracts for acquisition and construction approved by the City Council from time to time. The Project shall be subject to such changes as to details as may be authorized by the City Council. The City may proceed with the construction and installation of the Project as herein authorized, either alone or in conjunction with the construction of other facilities of the System, and in whole, or in successive parts from time to time as may be found advisable. The estimated cost of the Project is approximately \$42,500,000, which is expected to be financed out of Bond proceeds and other System revenues.

Section 2.2 Parity Conditions. The City Council hereby finds and determines as follows:

First, that the Bonds will be issued for the purpose of acquiring, constructing and installing additions to and betterments and extensions of, acquiring necessary equipment for, or making necessary repairs or capital improvements to or replacements of equipment of the System, and to refund certain Outstanding Parity Bonds.

Second, that at the time of adoption of this ordinance and at the time of the issuance of the Bonds there is not nor will there be any deficiency in the Bond Fund or the Reserve Account.

Third, that this ordinance contains the provisions and covenants regarding the payments to be made into the Bond Fund and Reserve Account or such other reserve account determined by the Designated Representative, and regarding the establishment, maintenance and collection of rates and charges for water and sanitary sewage collection and disposal service by the City.

Fourth, that the City has been assured that the certificate of an independent professional engineer licensed to practice in the State or the Finance Director of the City as required by Sections 5.2(E) of Ordinances Nos. 15-013 and 19-003 for the issuance of Future Parity Bonds will be provided to the City at or prior to the issuance of the Bonds.

All of the conditions of Ordinances Nos. 15-013 and 19-003 have been met and fully complied with or will be met prior to the Issue Date, and the City hereby finds that the Bonds may be issued on a parity of lien with the Outstanding Parity Bonds.

ARTICLE III AUTHORIZATION AND ISSUANCE OF BONDS

Section 3.1 Authorization of Bonds. The City shall now issue and sell its water and sewer revenue and refunding bonds to provide funds to pay costs of the Project, refund the Refunded Bonds, fund a reserve account if the funding of a reserve account is approved by the Designated Representative, and pay costs of issuing the Bonds. The Bonds shall be designated as the “City of Camas, Washington, Water and Sewer Revenue and Refunding Bonds, 2025,” or such other designation as approved by the Designated Representative. Each Series of Bonds issued shall be dated as of the date of their initial delivery, shall be fully registered as to principal and interest, shall be in Authorized Denominations, provided no Bond shall represent more than one maturity, and shall be numbered separately in such manner and with any additional designation as the Bond Registrar deems necessary for purposes of identification. The Bonds shall bear interest payable semiannually at the rates per annum and be payable in the years and amounts as shall be determined pursuant to Section 10.1 hereof.

The Bonds shall not be general obligations of the City. The Bonds shall be obligations only of the Bond Fund and shall be payable and secured as provided herein. The Bonds do not constitute an indebtedness of the City within the meaning of the constitutional provisions and limitations of the State.

Section 3.2 Registration, Exchange and Payments.

(a) Registration of Bonds. Each Bond shall be issued only in registered form as to both principal and interest and the ownership of each Bond shall be recorded on the Bond Register.

(b) Bond Registrar; Duties. The Fiscal Agent is appointed as initial Bond Registrar. The Bond Registrar shall keep, or cause to be kept, sufficient books for the registration and transfer of the Bonds, which shall be open to inspection by the City at all times. The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver Bonds transferred or exchanged in accordance with the provisions of the Bonds and this ordinance, to serve as the City’s paying agent for the Bonds and to carry out all of the Bond Registrar’s powers and duties under this ordinance. The Bond Registrar shall be responsible for its representations contained in the Bond Registrar’s Certificate of Authentication on each Bond. The Bond Registrar may become an Owner with the same rights it would have if it were not the Bond Registrar and, to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as members of, or in any other capacity with respect to, any committee formed to protect the rights of Owners.

(c) Bond Register; Transfer and Exchange. The Bond Register shall contain the name and mailing address of each Registered Owner and the principal amount and number of each Bond held by each Registered Owner. A Bond surrendered to the Bond Registrar may be

exchanged for a Bond or Bonds in any Authorized Denomination of an equal aggregate principal amount and of the same Series, interest rate and maturity. A Bond may be transferred only if endorsed in the manner provided thereon and surrendered to the Bond Registrar. Any exchange or transfer shall be without cost to the Owner or transferee. The Bond Registrar shall not be obligated to exchange any Bond or transfer registered ownership during the period between the applicable Record Date and the next upcoming interest payment or redemption date.

(d) Securities Depository; Book-Entry Only Form. DTC is appointed as initial Securities Depository. Each Bond initially shall be registered in the name of Cede & Co., as the nominee of DTC. Each Bond registered in the name of the Securities Depository shall be held fully immobilized in book-entry only form by the Securities Depository in accordance with the provisions of the Letter of Representations. Registered ownership of any Bond registered in the name of the Securities Depository may not be transferred except: (i) to any successor Securities Depository; (ii) to any substitute Securities Depository appointed by the City; or (iii) to any person if the Bond is no longer to be held in book-entry only form. Upon the resignation of the Securities Depository, or upon a termination of the services of the Securities Depository by the City, the City may appoint a substitute Securities Depository. If (i) the Securities Depository resigns and the City does not appoint a substitute Securities Depository, or (ii) the City terminates the services of the Securities Depository, the Bonds no longer shall be held in book-entry only form and the registered ownership of each Bond may be transferred to any person as provided in this ordinance.

Neither the City nor the Bond Registrar shall have any obligation to participants of any Securities Depository or the persons for whom they act as nominees regarding accuracy of any records maintained by the Securities Depository or its participants. Neither the City nor the Bond Registrar shall be responsible for any notice that is permitted or required to be given to a Registered Owner except such notice as is required to be given by the Bond Registrar to the Securities Depository.

(e) Place and Medium of Payment. Both principal of and interest on the Bonds shall be payable in lawful money of the United States of America. For so long as all Bonds are in fully immobilized form, payments of principal and interest shall be made as provided in accordance with the operational arrangements of DTC referred to in the Letter of Representations. In the event that the Bonds are no longer in fully immobilized form, interest on the Bonds shall be paid by check or draft mailed to the Registered Owners at the addresses for such Registered Owners appearing on the Bond Register on the 15th day of the month preceding the interest payment date, and principal of the Bonds shall be payable upon presentation and surrender of such Bonds by the Registered Owners at the principal office of the Bond Registrar; provided, however, that if so requested in writing by the Registered Owner of at least \$1,000,000 principal amount of Bonds, interest will be paid by wire transfer on the date due to an account with a bank located within the United States.

Section 3.3 Redemption.

(a) Optional Redemption. The Bonds shall be subject to redemption at the option of the City on terms acceptable to the Designated Representative, as set forth in the Bond Purchase Agreement, consistent with the parameters set forth in Section 10.1.

(b) Mandatory Redemption. Each Bond that is designated as a Term Bond in the Bond Purchase Agreement, consistent with the parameters set forth in Section 10.1 and except as set forth below, shall be called for redemption at a price equal to the stated principal amount to be redeemed, plus accrued interest, on the dates and in the amounts as set forth in the Bond Purchase Agreement. If a Term Bond is redeemed under the optional redemption provisions, defeased or purchased by the City and surrendered for cancellation, the principal amount of the Term Bond so redeemed, defeased or purchased (irrespective of its actual redemption or purchase price) shall be credited against one or more scheduled mandatory redemption installments for that Term Bond. The City shall determine the manner in which the credit is to be allocated and shall notify the Bond Registrar in writing of its allocation prior to the earliest mandatory redemption date for that Term Bond for which notice of redemption has not already been given.

(c) Selection of Bonds for Redemption; Partial Redemption. If fewer than all of the outstanding Bonds are to be redeemed at the option of the City, the City shall select the Series and maturities to be redeemed. If fewer than all of the outstanding Bonds of a maturity of a Series are to be redeemed, the Securities Depository shall select Bonds registered in the name of the Securities Depository to be redeemed in accordance with the Letter of Representations, and the Bond Registrar shall select all other Bonds to be redeemed randomly in such manner as the Bond Registrar shall determine. All or a portion of the principal amount of any Bond that is to be redeemed may be redeemed in any Authorized Denomination. If less than all of the outstanding principal amount of any Bond is redeemed, upon surrender of that Bond to the Bond Registrar, there shall be issued to the Registered Owner, without charge, a new Bond (or Bonds, at the option of the Registered Owner) of the same Series, maturity and interest rate in any Authorized Denomination in the aggregate principal amount to remain outstanding.

(d) Notice of Redemption. Notice of redemption of each Bond registered in the name of the Securities Depository shall be given in accordance with the Letter of Representations. Notice of redemption of each other Bond, unless waived by the Registered Owner, shall be given by the Bond Registrar not less than 20 nor more than 60 days prior to the date fixed for redemption by first-class mail, postage prepaid, to the Registered Owner at the address appearing on the Bond Register on the Record Date. The requirements of the preceding sentence shall be satisfied when notice has been mailed as so provided, whether or not it is actually received by an Owner. In addition, the redemption notice shall be mailed or sent electronically within the same period to the MSRB (if required under the Undertaking), to each Rating Agency, and to such other persons and with such additional information as the Designated Representative shall determine, but these additional mailings shall not be a condition precedent to the redemption of any Bond.

(e) Rescission of Optional Redemption Notice. In the case of an optional redemption, the notice of redemption may state that the City retains the right to rescind the redemption notice and the redemption by giving a notice of rescission to the affected Registered Owners at any time on or prior to the date fixed for redemption. Any notice of optional redemption that is so rescinded shall be of no effect, and each Bond for which a notice of redemption has been rescinded shall remain outstanding.

(f) Effect of Redemption. Interest on each Bond called for redemption shall cease to accrue on the date fixed for redemption, unless either the notice of optional redemption is

rescinded as set forth above, or money sufficient to effect such redemption is not on deposit in the Bond Fund or in a trust account established to refund or defease the Bond.

(g) Purchase of Bonds. The City reserves the right to purchase any or all of the Bonds offered to the City at any time at any price acceptable to the City plus accrued interest to the date of purchase.

Section 3.4 Form of Bonds; Signatures and Seal. Each Bond shall be prepared in a form consistent with the provisions of this ordinance and State law. Each Bond shall be signed by the Mayor and the City Clerk, either or both of whose signatures may be manual or in facsimile, and the seal of the City or a facsimile reproduction thereof shall be impressed or printed thereon. If any officer whose manual or facsimile signature appears on a Bond ceases to be an officer of the City authorized to sign bonds before the Bond bearing such officer's manual or facsimile signature is authenticated by the Bond Registrar, or issued or delivered by the City, that Bond nevertheless may be authenticated, issued and delivered and, when authenticated, issued and delivered, shall be as binding on the City as though that person had continued to be an officer of the City authorized to sign bonds. Any Bond also may be signed on behalf of the City by any person who, on the actual date of signing of the Bond, is an officer of the City authorized to sign bonds, although such officer did not hold the required office on its Issue Date.

Section 3.5 Authentication. Only a Bond bearing a Certificate of Authentication in substantially the following form, manually signed by the Bond Registrar, shall be valid or obligatory for any purpose or entitled to the benefits of this ordinance: "Certificate of Authentication. This Bond is one of the fully registered City of Camas, Washington, Water and Sewer Revenue and Refunding Bonds, 2025." The authorized signing of a Certificate of Authentication shall be conclusive evidence that the Bond so authenticated has been duly executed, authenticated and delivered and is entitled to the benefits of this ordinance.

Section 3.6 Lost or Destroyed Bonds. In case any of the Bonds shall be lost, stolen or destroyed, the Bond Registrar may authenticate and deliver a new bond or bonds of like amount, date, tenor and effect to the Registered Owner or nominee thereof upon payment to the City for the expenses and charges in connection therewith and upon such Registered Owner's filing with the Bond Registrar evidence satisfactory to said Bond Registrar that such Bond or Bonds were actually lost, stolen or destroyed and of his ownership thereof, and upon furnishing the City with indemnity satisfactory to them both.

ARTICLE IV CREATION OF FUNDS AND ACCOUNTS

Section 4.1 Project Fund. There is hereby authorized to be created a fund for the purpose of depositing Bond proceeds for the purpose of paying the costs of the Project and, unless included in the Refunding Plan, paying costs of issuance of the Bonds (the "Project Fund"). The proceeds of sale of the Bonds, after carrying out the Refunding Plan described in Section 9.1 and funding of a reserve account, if such funding is approved by the Designated Representative, shall be paid into the Project Fund. The money in the Project Fund not immediately needed for the Project may be invested in such obligations as may be permitted cities of the State by law. All interest earned and/or income derived by virtue of any such investments shall remain in the Project

Fund and be used for the purpose for which said Project Fund is created. Any money remaining in the Project Fund after all of costs of the Project have been paid shall be transferred to the Bond Fund and/or the applicable reserve account.

Section 4.2 Revenue Fund. There has been created by Section 4 of Ordinance No. 781 of the City a special fund of the City known as the “Water and Sewer Revenue Fund” (“Revenue Fund”), into which fund the City has obligated and bound itself to pay all of the Gross Revenue of the System as collected. The money in the Revenue Fund shall be accounted for separately from any and all other money of the City.

All Operation and Maintenance Costs, all payments required to be made into the Bond Fund and Reserve Account and all payments which may be required later to be made into any other fund or account of the City or for any other proper purpose in connection with the operation and ownership of the System shall be paid out of the Revenue Fund.

Section 4.3 Bond Fund. There has been created by Section 5 of Ordinance No. 1036 of the City another special fund of the City known as the “Water-Sewer Revenue Bond Fund” (the “Bond Fund”), which fund shall be drawn upon for the sole purpose of paying the principal of, premium if any, and interest on the Parity Bonds.

The City hereby covenants to set aside and pay into the Bond Fund out of the Revenue Fund the amounts necessary, together with Assessment Income and such other funds as are on hand and available in the Bond Fund, to pay the principal of and interest on the Parity Bonds as the same respectively become due and payable.

Section 4.4 Reserve Account. A Reserve Account has heretofore been created in the Bond Fund by Ordinance No. 1036 for the purpose of securing the payment of the principal of and interest on Parity Bonds that are designated in the proceedings authorizing their issuance.

The Designated Representative may authorize the creation of a new reserve account and determine the reserve account requirement for that account to secure the Bonds, or may determine to have the Reserve Account created pursuant to Ordinance No. 1036 secure the Bonds. The Designated Representative may deposit into the Reserve Account or such other reserve account, proceeds of the Bonds, or other funds of the City, in an amount so that there will be on deposit in such reserve account a total amount at least equal to the reserve account requirement for such account as determined by the Designated Representative.

The City will at all times maintain the Reserve Account Requirement in the Reserve Account until there is a sufficient amount in the Bond Fund and Reserve Account to pay the principal of, premium if any and interest on all outstanding Parity Bonds secured by such account, at which time the money in the Reserve Account may be used to pay such principal, premium, if any, and interest. If a separate reserve account is created, the City will at all times maintain the reserve account requirement for such account until there is a sufficient amount in the Bond Fund and separate reserve account to pay the principal of, premium if any, and interest on the outstanding Parity Bonds secured by such separate reserve account, at which time the money in such account may be used to pay such principal, premium, if any, and interest.

In the event the Bonds are ever refunded or defeased, the money set aside in the Reserve Account or such other reserve account to secure the payment of the Bonds may be used to retire Bonds, may remain in the Reserve Account or such other reserve account, or may be transferred to any other reserve account which may be created to secure the payment of the bonds issued to refund the Bonds.

In the event the money in the Bond Fund over and above the amount therein set aside and credited to the Reserve Account and any other reserve account is insufficient to meet maturing installments of either principal or interest on any outstanding Parity Bonds secured by such account, such deficiency shall be made up from the Reserve Account or other reserve account securing such outstanding Parity Bonds by the withdrawal of money therefrom. Any deficiency created in the Reserve Account by reason of any such withdrawal shall then be made up from money in the Revenue Fund or from Assessment Income first available after making necessary provision for the payments required to be made into the Bond Fund.

All money in any reserve account or Bond Fund may be kept in cash or invested in such obligations as may now or hereafter be permitted cities and towns of the State by law and maturing not later than the last maturity of any Parity Bonds. Interest earned on or any profits made from the sale of any such investments shall be deposited in and become a part of the Bond Fund or Revenue Fund and shall be considered Gross Revenue of the System.

Any ordinance providing for the issuance of Parity Bonds may provide (or the City may provide by ordinance at any other time) for the City to obtain Qualified Insurance or a Qualified Letter of Credit for specific amounts required pursuant to this section to be paid out of the Reserve Account or other reserve account. The face amount of any such Qualified Insurance or Qualified Letter of Credit shall be credited against the amounts required to be maintained in the Reserve Account or other reserve account by this section to the extent that such payments and credits to be made are insured by an insurance company, or guaranteed by a letter of credit from a financial institution. Such Qualified Letter of Credit or Qualified Insurance shall not be cancelable on less than five years' notice. In the event of any cancellation, the Reserve Account or other reserve account shall be funded in accordance with the provisions of this section providing for payment to such reserve account in the event of a deficiency therein.

The ordinance authorizing Future Parity Bonds may establish a separate reserve account and set the reserve account requirement for any such Future Parity Bonds or provide that some or all of such Future Parity Bonds be secured by a common reserve account.

Section 4.5 Rate Stabilization Account. A special account of the City to be designated the "Water and Sewer Rate Stabilization Account" (the "Rate Stabilization Account") may be created within the Revenue Fund, at the discretion of the Finance Director, to cope with future increases in revenue requirements of the System. The City may from time to time appropriate or budget amounts in the Revenue Fund for deposit in the Rate Stabilization Account and may from time to time withdraw amounts therefrom to prevent or mitigate water and sewer rate increases or for other lawful purposes of the City related to the System. Amounts withdrawn from the Rate Stabilization Account shall increase Gross Revenue for the period for which they are withdrawn, and amounts deposited in the Rate Stabilization Account shall reduce Gross Revenue for the period for which they are deposited. Credits to or from the Rate Stabilization Account that occur within

90 days after the end of a fiscal year may be treated as occurring within such fiscal year. Earnings on the Rate Stabilization Account shall be credited to the Revenue Fund.

Section 4.6 Adequacy of Revenue. The City Council hereby declares that, in fixing the amounts to be paid into the Bond Fund and the Reserve Account or such other reserve account as provided above, it has exercised due regard for the necessary Operation and Maintenance Costs of the System and the amounts necessary to pay the principal of and interest on the Outstanding Parity Bonds, and has not obligated the City to set aside and pay into the Bond Fund and Reserve Account or such other reserve account, if created, a greater amount of revenue of the System and Assessment Income than in its judgment will be available over and above such Operation and Maintenance Costs and the amounts necessary to pay such principal and interest.

Section 4.7 Contract Resource Obligations. The City may at any time enter into one or more contracts or other obligations for the acquisition, from facilities to be constructed, of water or sewer supply, transmission, or service relating to the System. The City may determine that such contract or other obligation is a Contract Resource Obligation, and may provide that all payments under that Contract Resource Obligation (including payments prior to the time that supply, transmission, or service is being provided, or during a suspension or after termination of supply or service) shall be Operation and Maintenance Costs if the following requirements are met at the time such Contract Resource Obligation is entered into:

(a) No event of default has occurred and is continuing.

(b) There shall be on file a certificate of a Professional Utility Consultant or an independent certified public accountant, stating that: (i) the payments to be made by the City in connection with the Contract Resource Obligation are reasonable for the supply, transmission, treatment, or other service rendered; (ii) the source of any new supply, and any facilities to be constructed to provide the supply, transmission, treatment, or other service, are sound from a water or other commodity supply or transmission planning standpoint, are technically and economically feasible in accordance with prudent utility practice, and are likely to provide supply or transmission or other service no later than a date set forth in the Professional Utility Consultant's, or independent certified public accountant's, certification; and (iii) the Net Revenue (further adjusted by the Professional Utility Consultant's, or independent certified public accountant's, estimate of the payments to be made in accordance with the Contract Resource Obligation) for the five fiscal years following the year in which the Contract Resource Obligation is incurred, as such Net Revenue is estimated by the Professional Utility Consultant, or independent certified public accountant (with such estimate based on such factors as such accountant considers reasonable), will be at least equal to the rate coverage requirement set forth in Section 5.2(a) of this ordinance.

Payments required to be made under Contract Resource Obligations shall not be subject to acceleration.

Nothing in this section shall be deemed to prevent the City from entering into other agreements for the acquisition of water supply, transmission, treatment, or other commodity or service from existing facilities and from treating those payments as Operation and Maintenance Costs of the System. Nothing in this section shall be deemed to prevent the City from entering into other agreements for the acquisition of water supply, transmission, treatment, or other

commodity or service from facilities to be constructed and from agreeing to make payments with respect thereto, such payments constituting a lien and charge on Net Revenue subordinate to that of Parity Bonds.

ARTICLE V COVENANTS

Section 5.1 Pledge; Lien Position of Bondowners. The Gross Revenue of the System, Assessment Income, and money in the Bond Fund are hereby pledged to the repayment of the Parity Bonds. The amounts so pledged to be paid by this ordinance out of the Gross Revenue of the System and Assessment Income into the Bond Fund are hereby declared to be a prior lien and charge upon the Gross Revenue of the System superior to all other charges of any kind or nature except for the Operation and Maintenance Costs of the System, except that amounts so pledged are equal in rank to the lien and charge thereon heretofore made to pay and secure the payment of the principal of and interest on the Outstanding Parity Bonds and which may hereafter be made to pay and secure the payment of the principal of and interest on any Future Parity Bonds.

Section 5.2 General Covenants. The City hereby covenants and agrees with the owner and holder of each of the Bonds for so long as the same remain outstanding as follows:

(a) The City covenants that it will establish, maintain and collect rates and charges for water and sanitary sewage collection and disposal service in an amount to provide Net Revenue together with Assessment Income in amounts necessary to at least equal the Coverage Requirement. For the purpose of meeting the requirement of this paragraph there may be added to Net Revenue for any calendar year any amount withdrawn from the Rate Stabilization Account and credited to Gross Revenue as provided in Section 4.5 of this ordinance. There shall be subtracted from Net Revenue for any calendar year any amounts in such year withdrawn from the Revenue Fund and deposited into the Rate Stabilization Account in such calendar year.

The failure to collect Gross Revenue in any fiscal year sufficient to comply with the covenant contained in this subsection shall not constitute an event of default if the City, before the 90th day of the following fiscal year, both (1) employs a Professional Utility Consultant to recommend changes in the City's rates which are estimated to produce Gross Revenue sufficient (once the rates recommended by the Professional Utility Consultant have been imposed by the City) to meet the requirements of this subsection; and (2) imposes rates at least as high as those recommended by such professional utility consultant at the time or times so recommended.

(b) The City shall determine by March 1 of each year all Assessments which have become delinquent during the preceding calendar year and bring the necessary actions of foreclosure upon the property against which such Assessments were levied by June 1 of such year or, if later, the earliest date permitted by law. The City shall promptly take action to enforce the payment of delinquent service charges by such means as are legally available.

(c) The City will at all times maintain and keep the System in good repair, working order and condition and will also at all times operate the same and the business in connection therewith in an efficient manner and at a reasonable cost.

(d) The City will not sell or otherwise dispose of any of the properties of the System (unless such properties are no longer useful for the operation of such System), unless provision is made for payment into the Bond Fund of a sum sufficient, together with other money available therefor, to pay the principal of and interest on all of the outstanding Parity Bonds in accordance with their terms. The City will not sell or otherwise dispose of the System in its entirety unless simultaneously with such sale or disposition provision is made for payment into the Bond Fund of cash or Government Obligations (as now or hereafter defined in chapter 39.53 RCW) sufficient to pay the principal of and interest on all then outstanding Parity Bonds in accordance with the terms thereof nor will it sell or otherwise dispose of any part of the useful operating properties of the System in excess of 5% of the net utility plant of the System unless provision is made for payment into the Bond Fund of an amount which shall be in at least the same proportion to the net amount of Parity Bonds outstanding (defined as the total amount of such Parity Bonds less the amount of cash and investments in the Bond Fund and accounts therein) that the Net Revenue from the portion of the System sold or disposed of for the preceding fiscal year bears to the Net Revenue of the System for the same period.

(e) It will not issue any Future Parity Bonds except that it reserves the right for:

(i) The purpose of acquiring, constructing and installing additions to and betterments and extensions of, acquiring necessary equipment for, or making necessary repairs or capital improvements to or replacements of equipment of, the System; or

(ii) The purpose of refunding, exchanging with or purchasing and retiring prior to their maturity the outstanding revenue bonds or warrants of the City, to issue Future Parity Bonds and to pledge that payments shall be made out of the Revenue Fund and Assessment Income into the Bond Fund and Reserve Account or other reserve account to pay and secure the payment of the principal of and interest on such Future Parity Bonds on a parity with the payments required to be made out of the Revenue Fund and from Assessment Income into the Bond Fund and the reserve account therein to pay and secure the payment of the principal of and interest on the outstanding Parity Bonds upon compliance with the following conditions:

First: That at the time of the issuance of such Future Parity Bonds there is no deficiency in the Bond Fund or the Reserve Account or any other reserve account created for a Series of Parity Bonds.

Second: That if there are Assessments levied in any ULID in which additions and improvements to and extensions of the System will be constructed from the proceeds of such Future Parity Bonds, the ordinance authorizing such Future Parity Bonds requires that such Assessments shall be paid into the Bond Fund.

Third: That if there are Assessments pledged to be paid into a warrant or bond redemption fund for revenue bonds or warrants being refunded by Future Parity Bonds, the ordinance authorizing the Future Parity Bonds requires such Assessments shall be paid into the Bond Fund.

Fourth: That the City will covenant in each ordinance authorizing the issuance of Future Parity Bonds that it will establish, maintain and collect rates and charges

for water and sanitary sewage collection and disposal service for as long as the Bonds and any Parity Bonds are outstanding in an amount, together with Assessment Income, to at least equal the Coverage Requirement.

Fifth: That the ordinance providing for the issuance of any such Future Parity Bonds shall provide for the payment of the principal thereof and interest thereon out of the Bond Fund and that it will pay into the Reserve Account or such other reserve account out of the Gross Revenue of the System (or, at the option of the City, out of Assessment Income or any other funds legally available for such purpose) not less than approximately equal additional annual future payments so that by five years from the date of such Future Parity Bonds there will have been paid into the Reserve Account or such other reserve account an amount which, with the money already on deposit therein, will be equal to the Maximum Annual Debt Service, the Reserve Account Requirement or such other reserve account requirement, as applicable.

Sixth: That at the time of the issuance of such Future Parity Bonds the City shall have on file in the office of the Finance Director (A) a certificate executed by a Professional Utility Consultant licensed to practice in the State and experienced in the installation and operation of municipal utilities or a certified public accountant, or (B) a certificate signed by the Finance Director.

The certificate of the Professional Utility Consultant or a certified public accountant, shall set forth that the net revenue of the System (based on the City's annual audited or preliminary financial statements) for a period of any 12 months out of the 24 months immediately preceding the month of delivery of such Future Parity Bonds, plus such person's estimate of the annual net revenue to be derived by the City from the operation of any additions to and betterments and extensions of the System to be acquired, constructed and installed out of the proceeds of the sale of such Future Parity Bonds (the "Adjusted Net Revenue"), will equal at least the Coverage Requirement.

The words "net revenue" as first used in subparagraph Sixth above shall mean the Gross Revenue of the System for the 12 month period after deducting therefrom the amount expended for the normal Operation and Maintenance Costs of the System for such 12 months, but before depreciation and before any transfer of moneys to any funds of the City other than the Bond Fund, and taxes or payments in lieu of taxes to the City. If there were any customers added to the System during such 12 month period, such net revenue may be computed on the basis that such customers were customers of the System during such period.

The words "annual net revenue" as first used in subparagraph Sixth above shall mean such Professional Utility Consultant's or such certified public accountant's estimate of the annual Gross Revenue to be derived by the City from the operation of the additions to and betterments and extensions of the System acquired, constructed and installed out of the proceeds of the sale of such additional bonds, based upon an actual count of customers, less the consultant's estimate of any increased annual normal operating and maintenance expenses of the System allocable to such additions, improvements and extensions.

Whenever "net revenue" or "annual net revenue" has been determined as provided in this subsection, the same shall be increased or decreased on a pro forma basis in the event that there

has been any change in the rates or charges upon which such “net revenue” or “annual net revenue” was based authorized by the City Council to be effective at least fifteen days prior to the sale of such Future Parity Bonds.

The certificate of the Finance Director that shall set forth:

(i) the amount of the Net Revenues (based on the City’s annual audited or preliminary financial statements) for any 12 consecutive months of the 24 months prior to the date of the issuance of such Future Parity Bonds;

(ii) the amount of the Maximum Annual Debt Service thereafter on account of all Parity Bonds then outstanding and the Future Parity Bonds then to be issued hereunder; and

(iii) the percentage derived by dividing the amount shown in (i) above by the amount shown in (ii) above, and shall state that such percentage is not less than the Coverage Requirement.

In the event that such Future Parity Bonds are issued for the sole purpose of refunding a like principal amount of Parity Bonds, and the average annual amount required for debt service during the life of said Future Parity Bonds to be issued is less than the average annual amount required for debt service on the bonds being refunded and the last maturity date of such Future Parity Bonds to be issued is not later than the last maturity date of the bonds being refunded, then the certificate required above need not be obtained to permit the issuance of such Future Parity Bonds.

(f) Nothing herein contained shall prevent the City from issuing revenue bonds or revenue warrants which are a charge upon the money in the Revenue Fund junior or inferior to the payments required to be made to pay and secure the payment of the principal of and interest on the outstanding Parity Bonds or from issuing revenue bonds to refund maturing revenue bonds for the payment of which moneys are not otherwise available.

Section 5.3 Preservation of Tax Exemption for Interest on Bonds. The City covenants that it will take all actions necessary to prevent interest on the Bonds from being included in gross income for federal income tax purposes, and it will neither take any action nor make or permit any use of proceeds of the Bonds or other funds of the City treated as proceeds of the Bonds that will cause interest on the Bonds to be included in gross income for federal income tax purposes. The City also covenants that it will, to the extent the arbitrage rebate requirements of Section 148 of the Code are applicable to the Bonds, take all actions necessary to comply (or to be treated as having complied) with those requirements in connection with the Bonds.

Section 5.4 Post-Issuance Compliance. The Finance Director is authorized and directed to review and revise the City’s written procedures to facilitate compliance by the City with the covenants in this ordinance and the applicable requirements of the Code that must be satisfied after the Issue Date to prevent interest on the Bonds from being included in gross income for federal tax purposes.

Section 5.5 Designation of Bonds as “Qualified Tax-Exempt Obligations.” A Series of Bonds may be designated as “qualified tax-exempt obligations” for the purposes of Section 265(b)(3) of the Code, if the following conditions are met:

(a) the Series does not constitute “private activity bonds” within the meaning of Section 141 of the Code;

(b) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds and other obligations not required to be included in such calculation) that the City and any entity subordinate to the City (including any entity that the City controls, that derives its authority to issue tax-exempt obligations from the City, or that issues tax-exempt obligations on behalf of the City) will issue during the calendar year in which the Series is issued will not exceed \$10,000,000; and

(c) the amount of tax-exempt obligations, including the Series, designated by the City as “qualified tax-exempt obligations” for the purposes of Section 265(b)(3) of the Code during the calendar year in which the Series is issued does not exceed \$10,000,000.

ARTICLE VI FORM OF BOND

Section 6.1 Bond Form. The Bonds shall be in substantially the following form:

NO. _____ \$ _____

UNITED STATES OF AMERICA

STATE OF WASHINGTON

CITY OF CAMAS

WATER AND SEWER REVENUE AND REFUNDING BOND, 2025

INTEREST RATE:

MATURITY DATE:

CUSIP NO.

REGISTERED OWNER:

PRINCIPAL AMOUNT: _____ DOLLARS

The City of Camas, Washington (the “City”), for value received, hereby promises to pay to the Registered Owner identified above, or registered assigns, on the Maturity Date identified above, the Principal Amount indicated above and to pay interest thereon from _____, 2025, or the most recent date to which interest has been paid or duly provided for until payment of this Bond at the Interest Rate set forth above, payable on _____, 20__, and semiannually thereafter on the first days of each [June and December]. The principal of and interest on this bond are payable solely out of the special fund of the City known as the “Water-Sewer Revenue Bond Fund” (“Bond Fund”). Both principal of and interest on this bond are payable in lawful money of the United States of America. For so long as the bonds of this issue are held in fully immobilized

form, payments of principal and interest thereon shall be made as provided in accordance with the operational arrangements of The Depository Trust Company (“DTC”) referred to in the Blanket Issuer Letter of Representations from the City to DTC. In the event that the bonds of this issue are no longer held in fully immobilized form, interest on this bond shall be paid by check or draft mailed to the Registered Owner at the address appearing on the Bond Register on the 15th day of the month preceding the interest payment date, and principal of this bond shall be payable upon presentation and surrender of this bond by the Registered Owner at the principal office at the principal office of the fiscal agent of the State of Washington (the “Bond Registrar”); provided, however, that if so requested in writing by the Registered Owner of at least \$1,000,000 principal amount of bonds, interest will be paid by wire transfer on the date due to an account with a bank located within the United States.

This bond is one of a series of bonds issued under authority of Ordinance No. _____ adopted by the City Council on _____, 2025 (the “Bond Ordinance”), for the purpose of financing certain improvements to the water and sewerage system, refunding certain outstanding bonds of the City, and paying costs of issuing the Bonds.

Under the Bond Ordinance, the City is obligated to set aside and pay into the Bond Fund out of the Gross Revenue of its water and sewer system, including all additions to and betterments and extensions thereof, certain fixed amounts sufficient to pay the principal of and interest on all the bonds issued under the Bond Ordinance at any time outstanding as the same shall become due and payable, all as more fully provided in the Bond Ordinance. The bonds of this issue and other Outstanding Parity Bonds, as defined in the Bond Ordinance, constitute the only charge against such Bond Fund.

The amounts so pledged and to be paid into the Bond Fund and the Reserve Account therein for the purpose of paying and securing the principal of and interest on the bonds, the outstanding Water and Sewer Revenue and Refunding Bonds, 2015, Water and Sewer Revenue Bonds, 2019, and any water and sewer revenue bonds which may hereafter be issued on a parity of lien with the bonds, are hereby declared to be a prior lien and charge upon such gross revenue superior to all other charges of any kind or nature except the Operation and Maintenance Costs of the water and sewer system of the City.

The pledge of gross revenue and other obligations of the City under the Bond Ordinance may be discharged at or prior to the maturity or redemption of the bonds of this issue upon the making of provision for the payment thereof on the terms and conditions set forth in the Bond Ordinance.

This Bond is one of a total issue of \$_____ par value of the Bonds, all of like date and tenor, except as to maturity, redemption provisions and interest rates, all payable from the Bond Fund and all issued by the City under and pursuant to the laws of the State of Washington and the Bond Ordinance for the purpose of providing funds to pay the cost of certain capital improvements to the water and sewer system of the City as specified in the Bond Ordinance.

The Bonds are subject to redemption as provided in the Bond Ordinance.

The City hereby covenants and agrees with the owners of the Bonds to carry out fully all covenants and meet all obligations of the City as set forth herein and in the Bond Ordinance, and reference is hereby made to the Bond Ordinance for a complete statement of such covenants.

This Bond shall not become valid or obligatory for any purpose until the certificate of authentication set forth hereon has been manually signed by the Bond Registrar.

This Bond is interchangeable for Bonds of any Authorized Denomination of an equal aggregate principal amount, and of the same interest rate and maturity. This Bond is transferable only upon the registry books of the Bond Registrar by surrender of this certificate to the Bond Registrar, duly assigned and executed as indicated below. Such exchange or transfer shall be without cost to the owner or transferee. The City may deem the person in whose name this Bond is registered to be the absolute owner thereof for the purpose of receiving payment of the principal of and interest on such Bond and for any and all other purposes whatsoever. The Bond Registrar shall not be obligated to transfer or exchange this Bond during the fifteen days preceding any interest payment date or the date on which notice of redemption of such Bond is to be given nor after such notice has been given.

It is hereby certified and declared that the Bonds are issued pursuant to and in strict compliance with the Constitution and laws of the State of Washington and the ordinances of the City and that all acts, conditions and things required to be done precedent to and in the issuance of this Bond have happened, have been done and have been performed as required by law.

IN WITNESS WHEREOF, the City has caused this Bond to be signed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk, and its corporate seal to be impressed or a facsimile thereof imprinted hereon this ____ day of _____, 2025.

CITY OF CAMAS, WASHINGTON

By: _____/s/_____
Mayor

ATTEST:

_____/s/_____
City Clerk

CERTIFICATE OF AUTHENTICATION

Date of Authentication: _____

This is one of the City of Camas, Washington, Water and Sewer Revenue and Refunding Bonds, 2025, dated _____, 2025, described in the Bond Ordinance.

WASHINGTON STATE FISCAL AGENT
Bond Registrar

By: _____
Authorized Officer

ARTICLE VII SUPPLEMENTAL ORDINANCES

Section 7.1 Supplemental Ordinances Without Consent of Bond Owners. The City Council from time to time and at any time may adopt an ordinance supplemental hereto, which ordinance thereafter shall become a part of this ordinance, for any one or more or all of the following purposes:

(a) To add to the covenants and agreements of the City in this ordinance other covenants and agreements thereafter to be observed, or to surrender any right or power herein reserved to or conferred upon the City.

(b) To make such provisions for the purpose of curing any ambiguity or of curing, correcting or supplementing any defective provision contained in this ordinance or in regard to matters or questions arising under this ordinance as the City Council may deem necessary or desirable and not inconsistent with this ordinance and which shall not adversely affect the interests of the Registered Owners of the Bonds.

Any such supplemental ordinance of the City Council may be adopted without the consent of the Registered Owners of any of the Bonds at any time outstanding, notwithstanding any of the provisions of Section 7.2 of this Article VII.

Section 7.2 Supplemental Ordinance With Consent of Bond Owners. With the consent of the Registered Owners of not less than two-thirds in aggregate principal amount of the Parity Bonds at the time outstanding, the City Council may adopt an ordinance supplemental hereto for the purpose of adding any provisions to or changing in any manner or eliminating any of the provisions of this ordinance or of any supplemental ordinance; provided, however, that no such supplemental ordinance shall:

(a) Extend the fixed maturity of any of the Bonds, or reduce the rate of interest thereon, or extend the time of payments of interest from their due date, or reduce the amount of the principal thereof, or reduce any premium payable on the redemption thereof, without the consent of the holder of each Bond so affected; or

(b) Reduce the aforesaid percentage of holders of Bonds required to approve any such supplemental ordinance without the consent of the holders of all of the Bonds then outstanding.

It shall not be necessary for the consent of the Registered Owners under this Section 7.2 to approve the particular form of any proposed supplemental ordinance, but is shall be sufficient if such consent shall approve the substance thereof.

Section 7.3 Effect of Supplemental Ordinance. Upon the adoption of any supplemental ordinance pursuant to the provisions of this Article VII, this ordinance shall be deemed to be modified and amended in accordance therewith, and the respective rights, duties and obligations of the City under this ordinance and of all Registered Owners of Bonds outstanding hereunder shall thereafter be determined, exercised and enforced thereunder, subject in all respects to such modification and amendments, and all the terms and conditions of any such supplemental ordinance shall be deemed to be part of the terms and conditions of this ordinance for any and all purposes.

Bonds executed and delivered after the execution of any supplemental ordinance adopted pursuant to the provisions of this Article VII may bear a notation as to any matter provided for in such supplemental ordinance, and if such supplemental ordinance shall so provide, new bonds so modified as to conform, in the opinion of the Council, to any modification of this ordinance contained in any such supplemental ordinance, may be prepared by the City and delivered without cost to the holders of the Bonds then outstanding, upon surrender for cancellation of such bonds, if any, not fully paid, in equal aggregate principal amounts.

ARTICLE VIII ONGOING DISCLOSURE

Section 8.1 Undertaking to Provide Ongoing Disclosure. To meet the requirements of paragraph (b)(5) of Rule 15c2-12, as applicable to a participating underwriter for the Bonds, the City makes the following written undertaking (the “Undertaking”) for the benefit of holders of the Bonds:

(a) *Undertaking to Provide Annual Financial Information and Notice of Listed Events.* The City undertakes to provide or cause to be provided, either directly or through a designated agent, to the MSRB, in an electronic format as prescribed by the MSRB, accompanied by identifying information as prescribed by the MSRB:

(i) Annual financial information and operating data of the type included in the final official statement for the Bonds and described in paragraph (b) (“annual financial information”);

(ii) Timely notice (not in excess of 10 business days after the occurrence of the event) of the occurrence of any of the following events with respect to the Bonds: (A) principal and interest payment delinquencies; (B) non-payment related defaults, if material; (C) unscheduled draws on debt service reserves reflecting financial difficulties; (D) unscheduled draws on credit enhancements reflecting financial difficulties; (E) substitution of credit or liquidity providers, or their failure to perform; (F) adverse tax opinions, the issuance by the Internal

Revenue Service of proposed or final determinations of taxability, Notice of Proposed Issue (IRS Form 5701 – TEB) or other material notices or determinations with respect to the tax status of the Bonds; (G) modifications to rights of holders of the Bonds, if material; (H) bond calls (other than scheduled mandatory redemptions of Term Bonds), if material, and tender offers; (I) defeasances; (J) release, substitution, or sale of property securing repayment of the Bonds, if material; (K) rating changes; (L) bankruptcy, insolvency, receivership or similar event of the City, as such “Bankruptcy Events” are defined in Rule 15c2-12; (M) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (N) appointment of a successor or additional trustee or the change of name of a trustee, if material; (O) incurrence of a financial obligation of the City or obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City or obligated person, any of which affect security holders, if material; and (P) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the City or obligated person, any of which reflect financial difficulties. The term “financial obligation” means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term “financial obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c2-12.

(iii) Timely notice of a failure by the City to provide required annual financial information on or before the date specified in paragraph (b).

(b) *Type of Annual Financial Information Undertaken to be Provided.* The annual financial information that the City undertakes to provide in paragraph (a):

(i) Shall consist of (A) annual financial statements prepared (except as noted in the financial statements) in accordance with applicable generally accepted accounting principles applicable to local governmental units of the State such as the City, as such principles may be changed from time to time, which statements may be unaudited, provided, that if and when audited financial statements are prepared and available they will be provided; (B) principal amount of Parity Bonds outstanding; (C) debt service coverage for Parity Bonds; and (D) number of customers of the System; and

(ii) Shall be provided not later than the last day of the ninth month after the end of each fiscal year of the City (currently, a fiscal year ending December 31), as such fiscal year may be changed as required or permitted by State law, commencing with the City’s fiscal year ending December 31, 2025; and

(iii) May be provided in a single or multiple documents, and may be incorporated by specific reference to documents available to the public on the Internet website of the MSRB or filed with the SEC.

(c) *Amendment of Undertaking.* This Undertaking is subject to amendment after the primary offering of the Bonds without the consent of any holder of any Bond, or of any

broker, dealer, municipal securities dealer, participating underwriter, Rating Agency or the MSRB, under the circumstances and in the manner permitted by Rule 15c2-12. The City will give notice to the MSRB of the substance (or provide a copy) of any amendment to this Undertaking and a brief statement of the reasons for the amendment. If the amendment changes the type of annual financial information to be provided, the annual financial information containing the amended financial information will include a narrative explanation of the effect of that change on the type of information to be provided.

(d) *Beneficiaries.* This Undertaking shall inure to the benefit of the City and the holder of each Bond, and shall not inure to the benefit of or create any rights in any other person.

(e) *Termination of Undertaking.* The City's obligations under this Undertaking shall terminate upon the redemption, maturity or legal defeasance of all of the Bonds. In addition, the City's obligations under this Undertaking shall terminate if the provisions of Rule 15c2-12 that require the City to comply with this Undertaking become legally inapplicable in respect of the Bonds for any reason, as confirmed by an opinion of Bond Counsel delivered to the City, and the City provides timely notice of such termination to the MSRB.

(f) *Remedy for Failure to Comply with Undertaking.* As soon as practicable after the City learns of any failure to comply with this Undertaking, the City will proceed with due diligence to cause such noncompliance to be corrected. No failure by the City or other obligated person to comply with this Undertaking shall constitute an event of default under this ordinance. The sole remedy of any holder of a Bond shall be to take action to compel the City or other obligated person to comply with this Undertaking, including seeking an order of specific performance from an appropriate court.

(g) *Designation of Official Responsible to Administer Undertaking.* The Finance Director or such officer's designee is the person designated, in accordance with this ordinance, to carry out this Undertaking in accordance with Rule 15c2-12, including, without limitation, the following actions:

(i) Preparing and filing the annual financial information undertaken to be provided;

(ii) Determining whether any event specified in paragraph (a) has occurred, assessing its materiality, where necessary, with respect to the Bonds, and preparing and disseminating any required notice of its occurrence;

(iii) Determining whether any person other than the City is an "obligated person" within the meaning of Rule 15c2-12 with respect to the Bonds, and obtaining from such person an undertaking to provide any annual financial information and notice of listed events for that person required under Rule 15c2-12;

(iv) Selecting, engaging and compensating designated agents and consultants, including financial advisors and legal counsel, to assist and advise the City in carrying out this Undertaking; and

- (v) Effecting any necessary amendment of this Undertaking.

ARTICLE IX REFUNDING PROVISIONS

Section 9.1 Refunding of the Refunded Bonds.

(a) *Appointment of Refunding Trustee.* The Designated Representative is authorized to appoint a Refunding Trustee in connection with the Bonds.

(b) *Use of Bond Proceeds; Acquisition of Acquired Obligations.* The portion of the proceeds of the sale of the Bonds used to carry out the Refunding Plan shall be deposited immediately upon the receipt thereof with the Refunding Trustee and used to discharge the obligations of the City relating to the Refunded Bonds under Ordinance No. 15-013 by providing for the payment of the amounts required to be paid by the Refunding Plan. To the extent practicable, such obligations shall be discharged fully by the Refunding Trustee's simultaneous purchase of the Acquired Obligations, bearing such interest and maturing as to principal and interest in such amounts and at such times so as to provide, together with a beginning cash balance, if necessary, for the payment of the amount required to be paid by the Refunding Plan. The Acquired Obligations will be listed and more particularly described in an exhibit to be attached to the Refunding Trust Agreement between the City and the Refunding Trustee, but are subject to substitution as set forth below. Any Bond proceeds or other money deposited with the Refunding Trustee not needed to purchase the Acquired Obligations and provide a beginning cash balance, if any, and pay the costs of issuance of the Bonds shall be returned to the City at the time of delivery of the Bonds to the initial purchaser thereof and deposited in the Bond Fund to pay interest on the Bonds on the first interest payment date.

If payment of the costs of issuance of the Bonds is not included in the Refunding Plan, the Bond proceeds that are not deposited with the Refunding Trustee will be deposited with the City to be used to pay the costs of issuance of the Bonds.

(c) *Substitution of Acquired Obligations.* Prior to the purchase of any Acquired Obligations by the Refunding Trustee, the City reserves the right to substitute other direct, noncallable obligations of the United States of America ("Substitute Obligations") for any of the Acquired Obligations and to use any savings created thereby for any lawful City purpose if, (a) in the opinion of the City's bond counsel, the interest on the Bonds and the Refunded Bonds will remain excluded from gross income for federal income tax purposes under Sections 103, 148, and 149(d) of the Code, and (b) such substitution shall not impair the timely payment of the amounts required to be paid by the Refunding Plan, as verified by a nationally recognized independent certified public accounting firm.

After the purchase of the Acquired Obligations by the Refunding Trustee, the City reserves the right to substitute therefor cash or Substitute Obligations subject to the conditions that such money or securities held by the Refunding Trustee shall be sufficient to carry out the Refunding Plan, that such substitution will not cause the Bonds or the Refunded Bonds to be arbitrage bonds within the meaning of Section 148 of the Code and regulations thereunder in effect on the date of such substitution and applicable to obligations issued on the issue dates of the Bonds and the

Refunded Bonds, as applicable, and that the City obtain, at its expense: (1) a verification by a nationally recognized independent certified public accounting firm acceptable to the Refunding Trustee confirming that the payments of principal of and interest on the substitute securities, if paid when due, and any other money held by the Refunding Trustee will be sufficient to carry out the Refunding Plan; and (2) an opinion from a nationally recognized bond counsel to the City, to the effect that the disposition and substitution or purchase of such securities, under the statutes, rules, and regulations then in force and applicable to the Bonds, will not cause the interest on the Bonds or the Refunded Bonds to be included in gross income for federal income tax purposes and that such disposition and substitution or purchase is in compliance with the statutes and regulations applicable to the Bonds. Any surplus money resulting from the sale, transfer, other disposition, or redemption of the Acquired Obligations and the substitutions therefor shall be released from the trust estate and transferred to the City to be used for any lawful City purpose.

(d) *Administration of Refunding Plan.* The Refunding Trustee is authorized and directed to purchase the Acquired Obligations (or substitute obligations), if so directed by the Designated Representative, and to make the payments required to be made by the Refunding Plan from the Acquired Obligations (or substitute obligations) and money deposited with the Refunding Trustee pursuant to this ordinance. All Acquired Obligations (or substitute obligations) and the money deposited with the Refunding Trustee and any income therefrom shall be held irrevocably, invested and applied in accordance with the provisions of Ordinance No. 15-013, this ordinance, chapter 39.53 RCW and other applicable statutes of the State and the Refunding Trust Agreement. All necessary and proper fees, compensation, and expenses of the Refunding Trustee for the Bonds and all other costs incidental to the setting up of the escrow to accomplish the refunding of the Refunded Bonds and costs related to the issuance and delivery of the Bonds, including bond printing, verification fees, Bond Counsel's fees, and other related expenses, shall be paid out of the proceeds of the Bonds.

(e) *Authorization for Refunding Trust Agreement.* To carry out the Refunding Plan provided for by this ordinance, the Designated Representative is authorized and directed to execute and deliver to the Refunding Trustee a Refunding Trust Agreement setting forth the duties, obligations and responsibilities of the Refunding Trustee in connection with the payment, redemption, and retirement of the Refunded Bonds as provided herein and stating that the provisions for payment of the fees, compensation, and expenses of such Refunding Trustee set forth therein are satisfactory to it. Prior to executing the Refunding Trust Agreement, the Designated Representative of the City is authorized to make such changes therein that do not change the substance and purpose thereof or that assure that the escrow provided therein and the Bonds are in compliance with the requirements of federal law governing the exclusion of interest on the Bonds from gross income for federal income tax purposes.

Section 9.2 Call for Redemption of the Refunded Bonds. The City calls for redemption on such date or dates as determined by the Designated Representative, all of the Refunded Bonds at par plus accrued interest. Such call for redemption shall be irrevocable after the delivery of proceeds of the Bonds and other available funds of the City, if any, to the Refunding Trustee.

The proper City officials are authorized and directed to give or cause to be given such notices as required, at the times and in the manner required, pursuant to Ordinance No. 15-013, applicable, in order to effect the redemption prior to their maturity of the Refunded Bonds.

Section 9.3 Findings with Respect to Refunding. The City Council authorizes the Designated Representative to select the Refunded Bonds and to authorize the issuance of the Bonds to refund such Refunded Bonds if it will achieve debt service savings to the City as provided in Section 10.1(h) of this ordinance and is in the best interest of the City and its ratepayers and in the public interest. In making such finding and determination, the Designated Representative will give consideration to the fixed maturities of the Bonds and the Refunded Bonds, the costs of issuance of the Bonds and the known earned income from the investment of the proceeds of the issuance and sale of the Bonds and other money of the City used in the Refunding Plan, if any, pending payment and redemption of the Refunded Bonds.

The Designated Representative may also purchase Acquired Obligations to be deposited with the Refunding Trustee, together with the income therefrom, and with any necessary beginning cash balance, which will be sufficient to redeem the Refunded Bonds and will discharge and satisfy the obligations of the City under Ordinance No. 15-013 with respect to the Refunded Bonds, and the pledges, charges, trusts, covenants, and agreements of the City therein made or provided for as to the Refunded Bonds, and that the Refunded Bonds shall no longer be deemed to be outstanding under such ordinance immediately upon the deposit of such money with the Refunding Trustee.

ARTICLE X SALE OF BONDS, APPROVAL OF OFFICIAL STATEMENT, DEFEASANCE, MISCELLANEOUS

Section 10.1 Sale of the Bonds; Delivery of Bonds. The City Council has determined that it is in the best interest of the City to delegate to the Finance Director, or the City Administrator in the absence of the Finance Director (each a “Designated Representative”), the authority to approve the Final Terms of each Series of Bonds, with such additional terms and covenants as the Designated Representative deems advisable, within the following parameters:

- (a) The Bonds may be issued in one or more Series, and the aggregate principal amount of the Bonds does not exceed \$42,500,000;
- (b) One or more rates of interest may be fixed for the Bonds, and no rate of interest for any maturity of the Bonds may exceed 6.00%;
- (c) The aggregate true interest cost to the City for each Series of the Bonds does not exceed 5.50%;
- (d) The aggregate purchase price for each Series of the Bonds shall not be less than 98% or more than 120% of the aggregate stated principal amount of the Bonds;
- (e) The Bonds shall be issued subject to optional and mandatory redemption provisions, including designation of Term Bonds, if any;
- (f) The Bonds shall be dated as of the Issue Date, which date for the issuance and delivery of the Bonds shall not be later than June 30, 2026;
- (g) Interest shall be payable at fixed rates semiannually, principal shall be payable annually and the final maturity shall not be later than December 1, 2055; and

(h) There is a minimum net present value savings (in the aggregate) of 3.00% of the Refunded Bonds.

In determining the number of series, the series designation and other Final Terms of each Series of the Bonds, the Designated Representative, in consultation with other City officials and staff and advisors, shall take into account those factors that, in the judgment of the Designated Representative, will result in the lowest true interest cost on the Bonds to their maturity, including, but not limited to current financial market conditions and current interest rates for obligations comparable to the Bonds.

The Bonds shall be sold by negotiated sale to the Purchaser. Subject to the terms and conditions set forth in this Section 10.1, the Designated Representative is hereby authorized to execute the Bond Purchase Agreement on behalf of the City upon the determination of the Designated Representative that the conditions of this Section 10.1 have been met.

Section 10.2 Preparation, Execution and Delivery of the Bonds. The Bonds will be prepared at City expense and will be delivered to the Purchaser in accordance with the Bond Purchase Agreement, together with the approving legal opinion of Bond Counsel regarding the Bonds.

Section 10.3 Preliminary Official Statement Deemed Final. The Designated Representative shall review and, if acceptable, approve the preliminary Official Statement prepared in connection with each sale of a Series of the Bonds to the public or through a Purchaser as a placement agent. For the sole purpose of the Purchaser's compliance with paragraph (b)(1) of Rule 15c2-12, if applicable, the Designated Representative is authorized to deem that preliminary Official Statement final as of its date, except for the omission of information permitted to be omitted by Rule 15c2-12. The City approves the distribution to potential purchasers of the Bonds of a preliminary Official Statement that has been approved by the Designated Representative and been deemed final, if applicable, in accordance with this subsection.

Section 10.4 Approval of Final Official Statement. The City approves the preparation of a final Official Statement for each Series of the Bonds to be sold to the public in the form of the preliminary Official Statement that has been approved and deemed final in accordance with Section 10.3 herein, with such modifications and amendments as the Designated Representative deems necessary or desirable, and further authorizes the Designated Representative to execute and deliver such final Official Statement to the Purchaser if required under Rule 15c2-12. The City authorizes and approves the distribution by the Purchaser of the final Official Statement so executed and delivered to purchasers and potential purchasers of a Series of the Bonds.

Section 10.5 Refunding or Defeasance of the Bonds. The City may issue refunding bonds pursuant to State law or use money available from any other lawful source to carry out a refunding or defeasance plan, which may include (a) paying when due the principal of and interest on any or all of the Bonds (the "defeased Bonds"); (b) redeeming the defeased Bonds prior to their maturity; and (c) paying the costs of the refunding or defeasance. If the City sets aside in a special trust fund or escrow account irrevocably pledged to that redemption or defeasance (the "trust account"), money and/or Government Obligations maturing at a time or times and bearing interest in amounts sufficient to redeem, refund or defease the defeased Bonds in accordance with their

terms, then all right and interest of the Owners of the defeased Bonds in the covenants of this ordinance and in the funds and accounts obligated to the payment of the defeased Bonds shall cease and become void. Thereafter, the Owners of defeased Bonds shall have the right to receive payment of the principal of and interest on the defeased Bonds solely from the trust account and the defeased Bonds shall be deemed no longer outstanding. In that event, the City may apply money remaining in any fund or account (other than the trust account) established for the payment or redemption of the defeased Bonds to any lawful purpose.

Unless otherwise specified by the City in a refunding or defeasance plan, notice of refunding or defeasance shall be given, and selection of Bonds for any partial refunding or defeasance shall be conducted, in the manner prescribed in this ordinance for the redemption of Bonds.

Section 10.6 General Authorization and Ratification. The Mayor, City Administrator, Finance Director, City Clerk and other appropriate officers of the City are severally authorized to take such actions and to execute such documents as in their judgment may be necessary or desirable to carry out the transactions contemplated in connection with this ordinance, and to do everything necessary for the prompt delivery of each Series of the Bonds to the Purchaser thereof and for the proper application, use and investment of the proceeds of the Bonds. All actions taken prior to the effective date of this ordinance in furtherance of the purposes described in this ordinance and not inconsistent with the terms of this ordinance are ratified and confirmed in all respects.

Section 10.7 Severability. The provisions of this ordinance are declared to be separate and severable. If a court of competent jurisdiction, all appeals having been exhausted or all appeal periods having run, finds any provision of this ordinance to be invalid or unenforceable as to any person or circumstance, such offending provision shall, if feasible, be deemed to be modified to be within the limits of enforceability or validity. However, if the offending provision cannot be so modified, it shall be null and void with respect to the particular person or circumstance, and all other provisions of this ordinance in all other respects, and the offending provision with respect to all other persons and all other circumstances, shall remain valid and enforceable.

Section 10.8 Effective Date of Ordinance. This ordinance shall take effect and be in force from and after its passage and five days following its publication as required by law.

PASSED by the City Council and APPROVED by the Mayor of the City of Camas, Washington, at an open public meeting thereof, this 4th day of August, 2025.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Bond Counsel

CERTIFICATION

I, the undersigned, City Clerk of the City of Camas, Washington (the “City”), hereby certify as follows:

1. The attached copy of Ordinance No. ____ (the “Ordinance”) is a full, true and correct copy of an ordinance duly passed at a regular meeting of the City Council of the City held at the regular meeting place thereof on August 4, 2025, as that ordinance appears on the minute book of the City.

2. That said meeting was duly convened, held and included an opportunity for public comment, in all respects in accordance with law; due and proper notice of such meeting was given; that a legal quorum of the members of the City Council was present throughout the meeting; and a majority of the members voted in the proper manner for the passage of the Ordinance.

3. The Ordinance will be in full force and effect five days after publication in the City’s official newspaper, which publication date is expected to be August __, 2025.

Dated: August 4, 2025.

CITY OF CAMAS, WASHINGTON

City Clerk



Staff Report

August 4, 2025 Council Regular Meeting

Resolution 25-012 Intent of City Council to Reduce Camas Property Tax Levy if RFA is Approved

Presenter: Cathy Huber Nickerson, Finance Director

Time Estimate: 15 minutes

Phone	Email
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BACKGROUND: City Council approved to place the Camas-Washougal Regional Fire Authority (RFA) on the November 4, 2025, ballot for consideration. This is the second time for the voters to consider the formation of the RFA for both Camas and Washougal. Washougal has passed a resolution of intent to reduce the City of Washougal Property Tax Levy if the RFA is approved. The purpose of the resolution is to provide information for the voters to consider the change in their City property tax as opposed to the RFA property tax obligation.

The resolution for Council's consideration is expressing an intention to the Camas Community of reducing the City Camas 2027 property tax levy by the estimated equivalent cost of funding the CWFD from the General Fund.

SUMMARY: The City of Camas currently assesses \$2.63/\$1,000 in property taxes in 2025. This rate includes:

City of Camas General Levy	\$1.94
City of Camas Emergency Medical Levy	\$0.46
City of Camas Fire Station Levy	\$0.23

The \$1.94 includes support for City service which include Police, Library, Parks and Recreation, Streets, Cemetery, Municipal Court, and Fire Protection Services.

If the voters approve an RFA, the property taxes would increase by \$1.05/\$1,000. The RFA would take over providing Fire Protection Services and Emergency Medical Services from the City of Camas.

The City Council can reduce the City's General Levy by the cost of no longer providing fire protection services. Currently, \$0.69/\$1,000 of the \$1.94 Camas General Levy is used for providing fire protection services.

If the RFA is approved, the impact to the taxpayers does not begin until 2027. It is not possible to know the exact amount the City will save by not providing fire protection

services in two years. This is why the resolution is written as an Intent of City Council with estimates to help the community to understand their potential tax obligation.

BENEFITS TO THE COMMUNITY: The benefit of the Resolution of Intent is to provide more transparency and to better provide an ability for community to assess a financial impact with their vote.

STRATEGIC PLAN: This resolution is to meet the goal of “Creating a broad and inclusive opportunities for residents and community members to engage with the City.”

POTENTIAL CHALLENGES: The potential challenge of the resolution is inability to project exact impacts to property owners. Property taxes are based on several variables any of which can change in two years either for the better or adversely.

BUDGET IMPACT: The 2025-2026 Budget will not directly be impacted but once the RFA is approved, the City will have time to adjust the budget going forward.

RECOMMENDATION: Staff recommends Council consider approving Resolution 25-012 for the intent of lowering the City of Camas property taxes for 2027 upon approval of the RFA by the voters.

Resolution No. 25-012

A RESOLUTION Expressing the Intent of the City Council to Reduce the City of Camas Property Tax Levy in the event the formation of a Regional Fire Authority is Approved by Voters at the November 2025 General Election.

WHEREAS, the City of Camas and the City of Washougal have had a long-standing cooperative partnership, striving to provide the highest level of fire and emergency medical services to their citizens within the confines of available resources. This cooperative partnership began in the 1970s with the provision of a regional ambulance service and culminated with an interlocal agreement in 2014, which provided for a consolidation of services as the Camas Washougal Fire Department, with Camas providing services to Washougal.

WHEREAS, while this cooperative relationship has served the public well for many years, as a result of the needs of a growing community and demands for enhanced fire and EMS services, the Camas City Council and the Washougal City Council have determined that it is in the public interest to place a measure before the voters that if approved would result in formation of a Regional Fire Authority (RFA).

WHEREAS, pursuant to RCW 52.26.030 and 52.26.040, Camas and Washougal formed an RFA Planning Committee to evaluate the feasibility of creating a new and separate regional fire authority to provide the fire protection and emergency services within the boundaries of Camas and Washougal, the members of which Committee included three City Council members from Camas and three City Council members from Washougal.

WHEREAS, over a period of several months, the Planning Committee met and created a RFA Plan ("Plan") providing for the governance, design, financing, and development of fire protection and emergency services.

WHEREAS, the Planning Committee held its final meeting on October 16, 2024, and unanimously recommended approval of the Plan to the Camas City Council and Washougal City Council.

WHEREAS, the Camas City Council and Washougal City Council met in joint work session on November 6, 2024, to review the recommended Plan., with each Council then meeting individually to discuss the proposed Plan.

WHEREAS, the Council approved a Joint Resolution to formally adopt the Plan and certify it to the April 2025 special election ballot pursuant to RCW 52.26.060.

WHEREAS, the Joint Resolution placed the Plan before voters within the proposed service boundaries of the RFA at a special election held on April 22, 2025, calling for the creation of a RFA which shall be known as the

“Camas Washougal Fire Authority,” to be funded by a \$1.05 per \$1,000 assessed valuation property tax levy and the approval of the Plan, all in accordance with state law.

WHEREAS, the result of the special election indicates that the Plan did not pass.

WHEREAS, on January 29, 2024, Camas and Washougal executed a MODIFICATION AND CONDITIONAL EXTENSION OF INTERLOCAL AGREEMENT BETWEEN THE CITIES OF CAMAS AND WASHOUGAL FOR THE FORMATION AND OPERATION OF THE CAMAS-WASHOUGAL FIRE DEPARTMENT DATED DECEMBER 4, 2013.

WHEREAS, Item #1 of the Modification and Conditional Extension provides that “...the parties bind themselves to place the RFA Plan on the ballot for April 2025 and, if necessary, for November 2025.”

WHEREAS, in accordance with the Modification and Conditional Extension, Plan and state law, the Camas City Council and the Washougal City Council approved a joint resolution to place before voters within the proposed service boundaries of the RFA at the general election to be held on November 4, 2025, a proposition calling for the creation of a RFA which shall be known as the Camas-Washougal Fire Authority to be funded by a \$1.05 per \$1,000 assessed value property tax levy and the approval of the Plan, all in accordance with state law.

WHEREAS, in the event of approval, the RFA would be effective September 1, 2026, and would begin to receive this property tax revenue and be responsible for providing Fire/EMS services in 2027 and the City of Camas would no longer pay the costs of providing Fire/EMS services beginning in 2027, eliminating approximately \$5,500,000 of expenses from the general fund (net of the EMS levy).

WHEREAS, in the event the Plan is approved at the November 2025 general election, the Council intends to reduce the City of Camas’s property tax levy by an amount equal to the \$5,500,000 estimated expense reduction should the RFA be approved by voters, with a currently estimated rate reduction of \$0.71 per \$1,000 assessed valuation.

WHEREAS, the reduction will occur for 2027 at an estimated rate reduction of \$0.71 per \$1,000 assessed valuation with the exact rate known in the fourth quarter of 2026 when assessed valuation information for 2027 is received from the County Assessor’s office.

WHEREAS, the Council intends that this levy reduction will generally be the basis for calculating future property tax levies subject to the limits set forth by state law.

WHEREAS, the Council desires to express the intent to reduce the City of Camas's property tax levy by an amount equal to the \$5,500,000 estimated expense reduction should the RFA be approved by voters at the November 2025 General Election.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS as follows:

Section I

In the event the RFA Plan is approved by voters in November 2025 it is the intent of the Camas City Council to reduce the property tax levy by an amount equal to the estimated 2027 expenditures for Fire/EMS (net of the EMS levy) at an estimated rate reduction of approximately \$0.71 per \$1,000 of assessed valuation with the exact rate known in the fourth quarter of 2026 when assessed valuation information for 2027 is received from the County Assessor's office.

ADOPTED by the Council of the City of Camas at regular meeting on the 4th day of August 2025.

City of Camas, Washington

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney