



City Council Workshop Agenda
Monday, November 21, 2022, 4:30 PM
Council Chambers, 616 NE 4th Avenue

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 Participate Remotely:

OPTION 1 – Video & Audio *(able to public comment)*

Use Zoom app and Meeting ID – 852 8719 2764; or click <https://us06web.zoom.us/j/85287192764>

OPTION 2 – Audio-only *(able to public comment)*

By phone: 877-853-5257, Meeting ID – 852 8719 2764

OPTION 3 – Observe video & audio *(no public comment ability)*

Go to www.cityofcamas.us/meetings and click "Watch Livestream" (left on page)

For Public Comment:

1. On Zoom app – click Raise Hand icon
2. On phone – hit *9 to “raise hand”
3. Or, email publiccomments@cityofcamas.us (400 word limit); routes to Council

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

1. [Lacamas Watershed Council Presentation](#)
[Presenter: Judit Lorincz, Lacamas Watershed Council Executive Director](#)
[Time Estimate: 20 minutes](#)
2. [Rose Property Interim Use Review](#)
[Presenter: Steve Wall, Public Works Director](#)
[Time Estimate: 30 minutes](#)
3. [City of Camas Third Quarter 2022 Financial Performance Presentation](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 15 minutes](#)
4. Staff Miscellaneous Updates
Presenter: Jeff Swanson, Interim City Administrator
Time Estimate: 10 minutes

COUNCIL COMMENTS AND REPORTS

PUBLIC COMMENTS

CLOSE OF MEETING



Staff Report

November 21, 2022 Council Workshop Meeting

Lacamas Watershed Council Presentation

Presenter: Judit Lorincz, Lacamas Watershed Council Executive Director

Time Estimate: 20 minutes

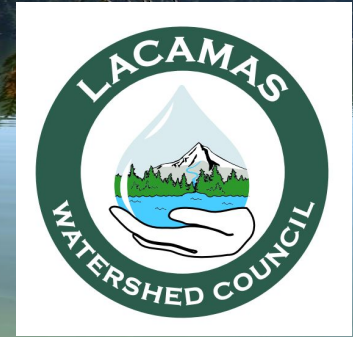
Phone	Email
360-817-7899	swall@cityofcamas.us

BACKGROUND/SUMMARY: The Lacamas Watershed Council is a citizen group that advocates for improved water quality in the lakes within the Lacamas Watershed. The Watershed Council “believes improved water quality can be best achieved through positive collaboration with all identified stakeholders”. Their focus as an organization has been to keep a close eye on the water quality of Lacamas Lake and Round Lake. In doing so, they can have a quick response when there are dangerous levels of cyanobacteria, or the organisms that cause harmful algae blooms (HABS), present in the water.

The City Council has had previous conversations regarding the positive work efforts of the Lacamas Watershed Council and has invited them to make a presentation to the public and City Council.

RECOMMENDATION: Staff recommends the Mayor invite Judit Lorincz and other executive members of the Lacamas Watershed Council to provide a presentation on their organization and efforts to improve water quality.

Lacamas Watershed Council



**Camas City Council Workshop
21 November 2022**

What Is the Lacamas Watershed Council?



LWC:

- Focused on Lacamas Watershed
- 501(c)(3) nonprofit organization
- Group of dedicated citizens with passion for our Lakes



Our Vision: That Lacamas Watershed's streams and lakes are

- Safe
- Healthy
- Managed effectively for the long-term

Our Goals



- Organizing
- Advocating
- Updating
- Educating

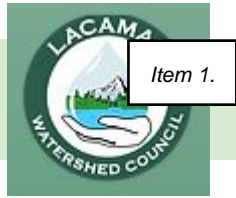


Stay an engaged voice of our watershed.

We want to help maintain the momentum that's been built.

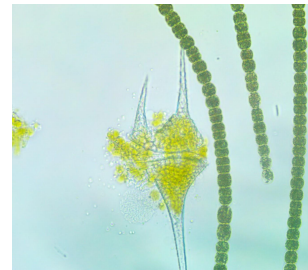
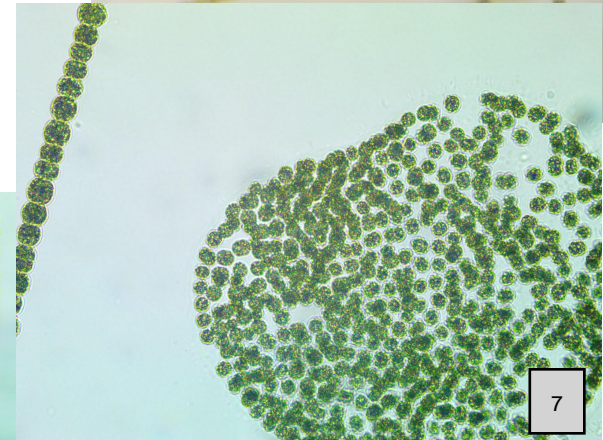
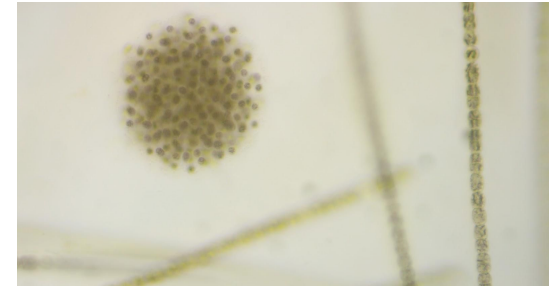
We stand ready to partner with the City of Camas in its lake improvement efforts

Accomplishments



Item 1.

- Joined NOAA's Phytoplankton Monitoring Network Program
- Water quality monitoring at our three lakes
- Received a Camas-Washougal Community Chest grant.
- Helped with Freshwater Algae Control Program Grant
- 501c3 non profit status



Lake organisms

Future Direction



- Continue PMN monitoring and testing at Lacamas, Round and Fallen Leaf Lakes
- Expand our testing:
 - mid-lake testing of Lacamas Lake
 - Invertebrate testing
 - Upstream testing
- Create LWC's QAPP for Lacamas watershed monitoring
- Find sources of funding



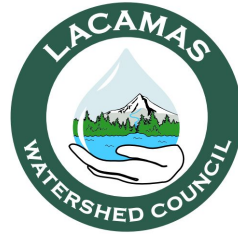
We Understand



- Project Timeline = Decades
- Solution = Combination of Different Approaches + Strategic Partnerships
- Compromise = Recreational Facility + Wildlife Habitat



Thank you for giving us your time!



Contact us:

Email: camaslakes@gmail.com

Phone: 360-818-4470

Website: lacamaswatershed.org

Board Members:

Brianna Kroeker
Vicky Wessling

Tim Greseth
Rodger Hauge

Judit Lorincz



Staff Report

November 21, 2022 Council Workshop Meeting

Rose Property Interim Use Review
Presenter: Steve Wall, Public Works Director
Time Estimate: 30 minutes

Phone	Email
360.817.7899	swall@cityofcamas.us

BACKGROUND: The City Council last discussed the use of what’s commonly referred to as the “Rose Property” at a meeting in July 2021. At the time, the Council requested staff provide tours of the property and provide additional information regarding the house, outbuildings, and land to help inform Council regarding a decision on what interim use (10-30 year) of the property should look like.

SUMMARY: Staff has prepared the attached presentation and will provide additional information at the Workshop.

BUDGET IMPACT: There is no direct budget impact associated with this agenda item; however, staff will be requesting the City Council provide direction regarding the Rose Property which could have future budget impacts. Additional information regarding budget will be provided during the presentation.

RECOMMENDATION: Staff is seeking direction from Council regarding future use of the existing house, outbuildings and open land associated with the Rose Property.

City Council
Workshop
November 21, 2022

Rose Property Interim Use Review

Purchase Summary



Purchase Date: 2020

Item 2.



Purchase Price: \$12.5 million



2019 Appraised Value: \$13.32 million



Total Acreage: 54.45 acres (two parcels)



2022 Assessed Value: \$12.7 million

Property Information



House

Constructed 1981

1,580 sf Finished; 1,008 Unfinished Basement

Attached 2-car Garage

Outbuildings

3-Sided Storage Bays

- Constructed 2000
- 6 bays
- 1,400 sf

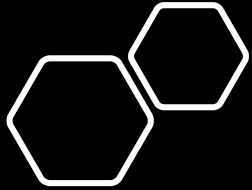
Covered Horse Arena

- Constructed 1995
- 6,900 sf
- Fully open, dirt floor

Covered Horse Barn

- Constructed 1950
- 6,900 sf
- Primarily enclosed stalls





Prior Discussions with Council

- July 2021 Council Workshop
 - Proposal to remodel House
 - Job Order Contracting discussion - \$234,000 quote
 - Rental and/or Caretaker option
 - Outcome:
 - Council felt quote was too expensive for the benefit
 - Council requested a tour and basic information regarding the property, structures, assessed values, etc.
- Tour completed, but no other discussion or work to date...

Current Use & Concerns

© 2016

General:

- Home has been vacant since City purchased in 2020
 - House and outbuildings deteriorating quickly
 - Existing Trees vs. House
- Ongoing Maintenance
 - PW inspects house once/week – security, maintenance needs, etc.
 - PW mows and maintains grounds surrounding house
 - 2022 Contract to hay fields – 17 acres, \$500, one bidder
- PW storing minimal materials on site
- Related - Operations Center Space Planning

Current Use & Concerns

Long-Range Parks Planning:

- '23/'24 Proposed Budget includes Legacy Lands Master Planning
- 10-30 year endeavor to develop dependent on other priorities

Budget

- Remaining Bond funds from the 2019 GO Bond Issuance - \$500k+/-.
 - Rose Property and Leadbetter House



Options

House

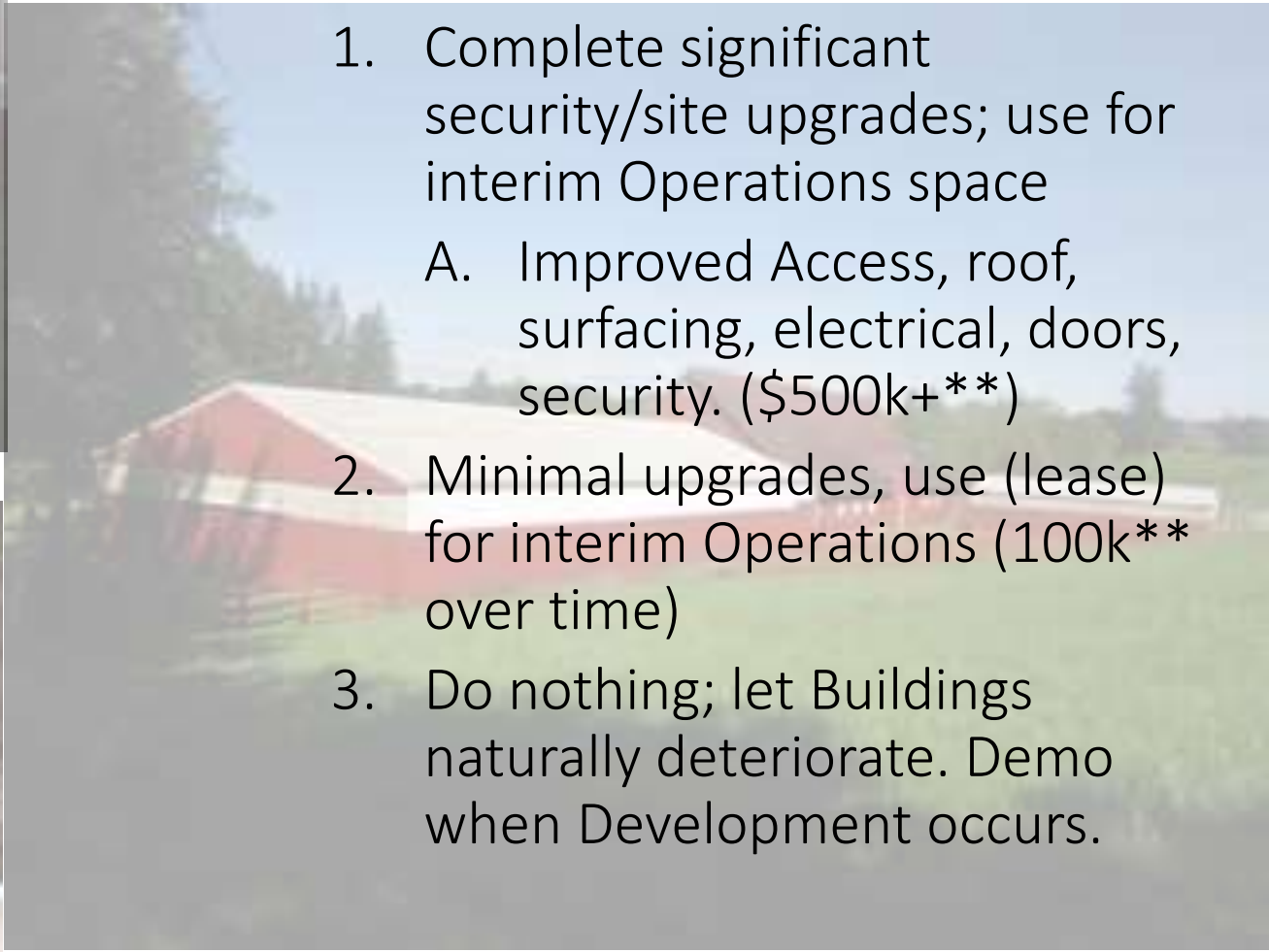
1. Prior Proposal - Remodel and convert to Office Space (\$3-350k**)
 - A. Create space for current and future Parks/Recreation and PW Maintenance staff
 - B. Remodel and convert to "Caretaker Property" with potential for off-setting revenue and/or maintenance support
2. Demolish – (\$75-100k+/-**)
3. Do nothing; Demo when Park Development occurs.

**Order of Magnitude Costs



Options

Outbuildings



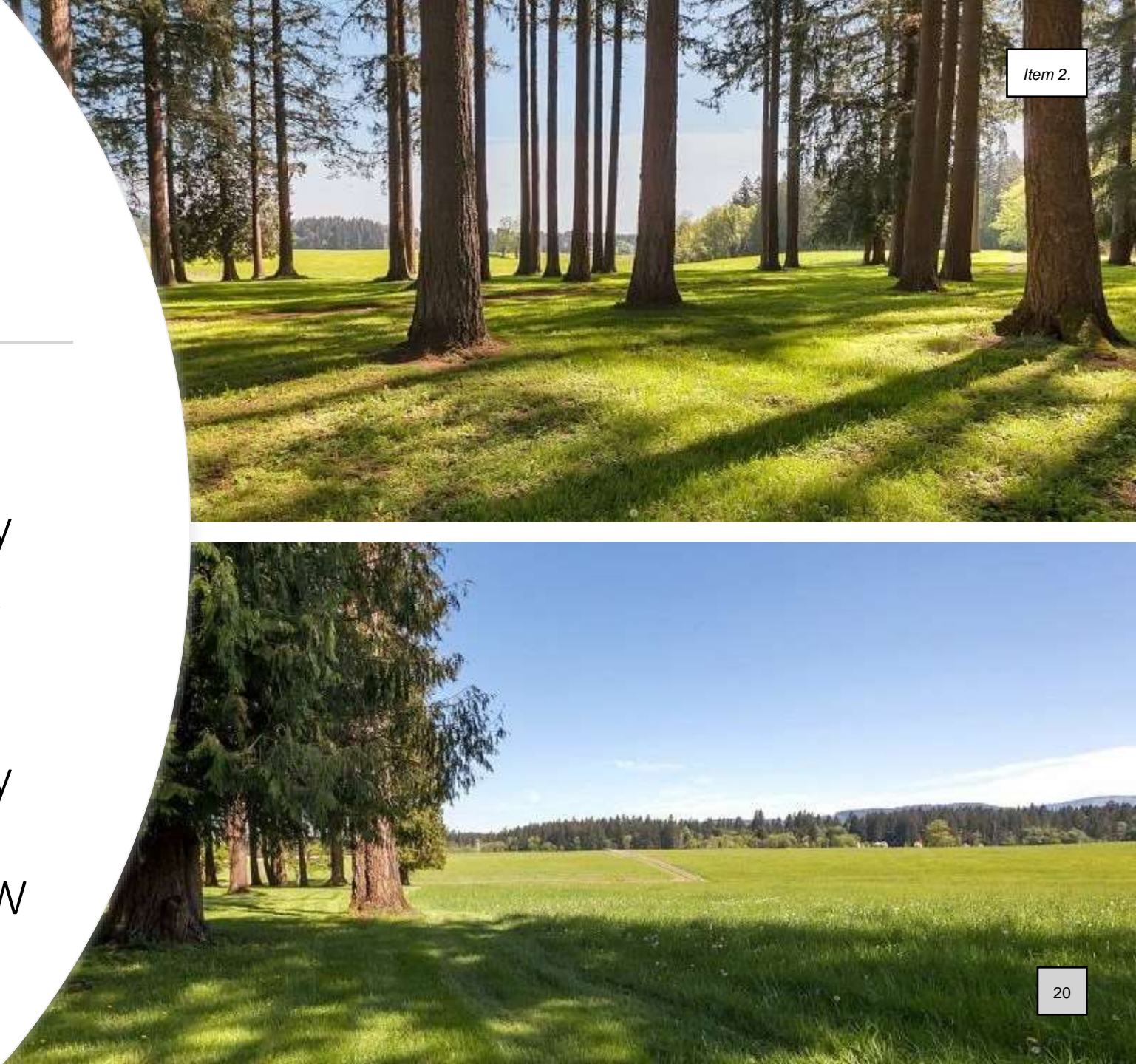
1. Complete significant security/site upgrades; use for interim Operations space
 - A. Improved Access, roof, surfacing, electrical, doors, security. (\$500k+**)
2. Minimal upgrades, use (lease) for interim Operations (100k** over time)
3. Do nothing; let Buildings naturally deteriorate. Demo when Development occurs.

**Order of Magnitude Costs

Options

Land

1. Fully Maintain
 - A. Lease fields for Hay
 - B. PW maintain "Park Feel"
2. Partially Maintain
 - A. Lease fields for Hay
 - B. Minimal maintenance by PW
3. Do Nothing



Discussion and Decision Point

House

- Remodel - \$3-350k**
- Demo - \$100k+/-**
- Do Nothing

Outbuildings

- Upgrade, use and maintain - \$500k+**
- Minimal updates - \$100k**
- Do Nothing

Land

- Fully Maintain
- Partially Maintain
- Do Nothing

**Order of Magnitude Costs



Staff Report

November 21, 2021 Council Workshop

City of Camas Third Quarter 2022 Financial Performance Presentation

Presenter: Cathy Huber Nickerson, Finance Director

Time Estimate: 15 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: This presentation is to review the financial performance of the City from the perspective of budget to actual, investment performance and status of short- and long-term debt. The presentation also will provide an economic overview both nationally and regionally to provide context as well as provide the outlook for the next quarter.

SUMMARY: The City of Camas’ third quarter performance overall was slightly lower than anticipated. The revenue collections were lower due to slower housing construction growth with higher mortgage rates. Retail sales from e-commerce has continued with a boost to sales tax receipts. The slower revenue collection in building related revenues coupled with in lower charges for services, fines and forfeitures and rental activity offset with sales tax collections. Maintained revenue with spending constraints have enabled the City to maintain or increase fund balances. Overall, the City’s cash and cash equivalents assets decreased by \$468,836 primarily due to slower revenues and increase in capital expenses.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? The intent of the presentation is to provide City Council a status report on the City’s financial performance and an outlook to 2023-2024.

What’s the data? What does the data tell us? N/A

How have communities been engaged? Are there opportunities to expand engagement? N/A

Who will benefit from, or be burdened by this agenda item? This agenda item provides context for decision making for City Council and discloses the state of the City’s finances to the residents of Camas.

What are the strategies to mitigate any unintended consequences? N/A

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. N/A

Will this agenda item improve ADA accessibilities for people with disabilities? N/A

What potential hurdles exists in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy, or other adopted resolution?
This item provides open and transparent financial reporting which is a goal of the City's strategic plan and meets best financial practices.

BUDGET IMPACT: This agenda item provides financial context for City Council considerations.

RECOMMENDATION: Information only.

City of Camas 2022 3rd Quarter Financial Review

Agenda

Item 3.

GENERAL ECONOMY DURING THIRD QUARTER OF
2022

HIGHLIGHTS

REVENUE

EXPENDITURES

INVESTMENTS

DEBT

FUND BALANCE PROJECTION

OUTLOOK

Third Quarter 2022 Economic Summary

Third Quarter Comparison to Second Quarter

Avg. Mortgage Rate	HIGHER	6.92% v. 5.7%
Unemployment	STABLE	3.5% v. 3.6%
Retail Sales(% change yr.)	STABLE	7.8% v. 7.7%
CPI (national)	LOWER	8.2% v. 9.0%
Avg. Gas Prices	LOWER	\$3.85 v. \$4.63

- ◇ Pull back on building permits with higher mortgage rates
- ◇ Wage pressure for employers as jobs continue to remain strong
- ◇ Retail and service sectors continue to improve especially with travel
- ◇ Locally, revenues are slowing – careful monitoring will continue

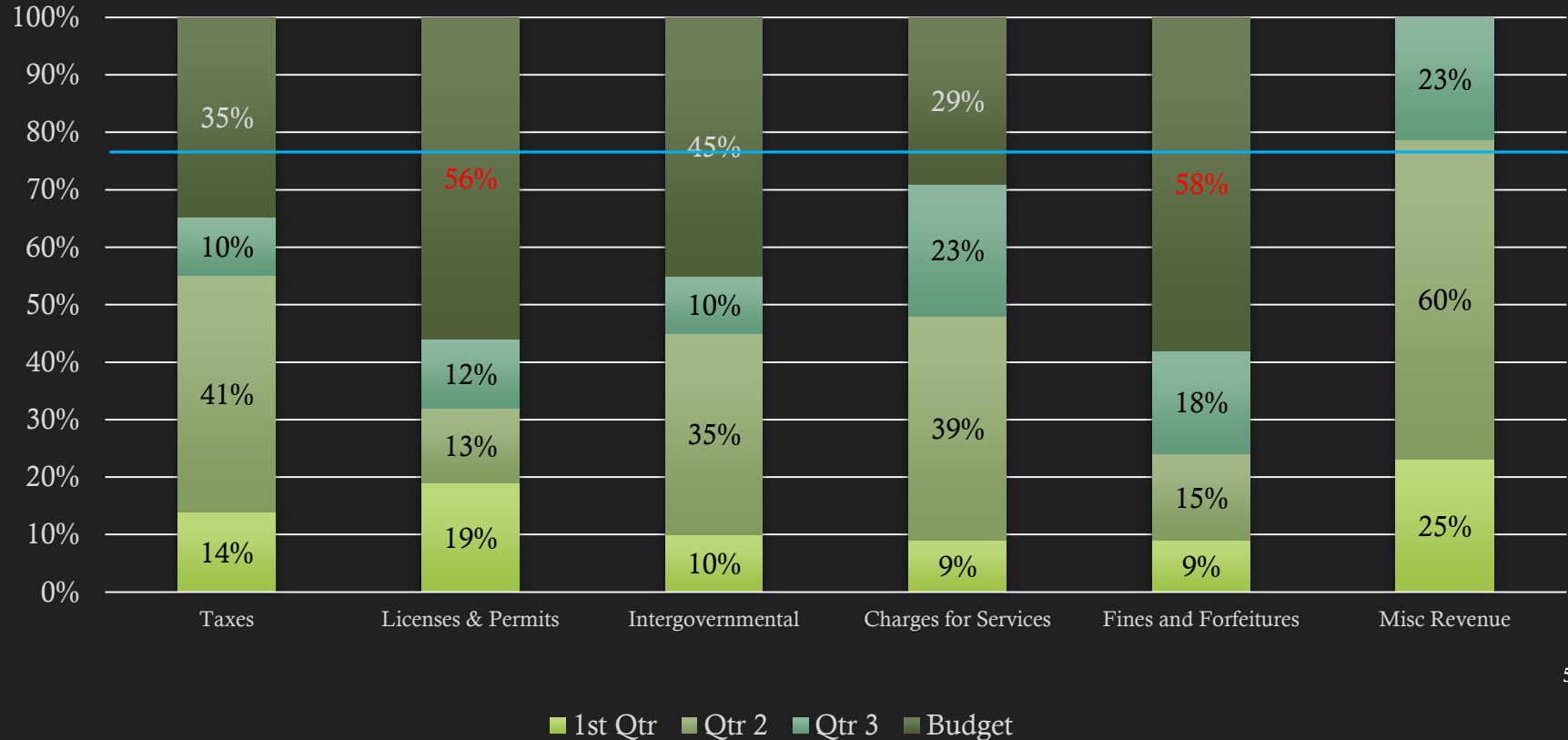
General Fund Highlights

	2019 Third Quarter	2020 Third Quarter	2021 Third Quarter	2022 Third Quarter
Net revenues (less transfers)	\$3,162,339	\$3,877,772	\$4,386,430	\$3,799,103
Net expenditures (less transfers)	\$3,565,085	\$4,315,168	\$4,654,793	\$5,297,920
Net Cash Flow	(\$402,746)	(\$437,396)	(\$268,363)	(\$1,498,817)
% of Budget Spent	67%	70%	64%	65%
General Fund Balance	\$6,311,706	\$6,900,610	\$10,441,580	\$13,130,573
Overall Cash and Investments for All Funds	\$69,995,036 Includes Bond Proceeds	\$74,900,074 Includes Bond Proceeds	\$96,060,758 Includes Bond Proceeds	\$101,230,785 Includes Bond Proceeds

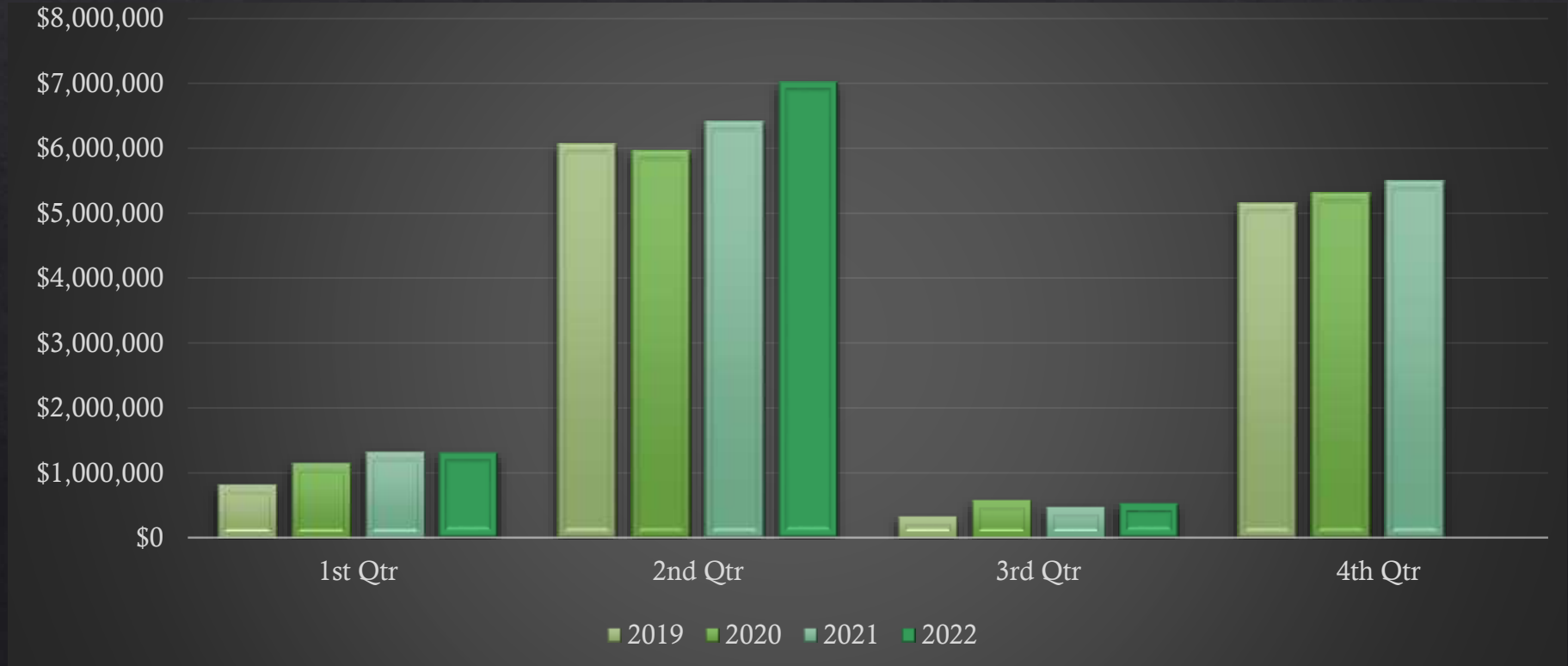


This table illustrates the cash flow of the General Fund.

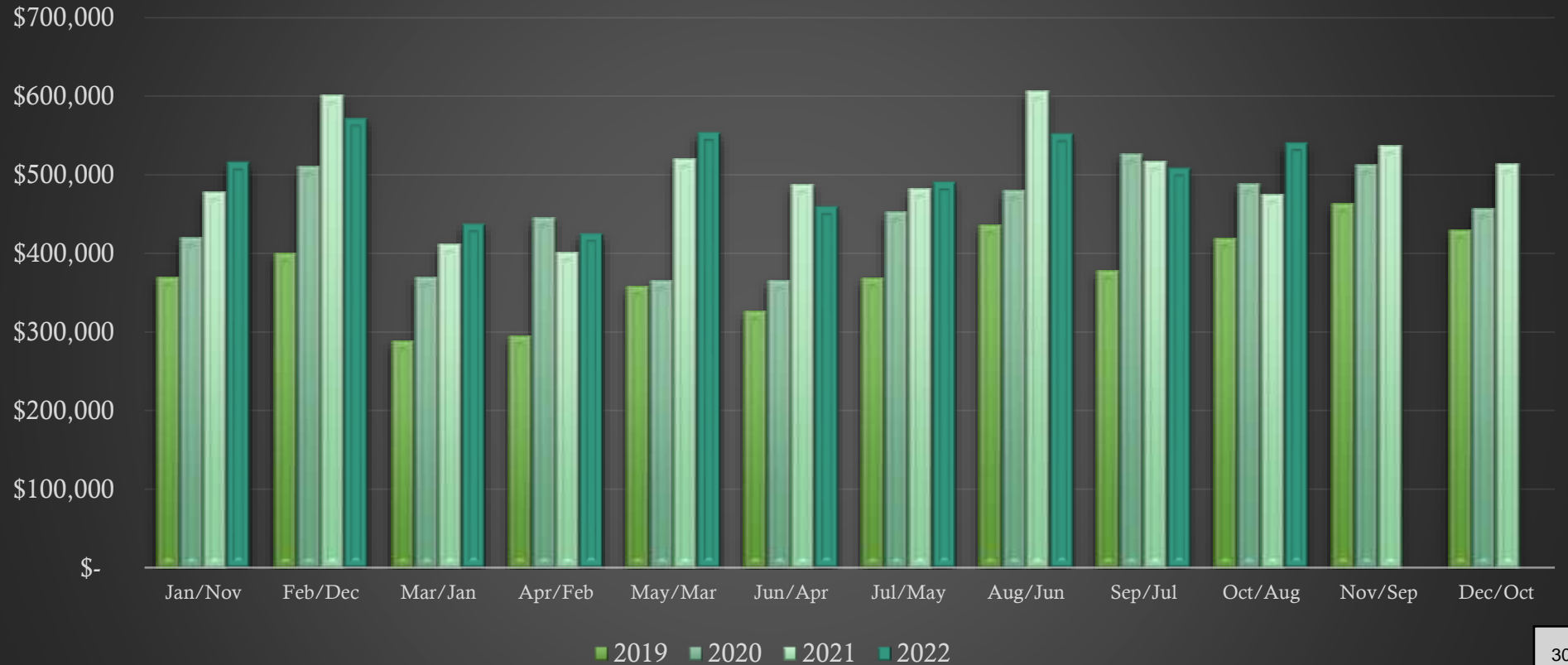
General Fund Revenues



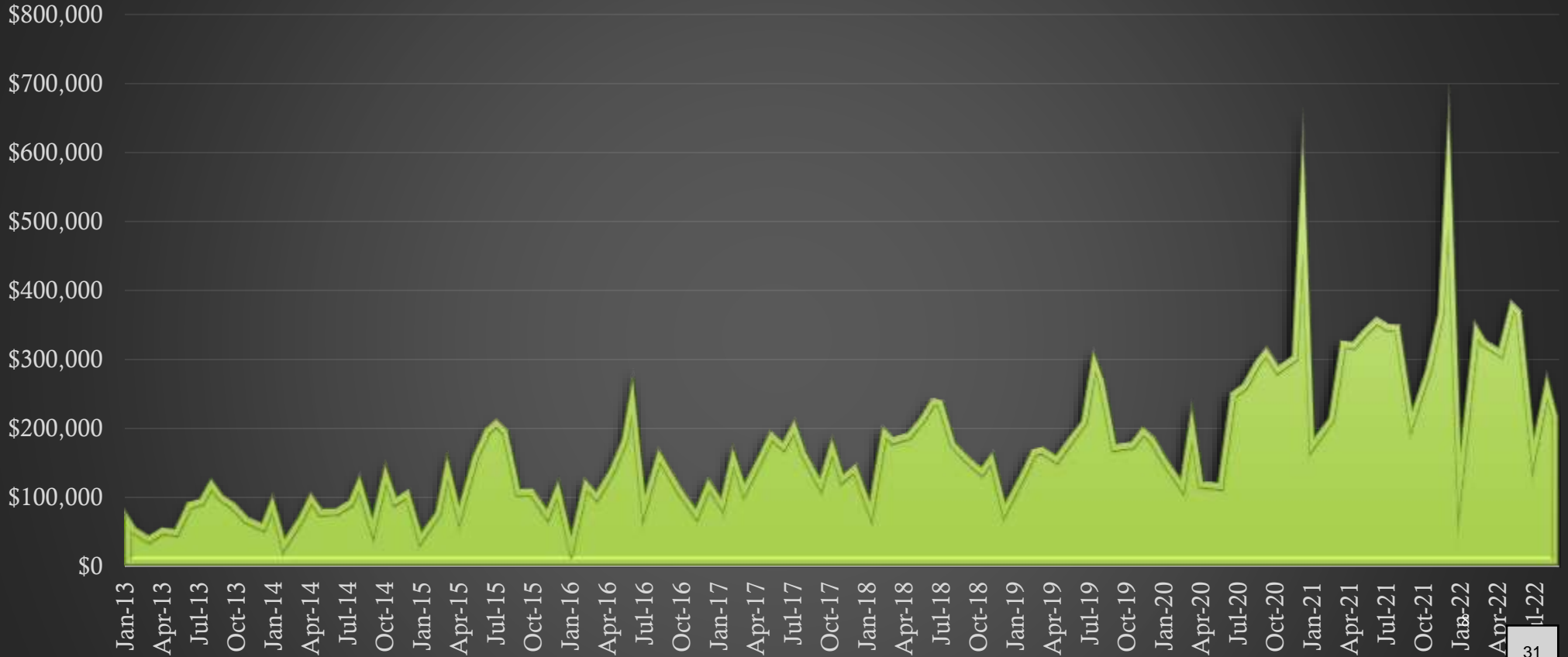
Property Tax Collections



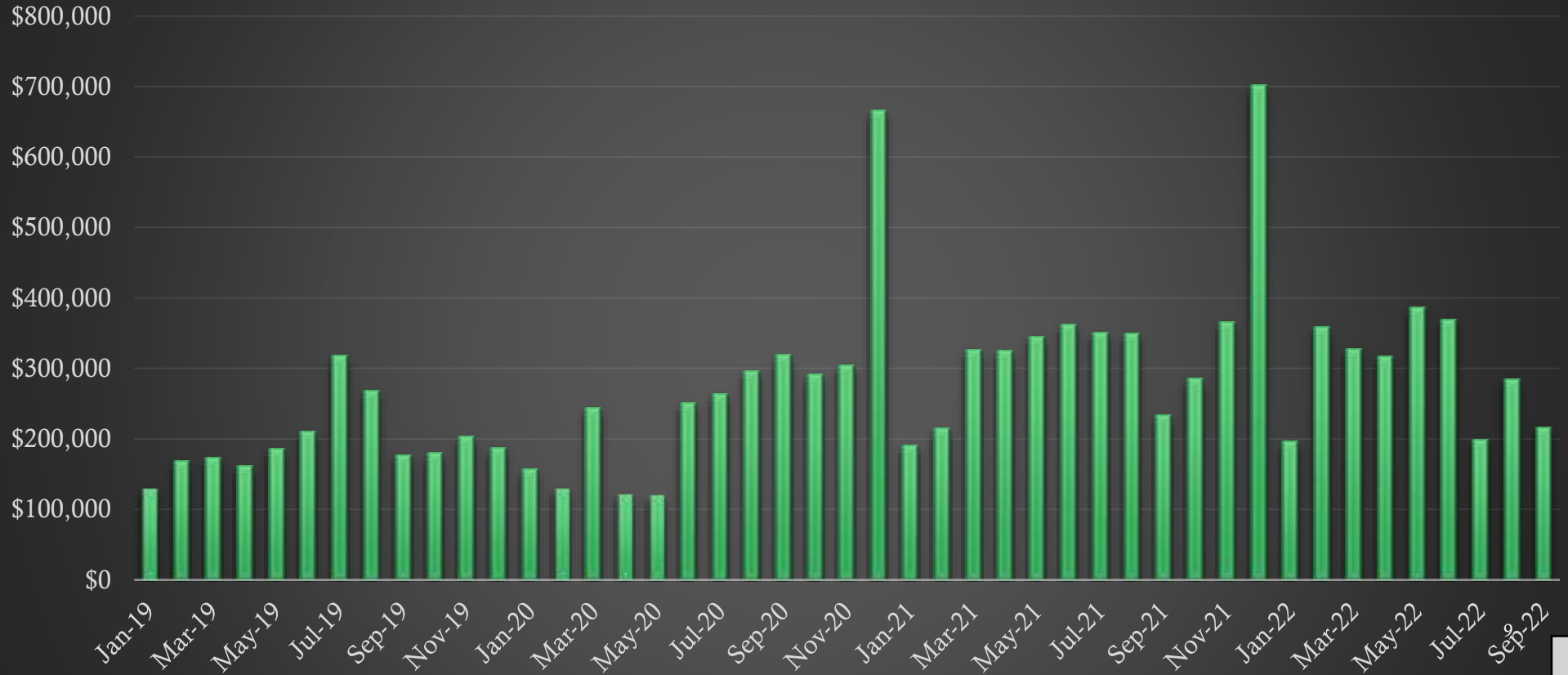
Sales and Use Tax



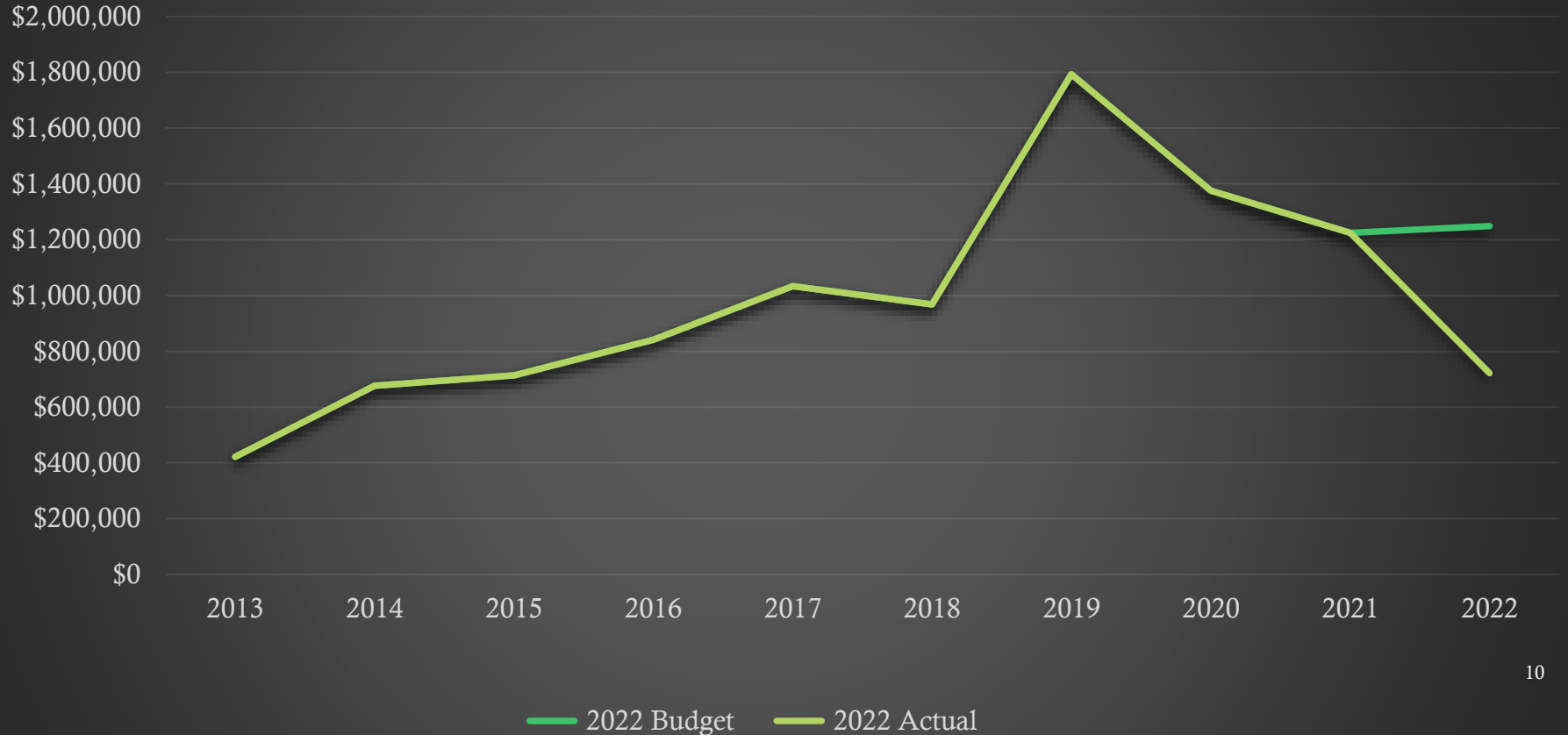
Real Estate Excise Tax



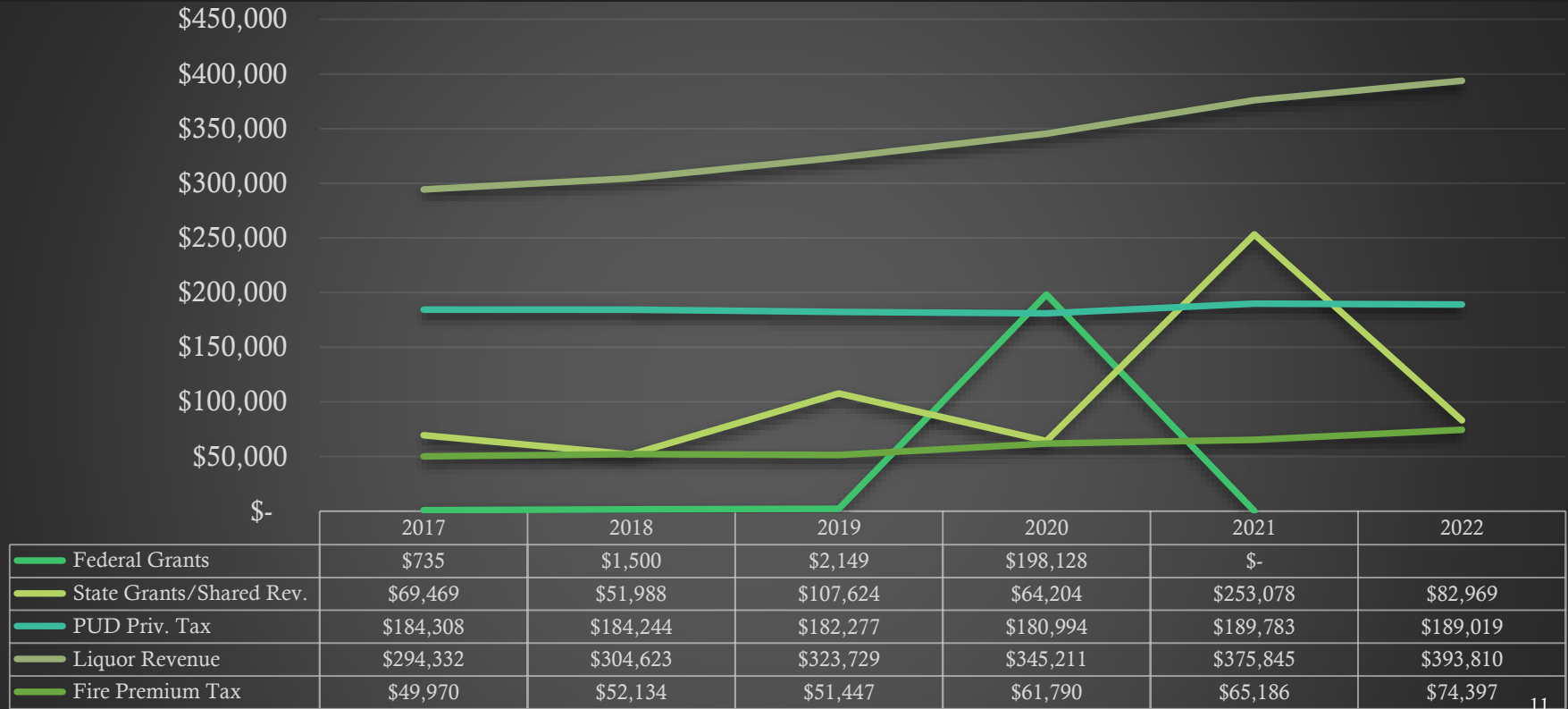
Real Estate Excise Tax



Building Permits

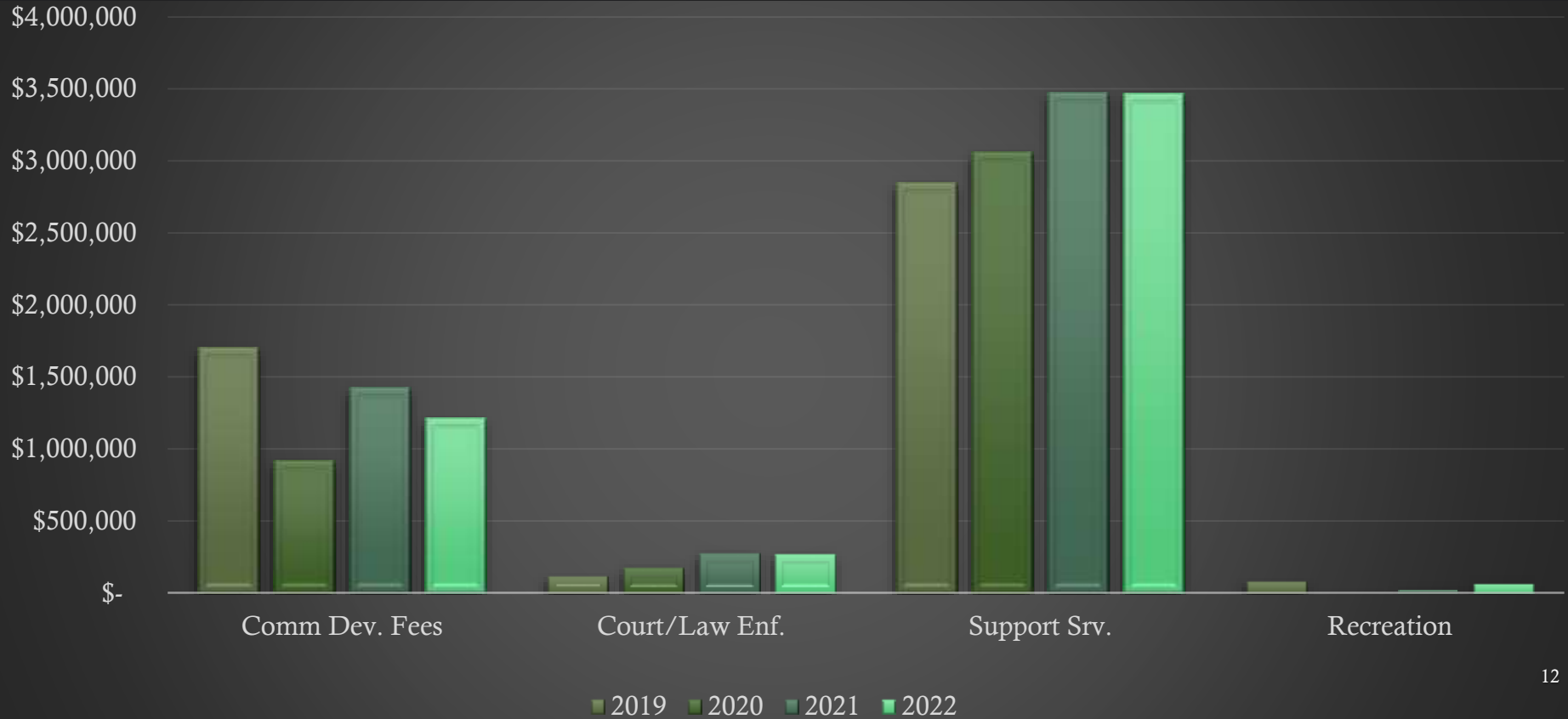


Intergovernmental



11

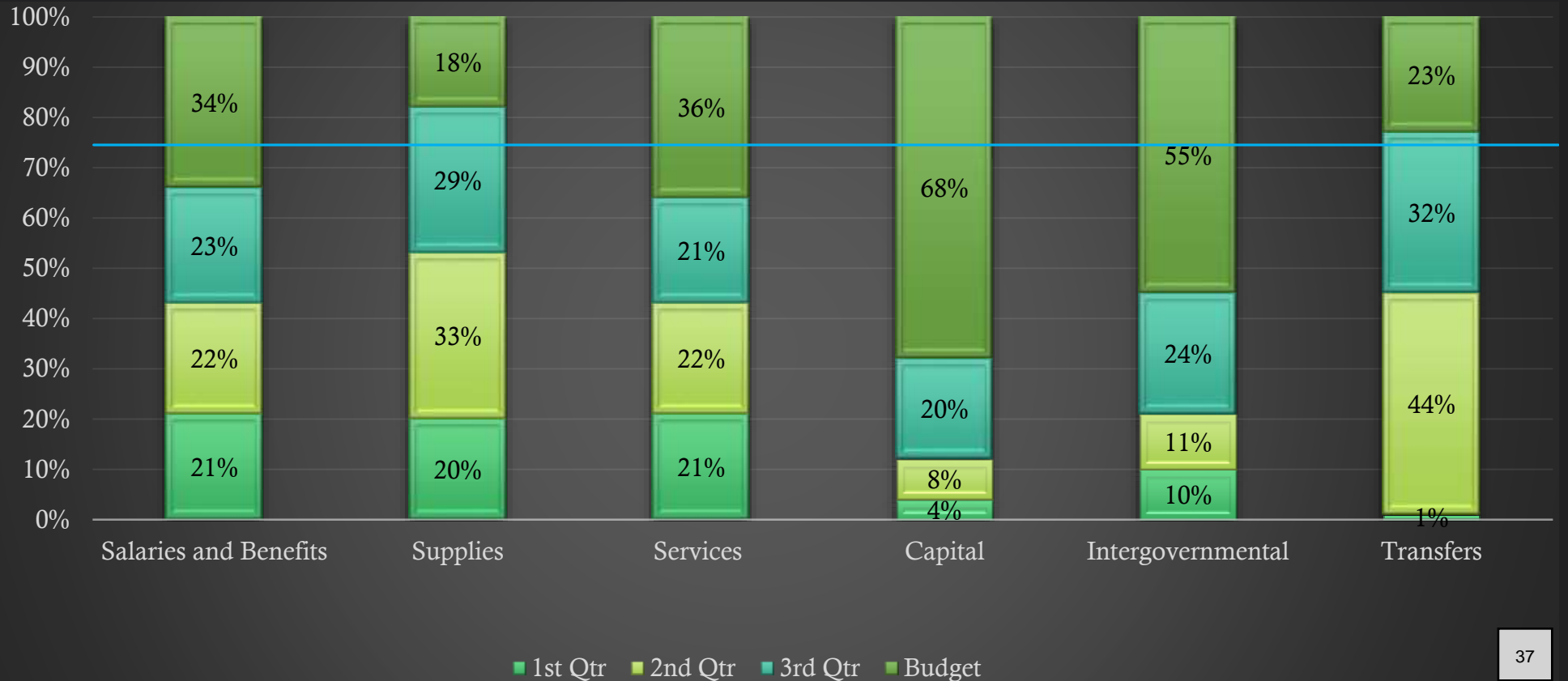
Charges for Services



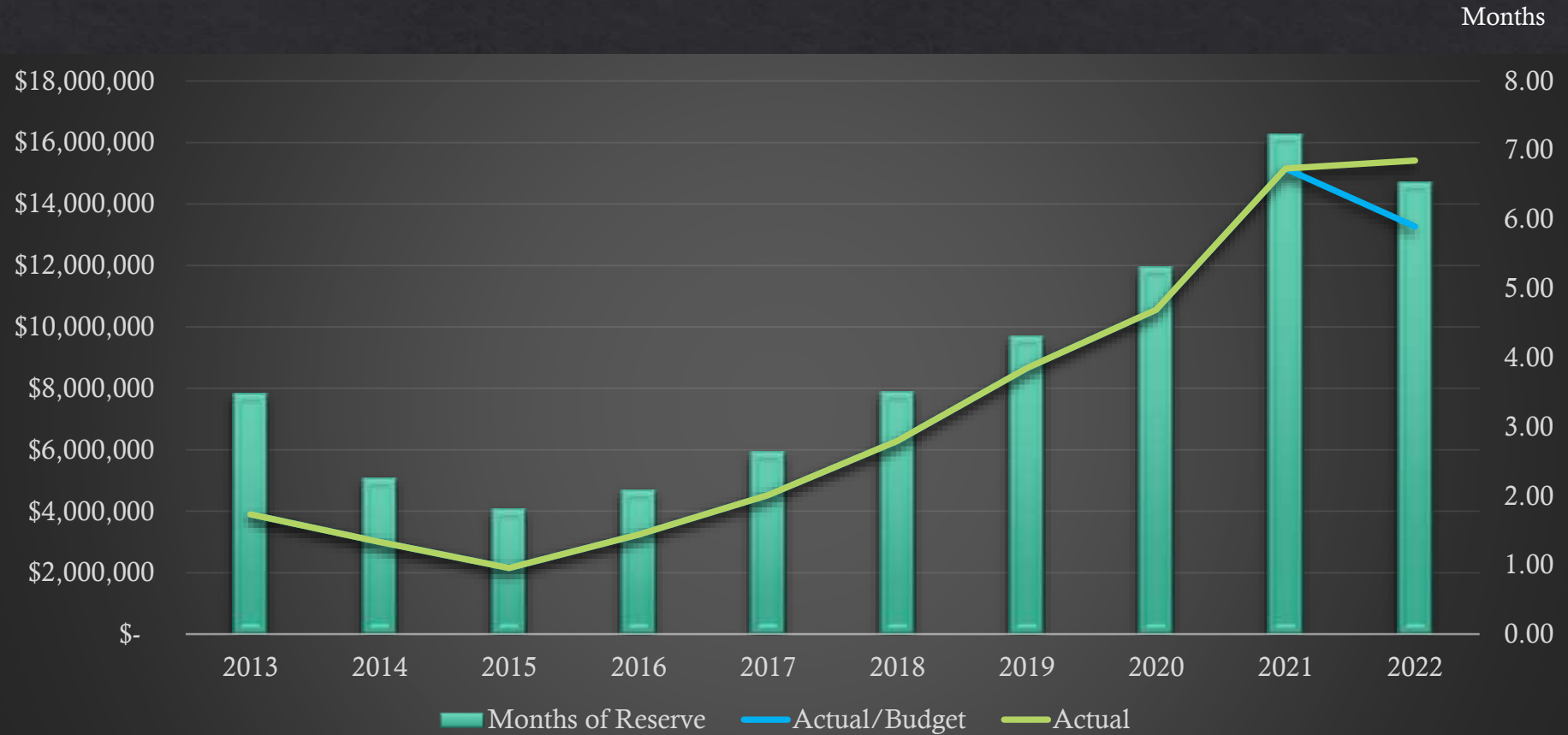
Fines and Forfeitures



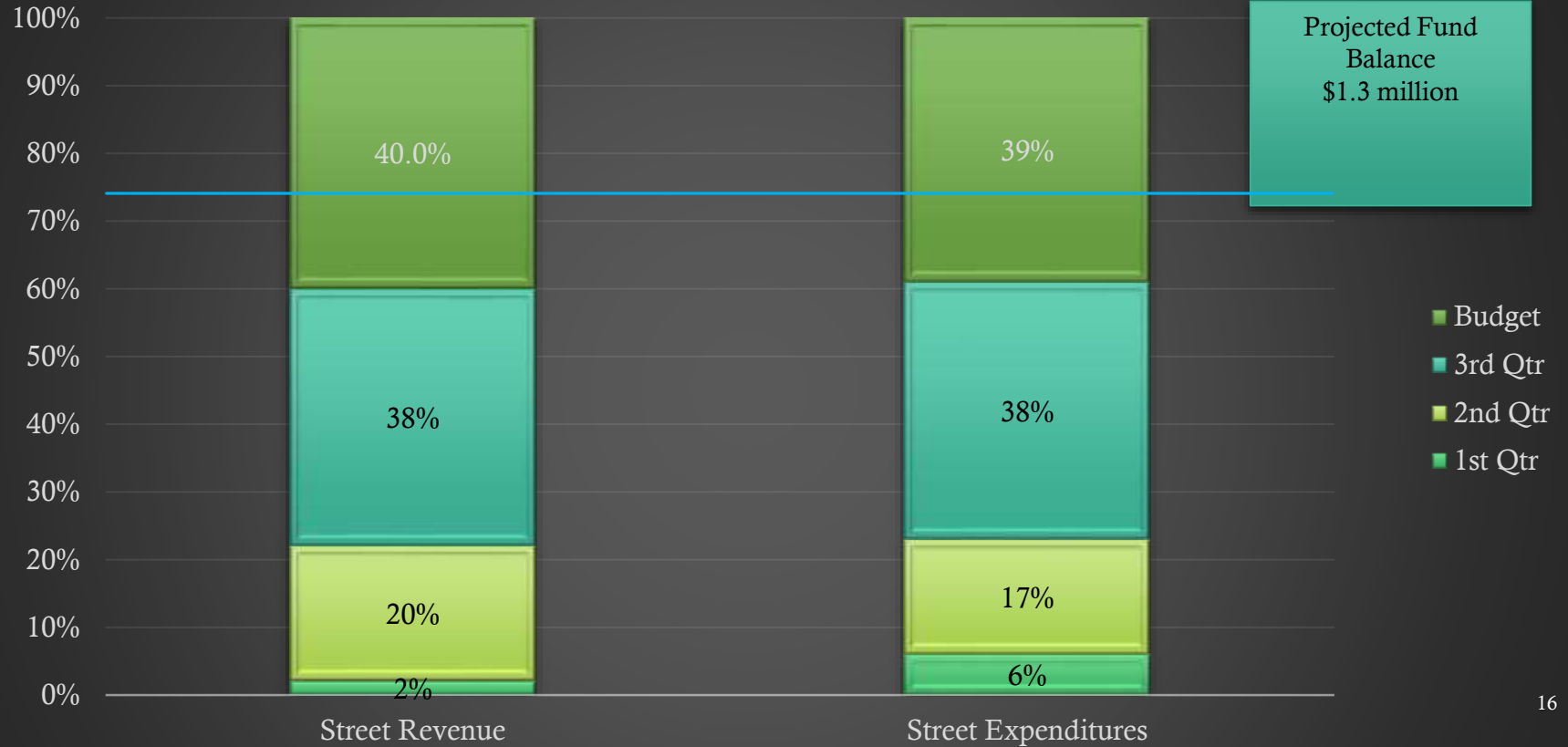
General Fund Expenditures



General Fund Balance

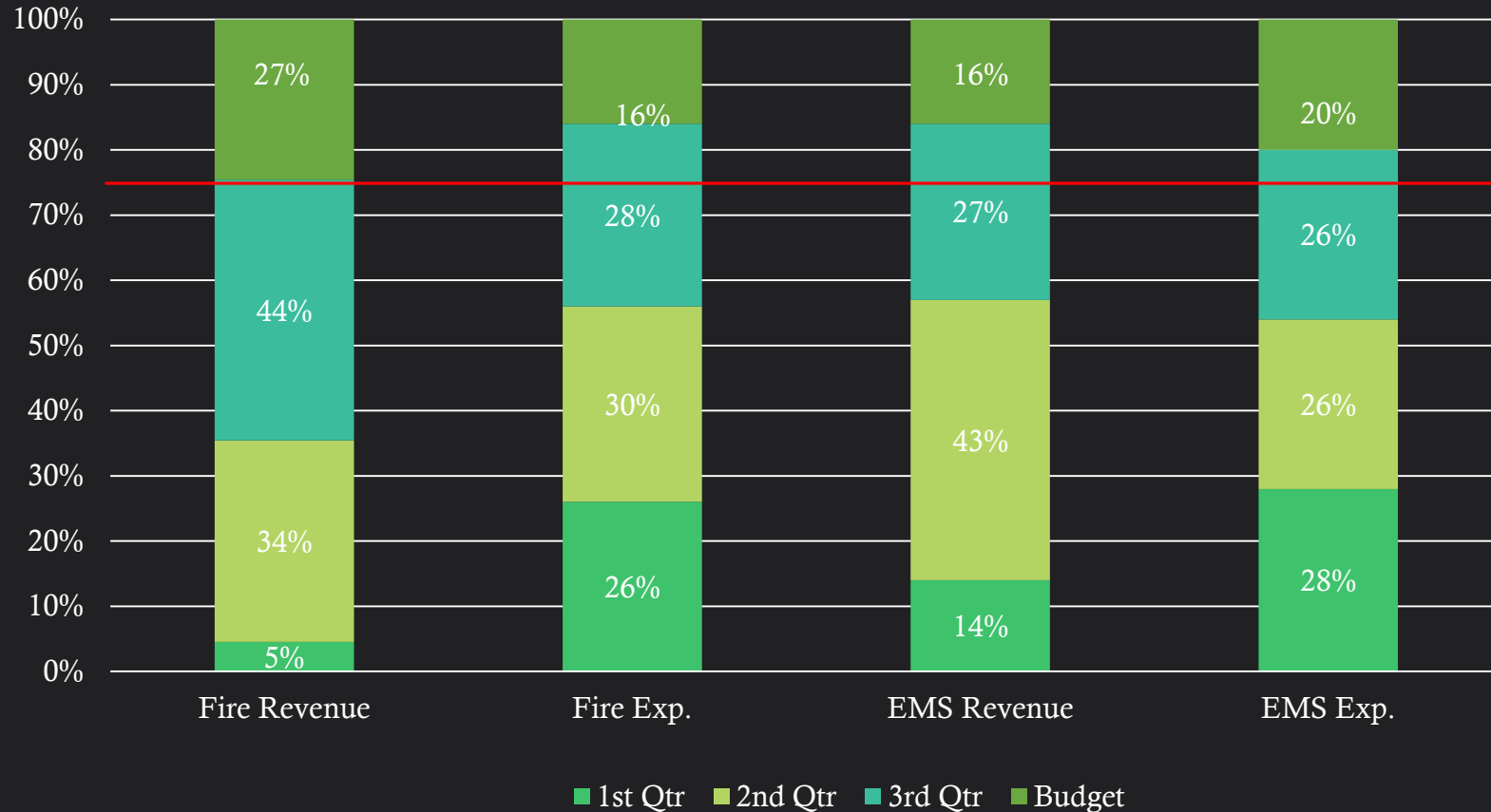


Streets

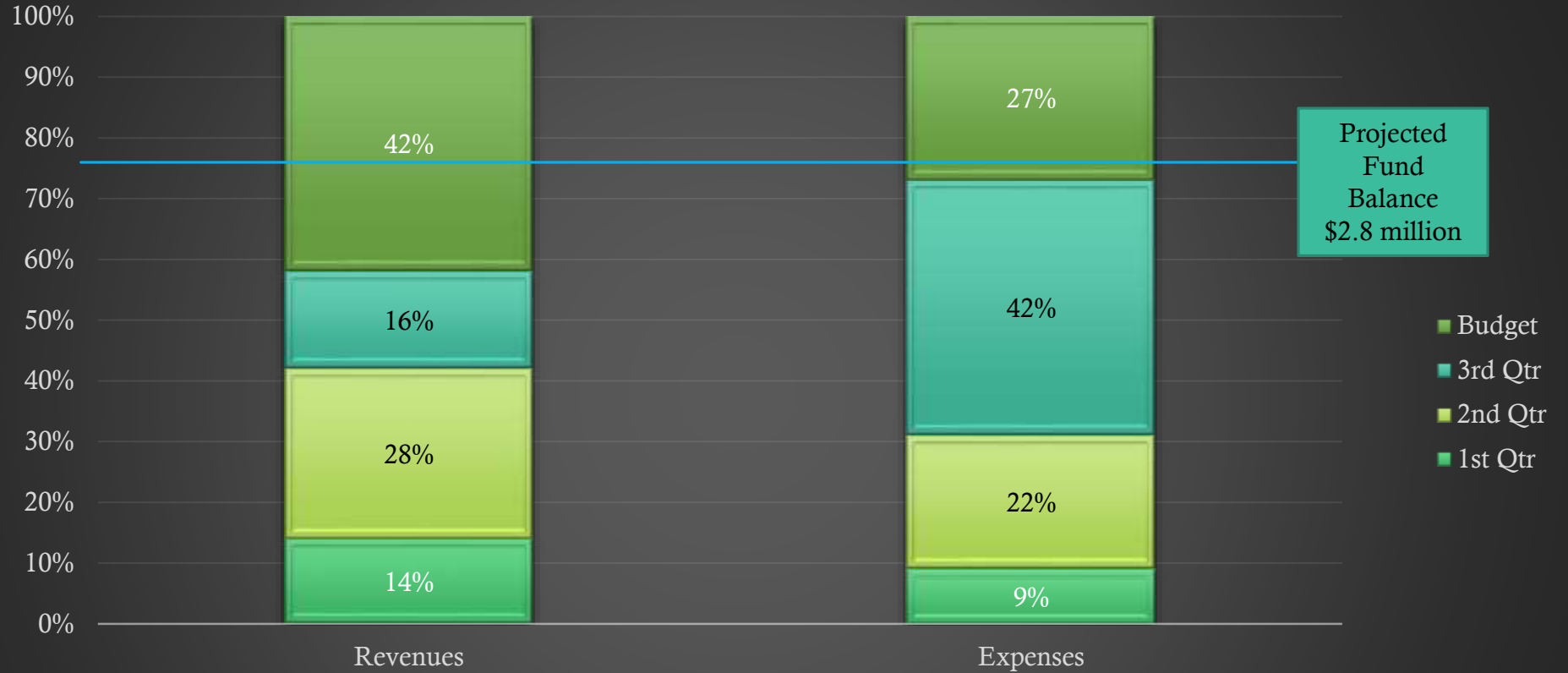


Camas/Washougal Fire and EMS

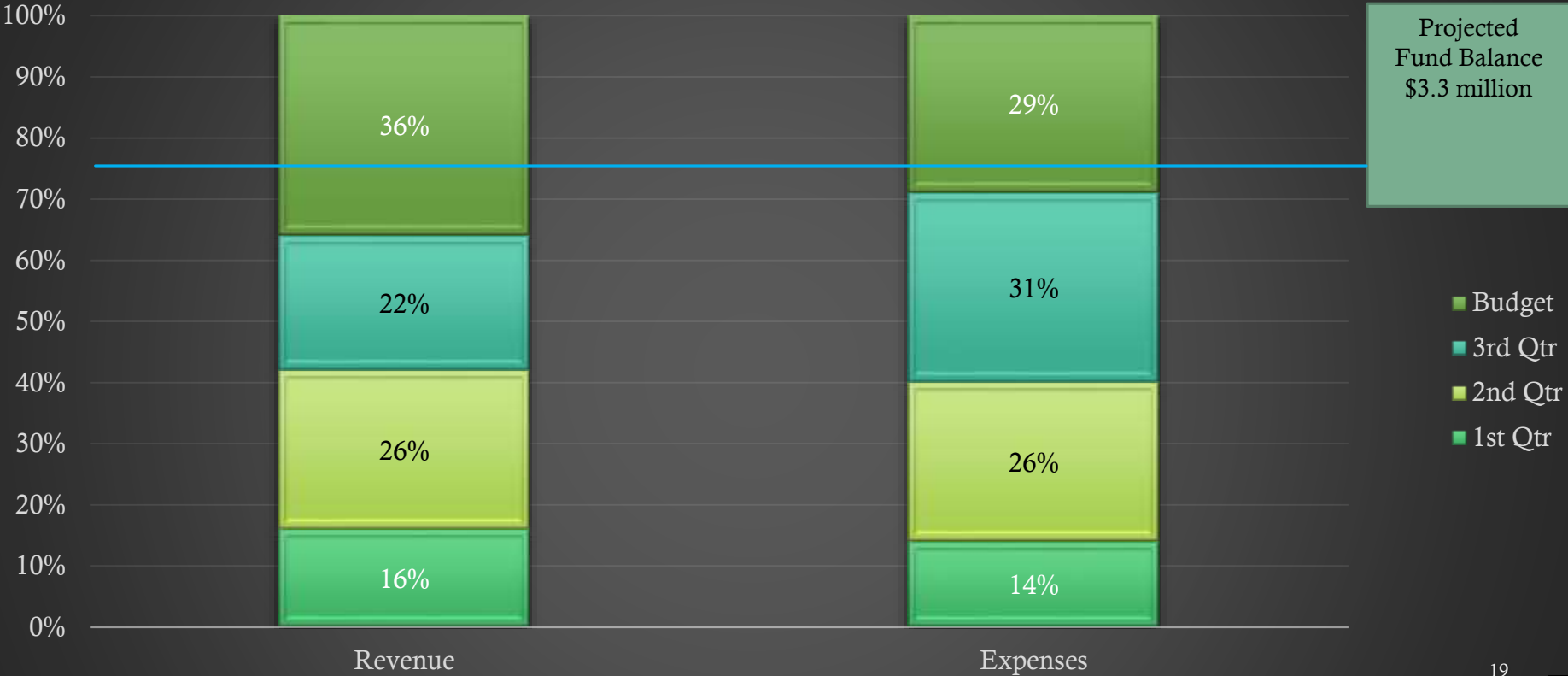
Projected
Fund Balance
\$2.6 million



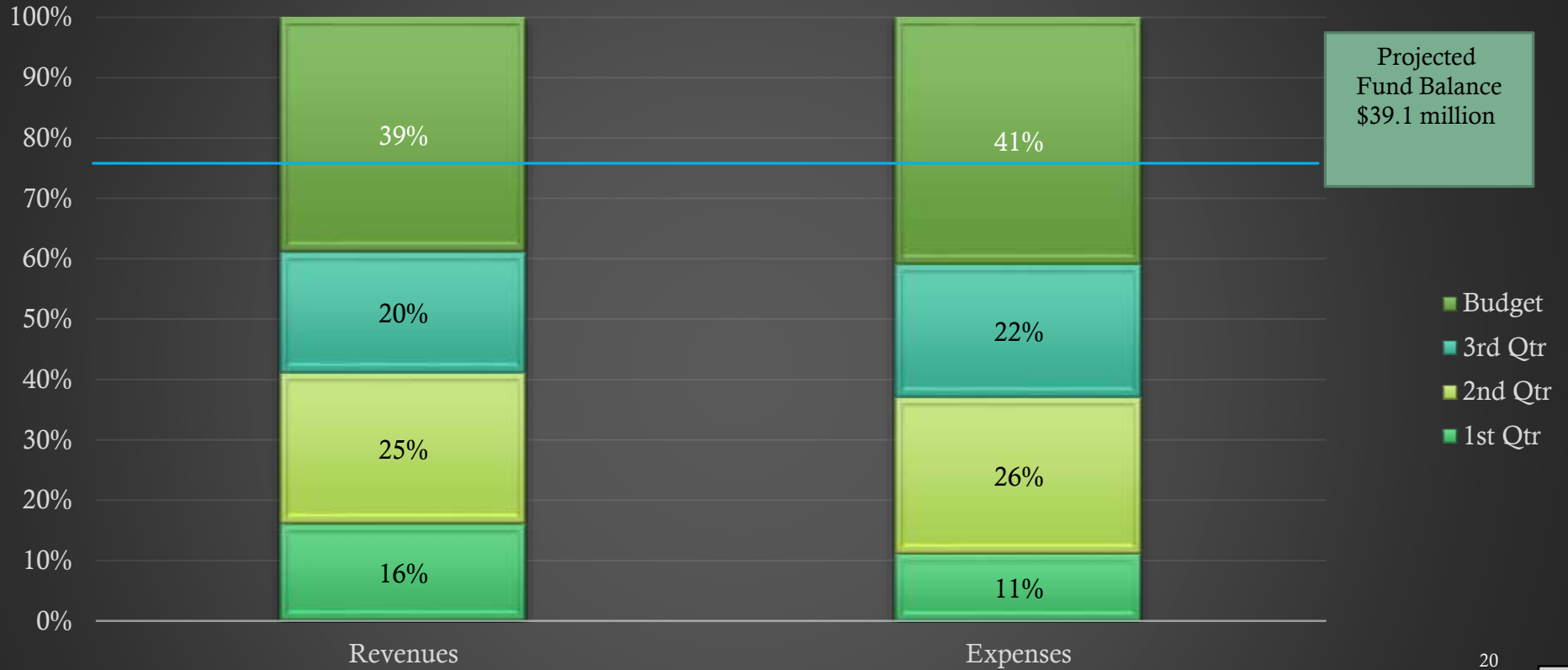
Storm Water



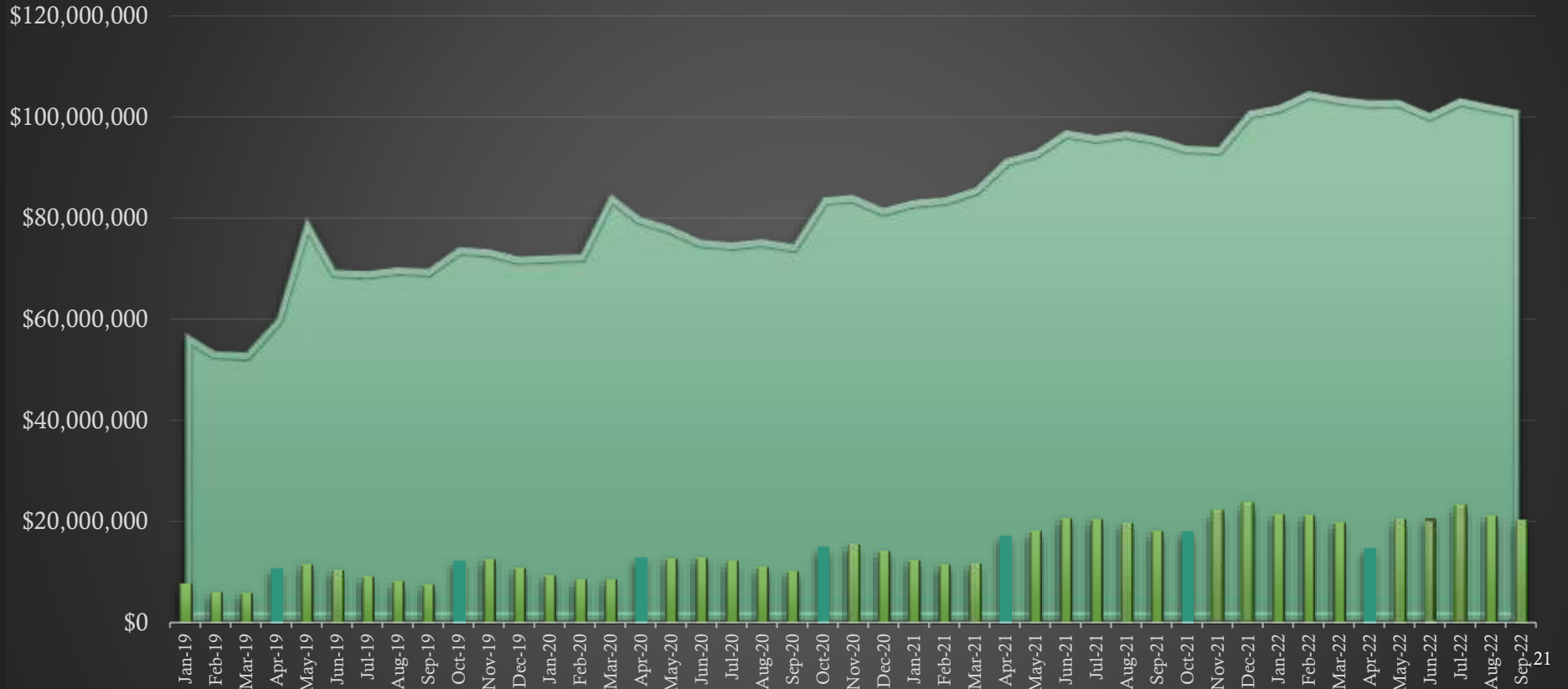
Solid Waste



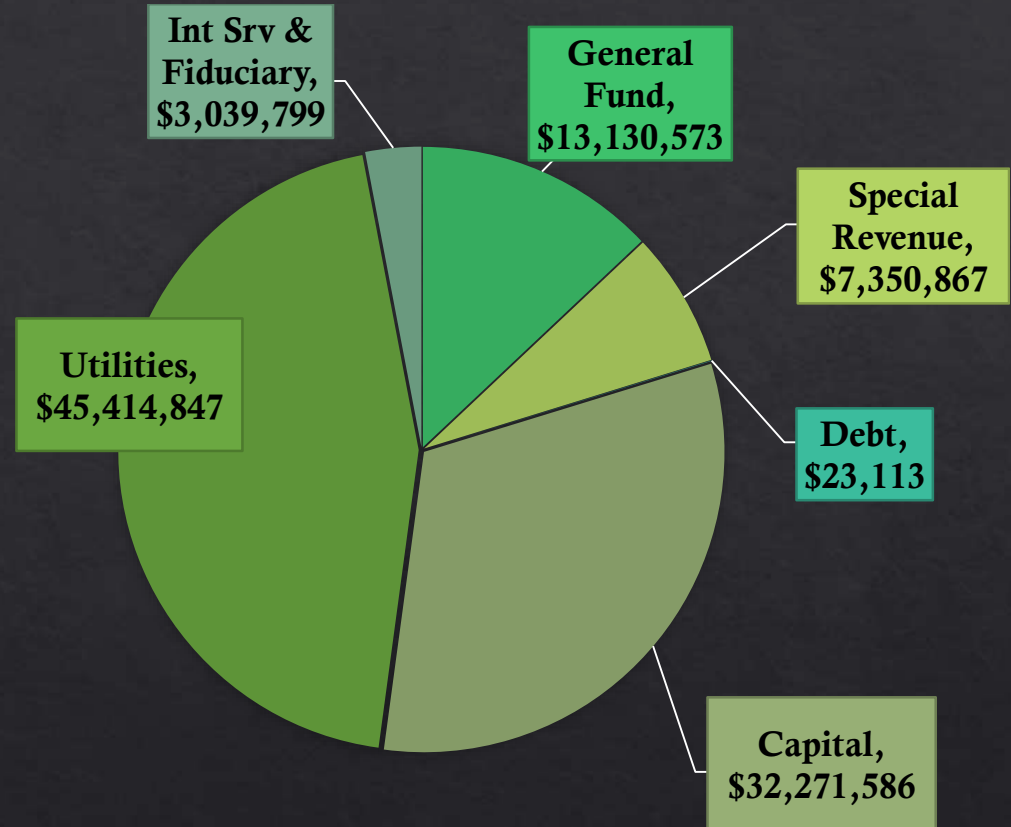
Water/Sewer



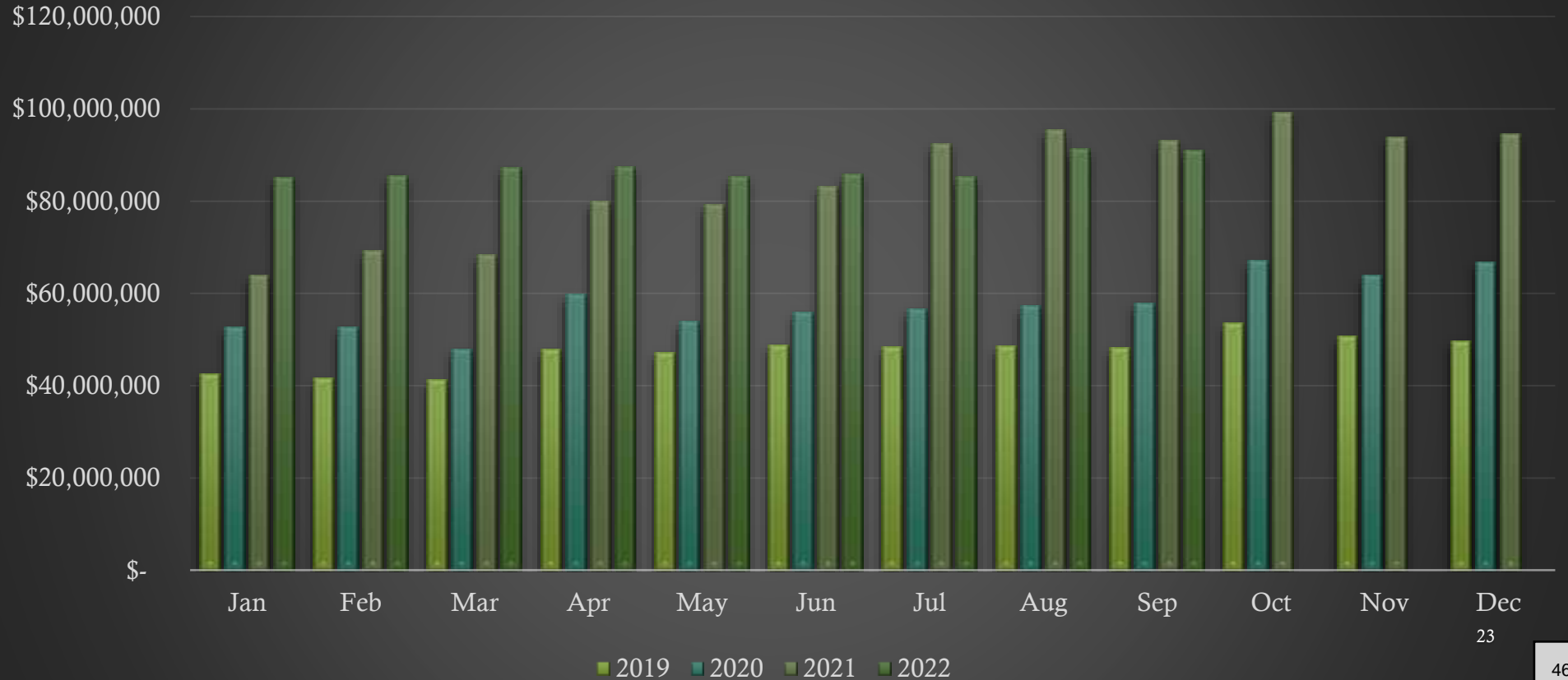
Cash and Cash Equivalent Assets



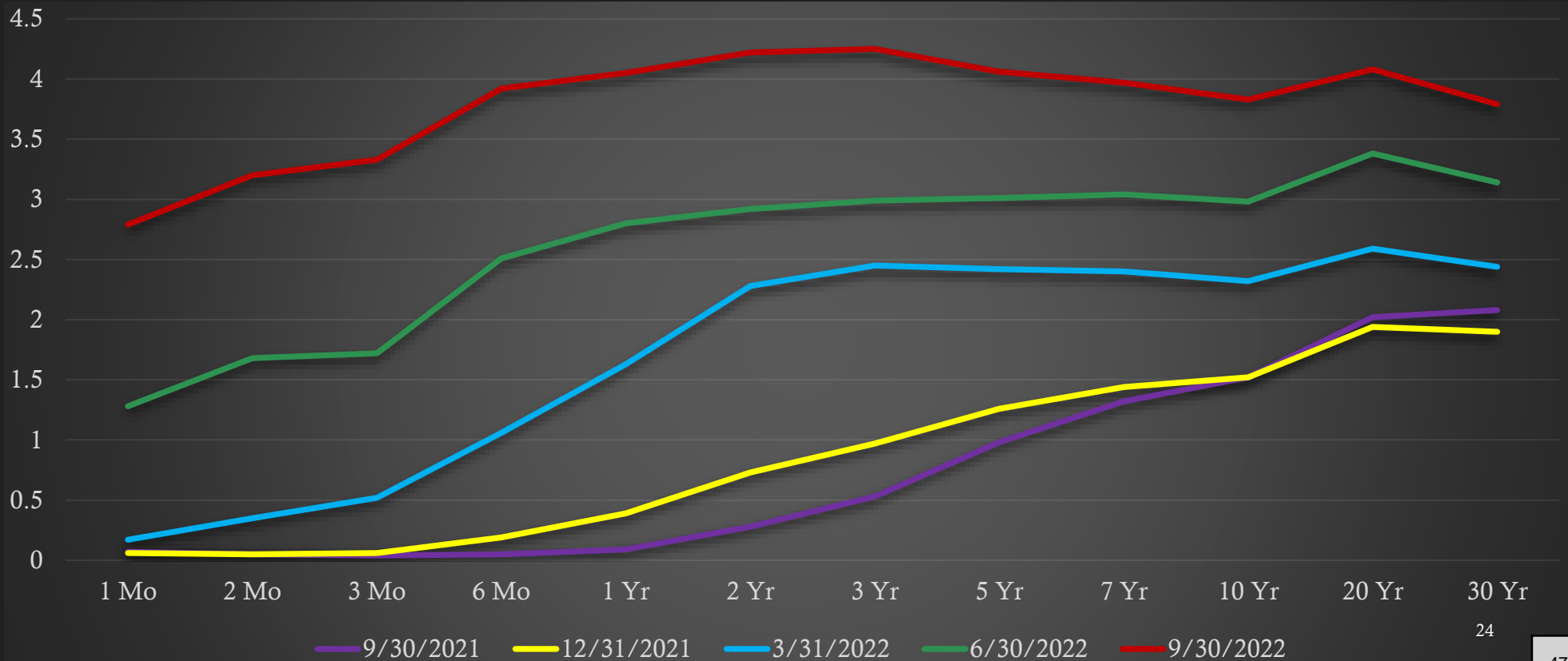
Fund Composition of Investment Portfolio



Investment Portfolio Balance

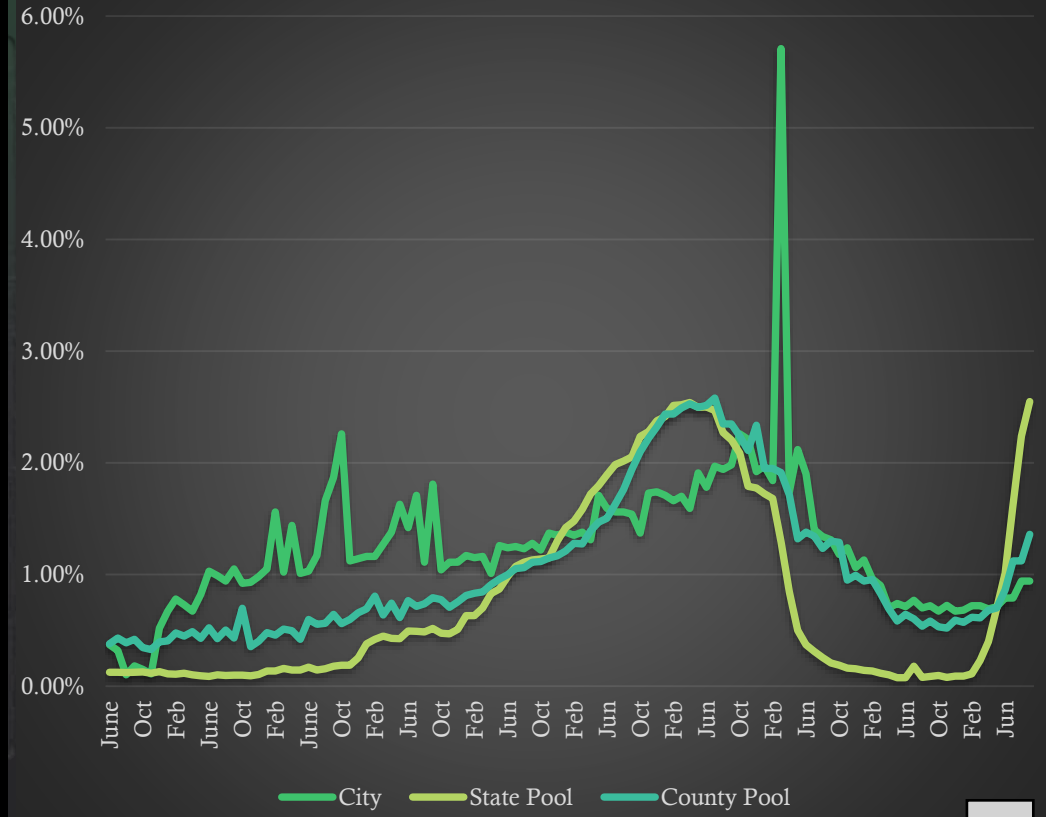
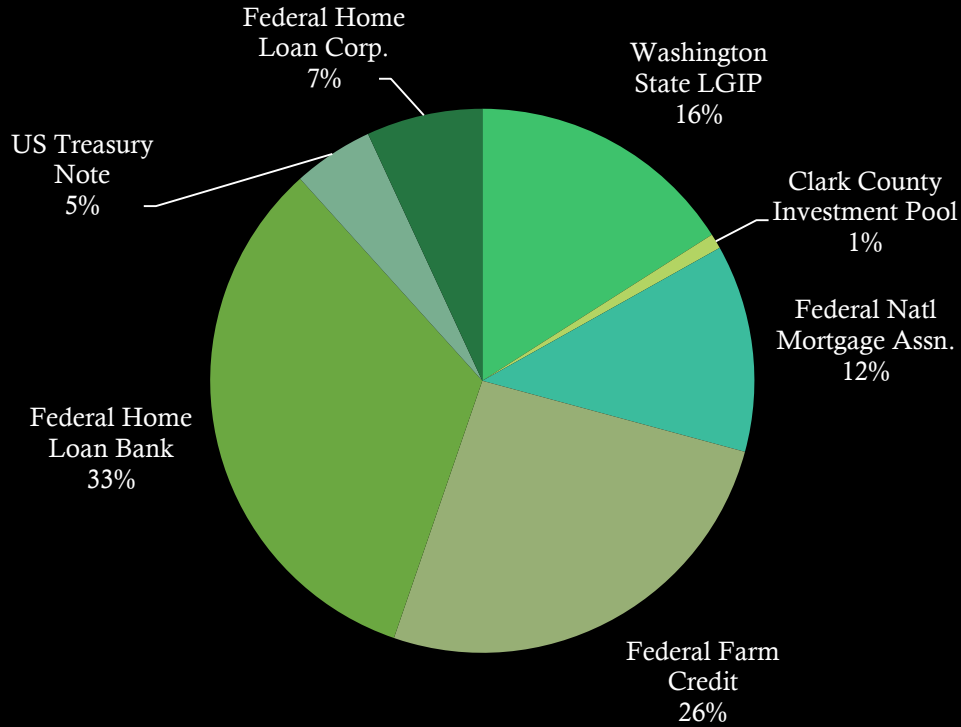


Yield Curve - Interest Rates

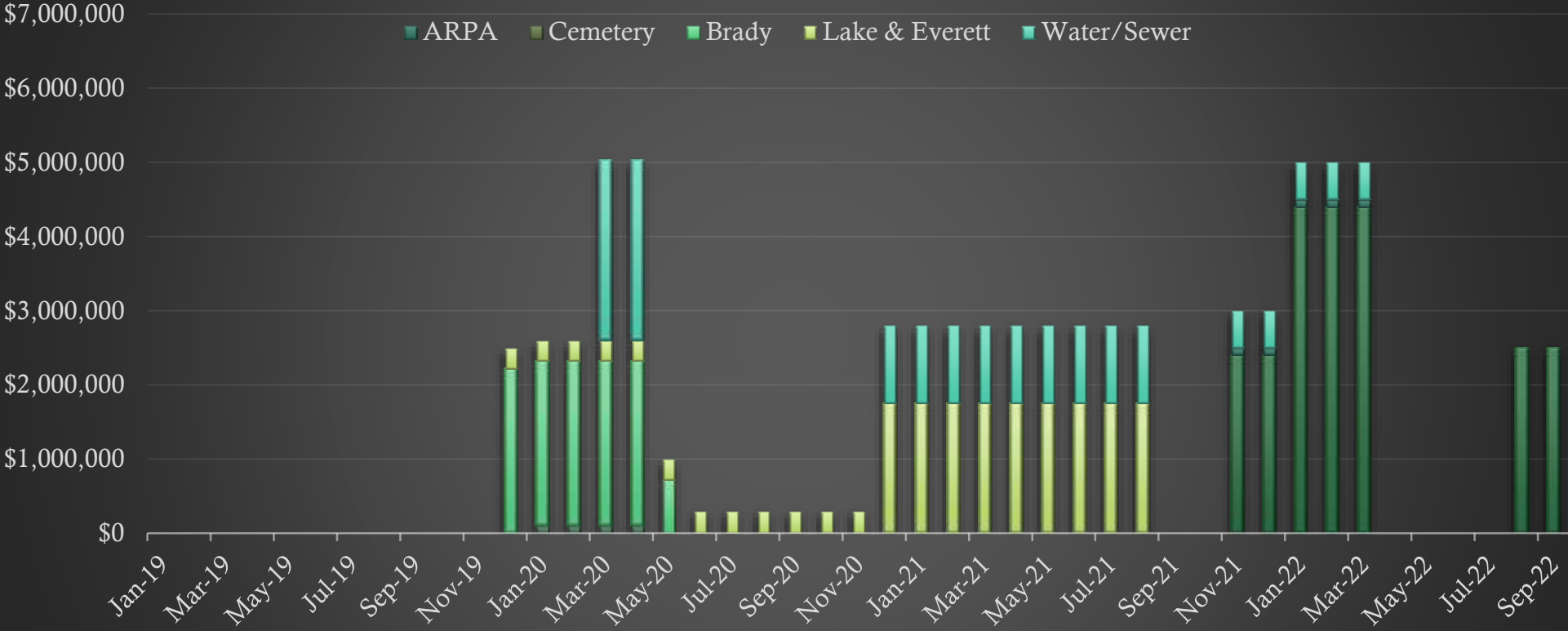


Investment Portfolio

Portfolio Performance 2013-2022



Line of Credit



Debt Outstanding

Projects Financed

- 2020 Legacy Lands
- Lake and Everett
- Land Contract
- 2021 Legacy Lands
- Refi Contract
- Facilities
- Street Repair



Final Debt Payments

- 2019 Ambulance
- Sewer Plant Upgrade
- 2020 Sewer Plant Upgrade
- Library Bond
- Steigerwald Well Site
- 2021 Legacy Land Contract
- Lake Road

Post-World War II Recessions by the Numbers

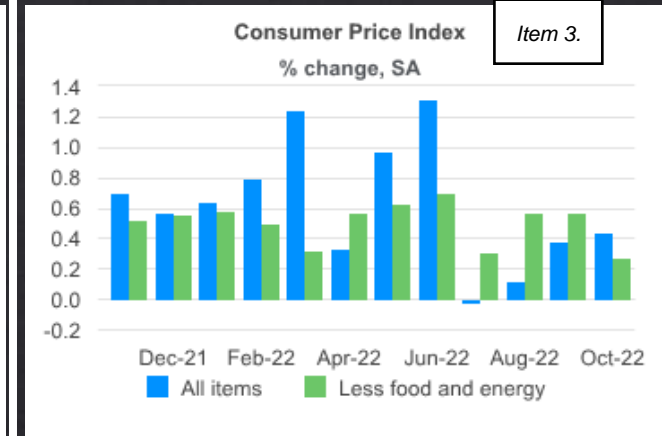
	Length <i>Mo</i>	Real GDP decline <i>% peak to trough</i>	Peak unemployment rate <i>%</i>	Proximate cause
Nov 1948-Oct 1949	11	1.7	7.9	Post-WWII inflation
Jul 1953-May 1954	10	2.7	5.9	Wind down from Korean War
Aug 1957-Apr 1958	8	3.7	7.4	Fiscal restraint, Asian flu pandemic
Apr 1960-Feb 1961	10	1.6	6.9	Fiscal and monetary restraint
Dec 1969-Nov 1970	11	0.6	5.9	Monetary restraint
Nov 1973-Mar 1975	16	3.0	8.6	OPEC oil embargo
Jan 1980-Jul 1980	6	2.2	7.8	Iranian revolution, Volcker part I
Jul 1981-Nov 1982	16	2.9	10.8	Volcker part II
Jul 1990-Mar 1991	8	1.5	6.8	Gulf War
Mar 2001-Nov 2001	8	0.3	5.5	Dot.com, 911
Dec 2007-Jun 2009	18	4.3	9.5	Financial crisis
Feb 2020-Apr 2020	2	9.6	14.7	COVID-19
Avg of recessions	10	2.8	8.1	

Sources: NBER, Moody's Analytics

<https://www.investopedia.com/articles/economics/08/past-recessions.asp>

Outlook

- ◆ CPI growth is declining 2 months in a row
- ◆ High rents may take time to moderate with home buying slowing with interest rates and supply
- ◆ Mixed messages with jobs and layoffs
- ◆ Locally – watch on REET, Sales Tax, and Building Permits



PACE PROJECT DASHBOARD

Executive Project Report - November 28, 2022

ERP Implementation for City of Camas

Legend

- On track
- Behind / at risk
- Off track / timeline impact likely

Project Overview		Financials												
Project description	Implement a single, comprehensive, and integrated solution to manage business functions. The solution will increase efficiency, empower users, improve accessibility and responsiveness, streamline business process, be user-friendly, and eliminate redundant data entry.	Accomplishments: *Contract Management *Project & Grant Acctg *Capital Assets *Cash Management *Purchasing Next Steps: *Purchasing / eProcurement *General Billing *Accounts Receivable *Cashiering	Issues / Responses	Status										
Project cost	\$2,877,763 (incl travel) one time fee, \$284,380 recurring annual fee													
Project sponsor/champion	Cathy Huber Nickerson													
Project owner(s)	Cathy Huber Nickerson (Financials), Jennifer Gorsuch (HCM)													
Project manager	Aeron Pollock, Cass Tang, Steve Sharer (Tyler Finance and HCM PM)													
Project target completion	Financials - April 2022 - July 2023 (GoLive) - November 2023 Human Capital Management: Oct 2022 - May 2024 Executive Scheduling - April 2024 - June 2024 EnerGov - May 2023 - June 2024 Enterprise Asset Management - October 2023 - June 2024 Utility Billing - June 2023 - May 2025	Human Capital Management (HCM)												
Overall Scope Budget Schedule		Accomplishments: *Payroll *HR & Talent Mgmt *Employee Maint *Payroll Processing Next Steps: *Executime *Employee Self-Service *Salary and Benefit Projections *Recruiting	Issues / Responses	Status										
Timeline 2022-24					22.Q2	22.Q3	22.Q4	23.Q1	23.Q2	23.Q3	23.Q4	24.Q1	24.Q2	
FINANCE	Discovery (Orientation and Analysis)													
	Planning (Configuration and Power User Training)													
	Assess and Define													
	Testing and Validation													
	UAT, Train the Trainer													
HCM	GoLive (Pre, GoLive, Post)													
	Closure													
	Planning (Orientation and Analysis)													
	Executing (Configuration and Power User Training)													
	Testing and Validation													
		Project Management			Issues / Responses	Status								
		Accomplishments: *HCM 5% Complete *Finance 39% Complete *Steve Sharer taking both HCM and Finance PM role for Tyler.												
		Next Steps: *Deploying additional TRAIN and TEST environments for concurrent work when multiple modules will be in design and configuration.												

Light shade - planned, dark shade - accomplished

Green - on track, Yellow - At risk, Red - stalled



Questions