



**City Council Regular Meeting Agenda
Monday, August 15, 2022, 7:00 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 – 817 8329 2907; or click <https://zoom.us/j/81783292907>

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

By phone: 877-853-5257, Meeting ID – 817 8329 2907

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

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

AMENDED AGENDA

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.

STAFF PRESENTATIONS

1. [Community Survey 2022](#)
[Presenter: Bryan Rachal, Director of Communications](#)
[Time Estimate: 10 mins](#)
2. [Resolution No. 22-011 Multi Family Tax Exemption Agreement with Hudson Living](#)
[Presenter: Lauren Hollenbeck, Senior Planner](#)
[Time Estimate: 5 min.](#)
3. ~~City of Camas 2023-2024 Capital Budget Decision Packages Presentation – Part 2~~
~~Presenter: Cathy Huber Nickerson, Finance Director and Debra Brooks, Financial Analyst~~
~~Time Estimate: 30 minutes~~ *(Moved to the 8/15/2022 Workshop Agenda)*

CONSENT AGENDA

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

3. [August 1, 2022 Camas City Council Workshop and Regular, and August 5, 2022 Camas City Council Special Meeting Minutes](#)
4. Automated Clearing House and Claim Checks Approved by Finance Committee
5. \$124,088.87 June 2022 Emergency Medical Services (EMS) Write-off Billings; \$101,802.78 Monthly Uncollectable Balance of Medicare and Medicaid Accounts and \$22,286.09 Ground Emergency Medical Transport funding (Submitted by Cathy Huber Nickerson, Finance Director)
6. [\\$134,175.46 July 2022 Emergency Medical Services \(EMS\) Write-off Billings; \\$114,491.76 Monthly Uncollectable Balance of Medicare and Medicaid Accounts and \\$19,683.70 Ground Emergency Medical Transport funding \(Submitted by Cathy Huber Nickerson, Finance Director\)](#)
7. [\\$1,112,210 Garland/DBS Library Roof Replacement Contract \(Submitted by Will Noonan, Public Works Operations Manager\)](#)
8. [WWTP Aeration Basin Cleaning Contract Award \(Submitted by Steve Wall, Public Works Director\)](#)

NON-AGENDA ITEMS

9. Staff
10. Council

MAYOR

11. Mayor Announcements
12. [Mayor's Appointments of Council Member Anderson and Council Member Carter to the Council Vacancy Ad Hoc Committee](#)

MEETING ITEMS

13. [Ordinance No. 22-013 RE: Revolving Line of Credit Providing for Issuance and Sale of Limited Tax General Obligation Bond Note](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 10 minutes](#)

PUBLIC COMMENTS

EXECUTIVE SESSION

14. Executive Session – Topic: Pending **Potential** Litigation (RCW 42.30.110)
Time Estimate: 15 minutes

CLOSE OF MEETING



Staff Report

August 15, 2022 Council Regular Meeting

Community Survey 2022
Presenter: Bryan Rachal, Director of Communications
Time Estimate: 10 mins

Phone	Email
360.817.7035	brachal@cityofcamas.us

BACKGROUND: City has completed surveys in 2017 and 2019; Council has asked to continue this process in 2022.

SUMMARY: This is an update for Council regarding the Community Survey. As part of the priorities list, the Director of Communications was tasked with implementing a new community survey following a 3-year hiatus due to the COVID Pandemic. Within this packet, Council will see the previous surveys from 2017 and 2019, plus the Scope of Work provided by ETC that lays out a timeline and total cost for the survey. In addition to the previous survey questions, staff will work with Council to include three questions specific to Camas, that Council will determine at this meeting.

EQUITY CONSIDERATIONS: As this will be a survey of the community every effort will be made to reach a variety of individuals. In addition, this will be provided via online methods and mail, to provide equitable options for participants.

BUDGET IMPACT: The estimated cost for this project is \$17,000

RECOMMENDATION: Please provide guidance for the three additional questions.



2017 City of Camas Community Survey

Item 1.

Please take a few minutes to complete this survey. Your input is an important part of the City's on-going effort to identify and respond to citizen concerns. If you have questions, please call **Peter Capell at 360-834-6864.**

1. Major categories of services provided by the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01. Overall quality of police services	5	4	3	2	1	9
02. Overall quality of fire, emergency medical and ambulance services	5	4	3	2	1	9
03. Overall quality of city parks/trails/open space	5	4	3	2	1	9
04. Overall maintenance of city streets	5	4	3	2	1	9
05. Overall quality of city water utilities	5	4	3	2	1	9
06. Overall quality of city sewer services	5	4	3	2	1	9
07. Overall effectiveness of city management of storm water runoff	5	4	3	2	1	9
08. Overall enforcement of city codes and ordinances	5	4	3	2	1	9
09. Overall quality of customer service you receive from city employees	5	4	3	2	1	9
10. Overall effectiveness of city communication with the public	5	4	3	2	1	9
11. Overall effectiveness of city economic development efforts	5	4	3	2	1	9
12. Overall quality of the City's public library services	5	4	3	2	1	9
13. Overall quality of the City's garbage services	5	4	3	2	1	9
14. Overall quality of the City's parks and recreation programs	5	4	3	2	1	9

2. Which THREE of the above items do you think should receive the most emphasis from city leaders over the next two years? *[Write-in your answers below using the numbers from the list above.]*

1st: _____ 2nd: _____ 3rd: _____

3. Several items that may influence your perception of the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01. Overall quality of services provided by the City of Camas	5	4	3	2	1	9
02. Overall value that you receive for your city tax dollars and fees	5	4	3	2	1	9
03. Overall image of the city	5	4	3	2	1	9
04. How well the city is managing growth and development	5	4	3	2	1	9
05. Overall quality of life in the city	5	4	3	2	1	9
06. Overall feeling of safety in the city	5	4	3	2	1	9
07. Availability of job opportunities	5	4	3	2	1	9
08. Overall quality of new development	5	4	3	2	1	9

4. **Satisfaction with Parks, Public Safety, Communication, and Streets.** For each of the parks listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
PARKS							
01.	Quality of facilities such as picnic shelters and playgrounds in city parks	5	4	3	2	1	9
02.	Quality of outdoor athletic fields (e.g., baseball, soccer, & football)	5	4	3	2	1	9
03.	Appearance and maintenance of existing City parks	5	4	3	2	1	9
04.	Number of City parks	5	4	3	2	1	9
05.	Quantity of City trails	5	4	3	2	1	9
06.	Quantity of the City's open space	5	4	3	2	1	9
07.	Other: _____	5	4	3	2	1	9

5. **Which TWO parks and recreation items do you think should receive the most emphasis from city leaders over the next two years?** [Write-in your answers below using the numbers from the list above.]

1st: _____ 2nd: _____

6. **How willing would you be to pay additional taxes to acquire and maintain parks trails and open space.**

_____(1) Very willing _____(3) Neutral _____(5) Not at all willing
 _____(2) Willing _____(4) Not willing _____(9) Don't know

7. **For each of the public safety items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."**

How satisfied are you with:		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
PUBLIC SAFETY							
01.	The visibility of police in the community	5	4	3	2	1	9
02.	The city's overall efforts to prevent crime	5	4	3	2	1	9
03.	Enforcement of local traffic laws	5	4	3	2	1	9
04.	Parking enforcement services	5	4	3	2	1	9
05.	How quickly police respond to emergencies	5	4	3	2	1	9
06.	Overall quality of local fire protection and rescue services	5	4	3	2	1	9
07.	How quickly fire and rescue personnel respond to emergencies	5	4	3	2	1	9
08.	Quality of local ambulance service	5	4	3	2	1	9
09.	How quickly ambulance personnel respond to emergencies	5	4	3	2	1	9

8. **Which TWO public safety items do you think should receive the most emphasis from city leaders over the next two years?** [Write-in your answers below using the numbers from the list above.]

1st: _____ 2nd: _____

9. For each of the communication items listed below, please rate your satisfaction on a scale of 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
COMMUNICATION							
01.	The availability of information about city programs and services	5	4	3	2	1	9
02.	City efforts to keep you informed about local issues	5	4	3	2	1	9
03.	Overall quality of the city's website	5	4	3	2	1	9
04.	The level of public involvement in decision making	5	4	3	2	1	9
05.	Timeliness of information provided by the city	5	4	3	2	1	9
06.	City's social media (Facebook, twitter, etc.)	5	4	3	2	1	9
07.	City's mobile app (CamasConnect24/7)	5	4	3	2	1	9

10. Which TWO communication items do you think should receive the most emphasis from city leaders over the next two years? [Write-in your answers below using the numbers from the list above.]

1st: _____ 2nd: _____

11. For each of the street maintenance items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
STREETS							
01.	Maintenance of major City streets	5	4	3	2	1	9
02.	Maintenance of streets in your neighborhood	5	4	3	2	1	9
03.	Snow removal on major City streets	5	4	3	2	1	9
04.	Adequacy of City street lighting	5	4	3	2	1	9
05.	Condition of sidewalks in the City	5	4	3	2	1	9
06.	On-street bicycle infrastructure (bike lanes/signs/arrows)	5	4	3	2	1	9

12. Which TWO street related items do you think should receive the most emphasis from city leaders over the next two years? [Write-in your answers below using the numbers from the list above.]

1st: _____ 2nd: _____

13. The City of Camas currently spends \$700,000 per year to maintain pavement on City streets. The City Council could enact a new \$20 annual vehicle license tab renewal fee to fund more street pavement maintenance, new road projects, or both.

Knowing this, please indicate which of the following statements reflects your support for a new \$20 annual vehicle license fee. [Check all that apply.]

- ____ (1) I would support the fee if it were used only for pavement maintenance
- ____ (2) I would support the fee if it were used only for new road projects
- ____ (3) I would support the fee if it were used for pavement maintenance and new road projects
- ____ (4) I would not support a new license tab renewal fee
- ____ (9) Don't know

14. For each of the code enforcement items listed below, please rate your satisfaction on a scale to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
CODE ENFORCEMENT							
01.	Enforcing the cleanup of litter and debris on private property	5	4	3	2	1	9
02.	Enforcing the mowing and trimming of grass and weeds on private property	5	4	3	2	1	9
03.	Enforcing codes designed to protect public safety and health	5	4	3	2	1	9
04.	Enforcing sign regulation	5	4	3	2	1	9

15. Which TWO code enforcement items do you think should receive the most emphasis from city leaders over the next two years? [Write-in your answers below using the numbers from the list above.]

1st: _____ 2nd: _____

16. Satisfaction with Public Library Services. For each of the items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
PUBLIC LIBRARY							
01.	Selection of resources available at the public library	5	4	3	2	1	9
02.	Digital resources available online with library card (eBooks, databases, downloadable audiobooks, etc.)	5	4	3	2	1	9
03.	Events for adults (informational, literary, participatory, entertainment, etc.)	5	4	3	2	1	9
04.	Events for teens (Youth advisory Council, book club, crafts, summer reading, etc.)	5	4	3	2	1	9
05.	Events for children (Early literacy development, storytimes, summer reading program, etc.)	5	4	3	2	1	9

17. Which TWO public library items do you think should receive the most emphasis from city leaders over the next two years? [Write-in your answers below using the numbers from the list above.]

1st: _____ 2nd: _____

18. Where do you currently get news and information about city programs, services, and events? [Check all that apply.]

- ____ (1) Camas-Washougal Post Record
- ____ (2) Columbian
- ____ (3) City web-site
- ____ (4) Public Meetings
- ____ (5) City's mobile app – CamasConnect24/7
- ____ (6) Social Media (Facebook, Twitter)
- ____ (7) Other: _____

19. From which TWO sources of information listed in Question 18 would you prefer to get information from the City? [Write-in your answers below for your top two choices using numbers from the list in Question 18.]

1st: _____ 2nd: _____

23. **Land Development.** Using a five-point scale, where 5 means "Much Too Slow" and 1 means "Too Fast," please rate the City's current pace of development in each of the following areas.

Growth Management	Much Too Slow	Too Slow	Just Right	Too Fast	Much Too Fast	Don't Know
1. Employment opportunities	5	4	3	2	1	9
2. Office development	5	4	3	2	1	9
3. Retail/Restaurants/Services	5	4	3	2	1	9
4. Technology and other Industry	5	4	3	2	1	9
5. Housing options for aging population	5	4	3	2	1	9
6. Apartments	5	4	3	2	1	9
7. Townhomes/Row houses	5	4	3	2	1	9
8. Entry level single family homes	5	4	3	2	1	9
9. Large lot/large homes	5	4	3	2	1	9

24. **Community amenities provided by the City can enhance the quality of life in Camas. If you could identify ONE new community amenity that could be provided by the City, what would it be?**

24-1. *[If you listed something in Question 24.]* **Would you be willing to pay more in taxes or fees to support this new community amenity?**

____(1) Yes ____ (2) No

25. **Approximately how many years have you lived in Camas?** _____ years

26. **What is your age?** _____ years old

27. **Which of the following BEST describes your retirement status?**

____(1) I am retired and not currently employed ____ (2) I am retired and currently employed ____ (3) I am not retired

28. **How many children under age 18 live in your household?** _____ children

29. **What is your gender?** ____ (1) Male ____ (2) Female

30. **Would you say your total annual household income is:**

____ (1) Under \$50,000 ____ (3) \$75,000 to \$99,999 ____ (5) \$149,000 to \$199,999
 ____ (2) \$50,000 to \$74,999 ____ (4) \$100,000 to \$149,999 ____ (6) \$200,000 or more

This concludes the survey – Thank you for your time!

Please return your completed survey in the enclosed postage-paid envelope addressed to:
 ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain completely confidential. The information printed to the right will ONLY be used to help identify which areas of the City are having difficulties with City services. If your address is not correct, please provide the correct information. Thank You.



2019 City of Camas Community Survey

Item 1.

Please take a few minutes to complete this survey. Your input is an important part of the City's on-going effort to identify and respond to citizen concerns. If you have questions, please call Peter Capell at 360-834-6864.

In questions 1 and 2 we are asking your satisfaction level for individual department or primary services, and then to tell us what areas you believe need the most emphasis as we move forward. This information is important as we develop future budgets and work plans. Later in the survey, we are asking more detailed questions about department or primary services to give us feedback on how we are doing in the various services we provide.

1. Major categories of services provided by the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01. Overall quality of police services	5	4	3	2	1	9
02. Overall quality of fire, emergency medical and ambulance services	5	4	3	2	1	9
03. Overall quality of city parks/trails/open space	5	4	3	2	1	9
04. Overall maintenance of city streets	5	4	3	2	1	9
05. Overall quality of city water utilities	5	4	3	2	1	9
06. Overall quality of city sewer services	5	4	3	2	1	9
07. Overall effectiveness of city management of storm water runoff	5	4	3	2	1	9
08. Overall enforcement of city codes and ordinances	5	4	3	2	1	9
09. Overall quality of customer service you receive from city employees	5	4	3	2	1	9
10. Overall effectiveness of city communication with the public	5	4	3	2	1	9
11. Overall effectiveness of city economic development efforts	5	4	3	2	1	9
12. Overall quality of the City's public library services	5	4	3	2	1	9
13. Overall quality of the City's garbage services	5	4	3	2	1	9
14. Overall quality of the City's parks and recreation programs	5	4	3	2	1	9

2. Which THREE of the above items do you think should receive the MOST EMPHASIS from City Leaders over the next two years? [Write-in your answers below using the numbers from the list in Q1 above.]

1st: _____ 2nd: _____ 3rd: _____

3. Several items that may influence your perception of the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01. Overall quality of services provided by the City of Camas	5	4	3	2	1	9
02. Overall value that you receive for your city tax dollars and fees	5	4	3	2	1	9
03. Overall image of the City	5	4	3	2	1	9
04. How well the City is managing growth and development	5	4	3	2	1	9
05. Overall quality of life in the City	5	4	3	2	1	9
06. Overall feeling of safety in the City	5	4	3	2	1	9
07. Availability of job opportunities	5	4	3	2	1	9
08. Overall quality of new development	5	4	3	2	1	9

4. For each of the parks items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied." Item 1.

How satisfied are you with:		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
PARKS AND RECREATION							
01.	Quality of facilities such as picnic shelters and playgrounds in City parks	5	4	3	2	1	9
02.	Quality of outdoor athletic fields (e.g., baseball, soccer, & football)	5	4	3	2	1	9
03.	Appearance and maintenance of existing City parks	5	4	3	2	1	9
04.	Number of City parks	5	4	3	2	1	9
05.	Quantity of City trails	5	4	3	2	1	9
06.	Quantity of the City's open space	5	4	3	2	1	9
07.	Other: _____	5	4	3	2	1	9

5. Which THREE parks and recreation items do you think should receive the MOST EMPHASIS from City Leaders over the next two years? [Write-in your answers below using the numbers from the list in Q4 above.]

1st: _____ 2nd: _____ 3rd: _____

6. How willing would you be to pay additional taxes to acquire and maintain parks, sports fields, trails and open space?

____(1) Very willing ____ (3) Neutral ____ (5) Not at all willing
 ____ (2) Willing ____ (4) Not willing ____ (9) Don't know

7. The Crown Park pool was demolished this year after 65 years of service to our community. It outlived its life expectancy requiring exceedingly high repair and maintenance costs these past years. How would you vote to support a bond levy to build a new Aquatic/Community Center with leisure pool, a competitive/lap pool and multi-purpose rooms for exercise equipment and classes?

____(1) Vote in Favor ____ (2) Might Vote in Favor ____ (3) Not Sure ____ (4) Vote Against

8. For each of the public safety items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
PUBLIC SAFETY							
01.	The visibility of police in the community	5	4	3	2	1	9
02.	The City's overall efforts to prevent crime	5	4	3	2	1	9
03.	Enforcement of local traffic laws	5	4	3	2	1	9
04.	Parking enforcement services	5	4	3	2	1	9
05.	How quickly police respond to emergencies	5	4	3	2	1	9
06.	Overall quality of local fire protection and rescue services	5	4	3	2	1	9
07.	How quickly fire and rescue personnel respond to emergencies	5	4	3	2	1	9
08.	Quality of local ambulance service	5	4	3	2	1	9
09.	How quickly ambulance personnel respond to emergencies	5	4	3	2	1	9

9. Which TWO public safety items do you think should receive the MOST EMPHASIS from City Leaders over the next two years? [Write-in your answers below using the numbers from the list in Q8 above.]

1st: _____ 2nd: _____

10. For each of the communication items listed below, please rate your satisfaction on a scale of 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied." Item 1.

How satisfied are you with:		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
COMMUNICATION							
01.	The availability of information about city programs and services	5	4	3	2	1	9
02.	City efforts to keep you informed about local issues	5	4	3	2	1	9
03.	Overall quality of the City's website	5	4	3	2	1	9
04.	The level of public involvement in decision making	5	4	3	2	1	9
05.	Timeliness of information provided by the City	5	4	3	2	1	9
06.	City's social media (Facebook, Twitter, etc.)	5	4	3	2	1	9
07.	City's mobile app (CamasConnect24/7)	5	4	3	2	1	9

11. Which TWO communication items do you think should receive the MOST EMPHASIS from City Leaders over the next two years? [Write-in your answers below using the numbers from the list in Q10 above.]

1st: _____ 2nd: _____

12. Where do you currently get news and information about city programs, services, and events? [Check all that apply.]

- (01) Camas-Washougal Post Record (05) City's mobile app – CamasConnect24/7 (08) Phone blasts
 (02) Columbian (06) Social media (Facebook, Twitter) (09) E-mail sign up
 (03) City website (07) Direct mail (10) Other: _____
 (04) Public meetings

13. From which TWO sources of information listed in Question 12 would you prefer to get information from the City? [Write-in your answers below for your top two choices using numbers from the list in Question 12.]

1st: _____ 2nd: _____

14. Have you called, sent E-mail to, or visited the City with a question, problem, or complaint during the past year?

- (1) Yes [Answer Questions 14a-14c.] (2) No [Skip to Question 15.] (9) Don't Know [Skip to Question 15.]

14a. How easy was it to contact the person you needed to reach?

- (4) Very easy (2) Difficult (9) Don't know
 (3) Somewhat easy (1) Very difficult

14b. What department did you contact? [Check all that apply]

- (1) Police (6) Event permits
 (2) Fire (7) Financial Services/Utility Billing
 (3) Community Development (8) Municipal Services (streets/water/sewer/solid waste)
 (4) Parks and Recreation (9) Other: _____
 (5) Camas Public Library

- 14c. Several factors that may influence your perception of the quality of customer service receive from city employees are listed below. For each item, please rate how often the employees you have contacted during the past year have displayed the behavior described on a scale of 5 to 1, where 5 means "Always" and 1 means "Never."** Item 1.

Frequency that:	Always	Usually	Sometimes	Seldom	Never	Don't Know
01. They were courteous and polite	5	4	3	2	1	9
02. They gave prompt, accurate, and complete answers to questions	5	4	3	2	1	9
03. They did what they said they would do in a timely manner	5	4	3	2	1	9
04. They helped you resolve an issue to your satisfaction	5	4	3	2	1	9

- 15. For each of the street maintenance items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."**

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
STREETS						
01. Maintenance of major city streets	5	4	3	2	1	9
02. Maintenance of streets in your neighborhood	5	4	3	2	1	9
03. Snow removal on major city streets	5	4	3	2	1	9
04. Adequacy of city street lighting	5	4	3	2	1	9
05. Condition of sidewalks in the City	5	4	3	2	1	9
06. On-street bicycle infrastructure (bike lanes/signs/arrows)	5	4	3	2	1	9
07. Street sweeping	5	4	3	2	1	9

- 16. Which TWO street related items do you think should receive the MOST EMPHASIS from City Leaders over the next two years? [Write-in your answers below using the numbers from the list in Q15 above.]**

1st: _____ 2nd: _____

- 17. For each of the code enforcement items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."**

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
CODE ENFORCEMENT						
01. Enforcing the cleanup of litter and debris on private property	5	4	3	2	1	9
02. Enforcing the mowing and trimming of grass and weeds on private property	5	4	3	2	1	9
03. Enforcing codes designed to protect public safety and health	5	4	3	2	1	9
04. Enforcing sign regulation	5	4	3	2	1	9

- 18. Which TWO code enforcement items do you think should receive the MOST EMPHASIS from City Leaders over the next two years? [Write-in your answers below using the numbers from the list in Q17 above.]**

1st: _____ 2nd: _____

19. **Satisfaction with Public Library Services.** For each of the items listed below, please rate satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied." Item 1.

How satisfied are you with:		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
PUBLIC LIBRARY							
01.	Selection of resources available at the public library	5	4	3	2	1	9
02.	Digital resources available online with library card (eBooks, databases, downloadable audiobooks, etc.)	5	4	3	2	1	9
03.	Events for adults (informational, literary, participatory, entertainment, etc.)	5	4	3	2	1	9
04.	Events for teens (Youth Advisory Council, book club, crafts, summer reading, etc.)	5	4	3	2	1	9
05.	Events for children (early literacy development, storytimes, summer reading program, etc.)	5	4	3	2	1	9

20. **Which TWO public library items do you think should receive the MOST EMPHASIS from City Leaders over the next two years?** [Write-in your answers below using the numbers from the list in Q19 above.]

1st: _____ 2nd: _____

21. **Expectations for Services.** Using a scale from 1 to 5, where 5 means the level of service provided by the City "Should Be Much Higher" than it is now and 1 means it "Should Be Much Lower," please indicate how the level of service provided by the City should change in each of the areas listed below.

How should the level of service provided by the City in the following areas change:		Should Be Much Higher	Should Be a Little Higher	Should Stay the Same	Should Be a Little Lower	Should Be Much Lower	Don't Know
01.	Law enforcement	5	4	3	2	1	9
02.	Fire, EMS, and ambulance	5	4	3	2	1	9
03.	Parks, trails, and open space	5	4	3	2	1	9
04.	Recreation facilities and programs	5	4	3	2	1	9
05.	Maintenance of infrastructure (streets, sidewalks)	5	4	3	2	1	9
06.	City's Public Library	5	4	3	2	1	9
07.	City's garbage services	5	4	3	2	1	9

22. **Would you be willing to pay more in taxes or fees to support an increase in the service level?**

- ____ (1) Not applicable – I do not think any levels of service need to be higher
- ____ (2) Yes – I would be willing to pay more in taxes and fees
- ____ (3) No – I would not be willing to pay more in taxes and fees
- ____ (9) Don't know

23. **Land Development.** Using a five-point scale, where 5 means "Much Too Slow" and 1 means "Too Fast," please rate the City's current pace of development in each of the following areas. Item 1.

Growth Management		Much Too Slow	Too Slow	Just Right	Too Fast	Much Too Fast	Don't Know
01.	Employment opportunities	5	4	3	2	1	9
02.	Office development	5	4	3	2	1	9
03.	Retail	5	4	3	2	1	9
04.	Restaurants	5	4	3	2	1	9
05.	Technology and other industry	5	4	3	2	1	9
06.	Housing options for aging population	5	4	3	2	1	9
07.	Apartments	5	4	3	2	1	9
08.	Townhomes/row houses	5	4	3	2	1	9
09.	Entry level single family homes	5	4	3	2	1	9
10.	Large lot/large homes	5	4	3	2	1	9

24. **Community amenities provided by the City can enhance the quality of life in Camas. If you could identify ONE new community amenity that could be provided by the City, what would it be?**

24a. *[If you listed something in Question 24.]* **Would you be willing to pay more in taxes or fees to support this new community amenity?**

____(1) Yes ____ (2) No

25. **Approximately how many years have you lived in Camas?** _____ Years

26. **What is your age?** _____ Years

27. **Which of the following BEST describes your employment status?**

____(1) I am retired and not currently employed ____ (2) I am retired and currently employed ____ (3) I am not retired

28. **How many children under age 18 live in your household?** _____ Children

29. **What is your gender?** ____ (1) Male ____ (2) Female

30. **Would you say your total annual household income is:**

____ (1) Under \$50,000 ____ (3) \$75,000 to \$99,999 ____ (5) \$150,000 to \$199,999
 ____ (2) \$50,000 to \$74,999 ____ (4) \$100,000 to \$149,999 ____ (6) \$200,000 or more

This concludes the survey – Thank you for your time!

Please return your completed survey in the enclosed postage-paid envelope addressed to:
 ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain completely confidential. The information printed to the right will ONLY be used to help identify which areas of the City are having difficulties with City services. If your address is not correct, please provide the correct information. Thank You.



June 22, 2022

Bryan Rachal, APR
Director of Communications
City of Camas
P: 360-817-7035
E: brachal@cityofcamas.us

Subject: Proposal to Conduct a Community Survey for the City of Camas, Washington

Dear Mr. Rachal:

ETC Institute is pleased to submit a quote to conduct a Community Survey for the City of Camas, Washington. If selected for this project, ETC Institute will provide the following services:

Task 1: Design the Survey and Prepare the Sampling Plan. Task 1 will include the following services:

- Working with City staff to develop the content of the survey. ETC Institute will meet by phone with the City to discuss the goals and objectives for the project. It is anticipated that the survey will be similar to the 2019 Community Survey. To facilitate the survey design process, ETC Institute will provide sample surveys created for similar projects. It is anticipated that 3-4 drafts of the survey will be prepared before the survey is approved by the City. The survey will be up to 6 pages in length.
- Participating in meetings by phone to develop the survey.
- Conducting a pilot test of the survey to ensure the questions are understood. Based on the results of the pilot test, ETC Institute will recommend changes (if needed) to the survey.
- Selecting a random sample of residents to be contacted for the survey. The sample will be address-based.

Deliverable Task 1. ETC Institute will provide a copy of approved survey instrument.

Task 2: Administer the Survey. Task 2 will include the following services:

- ETC Institute will administer the survey by a combination of mail and online.
- ETC Institute will mail the survey and a cover letter (on City letterhead) to a random sample of households in the City. Only one survey per household will be sent. Postage-paid envelopes will be provided by ETC Institute for each respondent. The City will provide a cover letter for the mailed survey. The cover letter will contain a link to an online version of the survey. Residents who receive the survey will have the option of returning the printed survey by mail or completing it on-line.
- Once households receive the mailed surveys, ETC Institute will follow-up via text and/or email with households that received a mailed survey. ETC Institute will continue following up until reaching a minimum of 400 completed surveys. A sample size of 400 completed surveys will provide results that have a margin of error of +/-4.9% at the 95% level of confidence at the City level.
- ETC Institute will monitor the distribution of the sample to ensure that the sample reasonably reflects the demographic composition of the City with regard to age, geographic dispersion, gender, race/ethnicity and other factors.

Deliverable Task 2. ETC Institute will provide a copy of the overall results for each question on the survey.

Task 3: Analysis and Final Report. ETC Institute will submit a final report to the City. At a minimum, this report will include the following items:

- Formal report that includes an executive summary of the survey methodology and a description of major findings.
- Charts and graphs that show the overall results of each question on the survey, including comparisons to previous surveys.
- Benchmarking analysis showing how the City compares to other communities.
- Importance-Satisfaction Analysis that will identify the areas where the greatest opportunities exist to enhance overall satisfaction with City services.
- GIS maps that show geocoded survey results for selected questions on the survey
- Tabular data that shows the results for each question on the survey, including open ended questions
- A copy of the survey instrument

Deliverable Task 3: ETC Institute will submit the survey findings report in an electronic format. ETC Institute will also provide the raw data in an Excel database, or other format as requested by the City.

Project Schedule

Listed below is ETC Institute’s typical timeline for administering a community survey. Since the surveys will be administered entirely in-house, the completion date for the project is completely within our control. If desired, we can meet a more ambitious timeline and are available to start at a date most convenient for the City.

- **Month 1**
Design survey instrument
Finalize sampling plan
- **Months 2-3**
Administer the survey
- **Month 4**
Draft Report Submitted for review
Prepare and Deliver the Final Report

Fee

The table below shows a breakdown of the fees for the services described in this proposal. The total cost for a sample size of 400 surveys would be \$17,000.

Task	400 Surveys
Design Survey & Prepare Sampling Plan	\$3,000.00
Administration of a 15-20 minute survey (up to 6 pages)	\$11,000.00
Formal Report (<i>includes executive summary, charts, benchmarking, Importance-Satisfaction Analysis, GIS maps</i>)	\$2,500.00
Presentation of Survey Results via Webinar	\$500.00
TOTAL	\$17,000.00

Optional Services. If desired, ETC Institute will provide the following “optional” services. The fees for “optional” services would be in addition to the prices shown in the table above.

- An on-site presentation of the final results at a date to be determined by the City (\$2,500).
- Interactive Data Dashboard that will provide the ability to query the full set of survey results in real time anywhere with access to the Internet. Described in more detail on page 5. (\$5,000)

CLOSING: We appreciate your consideration of this proposal and look forward to your decision. If you have any questions, please do not hesitate to call me at (913) 254-4514.

Sincerely,



Jason Morado
Director of Community Research
ETC Institute
725 W. Frontier Circle
Olathe, KS 66061
(913) 254-4514
jason.morado@etcinstitute.com

DirectionFinder® 2.0 Interactive Data Dashboard

ETC Institute can design an interactive data dashboard to help our clients review and analyze their survey data. The dashboard will allow our clients to query the full set of survey results in real time anywhere with access to the Internet. Our interactive data dashboards give our clients the ability to explore the data and drill-down into the results on-demand, and does not require a special request for additional analysis. The dashboard can include the following features:

- **Trend Analysis** showing the results for previous community surveys that ETC Institute has administered for your community. The dashboard allows our clients to easily compare results from previous surveys.
- **GIS Mapping** showing the survey results mapped out geographically throughout your community. The maps will geographically display results not only for your current survey, but will also show changes in satisfaction from previous surveys.
- **Benchmarking Analysis** showing how your community compares to other communities across the country. The dashboard will allow our clients to compare their results to other communities regionally, nationally, and based on population of other communities.
- **Priority Analysis** showing the top priorities for our clients to focus on, based on ETC Institute's **Importance-Satisfaction Analysis** and **Priority Investment Ratings Analysis**. Priorities can be displayed for various demographic and geographic areas using the interactive features of the data dashboard.
- **Cross-Tabular Data Analysis** which gives our clients the ability to cross tabulate specific questions on the survey showing how different groups of respondents responded to various questions on the survey.



An example of a dashboard that ETC Institute created for the City of Raleigh can be viewed here: <https://www.etcinstitute.com/directionfinder2-0/raleigh/>

STAFF REPORT

Hudson East Multi-Family Tax Exemption

File No. MISC22-05 (Related Files: SPRV21-07; SEPA21-13; ARCH21-06; DR22-05)

Staff Report Date: August 5, 2022

TO Steve Hogan, Mayor
Council Members

FROM Lauren Hollenbeck, Senior Planner
lhollenbeck@cityofcamas.us

APPLICANT David Coppenhaver
Hudson East Living, LLC
Cascadia Development
Partners
(360) 907-0062

LOCATION 404 NE 6th Avenue Camas, WA 98607
Parcel No. 79150-000

SUBMITTAL DATE May 6, 2022

TECHNICALLY COMPLETE DATE June 3, 2022

APPLICABLE LAW: The applicable codes are those codes that were in effect at the date of application submittal.

CONTENTS

SUMMARY1

DISCUSSION AND FINDINGS2

CMC 3.86.040(D) Project Eligibility2

CMC 3.86.050 Downtown district: standards and guidelines.....3

CONCLUSION5

RECOMMENDATION5

SUMMARY

The proposed Hudson East mixed-use building will be four stories, with the first floor reserved for commercial/retail use. The upper floors will have 56 residential units to include a mix of studios, one, and two-bedroom market rate rental units.

The applicant has the option to apply for an 8-year or 12-year tax exemption pursuant to CMC Chapter 3.86. The 12-year tax exemption requires the applicant to rent or sell at least 20% of the units as affordable housing to low and moderate income households whereas the 8-year tax

exemption does not. The applicant is seeking an 8-year tax exemption for multi-family market rate rental housing in the downtown area.

[**Note:** Excerpts from Camas Municipal Code (“CMC”) are shown in **bold type** within this report.]

DISCUSSION AND FINDINGS

The criteria for approval for the Multifamily Tax Exemption are provided at CMC Section 3.86.040(D) *Project Eligibility* and CMC Section 3.86.050 *Downtown District Standards and Guidelines*, which are discussed below.

CMC 3.86.040(D) Project Eligibility

- 1. Location. The project must be located within a residential target area, as designated in Section 3.86.030.**

FINDING: Meets. The proposed project is located within the Downtown District Target Area.

- 2. Tenant Displacement Prohibited. Property proposed to be rehabilitated must be vacant at least twelve months before submitting an application and fail to comply with one or more standards of the applicable city adopted state or local building or housing codes.**

FINDING: Not applicable. The proposal includes the demolition of existing non-residential buildings used for church services.

- 3. Size. The project must include at least four units of multifamily housing within a residential structure or as part of a mixed-use development. A minimum of four new units must be constructed or at least four additional multifamily units must be added to existing occupied multifamily housing. Existing multifamily housing that has been vacant for twelve months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multifamily housing. More specific sizing requirements may be established for each residential target area.**

FINDING: Meets. There will be fifty-six (56) units within a mixed-use structure.

- 4. Permanent Residential Housing. At least fifty percent of the space designated for multifamily housing must be provided for permanent residential occupancy, as defined in Section 3.86.020.**

FINDING: Meets. It will not be a hotel.

- 5. Proposed Completion Date. New construction multifamily housing and rehabilitation improvements must be scheduled to be completed within three years from the date of approval of the application.**

FINDING: Meets. Construction is intended to be completed within three years.

- 6. Compliance with Guidelines and Standards. The project must be designed to comply with the city’s comprehensive plan, building, housing, and zoning codes and any other applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements must comply with all applicable housing codes. New construction must comply with the uniform building code. The project must also comply**

with any other standards and guidelines adopted by the city council for the residential target area in which the project will be developed.

FINDING: Application for Site Plan Review was approved on April 13, 2022. Application submittal for Design Review was received June 22, 2022 and is currently under City staff review.

7. Owner Occupancy. Projects within a residential target area that are developed for owner-occupancy shall include an agreement or other guarantee acceptable to the director ensuring that some or all of the units within the project are used for purposes of owner-occupancy.

FINDING: Not applicable. The project is intended to create 56 residential rental units. There are no owner-occupied units.

8. Affordability. To be eligible for twelve-year tax abatements under this chapter, applicants must commit to renting or selling at least twenty percent of units as affordable housing to low and moderate income households as defined herein. Projects intended exclusively for owner occupancy may meet this standard through housing affordable to moderate-income households.

FINDING: Not applicable. The applicant requested an 8-year tax exemption for market rate units. No owner-occupied units are proposed.

CMC 3.86.050 Downtown district: standards and guidelines

In approving a tax exemption under CMC 3.86.040 and in addition to compliance with the requirements of the underlying zone and design and developments standards under Title 17 and Title 18 of the Camas Municipal Code, the following standards and guidelines shall be applicable within the downtown district, unless the city determines that the proposal would better meet the intent of the exemption under CMC 3.86.040A.

A. Standards.

1. Size. The project must include at least four new or additional units of multifamily housing located on the second floor or higher in a mixed-use building in which the ground floor is dedicated in whole to commercial uses. The building shall include no ground floor residential units.

FINDING: Meets. The application includes ground floor retail space fronting 6th Avenue and fifty-six (56) residential units above in a mixed-use building.

2. Parking. All multifamily units regardless of the underlying zone shall include off-street parking and as provided in CMC 18.11.130 or alternately as otherwise specified through a development agreement.

FINDING: 35 on-site parking spaces are proposed in the parking garage located on the south half of the site. An additional 17 on-street parking spaces are provided immediately adjacent to the project site on Cedar Street, 6th Avenue, and Dallas Street as allowed per CMC 18.11.010. A total of 52 parking spaces are provided, which is a reduced number of parking as allowed per CMC 18.11.040.B. The number of parking spaces was approved with the Site Plan Review permit that was issued on April 13, 2022 and was not appealed.

3. Building Height. Maximum of forty-five feet and three stories.

FINDING: The proposed height of the building is 51 feet and four stories, which is in compliance with the underlying zoning. The additional height would still meet the intent of the tax exemption per CMC 3.86.040.A as discussed below:

3.86.040 Tax exemptions for multifamily housing in residential target areas.

A. Intent. Limited eight- or twelve-year exemption from ad valorem property taxation for multifamily housing in urban centers are intended to:

1. Encourage increased residential opportunities within urban centers designated by the city council as residential target areas;

FINDING: The proposed site is within the downtown area designated by city council as a residential target area. An increased height of 45-feet to 51-feet with an additional floor will increase residential opportunities within this area. Further, the applicant indicated the project would not be economically feasible without the additional floor of multi-family residential units.

2. Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing in residential target areas to increase and improve housing opportunities;

FINDING: The project is new construction that will add multifamily housing to this residential target area and the additional floor of residential units meets the intent of increasing those housing opportunities.

3. Assist in directing future population growth to designated urban centers, thereby reducing development pressure on single-family residential neighborhoods;

FINDING: The increased height and additional floor of residential units will help direct future population growth to the designated residential target area for multi-family housing.

4. Achieve development densities which are more conducive to transit use in designated urban centers;

FINDING: The increased height and additional floor of multi-family residential units will allow greater densities in the downtown area that is more conducive to transit use.

5. Encourage new construction or rehabilitation of owner-occupied multifamily housing where identified as desirable; and

FINDING: Although the project is not owner occupied, the additional height and floor of multifamily residential housing is desirable in the downtown area.

6. Encourage affordable housing.

FINDING: Although the project is not a designated affordable housing project, the additional housing increases the supply of multi-family rental units within the downtown area.

4. Where the project includes six or more multifamily units, an outdoor commons consisting of a minimum two hundred square feet shall be provided and include seating and tables

for a minimum twelve people. This requirement may be incorporated into seating or dining areas for commercial uses on the ground floor, through common balconies or rooftop improvements.

FINDING: Meets. A 760 square foot multi-purpose outdoor deck is adjacent to the residential community room. Additional seating opportunities include the community room, lobby, ground floor retail spaces and along the street frontage.

B. Guidelines.

1. Connectivity. The project must demonstrate that pedestrian circulation from the project site to Northeast Fourth Avenue within the district is enhanced or improved.

FINDING: Street frontages are enhanced or improved with widen sidewalks and landscaping for pedestrian circulation.

2. Parking. Demonstration that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking.

FINDING: The number of parking spaces was approved with the Site Plan Review permit that was issued on April 13, 2022 and was not appealed.

CONCLUSION

Based on the above findings and discussion provided in this report, staff concludes that the Multifamily Tax Exemption Application (MISC22-05) with attached Agreement could be approved by Council through a Resolution, because it complies with the following standards of CMC:

- MISC22-05 is in conformance with the CMC Section 3.86.040(D) PROJECT ELIGIBILITY.
- MISC22-05 is in substantial conformance with the requirements of CMC Section 3.86.050 DOWNTOWN DISTRICT STANDARDS AND GUIDELINES.
- MISC22-05 complied with the application and fee requirements of CMC Section 3.86.040(E).

RECOMMENDATION

There is no staff recommendation at this time and is for discussion purposes only.

RESOLUTION NO. 22-011
A RESOLUTION approving a Multi-Family Housing Limited
Property Tax Exemption Agreement with Hudson East Living, LLC
pursuant to Camas Municipal Code Chapter 3.86

WHEREAS, Under Chapter 3.86 of the Camas Municipal Code the City enacted a program whereby property owners may qualify for a Final Certificate of Tax Exemption which certifies to the Clark County Assessor that the owner is eligible to receive a limited property tax exemption; and

WHEREAS, Hudson East Living, LLC has submitted a complete application requesting qualification for the limited property tax exemption; and

WHEREAS, the City and Hudson East Living, LLC have negotiated the terms of a Multi-Family Housing Tax Exemption Agreement as set forth in the attached Exhibit "A";

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

SECTION I

The Multi-Family Housing Property Tax Exemption Agreement between the City of Camas and Hudson East Living, LLC attached hereto as Exhibit "A" is hereby approved and the Mayor is hereby authorized to sign the same on the behalf of the City of Camas.

ADOPTED at a regular Council meeting this ____ day of _____, 2022.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

CITY OF CAMAS
MULTI-FAMILY HOUSING LIMITED
PROPERTY TAX EXEMPTION AGREEMENT

THIS AGREEMENT is entered into this ___ day of _____, 2022, by and between **HUDSON EAST LIVING, LLC** (hereinafter referred to as the "Owner"), and the CITY OF CAMAS, a municipal corporation of the State of Washington (hereinafter referred to as the "City").

WHEREAS the City has an interest in stimulating new construction or rehabilitation of multi-family housing in Residential Target Areas in order to reduce development pressure on single-family residential neighborhoods, to increase and improve housing opportunities, and to encourage development densities supportive of transit use, and

WHEREAS the City has, pursuant to the authority granted to it by Chapter 84.14 RCW, designated various Residential Target Areas for the provision of a limited property tax exemption for new multi-family residential housing, and

WHEREAS the City has, through Camas Municipal Code (hereinafter referred to as "CMC") Chapter 3.86, enacted a program whereby property owners may qualify for a Final Certificate of Tax Exemption which certifies to the Clark County Assessor that the owner is eligible to receive a limited property tax exemption, and

WHEREAS, The Owner is interested in receiving the multiple family property tax exemption for new multiple family residential housing units in the **Downtown District**, a residential targeted area; and

WHEREAS, The Owner has submitted to the City a complete application form for no fewer than fifty-six (56) units of new multifamily housing within a structure that includes commercial uses on the ground floor.

WHEREAS the Owner has submitted to the City preliminary site plans and floor plans for multi-family residential housing to be constructed on said property legally described as:

404 NE 6th Avenue, in the City of Camas, Clark County. Assessor's Parcel Number 79150-000, commonly known as Hudson East Mixed Use project, hereinafter referred to as the "Site," and

WHEREAS the City has determined that the improvements will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption;

NOW, THEREFORE, the City and the Owner do mutually agree as follows:

1. The City agrees to issue the Owner a Conditional Certificate of Acceptance of Tax Exemption.
2. The Owner agrees to construct on the Site multi-family residential housing substantially as described in the most recent site plans, floor plans, and elevations on file with the City as of the date of administrative approval of this Agreement, subject to Design Review approval which is currently pending.
3. The project shall comply with all applicable zoning requirements, land use requirements, design review requirements and all building, fire, and housing code requirements contained in the Camas Municipal Code (herein referred to as the "CMC") at the time a complete application for a building permit is received.
4. The new multiple-unit housing shall provide for a minimum of fifty (50) percent of the space for permanent residential occupancy.
5. The Owner shall complete construction of the agreed upon improvements within three years from the date the City issues the Conditional Certificate of Acceptance of Tax Exemption, or within any extension thereof granted by the City.
6. The Owner is requesting a eight year limited property tax exemption. The Owner shall, upon completion of the improvements and upon issuance by the City of

a temporary or permanent certificate of occupancy, to file with the City's Department of Community Development the following:

- a) A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property;
- b) A description of the completed work and a statement of qualification for the exemption; and
- c) A statement that the work was completed within the required three (3) year period or any authorized extension;

7. The City agrees, conditioned on the Owner's successful completion of the improvements in accordance with the terms of this Agreement and on the Owner's filing of the materials described in Paragraph 6 above, to file an eight year Final Certificate of Tax Exemption with the Clark County Assessor.

8. The Owner, as a continuing condition of receipt of the limited tax exemption set forth herein, within 30 days following the first anniversary of the City's filing of the Final Certificate of Tax Exemption and each year thereafter for a period of eight years to file a notarized declaration with the City's Department of Community Development indicating the following:

- a) A statement identifying the total number of occupied and vacant multifamily units receiving a property tax exemption;
- b) A certification that the property continues to be in compliance with the contract with the city;
- c) A description of any improvements or changes to the property constructed after the issuance of the certificate of tax exemption;
- d) The total monthly rent for each unit;
- e) For exemptions granted under the affordable housing provisions of this chapter, the income of each renter household at the time of initial occupancy; and

9. The Owner shall maintain records to support the declarations made in Paragraph 8 above. The records and the multifamily units are subject to inspection by the City. Failure to submit the annual declaration, maintain adequate records, or deny access to the City for inspection of the units may result in tax exemption being canceled.

10. The parties acknowledge that a minimum of 56 units are to be used and occupied for residential use. The parties further acknowledge that the certificate of occupancy issued by the City is for multifamily residential units.

11. If the Owner intends to convert to another use any of the multi-family residential housing units constructed under this Agreement, the Owner shall notify the City's Department of Community Development in writing within 30 days prior to such change in use. The Owner shall notify Clark County upon conversion to a non-residential use.

12. The Owner agrees to notify the City within 15 days prior to any transfer of Owner's ownership interest in the Site or in the improvements made to the Site under this Agreement. The new owner shall sign and provide to the City an acknowledgment of continuing compliance with the terms of this Agreement.

13. For purposes of this agreement, "Owner" shall mean the Owners Association of a condominium complex in the event that such association is established which shall be responsible for all reporting requirements required herein on behalf of the owners of individual condominium units.

14. Subject to the provisions of CMC 3.86.040L, the City, in its sole discretion, reserves the right to cancel the **Final Certificate of Tax Exemption** should the Owner, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement.

15. The Owner acknowledges its awareness of the potential tax liability involved if and when the property ceases to be eligible for the incentive provided pursuant to this agreement. Such liability may include additional real property tax, penalties and interest imposed pursuant to RCW 84.14.110.

16. Nothing in this Agreement shall permit or be interpreted to permit either party to violate any provision of Chapter 84.14 RCW or CMC Chapter 3.86.

17. No modifications of this Agreement shall be made unless mutually agreed upon by the parties in writing.

18. The Owner acknowledges its awareness of the potential tax liability involved if and when the property ceases to be eligible for the incentive provided pursuant to this agreement. Such liability may include additional real property tax, penalties and interest imposed pursuant to RCW 84.14.110. The Owner further acknowledges its awareness and understanding of the process implemented by the Clark County Assessor's Office for the appraisal and assessment of property taxes. The Owner agrees that the City is not responsible for the property value assessment imposed by Clark County at any time during the exemption period.

19. In the event that any term or clause of this Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement which can be given effect without the conflicting term or clause, and to this end, the terms of this Agreement are declared to be severable.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF CAMAS

Property Owners:

By:

Steve Hogan, Mayor

Robert Maul, Interim Director
Dept. of Community Development

Approved as to Form:

Shawn MacPherson, City Attorney

Multifamily Tax Exemption – Application

Residential Target Area: **Downtown District**

Applicant Information

Applicant/Contact: David Copenhaver Phone: 360.907.0062

Address: 610 Esther St, Ste 202 david@cascadiadevelopmentpartners.com

Street Address E-mail Address

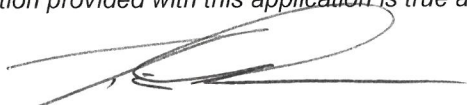
Vancouver WA 98660

City State ZIP Code

Owner's Name: Hudson East Living, LLC Phone: 360.907.0062

E mail Address: david@cascadiadevelopmentpartners.com

- I authorize the applicant to make this application.
- I grant permission for city staff to conduct site inspections of the property.
- I acknowledge that there is potential tax liability when the project ceases to be eligible for multifamily tax exemptions per CMC Chapter 3.86.
- I affirm that the information provided with this application is true and accurate.

Property Owner Signature:  Date: 5/5/22

Property Information

Property Address: 404 NE 6TH AVE 79150-000

Street Address County Assessor # / Parcel #

New Construction or Rehabilitation;
 If rehabilitation, has building been vacant more than 12 months? Yes No

Description of Project

Include the following with application: Site plan; Floor plans; Elevation plans;
 Pedestrian circulation (from site to 4th or 6th Avenues, as applicable);
 Detailed project budget and financing plan; and Detailed operating projection

- Gross Floor Area: 72,877 GSF
- Number of Residential Units (min. of four): 56
- Number of stories: 4 stories, plus sub-grade parking
- Height of building: 51 ft.
- Number of units for rent: 56
(For specified number of units, the lease period must exceed 30 days.)
- Number of condominium or owner-occupied units: 0
- Will any units qualify as affordable to low or moderate income households? Yes No
 If yes, please describe: Like other affordable programs we have done in Clark County in recent years, we plan to make 20% of our units affordable at 115% Median Income. In these other affordable programs we have participated in, this has resulted in a 12 year tax abatement on all improvements.
- Size of outdoor common area (if more than six units):
 Approx. 740 SF
- Number of off-street parking spaces: 35
 Submittal must demonstrate that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking.

CITY OF CAMAS TAX EXEMPTION NARRATIVE

HUDSON EAST

A MIXED USE DEVELOPMENT

Applicant and Developer:

Hudson East Living, LLC
C/O Cascadia Development Partners, LLC
610 Esther Street, Suite 202
Vancouver, WA 98660
David Copenhaver
David@CascadiaDevelopmentPartners.com

Legal Counsel:

Steve Morasch
Landerholm, PS
805 Broadway Street, Suite 1000
Vancouver, WA 98660
Steve@Landerholm.com



**Tax Exemption Narrative For
Hudson East
A Mixed-Use Development**

May 5, 2022

BACKGROUND

Hudson East is a proposed mixed-use development in downtown Camas. The Applicant's proposal includes plans to redevelop a half city block with 56 above grade apartment units, subgrade parking accessible via Cedar Street, and retail spaces on the three surrounding streets. The roof deck and eco-roof area located atop the parking garage, as created by a building recessed area, is designed to bring natural light to levels 2 through 4 which will provide an outdoor space for the residents to enjoy. The project will include landscaping, lighting, utilities, and pedestrian amenities such as wide sidewalks, bike racks and outdoor seating areas. The proposed building includes a variety of architectural features, such as varied color and material palates, large canopy projections on the ground floor, a variety of balconies, and articulated roof lines.

PROJECT LOCATION

The project site is located at 404 NE 6th Avenue on Clark County parcel ID 79150-000. It is owned by Hudson East Living, LLC and totals .46 acres/20,000 square feet. The site is bounded by NE Cedar Street (West), NE 6th Avenue (North), NE Dallas St. (East), with existing commercial properties to the south. The property is located in the NW ¼ of Sec. 11, T1N, R3E.

The surrounding properties are a diverse blend of commercial, retail and residential uses. Adjacent uses include the following:

- North – Brester Dentistry, Camas Acupuncture and a Duplex
- South – Camas Bike and Sport, Camas Auto & Exhaust
- East – Union Hall facilities and associated parking lot
- West – Squeeze & Grind, Naturally Healthy Pet Store

PREVIOUS USE

GeoDesign/NV5 conducted a detailed background analysis as part of their environmental report. Based on their findings and review of historical sources, the project site was developed for religious institutional use by 1912 when the First Christian Church was constructed on the

southwest portion of the project site. In the late 1950’s the education and administrative building was constructed, which is used for Sunday School and other church-related events.

The site consists of two buildings and an associated parking lot. The church is a three-story, wood-frame structure that encompasses approximately 7,113 square feet. The church was constructed by 1912. The education building is a brick structure that was constructed between 1956 and 1957 and encompasses approximately 4,606 square feet.

REQUEST

The Applicant is proposing a tax exemption for 56 residential units. The tax exemption request applies only to the residential units which are designated for non-owner-occupied apartments. The table below summarizes the project’s basic elements and overall proposal.

Table 1: Use Breakdown Table

Floor	Commercial Retail Service	Parking	Units Per Floor	Studio	1 Bedroom	2 Bedroom
Underground		35 spaces	-	-	-	-
Ground Level Floor	4,458 SF – Retail	17 spaces on street		-	-	-
Ground Level Mezzanine	-	-	5	1	2	2
2 nd Floor	-	-	17 units	2	11	4
3 rd Floor	-	-	17 units	2	11	4
4 th Floor	-	-	17 units	2	11	4
TOTAL:	4,458 SF	52 total	56 units	7 Studios	35 One bedroom	14 Two bedrooms



TAX ABATEMENT CRITERIA

The City's Tax Abatement regulations are provided for in CMC 3.86. CMC 3.86.030 and 3.86.050 establishes the criteria and project eligibility necessary to receive the tax abatement. CMC 3.86.040 provides:

D. Project Eligibility. A proposed project must meet the following requirements for consideration for a property tax exemption:

1. Location. The project must be located within a residential target area, as designated in [Section 3.86.030](#).

The property is located within the Downtown District, which is the one of the target areas identified under 3.86.030 which further the following goals:

- **Encourage increased residential opportunities within the target area**
- **Stimulate the construction of new multifamily housing**

2. Tenant Displacement Prohibited. Property proposed to be rehabilitated must be vacant at least twelve months before submitting an application and fail to comply with one or more standards of the applicable city adopted state or local building or housing codes.

This section does not apply as the Applicant is not seeking to rehabilitate the property and there are no existing residential tenants. The proposal is for demolition of the existing non-residential buildings and construction of a new mixed-use building.

3. Size. The project must include at least four units of multifamily housing within a residential structure or as part of a mixed-use development. A minimum of four new units must be constructed or at least four additional multifamily units must be added to existing occupied multifamily housing. Existing multifamily housing that has been vacant for twelve months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multifamily housing. More specific sizing requirements may be established for each residential target area.

The project exceeds the size requirements as it proposes 56 residential units and is also part of a mixed-use building.

4. Permanent Residential Housing. At least fifty percent of the space designated for multifamily housing must be provided for permanent residential occupancy, as defined in [Section 3.86.020](#).

100% of the project seeking tax abatement contains permanent residential housing. The only portion of the project not seeking tax abatement is the 4,558 sq ft of

commercial space located on the first floor.

5. Proposed Completion Date. New construction multifamily housing and rehabilitation improvements must be scheduled to be completed within three years from the date of approval of the application.

The Applicant will meet the requirements of the completion date noted above. The current schedule shows a 12 month construction period, date to commence has not yet been determined.

6. Compliance with Guidelines and Standards. The project must be designed to comply with the city's comprehensive plan, building, housing, and zoning codes and any other applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements must comply with all applicable housing codes. New construction must comply with the uniform building code. The project must also comply with any other standards and guidelines adopted by the city council for the residential target area in which the project will be developed.

The project is being designed to comply with all applicable regulations. In order to achieve occupancy, the project will have to receive Site Plan approval, Design Review approval, Engineering approval of its civil plans and building permit approval. To obtain these approvals from the City of Camas, the project applicant will have to demonstrate compliance with not only the provisions referenced in VMC 3.86.040, but also all other applicable regulations.

7. Owner Occupancy. Projects within a residential target area that are developed for owner-occupancy shall include an agreement or other guarantee acceptable to the director ensuring that some or all of the units within the project are used for purposes of owner-occupancy.

The Applicant is not pursuing any owner-occupied units, so this standard is inapplicable.

8. Affordability. To be eligible for twelve-year tax abatements under this chapter, applicants must commit to renting or selling at least twenty percent of units as affordable housing to low and moderate income households as defined herein. Projects intended exclusively for owner occupancy may meet this standard through housing affordable to moderate-income households.

The Applicant is pursuing the eight-year tax exemption option for market-rate units and there are no owner occupied units, so this standard is inapplicable.

3.86.050 Downtown district: standards and guidelines.

In approving a tax exemption under CMC 3.86.040 and in addition to compliance with the requirements of the underlying zone and design and developments standards under Title 17 and Title 18 of the Camas Municipal Code, the following standards and guidelines shall be applicable within the downtown district, unless the city determines that the proposal would better meet the intent of the exemption under CMC 3.86.040A:

A. Standards.

1. *Size. The project must include at least four new or additional units of multifamily housing located on the second floor or higher in a mixed use building in which the ground floor is dedicated in whole to commercial uses. The building shall include no ground floor residential units.*

The project meets this requirement as the ground floor contains 4,458 SF of retail space fronting 6th Avenue that wraps south along the eastern and western frontages, joined to the walls containing the proposed parking garage. Residential units are not abutting any street frontage at street grade. The lobby entrance for the apartments is centrally located in the middle of the building off 6th Ave., nestled between the retail spaces.

2. *Parking. All multifamily units regardless of the underlying zone shall include off-street parking and as provided in CMC 18.11.130 or alternately as otherwise specified through a development agreement.*

The parking garage is located on the south half of the project with a single vehicular entrance on Cedar Street. In the parking garage, 35 spaces are proposed.

Parking regulations are met by the Applicant utilizing the provisions of CMC 18.11.040.B which states that second stories require 50% of the required parking and additional stories require 25%. The table below breaks down each floor and identifies the reductions allowed outright per CMC 18.11.040.B to meet City of Camas standards.

Table 2: Parking reduction allowed per CMC 18.11.040.B Parking Reduction

Floor	Units Per Floor	Studio	1 Bedroom	2 Bedroom	CMC 18.11.040.B Parking Reduction
Ground Level Floor	0	0	0	0	Retail 4,458 total Retail A=1,508 SF: 1 space per 250 sf = 6 spaces Retail B & C=2,960 SF: 1 space per 300 sf = 10 spaces (No reduction in parking allowed on 1 st floor)
Ground Level Mezzanine	5	1 (1 space)	2 (3 spaces)	2 (4 spaces)	8 stalls required based on unit type (No reduction in parking allowed on 1.5 (mezzanine) floor)
2nd Floor	17 units	2 (2 spaces)	11 (16.5 spaces)	4 (8 spaces)	26.5 stalls required based on unit type 50% reduction on 2nd floor (50% x 26.5 = 13.25 spaces required)
3rd Floor	17 units	2 (2 spaces)	11 (16.5 spaces)	4 (8 spaces)	53 stalls required based on unit type 75% reduction allowed on 3rd & 4th (25% x 53 =13.25 spaces required)
4th Floor	17 units	2 (2 spaces)	11 (16.5 spaces)	4 (8 spaces)	See above for description
SUMMARY	56 units	7 - Studios	35 - one bedroom units	14 - two bedroom units	35 spaces required for Residential 16 spaces required for Retail 51 Parking Spaces Required

CMC 18.11.010 allows the Applicant to apply on-street parking adjacent to the property toward the minimum parking space requirements of the development. The subject property's western, northern, and eastern frontages are currently flanked by parallel and angled on-street parking. Following construction of the proposed driveway and required landscaping areas, the Applicant is proposing to utilize the 17 parking spaces adjacent to the development: 5 to the west along Cedar Street, 8 to the north along 6th Avenue, and 4 to the east along Dallas Street. (note – there are 4 existing stalls on Cedar Street. The Applicant believes that with restriping, an additional parallel stall can be added. Please see the site plan for details.)

Table 3: Parking Provided

Perimeter Parking Spaces	Standard Onsite Parking Spaces	Parking Provided
17 spaces	35 spaces	52 spaces

3. *Building Height. Maximum of forty-five feet and three stories.*

The height of the building is proposed to be 51 feet, which will slightly exceed 45 feet but complies with the underlying zoning. The building is proposed to be four stories over a partial basement, which also complies with the underlying zoning. The additional height would better meet the intent of the exemption under CMC 3.86.040.A as discussed below:

3.86.040 - *Tax exemptions for multifamily housing in residential target areas.*

A. *Intent. Limited eight- or twelve-year exemption from ad valorem property taxation for multifamily housing in urban centers are intended to:*

1. *Encourage increased residential opportunities within urban centers designated by the city council as residential target areas;*

The proposed site is within an urban center designated by city council as a residential target area, and a slightly increased height from 45 feet to 51 feet will encourage increased residential opportunities by allowing for an additional floor of multifamily residential uses in the building. The project would not be economically feasible without this additional floor of residential uses. Approval of the increased height meets the intent under this standard because it will provide increased residential opportunities in an urban center designated as a targeted residential area.

2. *Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing in residential target areas to increase and improve housing opportunities;*

The proposed project is new construction that will increase and improve housing opportunities in a residential target area, and the additional height and floor of residential uses are needed to make the project economically feasible. Since the additional height is entirely devoted to residential uses, the increased height better meets the intent of increasing and improving residential opportunities under this section.



3. *Assist in directing future population growth to designated urban centers, thereby reducing development pressure on single-family residential neighborhoods;*

Allowing the increased height and allowing one additional floor of residential uses will assist in directing future population growth to this new multifamily residential project located in downtown Camas in a residential target area.

4. *Achieve development densities which are more conducive to transit use in designated urban centers;*

Higher densities are more conducive to transit use in designated urban centers. The slight additional height and one additional floor of residential uses will allow higher densities in an urban center that will be more conducive to transit use.

5. *Encourage new construction or rehabilitation of owner-occupied multifamily housing where identified as desirable; and*

This project is not owner occupied, but additional height and an additional floor of multifamily residential uses will not have any adverse effect on other projects that may provide owner occupied housing.

6. *Encourage affordable housing.*

The project is not a designated “affordable housing” project but increasing the supply of housing in the downtown area will help decrease market pressure on rental rates, and the additional height and one additional floor of residential uses are needed to make the project economically feasible.

Based on the above analysis, the proposed increase in height from 45 feet to 51 feet to allow one additional floor of residential uses better meets the overall intent of the exemption under CMC 3.86.040.A.

4. *Where the project includes six or more multifamily units, an outdoor commons consisting of a minimum two hundred square feet shall be provided and include seating and tables for a minimum twelve people. This requirement may be incorporated into seating or dining areas for commercial uses on the ground floor, through common balconies or rooftop improvements.*

The Applicant exceeds these provisions by offering a variety of spaces distributed throughout the project. An outdoor deck containing 760 SF is centrally located adjacent to the residential community room which is designed to serve multiple purposes. On a given day, residents could host a barbeque, converse by the fire, or relax under the café lights on the deck.

The retail façade along 6th will provide full height glazing to activate the building, the downtown core and will provide places to sit, dine and relax, inside the retail space and on the sidewalk.

As demonstrated above, seating opportunities will be provided throughout the building in the following forms: deck, community room, lobby, retail spaces and along the street front.

B. Guidelines.

1. *Connectivity. The project must demonstrate that pedestrian circulation from the project site to Northeast Fourth Avenue within the district is enhanced or improved.*

The Project provides for an expanded pedestrian space on all street frontages along with sidewalk and landscaping. Consistent with downtown Camas's pedestrian-friendly streets and merchants, the Applicant is proposing to continue the enhanced walkability by providing pedestrian circulation comprised of these wide walkways that connect the site to the existing street network. This circulation system will encourage people to walk, ride a bicycle, or use transit.

2. *Parking. Demonstration that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking.*

The Applicant will restripe the on-street parking adjacent to the site to maintain or exceed the quantity of public parking spaces available as of the time of this application.

CONCLUSION

Hudson East provides a development that complements and blends with the eclectic nature of the downtown Camas area while adding new housing opportunities to the growing City. The project redevelops an underutilized site with uses and scale appropriate for the area. The pedestrian-friendly nature of the site will allow residents and nearby existing uses and users, to be functionally integrated with the surrounding area.

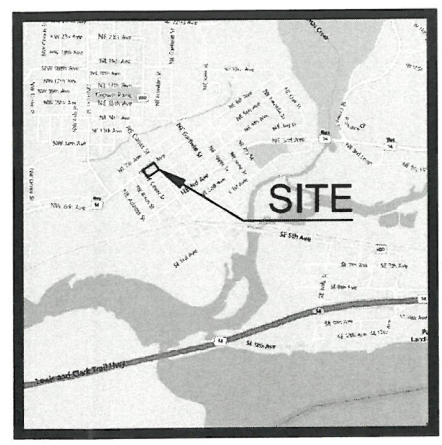
The multi-family property tax exemption program is designed to provide incentives for new, private, multi-family developments in targeted areas in the City of Camas, specifically downtown. This program is a primary tool to encourage re-establishment of a residential presence to the downtown core, which has been recognized as a foundational element of the revitalization of downtown. This project, like many others, would likely not occur without the requested tax exemption.

Hudson East Apartments
COST/INCOME PROFORMA

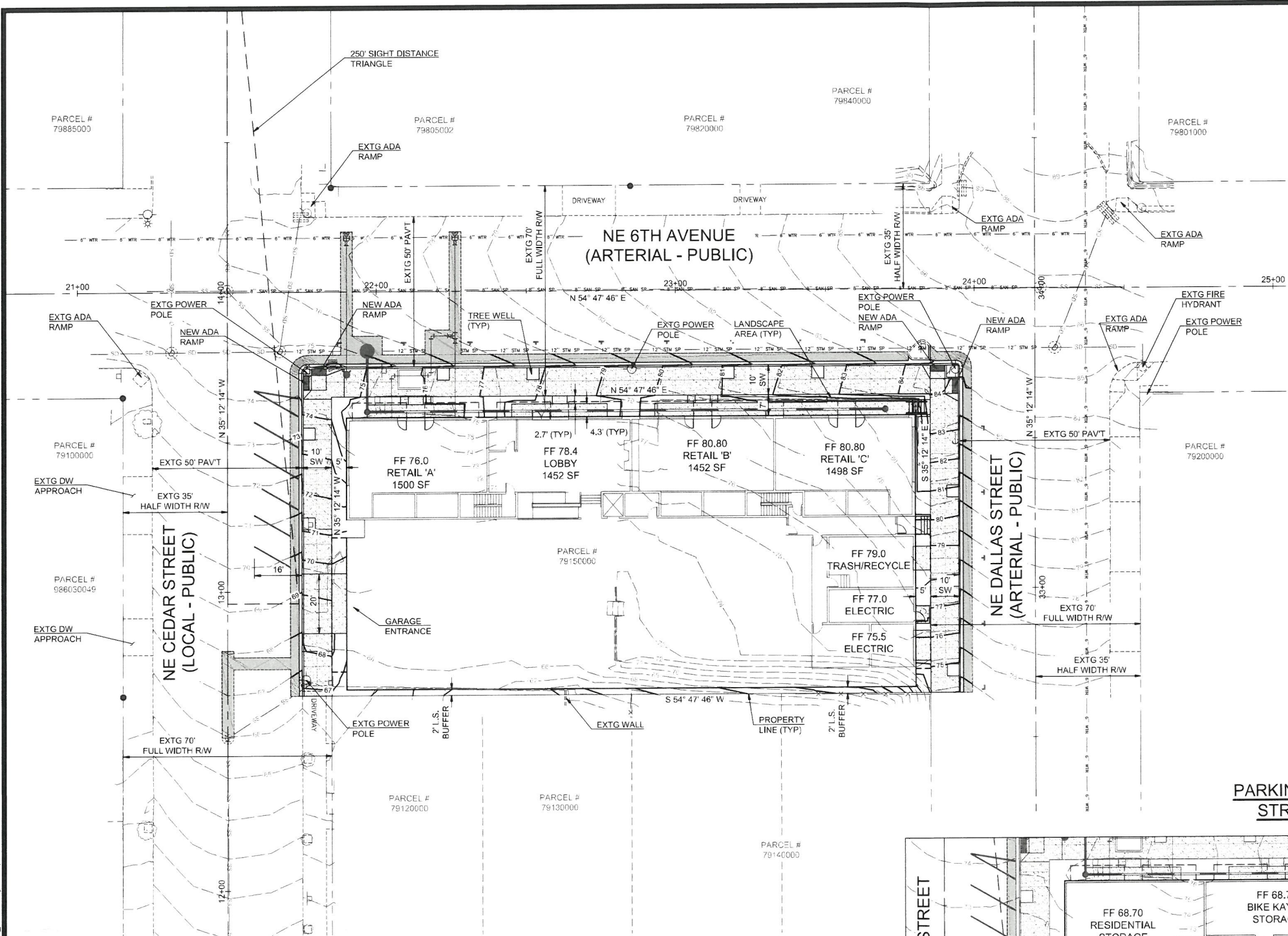
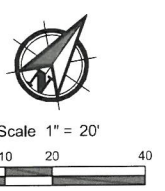
5/5/2022

PROJECT COSTS		REVENUE			
		Avg Unit Area	Quantity	Monthly	Annual
LAND					
first church	20,000 sf				
TOTAL LAND	20,000 sf				
		65.00 /sf			
		\$65.00 /sf			
CONSTRUCTION					
structure/sitework	72,877 sf	150.94 /sf			
building amenities					
contingency		5.00 %			
sales tax		8.4 %			
TOTAL CONSTRUCTION	72,877 sf	\$224,821 /unit			
SOFT COSTS					
design					
permits/impactfees/sdc's					
misc					
soft cost contingency		5.00 %			
TOTAL SOFT COSTS		\$45,000 /unit			
FINANCING					
fees		1.25 %			
interest		5.00 %			
TOTAL FINANCING		\$9,643 /unit			
TOTAL COSTS		\$302,679 /unit			
		\$232.58 /bdg sf			
RENT					
1st floor (retail)					
retail 1	1,508 sf		1	\$3,267 p/mth	\$39,208
retail 2	1,452 sf		1	\$2,904 p/mth	\$34,848
retail 3	1,508 sf		1	\$3,267 p/mth	\$39,208
1st floor (residential)					
studio	483 sf		1	\$1,129 p/mth	\$13,548
1 bdrm/1 bth	715 sf		2	\$1,729 p/mth	\$41,496
2 bdrm/2 bth	836 sf		2	\$2,069 p/mth	\$50,136
2nd floor					
studio	535 sf		2	\$1,289 p/mth	\$31,176
1 bdrm/1 bth	715 sf		11	\$1,759 p/mth	\$232,188
2 bdrm/2 bth	950 sf		4	\$2,179 p/mth	\$104,592
3rd floor					
studio	535 sf		2	\$1,329 p/mth	\$31,896
1 bdrm/1 bth	715 sf		11	\$1,779 p/mth	\$234,828
2 bdrm/2 bth	950 sf		4	\$2,199 p/mth	\$105,552
4th floor					
studio	535 sf		2	\$1,449 p/mth	\$34,776
1 bdrm/1 bth	715 sf		11	\$1,799 p/mth	\$237,468
2 bdrm/2 bth	950 sf		4	\$2,259 p/mth	\$108,432
secure parking			29	\$100 p/mth	\$34,800
ev charging			6	\$125 p/mth	\$9,000
storage			12	\$50 p/mth	\$7,200
bike			30	\$0.00 p/mth	\$0
utility (rubs)					
studio/1 bdrm			41	\$75 p/mth	\$36,900
2 bdrm			14	\$125 p/mth	\$21,000
retail NNN reimbursement				\$7.00 per/sf	\$31,276
TOTAL			56	\$26,420 /unit	\$1,479,528
GROSS INCOME					\$1,479,528
EXPENSES (stabilized - 1st year)					
multifamily				\$7,500 p/unit	(\$420,000)
retail NNN				\$7.00 p/sf	(\$31,276)
TOTAL EXPENSES				\$7,500 p/unit	(\$451,276)
vacancy			5.0 %	\$1,321 p/unit	(\$73,976)
NET OPERATING INCOME (NOI)					\$954,276
SOURCE OF FUNDS				To Cost	
construction				65.5%	11,100,000
equity				34.5%	5,850,000
total development costs				100.0%	\$16,950,000
CASH FLOW				DSC	
net operating income					954,276
debt service (30 year amort. @ 5%)				1.26	(756,295)
cash flow					197,981
YIELD					
w/o mife					5.63%
w mife					6.22%

PBS Engineering and Environmental Inc.
 14000 NE 6th Ave, Suite 601
 Vancouver, WA 98660
 360.695.3488
 pbsusa.com



VICINITY MAP
 NOT TO SCALE

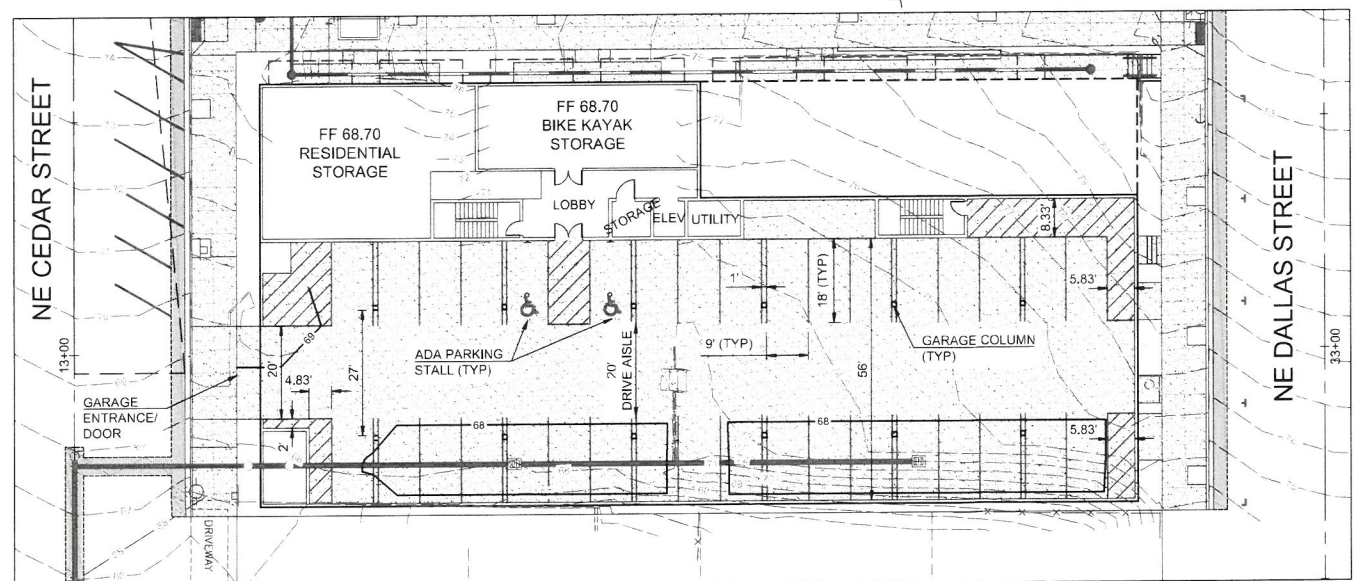


PROJECT DESCRIPTION:

THIS PROJECT IS FOR THE DEVELOPMENT OF HUDSON EAST, AN APARTMENT COMPLEX AT 404 NE 6TH AVENUE (PARCEL # 79150000), LOCATED IN CAMAS, WA. THIS PROPERTY CONSISTS OF APPROXIMATELY 20,000 SF (0.46 AC) OF LAND AREA. TWO EXISTING BUILDINGS, AND A GRAVEL PARKING AREA. THE SITE IS TO BE RE-DEVELOPED AS A MIXED-USE BUILDING WITH A COMMERCIAL COMPONENT AND AN APARTMENT COMPLEX. THE BUILDING WILL BE 4-FLOORS WITH ONE LEVEL OF PARKING UNDER THE BUILDING. THE PROJECT WILL PROVIDE AN INGRESS / EGRESS DRIVEWAY FOR THE UNDERGROUND PARKING GARAGE OFF CEDAR, STREET LEVEL ENTRY INTO THE BUILDING ALONG THE WEST, AND EAST SIDES OF THE SITE, AND ASSOCIATED UTILITIES.

	EXISTING		PROPOSED	
	AREA (SF)	AREA (AC)	AREA (SF)	AREA (AC)
PERVIOUS	8301	0.19	1782	0.04
IMPERVIOUS	11703	0.27	18222	0.42
TOTAL	20004	0.46	20004	0.46

PARKING - GARAGE
 STREET PLAN



SITE INFORMATION:

PARCEL SERIAL #S: 79150000
 PARCEL SIZE: 20,000 SF / 0.46 AC
 SITE IMPROVEMENTS: NEW BUILDING, PARKING LOT, UTILITIES LANDSCAPING, STORMWATER FACILITIES AND PUBLIC SIDEWALK IMPROVEMENTS.
 ZONING: DOWNTOWN COMMERCIAL (DC)
 COMP PLAN DESIGNATION: COMMERCIAL (COM)
 NEIGHBORHOOD: N/A
 SCHOOL DISTRICT: CAMAS
 SEWER DISTRICT: CAMAS
 WATER DISTRICT: CAMAS
 SOIL TYPE(S): OIE (OLYMPIC CLAY LOAM), 60% OF PARCEL
 HYDRIC SOILS: FN (FILL LAND), 40% OF PARCEL
 SLOPE(S): NON-HYDRIC, VERY LOW LIQUEFACTION SUSCEPTIBILITY
 LANDSLIDE HAZARDS: 5-10% ON 40% OF PARCEL, 10-15% ON 60% OF PARCEL
 FLOOD HAZARD AREA: NO MAPPING INDICATORS
 PRIORITY SPECIES: NO MAPPING INDICATORS
 PRIORITY HABITAT: NO MAPPING INDICATORS
 ARCHAEOLOGICAL PREDICTIVE: HIGH, 5% OF PARCEL
 ARCHAEOLOGICAL SITE BUFFERS: MODERATE-HIGH, 95% OF PARCEL

ZONE: DC (DOWNTOWN COMMERCIAL)
 LOT AREA: 20,000 SF
 STORIES: 4 + BASEMENT GARAGE

PROGRAM
 STUDIOS: (7) 530 - 575 SF
 1-BED: (35) 650 - 720 SF
 2-BED: (14) 910 - 920 SF
 TOTAL UNITS: (56) 39,490 SF
 RETAIL: 4,458 SF
 BASEMENT: 14,923 SF
 GROSS AREA: 73,054 GSF
 - BASEMENT: 58,131 SF
 TENANT AREA: 43,948 SF
 EFFICIENCY: 75.6%

PARKING
 FIRST FLOOR: RETAIL = 18 PS, (1) STUDIO, (3) 1-BEDS = 5 PS (100%)
 SECOND FLOOR: (2) STUDIOS, (11) 1-BED, (4) 2-BED = 13 PS (50%)
 THIRD FLOOR: (2) STUDIOS, (11) 1-BED, (4) 2-BED = 7 PS (25%)
 FOURTH FLOOR: (2) STUDIOS, (11) 1-BED, (4) 2-BED = 7 PS (25%)
 REQUIRED: 50 SPACES
 PROVIDED: 51 SPACES (35 ON-SITE, 16 ON-STREET)

PRELIMINARY
 SUBJECT TO AGENCY REVIEW
 NOT FOR CONSTRUCTION

SITE PLAN FOR:

HUDSON EAST
 A SITE LOCATED IN THE CITY OF CAMAS, WASHINGTON



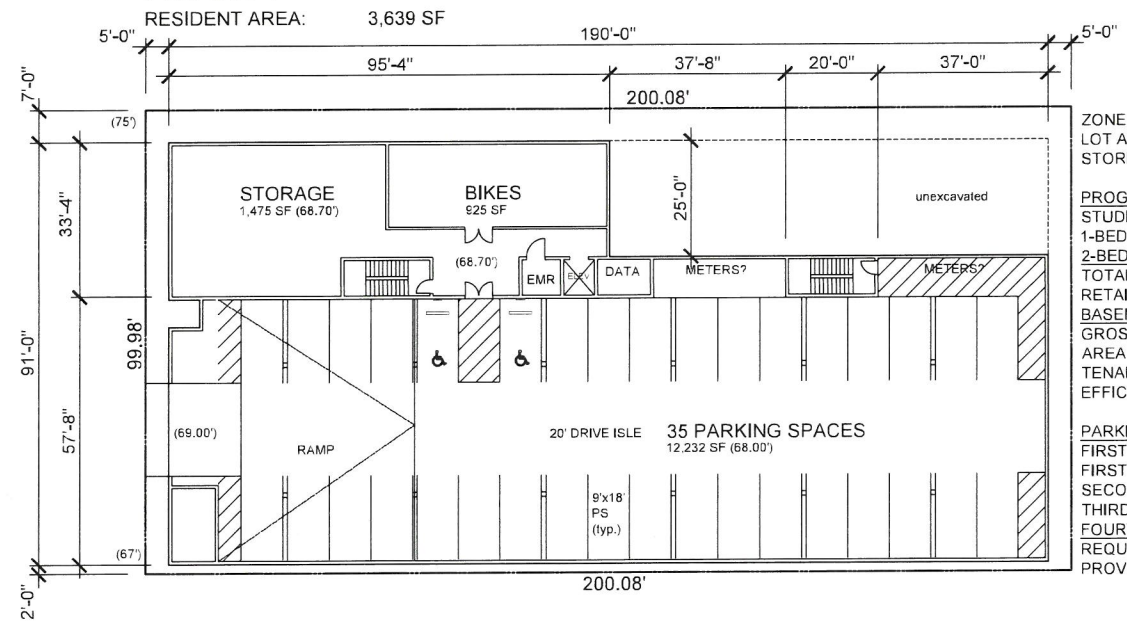
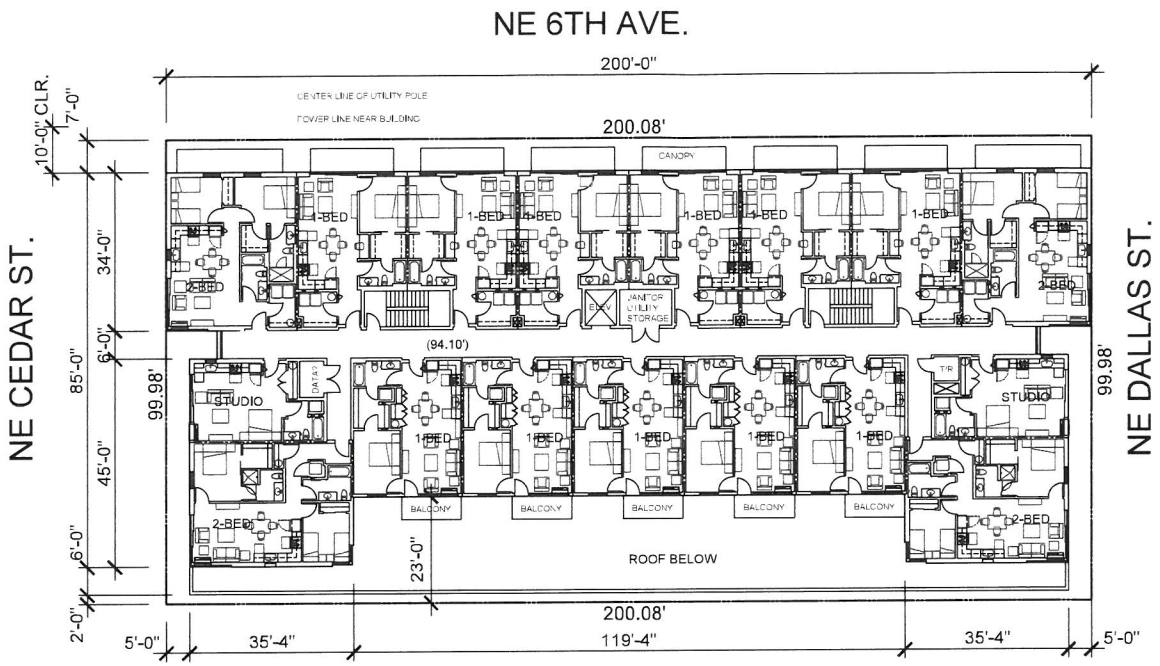
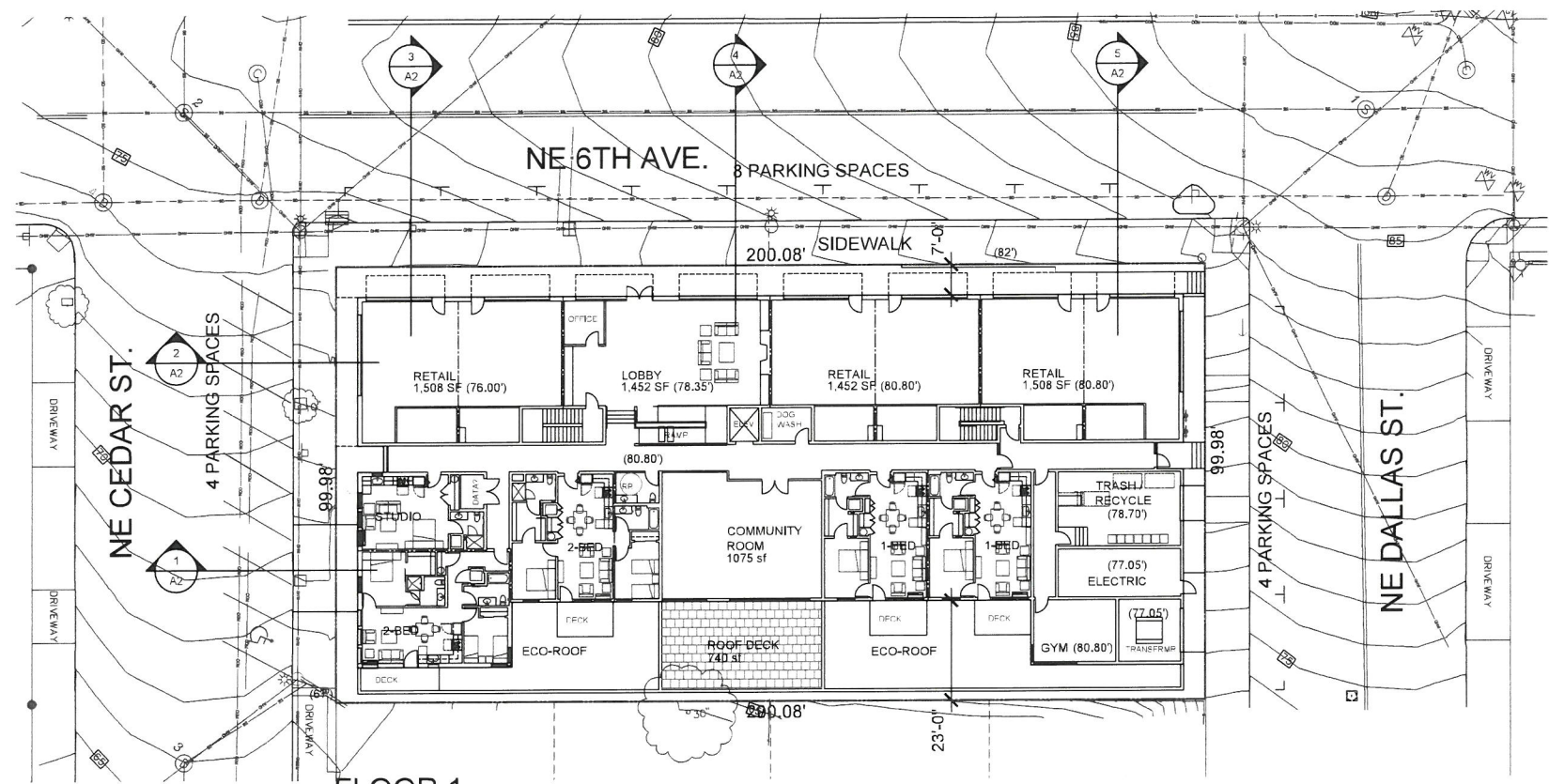
PRELIMINARY

DESIGNED: TLS
 CHECKED: JBA
 OCT 2021
 71710.001

SHEET ID
SP001
 SHEET 4 OF 23

File name: I:\pbesrv\lanll\Projects\71710\71710\71710\71710\CAD\CAD\Working\Sheets\71710\000_SP001.dwg
 User: Jeff B. Arrowsmith
 CAD Plot Date/Time: 10/15/2021 10:35:45 AM
 Layout Tab: SP001

Full Size Sheet Format is 22.04" x 34.00". Printed Size is Not 22.04". Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.



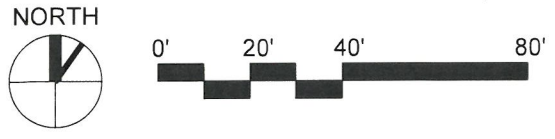
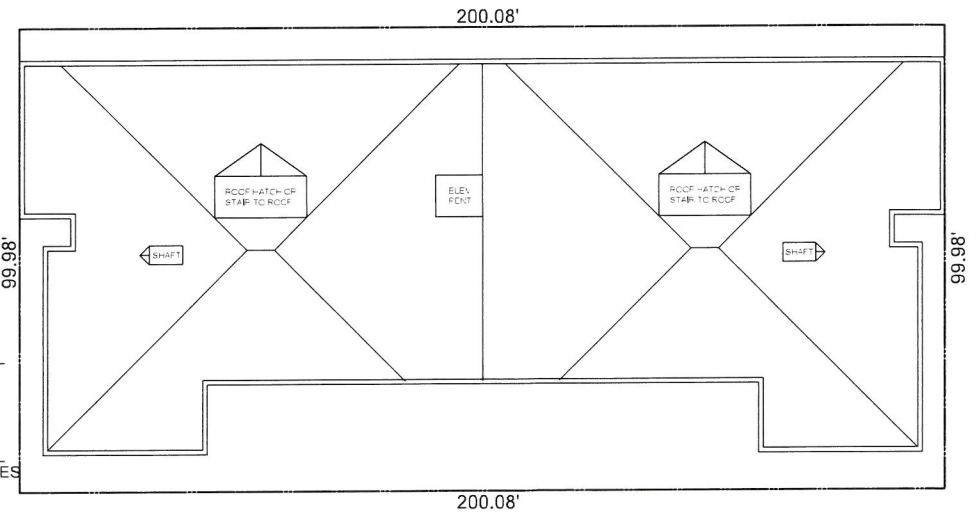
ZONE: DC (DOWNTOWN COMMERCIAL)
 LOT AREA: 20,000 SF
 STORIES: 4 + BASEMENT

PROGRAM

STUDIOS:	(7)	526 - 544 SF	11%
1-BED:	(35)	620 - 730 SF	66%
2-BED:	(14)	839 - 968 SF	23%
TOTAL UNITS:	(56)	41,421 SF	
RETAIL:		4,468 SF	
BASEMENT:		14,923 SF	
GROSS AREA:		72,877 GSF	
AREA (1-4):		57,954 SF	
TENANT AREA:		45,889 SF	
EFFICIENCY:		79.18%	

PARKING

FIRST FLOOR:	RETAIL (1/250 SF)	17.87 PS
FIRST FLOOR:	(1) STUDIO, (2) 1-BED, (2) 2-BED	8 PS (100%)
SECOND FLOOR:	(2) STUDIOS, (11) 1-BED, (4) 2-BED	13.25 PS (50%)
THIRD FLOOR:	(2) STUDIOS, (11) 1-BED, (4) 2-BED	6.625 PS (25%)
FOURTH FLOOR:	(2) STUDIOS, (11) 1-BED, (4) 2-BED	6.625 PS (25%)
REQUIRED:		52.37 (52) SPACES
PROVIDED:		51 SPACES



REVISION: -	DRAWING: HOUSING OVER COMMERCIAL FLOOR PLANS	PAGE NO. A1
DATE: 1/18/2022	PROJECT: HUDSON EAST APARTMENTS CAMAS, WASHINGTON	BASE SHEET:



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



Hudson East Apartments

404 NE 6th Avenue
Camas, WA 98607
10.15.21 | Project # 21012

SW ELEVATION



3.86.010 - Purpose.

It is the purpose of this chapter to encourage new private multi-housing development and redevelopment within designated urban centers to accommodate future population growth, provide places to live close to employment, shopping, entertainment, and transit services and encourage affordable housing where appropriate.

(Ord. No. 2721, § I(Exh. A), 12-15-2014)

3.86.020 - Definitions.

"Affordable housing" means monthly residential housing costs, including utilities other than telephone, which does not exceed thirty percent of the household's monthly income.

"Director" means the director of the city's community development department or authorized designee.

"Growth management act" means RCW Chapter 36.70A.

"Household" means a single person, family or unrelated persons living together.

"Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States Department of Housing and Urban Development. For cities located in high-cost areas, "low-income household" means a household that has an income at or below one hundred percent of the median family income adjusted for family size, for the county where the project is located.

"Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development. For cities located in high-cost areas, "moderate-income household" means a household that has an income that is more than one hundred percent, but at or below one hundred fifty percent, of the median family income adjusted for family size, for the county where the project is located.

"Multifamily housing" means building(s) having four or more dwelling units designed for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings.

"Owner" means the property owner of record.

"Permanent residential occupancy" means multifamily housing that provides either rental or owner occupancy for a period of at least one month. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis.

"Rehabilitation improvements" means modifications to existing structures that are vacant for twelve months or longer, or modification to existing occupied structures which convert nonresidential space to residential space and/or increase the number of multifamily housing units.

"Residential target area" means an area within an urban center that has been designated by the city council as lacking sufficient, available, desirable, and convenient residential housing to meet the needs of the public.

"Urban center" means a compact identifiable district containing several business establishments, adequate public facilities, and a mixture of uses and activities, where residents may obtain a variety of products and services.

(Ord. No. 2721, § I(Exh. A), 12-15-2014; Ord. No. 21-004, § II(Exh. A), 3-15-2021)

3.86.030 - Residential target area designation and standards.

- A. Criteria. Following a public hearing, the city council may, in its sole discretion, designate one or more residential target areas. Each designated target area must meet the following criteria, as determined by the city council:
1. The target area is located within an urban center;
 2. The target area lacks sufficient available, desirable, affordable, and convenient residential housing to meet the needs of the public who would likely live in the urban center if desirable, affordable, attractive, and livable places were available; and
 3. The providing of additional housing opportunity in the target area will assist in achieving the following purposes:
 - a. Encourage increased residential opportunities within the target area, including affordable housing opportunities; or
 - b. Stimulate the construction of new multifamily housing and/or the rehabilitation of existing vacant and under-utilized buildings for multifamily housing; or
 - c. Where appropriate, stimulate the construction, rehabilitation or conversion of existing vacant and underutilized multifamily rental units to owner occupied multifamily housing as such property redevelops.
 4. In designating a residential target area, the city council may also consider other factors, including, but not limited to: whether additional housing in the target area will attract and maintain an increase in the number of permanent residents; whether an increased residential population will help alleviate detrimental conditions in the target area; and whether an increased residential population in the target area will help to achieve the planning goals mandated by the Growth Management Act under RCW 36.70A.020. The city council may, by ordinance, amend or rescind the designation of a residential target area at any time pursuant to the same procedure as set forth in this chapter for original designation.
 5. When designating a residential target area, the city council shall give notice of a hearing to be held on the matter and that notice shall be published once each week for two consecutive weeks, not less than seven days nor more than thirty days before the date of the hearing. The notice must state the time, date, place and purpose of the hearing and generally identify the area proposed to be designated.
- B. Target Area Standards and Guidelines. After designation of a residential target area, the city council shall adopt and implement standards and guidelines for both new construction and rehabilitation, including the application process and procedures and requirements that address demolition of existing structures and site utilization. The decision making process must include findings of compliance with RCW 84.14.060. The city council may also adopt guidelines which include parking, height, density, environmental impact, home

ownership, public benefit features, compatibility with the surrounding property and such other amenities will attract and keep permanent residents and will properly enhance the livability of the residential target area.

The required amenities shall be relative to the size of the proposed project and the tax benefit to be obtained.

C. Designated Target Areas. The "following residential target areas" are designated in the city of Camas:

- 1. Downtown District: Located between Northeast Adams Street and Northeast Garfield Street and between the area southeast of the Mill Ditch and northeast of the Burlington Northern Pacific Railway; together with that area of land located between Northeast Garfield and Northeast Joy and southeast of Northeast 3rd Avenue and northeast of the Washougal River; and, together with that area located between Northeast Division and Northeast Adams and southeast of the Mill Ditch and northeast of Northeast 6th Avenue.
- 2. Northwest 6th Avenue Corridor District: Located between Northwest Ivy Street and Northwest Drake and south of Northwest 7th Avenue and north of Northwest 6th Avenue.
- 3. Northeast 3rd Avenue District: Generally located south of Northeast 3rd Avenue, west of Northeast Sumner and northeast of Northeast 3rd Loop.

(Ord. No. 2721, § I(Exh. A), 12-15-2014)

3.86.040 - Tax exemptions for multifamily housing in residential target areas.

A. Intent. Limited eight- or twelve-year exemption from ad valorem property taxation for multifamily housing in urban centers are intended to:

- 1. Encourage increased residential opportunities within urban centers designated by the city council as residential target areas;
- 2. Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing in residential target areas to increase and improve housing opportunities;
- 3. Assist in directing future population growth to designated urban centers, thereby reducing development pressure on single-family residential neighborhoods;
- 4. Achieve development densities which are more conducive to transit use in designated urban centers;
- 5. Encourage new construction or rehabilitation of owner-occupied multifamily housing where identified as desirable; and
- 6. Encourage affordable housing.

B. Duration of Exemption. The value of improvements qualifying under this chapter will be exempt from ad valorem property taxation for: (1) Eight successive years where all applicable criteria under this chapter except affordability criteria referenced at CMC 3.86.040.D.8 are met, or (2) twelve successive years if all applicable criteria herein including affordability are met. In both cases the duration of exemption shall be measured beginning January 1 of the year immediately following the calendar year after issuance of the final certificate of tax exemption.

C. Limits on Exemption. The exemption does not apply to the value of land or the value of improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and

non-qualifying improvements. In the case of rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter.

- D. **Project Eligibility.** A proposed project must meet the following requirements for consideration for a property tax exemption:
1. **Location.** The project must be located within a residential target area, as designated in Section 3.86.030.
 2. **Tenant Displacement Prohibited.** Property proposed to be rehabilitated must be vacant at least twelve months before submitting an application and fail to comply with one or more standards of the applicable city adopted state or local building or housing codes.
 3. **Size.** The project must include at least four units of multifamily housing within a residential structure or as part of a mixed-use development. A minimum of four new units must be constructed or at least four additional multifamily units must be added to existing occupied multifamily housing. Existing multifamily housing that has been vacant for twelve months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multifamily housing. More specific sizing requirements may be established for each residential target area.
 4. **Permanent Residential Housing.** At least fifty percent of the space designated for multifamily housing must be provided for permanent residential occupancy, as defined in Section 3.86.020.
 5. **Proposed Completion Date.** New construction multifamily housing and rehabilitation improvements must be scheduled to be completed within three years from the date of approval of the application.
 6. **Compliance with Guidelines and Standards.** The project must be designed to comply with the city's comprehensive plan, building, housing, and zoning codes and any other applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements must comply with all applicable housing codes. New construction must comply with the uniform building code. The project must also comply with any other standards and guidelines adopted by the city council for the residential target area in which the project will be developed.
 7. **Owner Occupancy.** Projects within a residential target area that are developed for owner-occupancy shall include an agreement or other guarantee acceptable to the director ensuring that some or all of the units within the project are used for purposes of owner-occupancy.
 8. **Affordability.** To be eligible for twelve-year tax abatements under this chapter, applicants must commit to renting or selling at least twenty percent of units as affordable housing to low and moderate income households as defined herein. Projects intended exclusively for owner occupancy may meet this standard through housing affordable to moderate-income households.
- E. **Application Procedure.** A property owner who wishes to propose a project for a tax exemption shall complete the following procedures:
1. **File with the city's community development department** the required application and the required fees. The initial application fee to the city shall consist of a base fee of three hundred dollars, plus fifty dollars per multifamily unit, up to a maximum total fee to the city of one thousand dollars. An additional one hundred dollar fee to cover the Clark County Assessor's administrative costs shall also be paid to the city. If the city denies the application, the city will retain that portion of the fee attributable to its own administrative costs and refund the balance to the applicant.

2. A complete application shall include:
 - a. A completed city of Camas multifamily limited tax exemption application form setting forth the grounds for the exemption;
 - b. Preliminary floor and site plans of the proposed project demonstrating compliance with the guidelines and standards of this chapter;
 - c. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter;
 - d. Verification by oath or affirmation of the information submitted;
 - e. A detailed project budget, financing plan and operating projection; and
 - f. For rehabilitation projects, the applicant shall also submit an affidavit that existing dwelling units have been unoccupied for a period of twelve months prior to filing the application and shall secure from the city verification of property noncompliance with the city's minimum housing code.

- F. Application Review and Issuance of Conditional Certificate. The director may certify as eligible an applicant who is determined to comply with the requirements of this chapter. A decision to approve or deny an application shall be made within ninety days of receipt of a complete application.
 1. Approval. If an application is approved, the applicant shall enter into a contract with the city, subject to approval by the city council in a form of a resolution, regarding the terms and conditions of the project. Upon council approval of the contract, the director shall issue a conditional certificate of acceptance of tax exemption. The conditional certificate shall expire three years from the date of approval unless an extension is granted as provided in this chapter.
 2. Denial. If an applicant is denied, the director shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within ten days of the denial. An applicant may appeal a denial to the city council within thirty days of receipt of notice. On appeal, the director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the director's decision. The city council's decision on appeal will be final.

- G. Extension of Conditional Certificate. The conditional certificate may be extended by the director for a period not to exceed twenty-four consecutive months. The applicant must submit a written request stating the grounds for the extension, accompanied by a one hundred dollar processing fee. An extension may be granted if the director determines that:
 1. The anticipated failure to complete construction or rehabilitation within the required time period is due to circumstances beyond the control of the applicant;
 2. The applicant has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and
 3. All the conditions of the original contract between the applicant and the city will be satisfied upon completion of the project.

- H. Application for Final Certificate.
 1. Upon completion of the improvements agreed upon in the contract between the applicant and the city and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a final certificate of tax exemption. The applicant must file with the city's community development

department the following:

- a. A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property;
 - b. A description of the completed work and a statement that the rehabilitation improvements or new construction on the owner's property qualify the property for limited exemption;
 - c. If applicable, a statement that the project meets the affordable housing requirements as described in RCW 84.14.020; and
 - d. A statement that the work was completed within the required three-year period plus any authorized extension.
2. Within thirty days of receipt of all materials required for a final certificate, the director shall determine which specific improvements satisfy the requirements whether the work completed, and the affordability of the units, is consistent with the application and the contract approved by the city and is qualified for a limited tax exemption under this chapter.
- I. Issuance of Final Certificate.
1. Review and Approval. If, after reviewing, the application for final certificate, the director determines that the project has been completed in accordance with the contract between the applicant and the city and has been completed within the authorized time period, the city shall, generally within ten days, file a final certificate of tax exemption with the Clark County Assessor.
 2. Denial. The director shall notify the applicant in writing that a final certificate will not be filed if the director determines that:
 - a. The improvements were not completed within the authorized time period;
 - b. The improvements were not completed in accordance with the owner's application or the contract between the applicant and the city; including if applicable affordable housing requirements; or
 - c. The owner's property is otherwise not qualified under this chapter.
 3. Appeal. Within fourteen days of receipt of the director's denial of a final certificate, the applicant may file an appeal with the city council. On appeal, the director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the director's decision.

The city council's decision on appeal will be final.

- J. Annual Compliance Review. Thirty days after the first anniversary of the date of filing the final certificate of tax exemption and each year thereafter, for the duration of the tax exemption, the owner of the rehabilitated or newly constructed property shall file a notarized declaration with the director that includes the following:
1. A statement identifying the total number of occupied and vacant multifamily units receiving a property tax exemption;
 2. A certification that the property continues to be in compliance with the contract with the city including any provisions related to affordable housing;
 3. A description of any improvements or changes to the property constructed after the issuance of the certificate of tax exemption;
 4. The total monthly rent or total sale amount for each unit;

5. For exemptions granted under the affordable housing provisions of this chapter, the income of each Item 2. at the time of initial occupancy and the income of each initial purchaser of owner-occupied units at the time purchase; and
6. For exemptions granted under the affordable housing provisions of this chapter, documentation showing that twenty percent of the units were rented or sold as affordable housing to low or moderate income households.

The property owner must maintain records supporting this declaration and those records and the multifamily units are subject to inspection by the city. Failure to submit the annual declaration or maintain adequate records may result in the tax exemption being canceled.

- K. Annual Report. By December 31 of each year [if] the city has any outstanding limited multifamily tax exemptions, the city shall submit a report to the state providing the information required by RCW 84.14.
- L. Cancellation of Tax Exemption. If the director determines the owner is not complying with the terms of the contract, the tax exemption will be canceled. This cancellation may occur in conjunction with the annual review or at any other time when noncompliance has been determined. If the owner intends to convert the multifamily housing to another use or otherwise discontinues compliance with this chapter, the owner must notify the director and the Clark County Assessor within sixty days of the change in use.
 1. Effect of Cancellation. If a tax exemption is canceled due to a change in use or other noncompliance, the Clark County Assessor may impose an additional tax on the property, together with the interest and penalty, and a priority lien may be placed on the land, pursuant to RCW 84.14.
 2. Notice and Appeal. Upon determining that a tax exemption is to be canceled, the director shall notify the property owner by certified mail. The property owner may appeal the determination by filing a notice of appeal with the city clerk within thirty days, specifying the factual and legal basis for the appeal. The city council will conduct a hearing at which all affected parties may be heard and all competent evidence received. The city council will affirm, modify, or repeal the decision to cancel the exemption based on the evidence received. An aggrieved party may appeal the city council's decision to the Clark County Superior Court.

(Ord. No. 2721, § I(Exh. A), 12-15-2014)

3.86.050 - Downtown district: standards and guidelines.

In approving a tax exemption under CMC 3.86.040 and in addition to compliance with the requirements of the underlying zone and design and developments standards under Title 17 and Title 18 of the Camas Municipal Code, the following standards and guidelines shall be applicable within the downtown district, unless the city determines that the proposal would better meet the intent of the exemption under CMC 3.86.040A.

- A. Standards.
 1. Size. The project must include at least four new or additional units of multifamily housing located on the second floor or higher in a mixed use building in which the ground floor is dedicated in whole to commercial uses. The building shall include no ground floor residential units.
 2. Parking. All multifamily units regardless of the underlying zone shall include off-street parking and as provided in CMC 18.11.130 or alternately as otherwise specified through a development agreement

3. Building Height. Maximum of forty-five feet and three stories.
4. Where the project includes six or more multifamily units, an outdoor commons consisting of a minimum two hundred square feet shall be provided and include seating and tables for a minimum twelve people. This requirement may be incorporated into seating or dining areas for commercial uses on the ground floor, through common balconies or rooftop improvements.

B. Guidelines.

1. Connectivity. The project must demonstrate that pedestrian circulation from the project site to Northeast Fourth Avenue within the district is enhanced or improved.
2. Parking. Demonstration that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking.

(Ord. No. 2721, § I(Exh. A), 12-15-2014; Ord. No. 22-003, § I, 4-4-2022)

3.86.060 - Northwest 6th Avenue corridor district: standards and guidelines.

In approving a tax exemption under CMC 3.86.040 and in addition to compliance with the requirements of the underlying zone and design and developments standards under Title 17 and Title 18 of the Camas Municipal Code, the following standards and guidelines shall be applicable within the Northwest 6th Avenue district:

A. Standards.

1. Size. The project must include at least four new or additional units of multifamily housing located on the second floor or higher in a mixed use building in which the ground floor is dedicated in whole to commercial uses. The building shall include no ground floor residential units.
2. Parking. All multifamily units regardless of the underlying zone shall include off-street parking and as provided in CMC 18.11.130 or alternately as otherwise specified through a development agreement.
3. Building Height. Maximum of forty-five feet and three stories.
4. Where the project includes six or more multifamily units, an outdoor commons consisting of a minimum two hundred square feet shall be provided and include seating and tables for a minimum twelve people. This requirement may be incorporated into seating or dining areas for commercial uses on the ground floor, through common balconies or rooftop improvements.

B. Guidelines.

1. Connectivity. The project must demonstrate that pedestrian circulation from the project site to Northwest 6th Avenue within the district is enhanced or improved.
2. Parking. Demonstration that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking.

(Ord. No. 2721, § I(Exh. A), 12-15-2014)

3.86.070 - Northeast 3rd Avenue district: standards and guidelines.

In approving a tax exemption under CMC 3.86.040 and in addition to compliance with the requirements of the underlying zone and design and developments standards under Title 17 and Title 18 of the Camas Municipal Code, the following standards and guidelines shall be applicable within the Northeast 3rd Avenue District:

A. Standards.

1. Size. The project must include at least four new or additional units of multifamily housing located on the second floor or higher in a mixed use building in which the ground floor is dedicated in whole to commercial uses. The building shall include no ground floor residential units.
2. Parking. All multifamily units regardless of the underlying zone shall include off-street parking and as provided in CMC 18.11.130 or alternately as otherwise specified through a development agreement.
3. Building Height. Maximum of forty-five feet and three stories.
4. Where the project includes six or more multifamily units, an outdoor commons consisting of a minimum two hundred square feet shall be provided and include seating and tables for a minimum twelve people. This requirement may be incorporated into seating or dining areas for commercial uses on the ground floor, through common balconies or rooftop improvements.

B. Guidelines.

1. Connectivity. The project must demonstrate that pedestrian circulation from the project site to Northeast Fourth Avenue within the district is enhanced or improved.
2. Parking. Demonstration that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking.

(Ord. No. 2721, § I(Exh. A), 12-15-2014)



City Council Workshop Minutes - Draft
Monday, August 01, 2022, 4:30 PM
Council Chambers, 616 NE 4th Avenue

NOTE: Please see the published Agenda Packet for agenda item attachments

CALL TO ORDER

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

ROLL CALL

Present: Council Members Greg Anderson, Marilyn Boerke, Don Chaney and Leslie Lewallen

Remote: Council Member Tim Hein (joined at 4:53 p.m.)

Excused: Council Member Bonnie Carter

Staff: Bernie Bacon, Debra Brooks, James Carothers, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Robert Maul, Bryan Rachal, Heather Rowley, Ron Schumacher, Jeff Swanson, Connie Urquhart and Steve Wall

Press: No one from the press was present

PUBLIC COMMENTS

Nick Kralj, Camas, commented about recreational field turf.

Danielle Newman, Washougal, commented about recreational field turf.

Eric Perisz, Camas, commented via email about recreational field turf.

WORKSHOP TOPICS

1. Cyber Security
Presenter: Michelle Jackson, Information Technology Director

Jackson provided an overview of Cyber Security. This item was for information only.

2. City of Camas 2023-2024 Capital Budget Decision Packages Presentation – Part 1
Presenter: Cathy Huber Nickerson, Finance Director and Debra Brooks, Financial Analyst

Huber Nickerson and Brooks provided an overview of the 2023-2024 Capital Budget Decision Packages – Part 1. Discussion ensued. This item will be placed on a future Council Meeting agenda.

3. Transportation Benefit District Presentation
Presenter: Cathy Huber Nickerson, Finance Director and Debra Brooks, Financial Analyst

Huber Nickerson and Brooks provided an overview of the Transportation Benefit District. Discussion ensued. This item was for information only.

4. City of Camas Second Quarter 2022 Financial Performance Presentation
Presenter: Cathy Huber Nickerson, Finance Director

Huber Nickerson provided an overview of the Camas Second Quarter 2022 Financial Performance. This item was for information only.

COUNCIL COMMENTS AND REPORTS

Mayor announced the resignation of Shannon Roberts from City Council. Staff provided an overview of the appointment process to complete the remainder of this position's term.

Hein commented about Camas Parks and Recreation Concerts in the Park, the Camas Skate Park improvements, the Georgia Pacific (GP) Mill Clean-Up Advisory Committee, and citizen concerns regarding the proposed Camas Station project.

Lewallen attended Camas Days, spoke with citizens regarding the proposed Camas Station project, and commented about City communications.

Boerke attended a Law Enforcement Officer and Fire Fighter (LEOFF) Disability Board meeting, spoke with citizens regarding the proposed Camas Station project, and commented about Camas Days.

Chaney commented about Camas Days, sports fields, and the primary election. Chaney commended staff for the chip seal project coordination.

Anderson attended a Joint Policy Advisory Committee (JPAC) meeting, Camas Days, an East County Fire and Rescue (ECFR) meeting and will attend a C-TRAN Board meeting. Anderson commented about the primary election.

Mayor commented about a Conservation Futures Grant award, Camas Skate Park donations, and the camping ordinance draft.

PUBLIC COMMENTS

No one from the public wished to speak.

CLOSE OF MEETING

The meeting closed at 6:28 p.m.



City Council Regular Meeting Minutes - Draft
Monday, August 01, 2022, 7:00 PM
Council Chambers, 616 NE 4th Avenue

NOTE: Please see the published Agenda Packet for agenda item attachments

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Greg Anderson, Marilyn Boerke, Don Chaney and Leslie Lewallen

Remote: Council Member Tim Hein

Excused: Council Member Bonnie Carter

Staff: Bernie Bacon, James Carothers, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Robert Maul, Heather Rowley, Jeff Swanson, Connie Urquhart and Steve Wall

Press: No one from the press was present

PUBLIC COMMENTS

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

Randal Friedman, Camas, commented about the Camas-Washougal Rotary Ducky Derby.

John Ley, Vancouver, commented about the proposed Interstate Bridge Replacement.

Margaret Tweet, Camas, commented about the proposed Interstate Bridge Replacement.

Debi Debasinskas, Camas, commented about the proposed Interstate Bridge Replacement.

PRESENTATIONS

1. Downtown Camas Association (DCA) Presentation
 Presenter: Carrie Schulstad, DCA Executive Director and Sarah Laughlin DCA Board President

Laughlin and Schulstad provided an overview of the DCA's efforts and activities. This item was for information only.

2. Camas-Washougal Fire Department (CWFD) Staffing
Presenter: Jeff Swanson, Interim City Administrator and Cliff Free, Interim Fire Chief

Free and Swanson provided an overview of CWFD staffing. Discussion ensued. There was consensus among Council to hire four additional positions in the department.

CONSENT AGENDA

3. July 18, 2022 Camas City Council Workshop and Regular Meeting Minutes
4. \$803,790.48 Automated Clearing House and Claim Checks Numbered 151508 to 151620; \$2,712,975.77 Automated Clearing House, Direct Deposit and Payroll Accounts Payable Checks Numbered 151500 through 151507
6. Upper Lacamas Lake Dam Gate Replacement Professional Services Agreement (Submitted by Will Noonan, Operations Manager)

It was moved by Anderson, and seconded, to approve the Consent Agenda with the removal of NE Everett Street Corridor Analysis Professional Services Agreement for separate action. The motion carried unanimously.

NON-AGENDA ITEMS

7. Staff

Urquhart commented about preparations for the Camas Library centennial celebration in 2023, and the Second Story Gallery.

Maul announced that the second North Shore Sub Area Plan Open House will be held on August 17, 2022, at Lacamas Lodge. Discussion ensued.

Wall commented about funding awarded for 3rd Avenue Bridge project, the resurfaced Grass Valley tennis courts and commented about graffiti.

Huber Nickerson commented about the City's line of credit. Discussion ensued.

Lam announced the Parks and Recreation 'Movies in the Park' event series.

8. Council

Mayor announced Shannon Roberts resignation from City Council. Discussion ensued.

Lewallen commented about the Regional Transportation Council (RTC) and the Homelessness Ad-hoc Committee.

Anderson provided a reminder to vote.

MAYOR

9. Mayor Announcements

Mayor commented about a Conservation Futures Grant award, meeting with the Camas School District (CSD) superintendent, and the Our City Cares organization.

MEETING ITEMS

10. Police Officer Hiring Bonus Policy

Presenter: Jennifer Gorsuch, Administrative Services Director

It was moved by Chaney, and seconded, to adopt the Police Officer Hiring Bonus Policy. The motion carried unanimously.

11. Ordinance No. 22-012 Amending Camas Municipal Code (CMC) Section 9.36.010

Presenter: Shawn MacPherson, City Attorney

It was moved by Lewallen, and seconded, to adopt Ordinance No. 22-012 and publish according to law. The motion carried unanimously.

ITEMS REMOVED FROM THE CONSENT AGENDA

12. \$318,877.96 PBS Engineering and Environmental, Inc. NE Everett Street Corridor Analysis Professional Services Agreement (Submitted by James Carothers)

It was moved by Anderson, and seconded, to approve the \$318,877.96 PBS Engineering and Environmental, Inc. NE Everett Street Corridor Analysis Professional Services Agreement. The motion carried unanimously.

PUBLIC COMMENTS

Randal Friedman, Camas, commented about the Camas-Washougal Rotary.

Margaret Tweet, Camas, commented via email about the public comment process.

CLOSE OF MEETING

The meeting closed at 8:41 p.m.



City Council Budget Workshop Minutes - Draft
Friday, August 05, 2022, 9:00 AM
Council Chambers, 616 NE 4th AVE

NOTE: See the published packet for attachments)

SPECIAL MEETING

CALL TO ORDER

Mayor Hogan called the meeting to order at 9:00 a.m.

ROLL CALL

Present: Council Members Greg Anderson, Marilyn Boerke, Bonnie Carter, Don Chaney, Tim Hein and Leslie Lewallen

Staff: Bernie Bacon, Debra Brooks, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Trang Lam, Robert Maul, Bryan Rachal, Heather Rowley, Jeff Swanson, Connie Urquhart and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post-Record

OPERATING BUDGET DISCUSSION

Swanson provided an overview of non-represented staff salary and benefit comparables.

The meeting recessed at 9:37 a.m.

The meeting resumed at 9:50 a.m.

Huber-Nickerson provided an overview of the Operating Budget process and Department Heads provided department-specific details about the Operating Budget.

The meeting recessed at 10:49 a.m.

The meeting resumed at 11:00 a.m.

Additional Department Heads provided department-specific details about the Operating Budget.

The meeting recessed at 12:10 p.m.

The meeting resumed at 12:25 p.m.

Staff provided additional City of Camas Budget process details. This item will be placed on future Council meeting agendas.

CLOSE OF MEETING

The meeting closed at 12:53 p.m.

Write-Off EMS Consent (Verbiage Only)

\$134,175.46 July 2022 Emergency Medical Services (EMS) Write-off Billings; \$114,491.76 Monthly Uncollectable Balance of Medicare and Medicaid Accounts and \$19,683.70 Ground Emergency Medical Transport funding (Submitted by Cathy Huber Nickerson, Finance Director)

Verbiage Only templates do NOT get attached to meeting materials or published.



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

City of Camas
Library
625 NE 4th Ave
Camas, WA 98607

Date Submitted: 07/13/2022
Proposal #: 25-WA-220649
MICPA # PW1925

Washington General Contractor License #: GARLAI*903K4
UBI # 603-013-262

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities).

Scope of Work: Roof

1. Remove the existing tiles, tar paper, and debris down to the deck and properly dispose of. Inspect for dry rot deck and replace on a price / sq. ft.
2. All copper is to be removed and placed into a bin, provided by the city, for their ownership and use.
3. Install high-temp. underlayment r-mer seal over wood deck in accordance with mfg. guidelines.
4. Install 18” 24 gauge R-Mer Span standing seam panel assembly in accordance with mfg. guidelines.
5. Remove existing copper soffit panels and properly dispose in the city copper collection bin. Install R-Mer Soffit in accordance with mfg. guidelines.
6. Remove and replace existing gutters/downspouts and replace with Install new 8” box-gutter using 24 ga. Steel and accompanying downspouts.
7. Install ornate collection boxes in similar fashion to the existing conditions.
8. Remove all debris, tools, trash and leave jobsite in a clean and orderly fashion.

Garland/DBS Price Based Upon Local Market Competition:

Pacific Tech Construction	\$ 1,011,612
Pioneer Sheet Metal	\$ 1,237,979
Martin Sheet Metal	DECLINED

Scope of Work: Masonry Clean and Seal

1. Access work with ladders.
2. Remove and replace all failed mortar on masonry wall above roof line as shown in provided pictures by material supplier.
3. Clean with pressurized hot water.
4. Seal with overstock material.

Garland/DBS Price Based Upon Local Market Competition:

Pioneer Waterproofing Co.	\$ 14,412
----------------------------------	------------------

Unforeseen Site Conditions: (Roof)

Wood Blocking (Nailer) Replacement	\$ 15.96 per Ln. Ft.
Decking Replacement	\$ 36.48 per Sq. Ft.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please add applicable Washington State Taxes in addition to the final proposal price.
2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Interior Temporary protection is excluded.
7. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Evan Clark
eclark@garlandind.com
 Evan Clark
 Garland/DBS, Inc.
 (216) 430-3690

Inserted by Staff:

Sub-Total = \$1,026,024
Total w/ Sales Tax = \$1,112,210

CONTRACT

THIS AGREEMENT, made and entered into this _____ day of _____, 202____, between the City of Camas under and by virtue of Title 35A RCW (cities and towns), as amended

And, **Pro-Vac** hereinafter called the Contractor.

WITNESSETH:

That in consideration of the terms and conditions contained herein and attached and made a part of this agreement, the parties hereto covenant and agree as follows:

I. The Contractor shall do all work and furnish all tools, materials and equipment for **2022 Basin #1 Cleaning**, in accordance with and as described in the attached plans and specifications, and the standard specifications of the Washington State Department of Transportation which are by the reference incorporated herein and made part hereof and, shall perform any changes in the work in accord with the Contract Documents.

The Contractor shall provide and bear the expense of all equipment, work and labor, of any sort whatsoever that may be required for the transfer of materials and for constructing and completing the work provided for in these Contract Documents except those items mentioned therein to be furnished by the City of Camas. In all respects, the Contractor is an independent Contractor, and not an employee of the City of Camas.

II. The City of Camas hereby promises and agrees with the Contractor to employ, and does employ the Contractor to provide the materials and to do and cause to be done the above described work and to complete and finish the same in accord with the attached plans and specifications and the terms and conditions herein contained and hereby contracts to pay for the same according to the attached specifications and the schedule of unit or itemized prices at the time and in manner and upon the conditions provided for in this contract.

III. The Contractor for himself/herself, and for his/her heirs, executors, administrators, successors, assigns, does hereby agree to the full performance of all the covenants herein contained upon the part of the Contractor.

IV. The Contractor shall defend, indemnify and hold the City of Camas, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City of Camas.

However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

V. The Contractor shall provide a material, labor, and equipment guarantee for the work performed under this contract for a period of one year from the Date of Acceptance as shown on the Notice of Completion for Public Works Projects. All work shall be free of defect in workmanship or materials. Upon notice, the Contractor shall make all repairs promptly at no cost to the City. Failure to repair or replace defects in a manner satisfactory to the Engineer will constitute a breach of this contract.

VI. The Contractor is obligated to pay Prevailing Wages as determined by the Washington State Department of Labor and Industries Prevailing Wages, Rates for Clark County effective April 4, 2022.

VII. As provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987, the contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, sex or national origin in the selection and retention of sub-contractors, including procurement of materials and leases of equipment.

City of Camas, Washington in accordance with the provisions of Title VI of the Civil Rights Act of 1964 {78 Stat. 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notified all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, all contractors will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of the owner's race, color, national origin, sex, age, disability, income-level, or LEP in consideration for an award.

VIII. The Contractor shall certify that they are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any State or Federal department or agency.

IX. The Contractor shall not propose or contract with any person or entity that is currently debarred, suspended, and ineligible contractors and grantees.

X. It is further provided that no liability shall attach to the City of Camas by reason of entering into this contract, except as provided herein.

XI. The Contractor shall maintain its records and accounts so as to facilitate audit requirements as established by the Office of the State Auditor and shall require subcontractors to do the same.

IN WITNESS WHEREOF, the Contractor has executed this instrument, on the day and year first below written and the Mayor of the City of Camas has caused this instrument to be executed by and in the name of the said City of Camas the day and year first above written.

Executed by the Contractor _____, 202__.

Contractor

Executed by the Local Agency _____, 202__.

Mayor, City of Camas

APPOINTMENT INFORMATION FOR 8/15/2022 COUNCIL MEETING

Council Vacancy Ad Hoc Committee

Appoint Greg Anderson

Appoint Bonnie Carter

To work with Interim City Administrator Jeff Swanson to oversee the council vacancy appointment process, per Resolution No. 1214 and Resolution No. 20-020.

RESOLUTION NO. 1214

A RESOLUTION adopting procedures for the filling of vacancies in the elected positions of the City of Camas.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

I

Incorporation by Reference

The following State statutes are incorporated by reference:

- A. RCW 42.12.010 defining causes of vacancy.
- B. RCW 35A.12.050 defining vacancies in elected positions in code cities.
- C. RCW 42.12.070 setting forth provisions for filling nonpartisan vacancies.
- D. RCW 35A.12.030 defining eligibility to hold elective office in a code city.
- E. RCW 35A.12.180 establishing residency within a ward as a condition to holding the position of Councilmember for the ward.

II

Notification of Vacancy

Whenever an elected office shall be vacant under the provisions of RCW 35A.12.050 or RCW 42.12.010, the City shall announce the vacancy and that applications to fill the vacancy are being accepted. The announcement shall be made by providing a press release to the media, by posting the announcement on the City's website, and by posting the announcement in at least three (3) public places located within the City.

III

Applications

- A. The City shall accept applications for any vacancy for three (3) weeks following the public announcement, or for such longer period as the City Council may determine.

B. Applications for a vacancy shall include:

1. A standardized application to be provided by the City identifying the applicant, providing contact information for the applicant, and establishing that the applicant is a registered voter, that the applicant has been a resident of City for the proceeding year, and if applicable, that the applicant is a resident of the ward for the vacant position.
2. An introductory letter from the applicant setting forth the applicant's qualifications and any other information the applicant wants the Council to consider.
3. The applicant's written response to two or more questions submitted by the City Council to all applicants.

C. All applicants' legal qualifications to hold office shall be verified independently by a City staff member.

IV
Interview

All candidates shall be interviewed at a special meeting of the City Council. Only City Councilmembers shall participate in the interview process. Standardized questions shall be prepared in advanced and asked of all candidates. Follow-up or clarifications questions may be asked by individual Councilmembers.

V
Selection

Following the interviews, the Council shall adjourn to executive session to discuss the applicants' qualifications. No votes or straw polls shall be taken in executive session. After the executive session, the Council shall return to open session and proceed by roll call vote with selection of an applicant to fill the vacancy. A majority of the Council shall constitute a quorum for purposes of filling a vacancy, and all appointments shall be made by majority vote of those present. In the event of a tie in the vote of the Councilmembers, the mayor may vote to break the

tie. If a vacancy is not filled after the first round of voting, the City Council may adjourn to executive session to discuss further the qualifications of the applicants, and then reconvene in open meeting to conduct another vote. In the event the City Council fails to appoint a qualified person to fill the vacancy within ninety (90) days of the occurrence of the vacancy, then the vacancy shall be filled by the Clark County Commissioners.

VI
Appointment


Once an applicant has received a majority vote, the oath of office shall be administered by an appropriately designated public official. After affirmation of the oath, the new councilmember shall be deemed appointed and may thereafter assume the duties and responsibilities of the position.

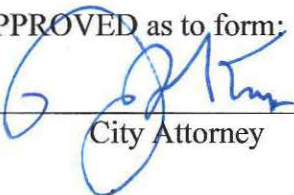
VII
Implementation

Whenever a vacancy occurs, the presiding officer of the City Council shall appoint an ad hoc committee consisting of two Councilmembers and the City Administrator to implement the procedures of this Resolution.

ADOPTED BY THE COUNCIL AT A REGULAR MEETING this 2nd day of May, 2011.

SIGNED: 
Mayor

ATTEST: 
Clerk

APPROVED as to form:

City Attorney

RESOLUTION NO. 20-020

A RESOLUTION amending Resolution 1214 adopting revised procedures for the interview process to fill vacancies in the elected positions of the City of Camas and other clarifying amendments.

WHEREAS, Resolution 1214 was adopted on May 2, 2011 which set forth procedures for the filling of vacancies in the elected positions of the City of Camas; and

WHEREAS, vacancies of non-partisan elected offices are governed by RCW 42.12.070 which provides that the remaining members of the governing body shall appoint a qualified person to fill the vacant position but otherwise does not provide that a particular process must be used in filling such vacancy; and

WHEREAS, the Open Public Meetings Act allows part of the process of filing any vacancy to be handled in executive session but preliminary votes to narrow the field of candidates is prohibited outside of an open public meeting; and

WHEREAS, the purpose of this amendment to Resolution 1214 is to address the potential of a substantial number of applications for a vacant position being received pursuant to Section III of said Resolution; and

WHEREAS, by the terms of Resolution 1214 all applicants who are legally qualified are to be interviewed pursuant to Section IV of the Resolution; and

WHEREAS, in order to facilitate a meaningful interview process to fill vacant positions the Council that a pre-qualification procedure should be adopted to occur in open public session.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

I

Section IV – Interview of Resolution 1214 is hereby amended to provide as follows:

IV

Interview

In the event the City receives more than seven completed applications for in which the applicant is otherwise legally qualified to hold office pursuant to Section III (C) of Resolution 1214 then Council will meet in executive session to discuss the applicant qualifications. No decision shall be made within executive session. Immediately following the executive session Council shall meet in public session to select which candidates to invite to participate in an interview at the next city council meeting. The decision as to which candidates will be interviewed will be at the sole discretion of the city council. The determination of the applicants

RES. No. 20-020

to proceed to the interview process shall be made by polling each city council member to nominate one applicant only. No applicant shall receive more than one nomination.

The interview process to occur before city council shall proceed as follows:

All candidates shall be interviewed at a special meeting of the city council. Only city council members shall participate in the interview process. Standardized questions shall be prepared in advance and asked of all candidates. Follow up or clarification questions may be asked by individual council members.

II

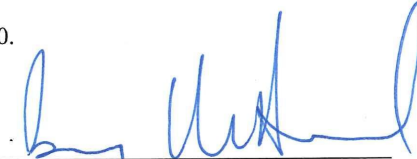
The final sentence of Section V – Selection of Resolution 1214 is hereby amended to provide as follows:

In the event the City Council fails to appoint a qualified person to fill the vacancy within the ninety (90) days of the occurrence of the vacancy, then the vacancy shall be filled by the Clark County Council.

III

In all other respects Resolution 1214 shall remain in full force and effect.

ADOPTED BY THE COUNCIL AND APPROVED BY THE MAYOR AT A REGULAR MEETING this 21st day of December, 2020.

SIGNED: 
Mayor

ATTEST: 
Clerk

APPROVED as to form:


City Attorney

CITY OF CAMAS, WASHINGTON

ORDINANCE NO. 22-013

AN ORDINANCE of the City of Camas, Washington, establishing a revolving line of credit and providing for the issuance and sale of a limited tax general obligation bond anticipation note in the aggregate principal amount of not to exceed \$7,000,000 to evidence the line of credit to pay for capital improvements to City facilities and working capital expenditures; and fixing the form, covenants and terms of the note.

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

Section 1. Definitions. As used in this ordinance, the following capitalized terms shall have the following meanings:

- (a) “*Authorized Officer*” means the City Administrator or Finance Director.
- (b) “*Base Rate*” means, for any day, a fluctuating rate per annum equal to the highest of (i) the rate of interest in effect for such day as established from time to time by the Purchaser as its “prime rate,” whether or not publicly announced, which interest rate may or may not be the lowest rate charged by it for commercial loans or other extensions of credit and (ii) the Floor.
- (c) “*Benchmark*” means, initially, Term SOFR; provided that if a Benchmark Transition Event has occurred with respect to the then-current Benchmark, then “*Benchmark*” means the applicable Benchmark Replacement to the extent that such Benchmark Replacement has replaced such prior benchmark rate pursuant to Section 4.
- (d) “*Benchmark Replacement*” means, with respect to any Benchmark Transition Event for the then-current Benchmark, the sum of: (i) the alternate benchmark rate that has been selected by the Purchaser, with the consent of the City, as the replacement for such Benchmark giving due consideration to (A) any selection or recommendation of a replacement benchmark rate or the mechanism for determining such a rate by the Relevant Governmental Body or (B) any evolving or then-prevailing market convention for determining a benchmark rate as a replacement for such Benchmark for credit facilities of similar size denominated in U.S. Dollars at such time and (ii) the related Benchmark Replacement Adjustment, if any; provided that, if such Benchmark Replacement as so determined would be less than the Floor, such Benchmark Replacement will be deemed to be the Floor for the purposes of this ordinance and the Note.
- (e) “*Benchmark Replacement Adjustment*” means, with respect to any replacement of any then-current Benchmark with an Unadjusted Benchmark Replacement for the one month term rate, the spread adjustment, or method for calculating or determining such spread adjustment (which may be a positive or negative value or zero), if any, that has been selected by the Purchaser, upon consent of the City, giving due consideration to (a) any selection or

recommendation of a spread adjustment, or method for calculating or determining such spread adjustment, for the replacement of such Benchmark with the applicable Unadjusted Benchmark Replacement by the Relevant Governmental Body or (b) any evolving or then-prevailing market convention for determining a spread adjustment, or method for calculating or determining such spread adjustment, for the replacement of such Benchmark with the applicable Unadjusted Benchmark Replacement for U.S. Dollar denominated syndicated credit facilities.

(f) “*Benchmark Replacement Conforming Changes*” means, with respect to any Benchmark Replacement, any technical, administrative or operational changes (including changes to the definition of “Base Rate,” the definition of “Business Day,” the definition of “SOFR Business Day,” the defined interest period or any similar or analogous definition (or the addition of a concept of “interest period”) (collectively, “Interest Period”), the timing and frequency of determining rates and making payments of interest, timing of borrowing requests or prepayment, conversion or continuation notices, length of lookback periods, and other technical, administrative or operational matters) that the Purchaser decides may be appropriate to reflect the adoption and implementation of such Benchmark Replacement and to permit the administration thereof by the Purchaser in a manner substantially consistent with market practice (or, if the Purchaser decides that adoption of any portion of such market practice is not administratively feasible or if the Purchaser determines that no market practice for the administration of such Benchmark Replacement exists, in such other manner of administration as the Purchaser decides is reasonably necessary in connection with the administration of this ordinance or the Note).

(g) “*Benchmark Replacement Date*” means the earlier to occur of the following events with respect to the then-current Benchmark:

(i) in the case of clause (i) or (ii) of the definition of “Benchmark Transition Event,” the later of (i) the date of the public statement or publication of information referenced therein and (ii) the date on which the administrator of such Benchmark (or the published component used in the calculation thereof) permanently or indefinitely ceases to provide the one month term rate of such Benchmark (or such component thereof); or

(ii) in the case of clause (iii) of the definition of “Benchmark Transition Event,” the first date on which such Benchmark (or the published component used in the calculation thereof) has been determined and announced by the regulatory supervisor for the administrator of such Benchmark (or such component thereof) to be no longer representative; provided, that such non-representativeness will be determined by reference to the most recent statement or publication referenced in such clause (iii) and even if any one month term rate of such Benchmark (or such component thereof) continues to be provided on such date.

For the avoidance of doubt, (A) if the event giving rise to the Benchmark Replacement Date for any Benchmark occurs on the same day as, but earlier than, the Reference Time in respect of any determination, the Benchmark Replacement Date will be deemed to have occurred prior to the Reference Time for such Benchmark and for such determination and (B) the “Benchmark Replacement Date” will be deemed to have occurred in the case of clause (i) or (ii) with respect to any Benchmark upon the occurrence of the applicable event or events set forth

therein with respect to all then-current one month term rate of such Benchmark (or the published component used in the calculation thereof).

(h) “*Benchmark Transition Event*” means, with respect to the then-current Benchmark, the occurrence of one or more of the following events with respect to such Benchmark:

(i) a public statement or publication of information by or on behalf of the administrator of such Benchmark (or the published component used in the calculation thereof) announcing that such administrator has ceased or will cease to provide the one month term rate of such Benchmark (or such component thereof), permanently or indefinitely, provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide any one month term rate of such Benchmark (or such component thereof);

(ii) a public statement or publication of information by the regulatory supervisor for the administrator of such Benchmark (or the published component used in the calculation thereof), the Federal Reserve Board, the Federal Reserve Bank of New York, an insolvency official with jurisdiction over the administrator for such Benchmark (or such component), a resolution authority with jurisdiction over the administrator for such Benchmark (or such component) or a court or an entity with similar insolvency or resolution authority over the administrator for such Benchmark (or such component), which states that the administrator of such Benchmark (or such component) has ceased or will cease to provide the one month term rate of such Benchmark (or such component thereof) permanently or indefinitely, provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide any one month term rate of such Benchmark (or such component thereof); or

(iii) a public statement or publication of information by the regulatory supervisor for the administrator of such Benchmark (or the published component used in the calculation thereof) announcing that the one month term rate of such Benchmark (or such component thereof) is no longer, or as of a specified future date will no longer be, representative.

For the avoidance of doubt, a “*Benchmark Transition Event*” will be deemed to have occurred with respect to any Benchmark if a public statement or publication of information set forth above has occurred with respect to each then-current one month term rate of such Benchmark (or the published component used in the calculation thereof).

(i) “*Benchmark Transition Start Date*” means, with respect to any Benchmark, in the case of a Benchmark Transition Event, the earlier of (i) the applicable Benchmark Replacement Date and (ii) if such Benchmark Transition Event is a public statement or publication of information of a prospective event, the 90th day prior to the expected date of such event as of such public statement or publication of information (or if the expected date of such prospective event is fewer than 90 days after such statement or publication, the date of such statement or publication).

(j) “*Benchmark Unavailability Period*” means, with respect to any then-current Benchmark, the period (if any) (i) beginning at the time that a Benchmark Replacement Date with respect to such Benchmark pursuant to clauses (a) or (b) of that definition has occurred if, at

such time, no Benchmark Replacement has replaced such Benchmark for all purposes hereunder and under any Note Document and (ii) ending at the time that a Benchmark Replacement has replaced such Benchmark for all purposes hereunder and under this ordinance.

(k) “*Business Day*” means (i) any day other than Saturday, Sunday or any other day on which commercial banks in Cleveland, Ohio or New York, New York are authorized or required by law to close and (ii) with respect to any matters relating to calculation of the interest rate based on SOFR, a SOFR Business Day shall be used in lieu of a Business Day.

(l) “*Calculation Agent*” means KeyBank National Association.

(m) “*CBA*” means CME Group Benchmark Administration Limited.

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

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

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

(q) “*Commitment Fee*” means an amount equal to the product of (i) the daily average Unutilized Amount during any applicable period, and (ii) 35 basis points per annum.

(r) “*Computation Date*” means for the Term SOFR Index Rate, the second SOFR Business Day immediately preceding each Term SOFR Index Reset Date. For the period beginning on the Effective Date, to, but not including, the first Term SOFR Index Reset Date, the Computation Date shall be one SOFR Business Day prior to the Effective Date.

(s) “*Date of Delivery*” means the date of the delivery of the Note to the Purchaser.

(t) “*Effective Date*” means the Date of Delivery.

(u) “*Floor*” means a rate of interest equal to 0.00%.

(v) “*Maturity Date*” is defined in Section 3, hereof.

(w) “*Note*” means the “City of Camas, Washington Limited Tax General Obligation Bond Anticipation Note, 2022” authorized by this ordinance.

(x) “*Note Fund*” means the Limited Tax General Obligation Bond Anticipation Note Fund, 2022, of the City created for the payment of the principal of and interest on the Note.

(y) “*Note Register*” means the registration records for the Note maintained by the Note Registrar.

(z) “*Note Registrar*” means the City Finance Director, whose duties include registering and authenticating the Note, maintaining the Note Register, transferring ownership of the Note, and paying the principal of and interest on the Note.

(aa) “*Outstanding Principal Balance of the Note*” means the aggregate of all funds that the City has drawn from the Purchaser pursuant to the Note less the aggregate of all principal payments on the Note made by the City.

(bb) “*Proposal*” means an offer to purchase the Note, setting forth certain terms and conditions of the issuance, sale and delivery of the Note.

(cc) “*Purchaser*” means KeyBank National Association.

(dd) “*Relevant Governmental Body*” means the Federal Reserve Board or the Federal Reserve Bank of New York, or a committee officially endorsed or convened by the Federal Reserve Board or the Federal Reserve Bank of New York, or any successor thereto.

(ee) “*Request for Draw*” means an oral or written request by an Authorized Officer for a draw from the line of credit authorized to be established by this ordinance.

(ff) “*SOFR Business Day*” means any day except for (i) a Saturday, (ii) a Sunday or (iii) a day on which the Securities Industry and Financial Markets Association recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in United States government securities.

(gg) “*Tax Certificate*” means the tax certificate executed by the Finance Director pertaining to the tax-exempt draws on the Note.

(hh) “*Tax-Exempt Rate*” means the rate per annum determined by the Calculation Agent on each Computation Date, equal to the product of (a)(i) the Term SOFR Rate, and (ii) 1.15% (115 basis points), multiplied by (b)(i) one minus (ii) the United States federal corporate tax rate. In the event that the Term SOFR Rate or any other index that may be used to calculate interest due under the terms of the Note is determined to be less than zero, such index shall be deemed to be zero for purposes of the Note.

(ii) “*Taxable Rate*” means the rate per annum determined by the Calculation Agent on each Computation Date, equal to the sum of (a) the Term SOFR Rate, and (b) 1.15% (115 basis points). In the event that the Term SOFR Rate or any other index that may be used to calculate interest due under the terms of the Note is determined to be less than zero, such index shall be deemed to be zero for purposes of the Note.

(jj) “*Term SOFR*” or “*Term SOFR Rate*” means, with respect to any Computation Date, the forward-looking one month term rate based on the secured overnight financing rate that is published by the Term SOFR Administrator (“One Month Term SOFR”) and displayed on CME’s Market Data Platform (or other commercially available source providing such quotations as may be selected by the Calculation Agent from time to time), at approximately 6:00 a.m. New York City time, on such Computation Date (and rounded to the nearest 1/16th of 1%); provided that if by 5:00 pm (New York City time) on any Computation Date, One Month Term SOFR for

such day has not been published, then such One Month Term SOFR for such day will be such One Month Term SOFR as published in respect of the first preceding SOFR Business Day for which such rate was published; provided, further, that One Month Term SOFR determined pursuant to this sentence shall be utilized for purposes of calculation of One Month Term SOFR for no more than three consecutive SOFR Business Days.

(kk) “*Term SOFR Administrator*” means CBA (or a successor administrator of the forward-looking secured overnight financing rate).

(ll) “*Term SOFR Index Reset Date*” means the first day of each month, beginning the month following the Effective Date.

(mm) “*Unutilized Amount*” means, as of any date, an amount equal to the difference between \$7,000,000 and the Outstanding Principal Balance of the Note.

Section 2. Findings and Determinations. The City takes note of the following facts and makes the following findings and determinations:

(a) *Authority and Description of Project.* The City is in need of short-term financing to be used for transportation projects, general City liquidity and other capital improvements (collectively, the “Projects”). The City Council therefore finds that it is in the best interests of the City to carry out the Projects.

(b) *Plan of Financing.* The City is authorized to issue limited tax general obligation bonds and, pending the issuance of those bonds, issue short term obligations in accordance with the provisions of chapter 39.50 RCW for the purpose of providing a part of the funds to pay the costs of financing the Projects. The total expected cost of the Projects is approximately \$7,000,000.

(c) *Debt Capacity.* The maximum amount of indebtedness authorized by this ordinance is \$7,000,000. Based on the following facts, this amount is to be issued within the amount permitted to be issued by the City for general municipal purposes without a vote:

(i) The assessed valuation of the taxable property within the City as ascertained by the last preceding assessment for City purposes for collection in the calendar year 2022 is \$5,944,128,239.

(ii) As of June 30, 2022, the City had limited tax general obligation indebtedness, consisting of State loans, leases and conditional sales contracts outstanding in the principal amount of \$36,375,187, which is incurred within the limit of up to 1½% of the value of the taxable property within the City permitted for general municipal purposes without a vote.

(iii) As of July 31, 2022, the City had no unlimited tax general obligation indebtedness outstanding.

Section 3. Authorization of the Note; Payment, Registration and Transfer. In order to finance capital expenditures and general City liquidity needs, the City shall establish a revolving line of credit and issue and sell a note to evidence such line. The Note shall be

designated the “City of Camas, Washington Limited Tax General Obligation Bond Anticipation Note, 2022” and issued in the denomination of not to exceed \$7,000,000 (the “Note”). The Note shall be dated the date of delivery to the Purchaser (the “Date of Delivery”).

Interest on the outstanding principal balance of the Note, if any, shall be payable on the first day of each month, commencing October 1, 2022. The Note matures on, and all outstanding principal and interest on the Note must be paid by, a date that is two years from the dated date of the Note (the “Maturity Date”). The Note is a revolving line of credit, so that principal amounts previously advanced and repaid may be drawn again; provided that the aggregate principal amount of all draws under the Note that have not been repaid may at no time exceed \$7,000,000. Each draw pursuant to a Request for Draw for any portion of proceeds to be used for a permitted tax-exempt purpose under the Code and satisfying the conditions set forth in Section 9 of this ordinance regarding conditions for the initial tax-exempt draw, shall bear interest at the Tax-Exempt Rate. Such Request for a Draw shall mark the Tax-Exempt Rate box on the draw form. Each draw pursuant to a Request for Draw for any portion of proceeds that is not used for a permitted tax exempt-purpose under the Code shall bear interest at the Taxable Rate. Such Request for a Draw shall mark the Taxable Rate box on the draw form. Interest on each draw shall accrue from the latter of (i) the Draw Date set forth on the Request for a Draw and (ii) the date of actual funding of the draw by Purchaser, until paid and such interest shall be computed on the principal amount outstanding on each day and at the applicable interest rate for that day during the applicable interest period on the basis of a 360-day year consisting of 12 30-day months. Interest payable on the Note on each interest payment date shall be the sum of interest accruing on all the outstanding draws during the interest period.

Any Request for a Draw shall be in the form of Exhibit A attached hereto with the blanks appropriately completed. Each Authorized Officer is hereby authorized to review and determine whether the draw is for a permitted tax-exempt purpose (in which such draw will bear interest at the Tax-Exempt Rate) or that it is not for a permitted tax-exempt purpose (in which case such draw will bear interest at the Taxable Rate).

Notwithstanding the foregoing, so long as an event of default (as defined in Section 12) has occurred and is continuing hereunder, outstanding principal amounts may bear interest at a default rate as outlined in Section 12 hereof.

The Note shall be issued in fully registered form. Both principal of and interest on the Note shall be payable in lawful money of the United States of America by check, warrant, wire transfer or automatic clearinghouse funds. The Purchaser will give 10 days’ prior notice to the City of the approximate amount (depending on changes in the interest rate, any draws and any prepayments on the Note occurring after the date of such notice) to be debited. Principal and interest shall be an obligation only of the Note Fund. The City Finance Director shall act as Note Registrar.

The Outstanding Principal Balance of the Note on any particular day shall be the aggregate of all funds which the City has drawn from the date of the Note to that day less the aggregate of all principal payments made by the City on or before that day. Interest on a particular principal amount so advanced shall be determined from the date of the advance of Note proceeds pursuant to a Request for Draw by the City.

A Request for Draw pursuant to the Note may be made by an Authorized Officer in writing at any time prior to the Maturity Date, so long as no event of default (as defined in Section 12) has occurred and is continuing. Requests for Draw shall include requests by email or fax bearing a facsimile signature of an Authorized Officer. The City hereby delegates to the Authorized Officers authority to make a Request for Draw, and determining the tax status of the draw and the interest rate, pursuant to this ordinance. Each Request for Draw must be received by the Purchaser not later than 12:00 noon Cleveland, Ohio time (9:00 a.m. Pacific time) one SOFR Business Day immediately prior to the requested date of the Draw (the “Draw Date”). The obligation of the Purchaser to fund the Draw is subject to the satisfaction of the following conditions precedent on the Draw Date: (1) the representations of the City agreed to in this ordinance shall be true and correct in all material respects on and as of such Draw Date, and shall be deemed to have been made on such Draw Date; (2) no event of default (as defined in Section 12) shall have occurred and be continuing on such Draw Date; (3) after giving effect to such Draw, the aggregate principal amount of all Draws shall not exceed \$7,000,000; and (4) the Purchaser shall have received an executed Request for Draw as required under, and in strict conformity with this paragraph.

The Purchaser shall incur no liability to the City or to any other person in acting upon any notice or other communication which the Purchaser believes in good faith to have been given by an official or other person authorized to borrow on behalf of the City, or otherwise acting in good faith in making advances pursuant to this ordinance.

The Note may be assigned or transferred only in whole and only if endorsed in the manner provided thereon and surrendered to the Note Registrar, subject to the Purchaser’s representations in a certificate to be provided on the Date of Delivery. Any such transfer shall be without cost to the owner or transferee and shall be noted in the Note Register. The Note may only be assigned by the Purchaser to another qualified investor satisfying the requirements set forth in the certificate to be signed by the Purchaser on the Date of Delivery.

The interest accruing on the Note, which is denominated in Dollars, may be determined by reference to a benchmark rate that is, or may in the future become, the subject of regulatory reform or cessation. The Purchaser does not warrant or accept responsibility for, and shall not have any liability with respect to (a) the administration of, submission of, calculation of or any other matter related to Term SOFR, any component definition thereof or rates referenced in the definition thereof or any alternative, comparable or successor rate thereto (including any then-current Benchmark or any Benchmark Replacement), including whether the composition or characteristics of any such alternative, comparable or successor rate (including any Benchmark Replacement) will be similar to, or produce the same value or economic equivalence of, or have the same volume or liquidity as, Term SOFR or any other Benchmark, or (b) the effect, implementation or composition of any Benchmark Replacement Conforming Changes.

Section 4. Temporary Inability to Determine Rates; Effect of Benchmark Replacement Date.

(a) *Temporary Inability to Determine Rates.* If the Purchaser determines (which determination shall be conclusive and binding absent manifest error) that Term SOFR cannot be determined pursuant to the definition thereof or that Term SOFR does not adequately and fairly

reflect the cost to the Purchaser of funding the Note, then the Purchaser will promptly so notify the City. Upon notice thereof by the Purchaser to the City, any obligation of the Purchaser to make or continue loans pursuant to draws shall be suspended until the Purchaser revokes such notice. Upon receipt of such notice, (i) the City may revoke any pending request for draws or, failing that, the City will be deemed to have converted any such request into a request for a draw based on the Base Rate in the amount specified therein and (ii) for any outstanding draws the interest rate shall be converted to the Base Rate at the end of the applicable Term SOFR Index Reset Rate.

(b) *Benchmark Replacement.* Notwithstanding anything to the contrary herein, upon the occurrence of a Benchmark Transition Event, upon the consent of both parties, the Purchaser and the City may replace the Term SOFR Rate with a Benchmark Replacement. Unless otherwise agreed between the Purchaser and the City, no replacement of the Term SOFR Rate with a Benchmark Replacement pursuant to this Section 4 will occur prior to the applicable Benchmark Transition Start Date. Unless and until a Benchmark Replacement is effective in accordance with this clause (b), all draws shall be converted to the Base Rate in accordance with the provisions of clause (a) above.

(c) *Benchmark Replacement Conforming Changes.* In connection with the implementation of a Benchmark Replacement, the City and Purchaser, upon the consent of the other, will have the right to make Benchmark Replacement Conforming Changes from time to time and, notwithstanding anything to the contrary herein or in the Note, any amendments implementing such Benchmark Replacement Conforming Changes will become effective without any further action.

(d) *Notices; Standards for Decisions and Determinations.* The Purchaser will promptly notify the City of (i) any occurrence of a Benchmark Transition Event, and, upon consent of the City, its related Benchmark Replacement Date and Benchmark Transition Start Date, (ii) the implementation of any Benchmark Replacement, (iii) the effectiveness of any Benchmark Replacement Conforming Changes and (iv) the commencement or conclusion of any Benchmark Unavailability Period. Any determination, decision or election that may be made by the Purchaser pursuant to this Section 4, including any determination with respect to a tenor, rate or adjustment or of the occurrence or non-occurrence of an event, circumstance or date and any decision to take or refrain from taking any action, will be conclusive and binding absent manifest error and may be made in its or their sole discretion and without consent from any other party hereto, except, in each case, as expressly required pursuant to this section.

(e) *Unavailability of Tenor of Benchmark.* Notwithstanding anything to the contrary herein or in the Note, at any time (including in connection with the implementation of a Benchmark Replacement), (i) if any then-current Benchmark is a term rate (including Term SOFR) and either (A) any tenor for such Benchmark is not displayed on a screen or other information service that publishes such rate from time to time as selected by the Purchaser in its reasonable discretion or (B) the regulatory supervisor for the administrator of such Benchmark has provided a public statement or publication of information announcing that any tenor for such Benchmark is or will be no longer representative, then the Purchaser may modify the Interest Period for any Benchmark settings at or after such time to remove such unavailable or non-representative tenor, upon notice to the City, and (ii) if a tenor that was removed pursuant to

clause (i) above either (A) is subsequently displayed on a screen or information service for a Benchmark (including a Benchmark Replacement) or (B) is not, or is no longer, subject to an announcement that it is or will no longer be representative for a Benchmark (including a Benchmark Replacement), then the Purchaser may modify the Interest Period for all Benchmark settings at or after such time to reinstate such previously removed tenor, upon consent of the City.

(f) *Benchmark Unavailability Period.* Upon the City's receipt of notice from the Purchaser of the commencement of a Benchmark Unavailability Period, the Taxable Rate shall be the Base Rate and the Tax-Exempt Rate shall be (a) Base Rate multiplied by (b)(i) one minus (ii) the United States federal corporate tax rate (subject to clause (g), below).

(g) *Opinion or Tax Gross-up Required.* Upon the replacement of a Benchmark with a Benchmark Replacement, or the Base Rate pursuant to subsections (a) and (f), above, with respect to the draws under the Note in the Tax-Exempt Rate (the "Tax-Exempt Draws"), then, either: (1) the City, at its own expense, will deliver to the Purchaser an opinion of bond counsel reasonably acceptable to the Purchaser that the replacement of the existing Benchmark with Benchmark Replacement (or replacement with the Base Rate) does not adversely affect the exclusion from gross income of interest on the Tax-Exempt Draws from gross income of the owner of the Note for federal income tax purposes; or (2) if no such opinion is delivered to the Purchaser on the Benchmark Replacement Date (or effective date of the Base Rate), the interest rate on such Tax-Exempt Draws shall be at the Taxable Rate then applicable and such Benchmark Replacement or Base Rate, as applicable, shall not be multiplied by (i) one minus (ii) the United States federal corporate tax rate.

Section 5. Form and Execution of the Note.

(a) *Form of the Note; Signatures and Seal.* The Note shall be prepared in a form consistent with the provisions of this ordinance and Washington law. The Note 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 the Note ceases to be an officer of the City authorized to sign bonds before the Note bearing his or her manual or facsimile signature is authenticated by the Note Registrar, or issued or delivered by the City, the Note 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. The Note also may be signed on behalf of the City by any person who, on the actual date of signing of the Note, is an officer of the City authorized to sign bonds, although he or she did not hold the required office on its Date of Delivery.

(b) *Authentication.* Only the Note bearing a Certificate of Authentication in substantially the following form, manually signed by the Note Registrar, shall be valid or obligatory for any purpose or entitled to the benefits of this ordinance: "Certificate of Authentication. This Note is one of the fully registered City of Camas, Washington, Limited Tax General Obligation Bond Anticipation Note, 2022." The authorized signing of a Certificate of Authentication shall be conclusive evidence that the Note so authenticated has been duly executed, authenticated and delivered and is entitled to the benefits of this ordinance.

Section 6. Note Fund. A special fund or account of the City known as the “Limited Tax General Obligation Bond Anticipation Note Fund, 2022” (the “Note Fund”) is hereby authorized to be created and shall be drawn upon for the sole purpose of paying and securing the payment of the Note. The City hereby covenants and agrees to deposit in the Note Fund proceeds of bonds, a refunding note, loans, taxes and/or grants, if any are received by the City for the Project, in an amount sufficient to pay the principal of and interest on the Note as the same becomes due.

Section 7. Prepayment. The City may prepay the Note, in whole or in part, on any date, provided the City gives the Purchaser at least one Business Day prior written notice, by paying the principal amount thereof to be prepaid together with accrued interest to the date of prepayment on said principal amount. Each notice of prepayment shall specify the date and amount of such prepayment. In the event of a prepayment in part, the City shall provide written instruction as to which Draw is being prepaid, including whether such prepayment is for a Tax-Exempt Draw or a taxable draw.

Interest on the portion of the Note prepaid shall cease to accrue interest on the date of prepayment. In the event of prepayment in whole of the Note prior to the Maturity Date, the Note shall be deemed to remain outstanding for subsequent Draws absent a written notice to the Purchaser by the City that the prepaid Note is no longer outstanding and available for further Draws hereunder. For the first Tax-Exempt Draw, after all outstanding Tax-Exempt Draws have been prepaid, the City, at its own expense, will deliver to the Purchaser an opinion of bond counsel reasonably acceptable to the Purchaser confirming that the interest on said Tax-Exempt Draw is excluded from gross income of the owner of the Note for federal income tax purposes.

Section 8. Pledge of Taxes. The Note constitutes a general indebtedness of the City and is payable from tax revenues of the City and such other money as is lawfully available and pledged by the City for the payment of principal of and interest on the Note. For as long as the Note is outstanding, the City irrevocably pledges that it shall, in the manner provided by law within the constitutional and statutory limitations provided by law without the assent of the voters, include in its annual property tax levy amounts sufficient, together with other money that is lawfully available, to pay principal of and interest on the Note as the same become due. The full faith, credit and resources of the City are pledged irrevocably for the prompt payment of the principal of and interest on the Note and such pledge shall be enforceable in mandamus against the City.

Section 9. Tax Covenants.

(a) *Tax Certificate.* This covenant only applies to tax-exempt draws on the Note made for the purpose of financing projects eligible for tax-exempt financing under the Code as provided in the Tax Certificate. The City hereby covenants that it will not make any use of the proceeds of sale of the Note or any other funds of the City which may be deemed to be proceeds of such Note pursuant to Section 148 of the Code and the applicable regulations thereunder which will cause the Note to be an “arbitrage bond” within the meaning of such section and such regulations. The City will comply with the requirements of Section 148 of the Code (or any successor provision thereof applicable to the Note) and the applicable regulations thereunder through the term of the Note. The City further covenants that it will not take any action or

permit any action to be taken that would cause the Note to constitute a “private activity bond” under Section 141 of the Code.

(b) *Post-Issuance Compliance.* The Finance Director is authorized and directed to review and revise, as needed, 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 Tax-Exempt Draws on the Note from being included in gross income for federal tax purposes.

(c) *Requirements for First Tax-Exempt Draw and First Tax-Exempt Draw after Prepayment of all Tax-Exempt Draws.* As a condition to the first Tax-Exempt Draw under the Loan and the first Tax-Exempt Draw after prepayment of all outstanding Tax-Exempt Draws, the City shall provide at its expense the following:

(i) An opinion of bond counsel that the interest on said Tax-Exempt Draw is excluded from gross income of the owner of the Note for federal income tax purposes.

(ii) Tax Certificate acceptable to bond counsel.

(iii) Form 8038-G signed by the City and to be filed by bond counsel, if required by bond counsel.

Section 10. Sale of the Note. The extension of the Note to the Purchaser under the terms and conditions of this ordinance and the Proposal is hereby approved and confirmed. The City agrees to pay the (A) the Purchaser’s legal fees in the amount of \$15,000; and (B) a Commitment Fee, calculated commencing on the Effective Date and payable quarterly in arrears on the first Business Day of each calendar quarter, with the first payment being on December 1, 2022.

Section 11. Reporting Requirements. As long as the Note is outstanding, the City will provide the Purchaser its audited financial statements within 10 days of release by the State Auditor’s Office, unless otherwise provided on the Electronic Municipal Market Access (“EMMA”) website of the Municipal Securities Rulemaking Board. The City shall also provide such other information relating to the ability of the City to satisfy its obligations under the Note, as may be reasonably requested from Purchaser from time to time.

Section 12. Default. If (A) there occurs any nonpayment of principal or interest due under the Note and such payment is not made within five days of its due date, (B) a failure by the City to comply with any of its obligations, or to perform any of its duties, under this ordinance or the Note, which failure continues, and is not cured, for a period of more than 60 days after the Purchaser has made written demand on the City to cure such failure, (C) a material misrepresentation by the City in this ordinance, the Note or written materials provided to the Purchaser by the City in connection with the Note, or (D) any event of default under any other general obligation debt or capital lease obligation with the Purchaser, an affiliate of the Purchaser or any other third-party lender under which the City is an obligor (collectively, an “Event of Default”), then the Purchaser at its option may increase the interest rate on the Note by 4.0% (400 basis points) above the current interest rate.

The Purchaser may waive any Event of Default, provided, however, that any such waiver shall be in writing and signed by an authorized officer of the Purchaser, and no such waiver shall extend to a subsequent Event of Default.

If either party incurs any expenses in connection with enforcing the rights under the Note and this ordinance, or if the Purchaser takes collection action under the Note and this ordinance, the losing party shall pay to the prevailing party, on demand, the prevailing party's reasonable costs and reasonable attorneys' fees, whether at trial, on appeal or otherwise, including any allocated costs of in-house counsel.

Section 13. Venue and Jurisdiction. The City and the Purchaser agree that any action or suit arising out of or relating to the Note shall be filed in the appropriate federal court or state court located in Washington.

Section 14. Waiver of Jury Trial. To the extent permitted by Washington law, the City (and the Purchaser by acceptance of the Note) hereby irrevocably waives, to the fullest extent permitted by applicable law, any right it may have to a trial by jury in any legal proceeding directly or indirectly arising out of or relating to the Note or any other document executed in connection therewith or the transactions contemplated hereby or thereby (whether based on contract, tort or any other theory).

Section 15. General Authorization and Ratification. The Mayor, City Administrator, Finance Director 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 the Note 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 16. 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 17. 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 15th day of August, 2022.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Bond Counsel

EXHIBIT A

DRAW CERTIFICATE NO. ____

City of Camas, Washington
Limited Tax General Obligation Bond Anticipation Note, 2022
Request for Draw No. _____

KeyBank National Association
Suzette Simmons
Service Officer
4900 Tiedeman Road
Brooklyn, Ohio 44144
216-813-4812
Fax Number: 216-370-5997
Email: KAS_Servicing@keybank.com

The undersigned, **[Insert Name of Undersigned]** of the City of Camas, Washington (the “City”), under that Ordinance No. ____ (the “Ordinance”) hereby gives notice irrevocably, pursuant to Section 3 of the Ordinance, of the Draw specified below. Capitalized terms used herein have the meanings set forth in the Ordinance.

- 1. The SOFR Business Day of the proposed Draw is _____, 20__ (the “Draw Date”).
- 2. The principal amount of the proposed Draw is \$_____.
- 3. The proposed Draw shall bear interest in (check one of the following):

the Tax-Exempt Rate. If this is the first tax-exempt draw, or the first tax-exempt draw after prepayment of all outstanding tax-exempt draws, then item required under Section 9(c) of the Ordinance must be provided.

the Taxable Rate.

- 4. Wire transfer to:

Bank Name: _____
 ABA Routing No. _____
 Credit to: _____
 Account No.: _____
 Notify: _____ [person contact]
 () ____ - ____
 Reference: City of Camas

- 5. The undersigned, hereby certifies that the following statements are true on the date hereof, and will be true on the Draw Date, before and after giving effect thereto.

(a) I am an Authorized Officer of the City, authorized by the Ordinance to request this Draw under the Note and to make the representations on behalf the City set forth herein;

(b) the representations of the City set forth the Ordinance (including those incorporated by reference) are true and correct in all material respects on and as of the date hereof, and shall be deemed to have been made on the date hereof;

(c) no Event of Default has occurred and is continuing on the date hereof, or would result from the proposed Draw or from the application of the proceeds thereof;

(d) the proposed Draw will be expended for purposes authorized by the Ordinance;

(e) the proposed Draw will not violate any order, judgment or decree of any court or authority of competent jurisdiction entered against the City or any provision of law as then in effect as it affects the City;

(f) except as previously disclosed to the Purchaser, there is no action, suit, proceeding or investigation at law or in equity before or by any court or governmental body pending or, to the best of the knowledge of the City, threatened against the City that, in the reasonable judgment of the City, would have a material and adverse effect on the ability of the City to pay the amounts due under the Ordinance and the Note;

(g) after giving effect to the proposed Draw, the aggregate principal amount of all Draws outstanding will not exceed the principal amount of the Note (\$7,000,000); and

(h) that the date designated in paragraph 1 above for disbursement is at least one SOFR Business Day after the delivery of this request for draw.

Dated as of _____, 20__.

CITY OF CAMAS, WASHINGTON

By: _____
Authorized Officer

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 15, 2022, 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 ____, 2022.

Dated: _____, 2022.

CITY OF CAMAS, WASHINGTON

City Clerk