



City Council Workshop Agenda Monday, August 04, 2025, 4:30 PM Council Chambers, 616 NE 4th AVE

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

To observe the meeting (no public comment ability)

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

To participate in the meeting (able to public comment)

- go to <https://us06web.zoom.us/j/88548119347>

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

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

1. [Clark County Commission on Aging Presentation](#)
[Presenters: Commission Members Cass Freedland and Ken Lund](#)
[Time Estimate: 10 minutes](#)
2. [City Facilities HVAC, Electrical and Plumbing Professional Services Amendment No.2](#)
[Presenter: James Carothers, Engineering Manager](#)
[Time Estimate: 5 minutes](#)
3. [Construction Award Well 13 PFAS Project](#)
[Presenter: Rob Charles, Utilities Manager](#)
[Time Estimate: 10 minutes](#)
4. [Ordinance No. 25-014 2026 Business License Update](#)
[Presenter: Matthew Thorup, Assistant Finance Director](#)
[Time Estimate: 10 minutes](#)
5. [Camas and RFA Property Tax Presentation](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 15 minutes](#)
6. [Ordinance No. 25-015 Unlawful Camping and Storage of Personal Property on Public Property](#)
[Presenter: Doug Quinn, City Administrator and Steve Hogan, Mayor](#)
[Time Estimate: 20 minutes](#)

7. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator
Time Estimate: 10 minutes

COUNCIL COMMENTS AND REPORTS

PUBLIC COMMENTS

CLOSE OF MEETING



Annual Presentation to Clark County Council



2024 Focus on
Emergency
Preparedness

Agenda



- Commission on Aging (COA)
- Aging Readiness Plan (ARP)
- 2024 – Emergency Preparedness Focus
- Silver Citizen Awards
- Other achievements

Background and 2024 Annual Report



Commission on Aging (COA)

- Nine-member volunteer commission.
- Provide leadership in addressing the special needs of the aging population
- Manage and assist with implementation of the Aging Readiness Plan (ARP)
- Update the ARP as needs change



Aging Readiness Plan (ARP)

- ARP updated in 2023
- Significant outreach and engagement
 - What makes an age friendly place
 - What improvements can be made



Aging Readiness Plan (ARP)



- ARP updated in 2023
- Significant outreach
- Governor's Smart Communities Award

Aging Readiness Plan (ARP) Chapters

- ARP Chapters:
 - Healthy communities
 - Housing
 - Transportation and mobility,
 - Civic involvement
 - Emergency preparedness



Aging Readiness Plan (ARP) Implementation

- Emergency preparedness
 - Natural and human-caused hazards
 - Improve health and safety
- Focus for 2024
 - Develop older adult communication channels
 - Encourage neighborhood associations and homeowner's associations to work with CRESA



Aging Readiness Plan (ARP) Implementation



- Emergency preparedness
 - Increase awareness
 - Partnership with CRESA
- Monthly meetings
 - Emergency kits
 - Crating a plan
 - Supplies
 - Neighborhood
 - Community
 - Alert and Warnings

Commission on Aging (COA)

- Issues covered/Lessons learned
 - Preparation / go-bags
 - Communication networks
 - Need for self-support



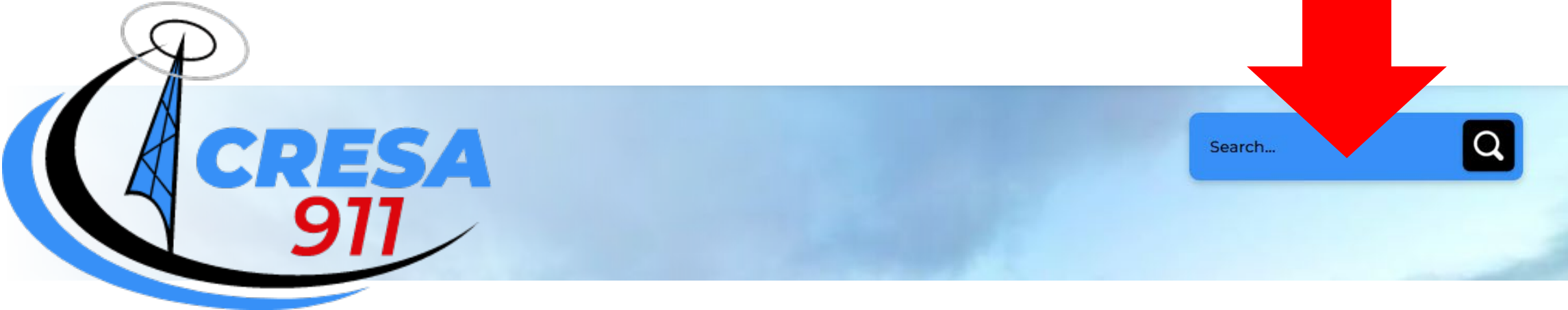
Commission on Aging (COA)



- Issues covered/Lessons learned
 - Pre-planning is key
 - Individualized plans
 - Problem-solving difficult issues

Commission on Aging (COA)

Search



Preparedness Tips for Seniors

CRESA has been pleased to partner with the [Commission on Aging](#) this year on emergency preparedness. Here are some lessons learned from that collaboration.

Emergencies and disasters can happen quickly. Sometimes we have warning, such as with winter weather, other times, it may come from nowhere, such as with an earthquake or wildfire. Being prepared for all types of emergency situations can help reduce fear and anxiety and minimize potential loss



Silver Citizen Award

- 2024 Co-Winners
- Bev Jones – Battle Ground resident
- Larry Smith – Vancouver resident



Additional Commission Work

- Community presentations
- Letters of Support
- Proclamations



Thank you!

More information:

Commission on Aging

Webpage: <https://clark.wa.gov/aging>

Email: Cnty.Comm-aging@clark.wa.gov

Phone: 564-397-4913 or 564-397-4516

Staff: Susan Ellinger & Amy Wooten

Resources for older adults & caregivers:

Aging & Disability Resource Center (ADRC)

Webpage: <https://www.helpingelders.org/>

Email: clarkadrc@dshs.wa.gov

Phone: 360-694-8144





Staff Report

August, 4 2025 Council Workshop Meeting

City Facilities HVAC, Electrical and Plumbing Professional Services Amendment No.2

Presenter: James Carothers, Engineering Manager

Time Estimate: 5 minutes

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

BACKGROUND: The City of Camas entered into a Professional Services Agreement (PSA) with Windsor Engineering in December of 2023 for engineering services to design improvements to Mechanical, Electrical, and Plumbing (MEP) systems at multiple City Facilities. This agreement was split into two phases based on complexity of projects:

Phase 1 - MEP rehabilitation projects at Operations Center, Fire Station 42, Lacamas Lake Lodge, and Police Department. These projects have reached bidding phase and are under construction.

Phase 2 - City Hall MEP replacement project. This is an extensive overhaul of MEP systems including new equipment, piping, ducting, and electrical distribution. This project is currently nearing final design with building permits issued.

The total not to exceed amount for the original PSA was \$598,000. This work has been completed. In May of 2025 council approved PSA Amendment #1 for phase 1 construction support and City Hall Generator engineered drawings raising the not to exceed price to \$721,750.

SUMMARY:

The Phase 2 City Hall MEP replacement project will be very difficult to complete with staff on-site. The PSA amendment before you tonight is for a new task order to consider viable alternatives for staff relocation, construction phasing, and associated costs.

PSA amendment #2 in amount of \$39,700 is for new task order work for the Phase 2 City Hall MEP replacement project. This additional scope of work is for architectural and cost estimating services to evaluate options for construction phasing, relocation of staff, and maintaining critical services during construction. This scope of work includes but is not limited to following tasks:

- Stakeholder Engagement with Department Leaders to identify needs
- Departmental Needs Assessment
- Temporary Space Options
- Scenario Development

Task order deliverable will be a final recommendation report summarizing department needs during construction, summary of relocation options, and construction phasing recommendations. Staff has also requested recommendation of opportunity improvements and cost information for developed scenarios. This deliverable will be brought to Council for feedback and consensus on phasing options.

BENEFITS TO THE COMMUNITY: This item will benefit community by providing direction on completing backlogged maintenance while maintaining level of services to community.

POTENTIAL CHALLENGES: This item is risk mitigation and will identify challenges with construction phasing, maintaining City Services, and associated cost allowing for a inform decision.

BUDGET IMPACT: This PSA amendment in the amount of \$39,700 is funded through the 2023 Limited Tax General Obligation bond with proceeds dedicated for Major Building Maintenance (Capital Facilities Fund).

RECOMMENDATION: Staff recommends this item be placed on the August 18, 2025 regular Council meeting agenda for Councils consideration.



**CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
Amendment No. 2**

616 NE 4th Avenue
Camas, WA 98607

Project No. **FAC23008A**

City Facilities HVAC, Electrical, and Plumbing Improvements

THIS AMENDMENT ("Amendment") to Professional Services Agreement is made as of the ____ day of _____, 202__, by and between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **Windsor Engineering Inc.**, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may hereinafter be referred to collectively as the "Parties."

The Parties entered into an Original Agreement dated **December 18, 2023** by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Original Agreement shall remain in full force and effect.

1. **Scope of Services.** Consultant agrees to perform additional services as identified on **Exhibit "A"** (Amended Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses, for an amount not-to-exceed **\$39,700**.
 - a. ☐ Unchanged from Original/Previous Contract
2. **Time for Performance.** Consultant shall perform all services and provide all work product required pursuant to this Amendment by:
 - a. ☐ Extended to _____, 2025.
 - b. ☒ Unchanged from Original/Previous Contract date of **December 31, 2026**

Unless an additional extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of the Original Agreement.
3. **Payment.** Based on the Scope of Services and assumptions noted in **Exhibit "A2" (Scope of Services)**, Consultant proposes to be compensated on a time and material basis per **Exhibit "B2"** (Costs for Scope of Services) with a total estimated not to exceed fee of:
 - a. Previous not to exceed fee: \$721,750
 - b. Amendment No. 2 \$39,700
 - c. **Total: \$761,450**
 - d. Consultant billing rates:
 - ☒ Modification to Consultant Billing Rates per **Exhibit "C2"** attached herein
 - ☐ Unchanged from Original/Previous Contract

4. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counter-parts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____ day of _____, 20____.

CITY OF CAMAS:

CONSULTANT:

Authorized Representative

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

AMENDMENT to
CITY OF CAMAS PROFESSIONAL SERVICES AGREEMENT
Camas Facilities HVAC, Electrical, and Plumbing Improvements

Introduction

A Professional Services Agreement (PSA) between the City of Camas and Windsor Engineers was developed and executed for Project No. FAC23008A. The date of contract execution was December 18, 2023.

The city of Camas has requested additional scope for an external, neutral expertise to evaluate various options for temporary relocation and project phasing to ensure the continued smooth operation of city services.

Windsor Engineers has provided a comprehensive description of services, including scopes of work and associated fees to engage LSW Architects and Wiggins Preconstruction Services.

Amended Project Designation

The Project Description remains the same as described in the Professional Services Agreement.

Amended Scope of Services

The December 2023 PSA included a Scope of Services as described in Exhibit "A". by amendment new Scope of Services tasks are incorporated into the PSA as attached to this amendment as described as Exhibit "A2".

Amended Time for Performance

The December PSA included a requirement to complete work no later than December 31st 2026 unless an extension of time is granted in writing.

Amended Payment

The December 2023 PSA included a not-to-exceed amount of \$598,900. Exhibit A1 increased the total not-to-exceed amount to \$721,750. It is proposed that, by amendment, the not-to-exceed amount be increased by an amount of **\$39,700** to perform the tasks described in Exhibit

A2 and as broken down in Exhibit B1. This increases the total not-to-exceed amount to **\$761,450**. Other payment terms from the original PSA remain unchanged.

The December 2023 PSA included Exhibit C, consultant billing rates. It is proposed, by amendment, Exhibit C billing rates be replaced with the attached Exhibit “C2” billing rates.

Other Terms and Conditions

Paragraphs 5-26 of the December 2023 PSA remain unchanged.

Attachments:

- Exhibit A2 – Scope of Services
- Exhibit B2 – Cost for Scope of Services
- Exhibit C2 – Consultant Billing Rates

**EXHIBIT “A2”
AMENDED SCOPE OF SERVICES**

EXHIBIT A2 SCOPE OF SERVICES

In addition to the existing Scope of Services as authorized by the December 2023 PSA, design, bid, construction support, and commissioning services are added by amendment with the scope as follows:

Windsor Engineers:

- Project management
- Preliminary assessment of the “school district buildings” MEP systems to support LSW’s temporary space feasibility study.

LSW Architects:

To commence architectural services for the “Logistics, Phasing, and Relocation Assessment”, this Interim Agreement and Authorization to Proceed is subject to the following terms:

1. Limited Scope of Services

Project Understanding:

Provide Architectural services in collaboration with Windsor Engineers in support of identifying and assessing logistical operational options for the MEP renovations to City Hall to meet the following key goals:

- Maintain City operations during construction.
- Explore different options for phasing, staying, moving, or working remotely.
- Understand costs, pros/cons, and timelines for each option.
- Engage department leaders to gather input and ensure buy-in.
- Recommend the best path forward based on needs, budget, and schedule.

Scope of Work:

- Stakeholder Engagement
 - Facilitate a workshop with department leaders to gather concerns, ideas for potential considerations and build consensus.
 - Conduct follow-up interviews post-workshop with each department Lead.
- Departmental Needs Assessment
 - Identify operational, equipment, and technology needs.
 - Coordinate with Windsor to understand MEP design implications (centralized systems likely offline during construction).
- Temporary Space Feasibility
 - Evaluate up to 3 potential relocation sites (e.g., school district building, portables).
 - Conduct site tours and feasibility assessments
- Scenario Development
 - Develop min of 3–4 options: Stay in place (phased), Full relocation, Hybrid (partial relocation + WFH), Delay until Fire Department vacates (2027)

- Coordination with Wiggins for cost estimating of options.
- Coordination meetings with Windsor and City Staff (10-15 estimated)

Deliverables:

- Final recommendation report
 - Summary of department needs
 - Summary of relocation/phasing options with cost and impact comparison
- Workshop planning and materials
- Attendance at Council Meeting for presentation and Q&A

Optional Additional Services:

- Testfit for potential solutions: architectural space planning, furniture layout, and fit analysis.
- Measuring and facility assessment of items not shown in Client provided drawings of existing building
- Scope changes due to deviations from defined Scope of Project
- Design and Permitting, Procurement, and Contract administration services of proposed solutions

Summary of Services Not Provided:

- Hazardous material identification, testing, and/or abatement
- Design or Construction documents, Permitting and Agency Process fees
- 3d digital or physical models
- Professional services that the Architect is not licensed to perform including structural, mechanical, electrical, lighting, plumbing, civil, fire sprinkler, low voltage and acoustic engineering/design. Such services shall be provided by Owner's consultants or by Architect's consultants as an amendment to this Agreement.

2. Limited Compensation

Services will be provided on a **Time and Materials (T&M)** basis, not to exceed \$20,000.00.

3. Schedule

All services and deliverables will be completed by December 20, 2025.

Wiggins Preconstruction Services:

Estimate Level: Conceptual

Scope

Project Management & Meetings
Pricing Update of November 2024 Estimate
Estimating Logistical Premiums for Phasing / Relocation to Facilitate Construction (3 Options)
Final Estimate Adjustments & Pricing Break Outs

**EXHIBIT “B2”
AMENDED COSTS FOR SCOPE OF SERVICES**

EXHIBIT B2
COSTS FOR SCOPE OF SERVICES

The budget breakdown schedule shown below is for reference. The actual costs per task may be more or less in each case but the not-to-exceed value of \$36,920 may not be exceeded without the execution of a mutually agreeable written amendment.

Task	Description	Labor	Expenses	Subs	Totals
5.1	Project Management	\$3,500	-	-	\$3,500
5.2	Stakeholder Engagement, Departmental Needs and Assessment, Temporary Space Feasibility, Scenario Development	\$8,000	-	\$20,000	\$28,280
5.3	Cost Estimating	\$720	-	\$7,200	\$7,920
Total:					\$39,700

**EXHIBIT “C2”
CONSULTANT BILLING RATES**

EXHIBIT C2 CONSULTANT BILLING RATES

Windsor Engineers 2025 Bill Rates:

<u>Position</u>	<u>Rate</u>
Intern/Admin	\$ 95
Designer I	\$ 110
Engineer I / Designer II	\$ 125
Engineer II / Designer III	\$ 145
Engineer III / Designer IV	\$ 165
Engineer IV / Project Manager I	\$ 185
Engineer V / PM II / Practice Lead I	\$ 205
Engineer VI / PM III / Practice Lead II	\$ 225
Engineer VII / PM IV / Practice Lead III	\$ 245
Engineer VIII / PM V / Practice Lead IV	\$ 275

LSW Architects 2025 Bill Rates:

Administrative/Support Staff	\$100.00
Senior Architect / Architect I-III / Architectural Staff I-III	\$112.00 - \$175.00
Senior Project Manager / Project Manager	\$145.00 - \$175.00
Senior Interior Designer / Interior Designer I-III	\$100.00 - \$150.00
Principal/CSO/CFO	\$250.00

Wiggins Preconstruction Services 2025 Bill Rates:

Cost Estimator	\$180.00
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I, Rob Charles, Interim Public Works Director, hereby certify that these bid tabulations are correct.

Signed by: 7/30/2025

Rob Charles, PE Date

Item 3.

PROJECT NO. WTR24005				Engineer's Estimate:		Tapani Inc		Rotschy, Inc.		McClure and Sons, Inc.		Stellar J Corporation		James W. Fowler Co.		Dewitt Construction Inc.	
				\$12,000,000.00		1705 SE 9th Avenue		7408 NE 113th Circle		15714 Country Club Drive		1363 Down River Drive		12775 Westview Drive		13023 NE Hwy 99, Suite 7 PMB 201	
DESCRIPTION: PFAS Evaluation and Well 13 Treatment						Battle Ground, WA 98604		Vancouver, WA 98662		Mill Creek, WA 98012		Woodland, WA 98674		Dallas, OR 97338		Vancouver, WA 98686	
			Ent. By			bidadmin@tapani.com		estimator@rotschyinc.com		les@mcclureandsons.com		jeffcarlsen@stellarij.com		estimating@jwfowler.com		rrichardson@dewittconst.com	
DATE OF BID OPENING: 7/30/2025 - 10:00AM			MT			360-687-1148		360-334-3100		425-316-6999		360-225-7996		503-623-5373		360-576-8755	
ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL
1	All work shown in the contract documents	LS	1	\$11,594,913.00	\$11,594,913.00	\$4,832,500.00	\$4,832,500.00	\$5,135,243.52	\$5,135,243.52	\$5,453,492.00	\$5,453,492.00	\$5,541,000.00	\$5,541,000.00	\$6,578,470.00	\$6,578,470.00	\$6,970,000.00	\$6,970,000.00
2	Construction Documentation (Min Bid \$20,000)	LS	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$75,000.00	\$75,000.00	\$115,416.00	\$115,416.00
	Subtotal -				\$11,614,913.00		\$4,852,500.00		\$5,155,243.52		\$5,473,492.00		\$5,561,000.00		\$6,653,470.00		\$7,085,416.00
	Sales Tax (8.6%)				\$998,882.52		\$417,315.00		\$443,350.94		\$470,720.31		\$478,246.00		\$572,198.42		\$609,345.78
	Total -				\$12,613,795.52		\$5,269,815.00		\$5,598,594.46		\$5,944,212.31		\$6,039,246.00		\$7,225,668.42		\$7,694,761.78



Staff Report

August 4, 2025 Council Workshop Meeting

Construction Award Well 13 PFAS Project
 Presenter: Rob Charles, Utilities Manager
 Time Estimate: 10 minutes

Phone	Email
360.817.7003	rcharles@cityofcamas.us

BACKGROUND: Well 13 has had consistent levels of PFAS above the Environmental Protection Agency (EPA) limits of 4 parts per trillion (ppt) which were set in 2024. Communities are required to have treatment facilities in place by 2031 to remove PFAS below 4 ppt from drinking water supplies.

Carollo Engineering has designed a treatment removal system at Well 13 that uses ion exchange media in tanks to remove PFAS from the water. New treatment tanks, sediment removal equipment, a new larger capacity pump for well 13, new larger generator, electrical room addition, and security fencing.

SUMMARY: The City opened six bids on July 30th for the project and the low bidder was Tapani Underground with a bid of \$5,269,815.00. The engineer's estimate on the project was \$12,000,000.

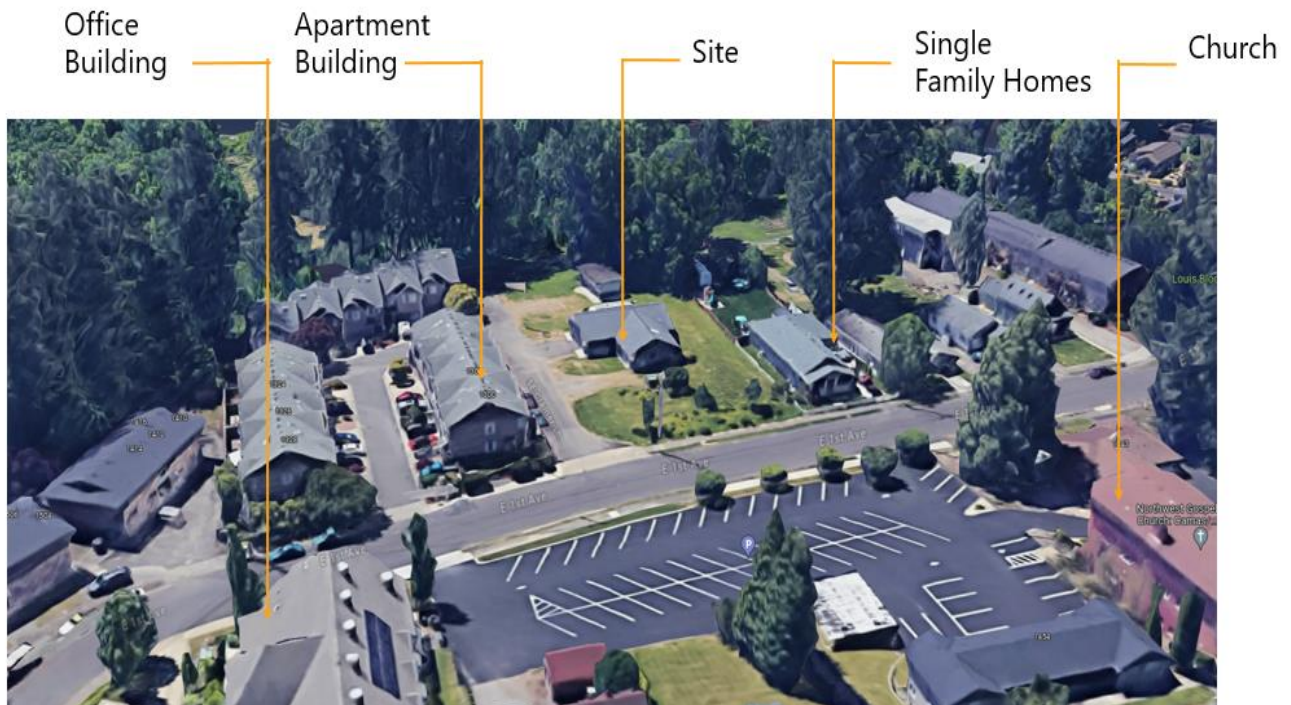


Figure 1: Well 13 Existing Conditions

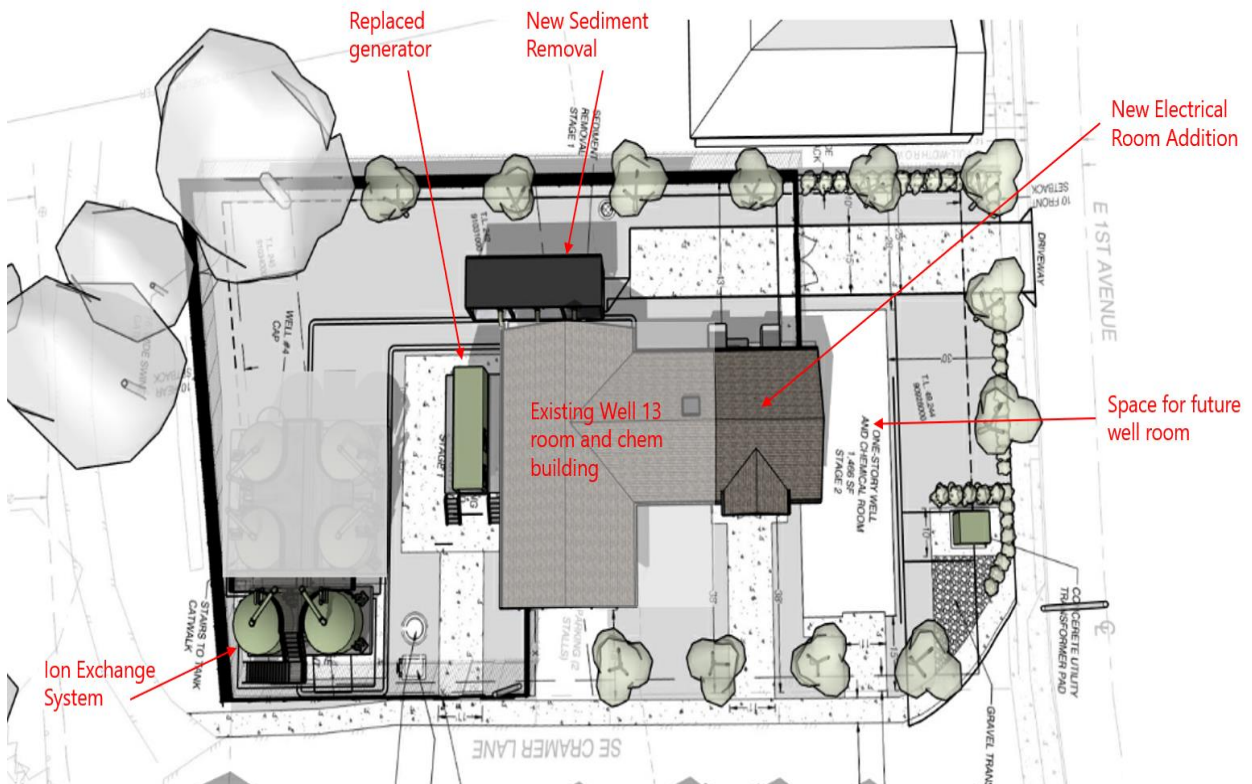


Figure 2: Rendering of Plan View

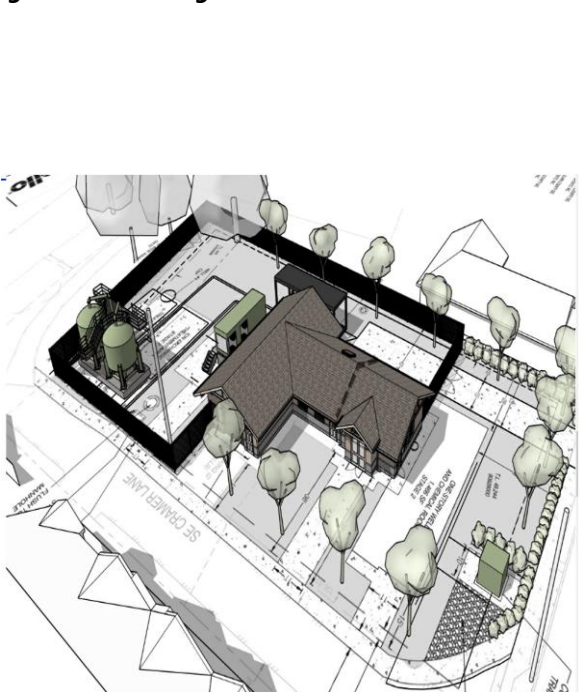


Figure 3: Well 13 Rendering Perspective NE to SW view

Figure 4: Rendering of Street View

BENEFITS TO THE COMMUNITY: There are known health risks to ingesting PFAS, so removing the contaminant will reduce these risks to customers.

STRATEGIC PLAN: This project is covered under the City Priority of Stewardship of City Assets.

BUDGET IMPACT: The cost of the project will be \$5,269,815.00 and costs will be covered by revenue bonds issued by the city.

RECOMMENDATION: Staff would recommend this item be placed on the August 18, 2025, Council Regular Consent Agenda for their consideration.



Staff Report – ORD 25-014 - 2026 Business License Update

August 4, 2025 Council Workshop Meeting

ORD 25-014 2026 Business License Update

Presenter: Matthew Thorup, Assistant Finance Director

Time Estimate: 10 minutes

Phone	Email
360.817.7021	mthorup@cityofcamas.us

BACKGROUND: This presentation is to apprise City Council of the 2026 business license changes required under RCW 35.90. The City of Camas adopted a business license in 2019 (Ord. 19-005) using the model ordinance as prescribed under RCW 35.90, which included a \$2,000 minimum threshold for out-of-city businesses doing business within City limits to obtain a license without a fee. The statute stipulates that the minimum threshold recommended under this model language cannot be updated more frequently than every four years, with review every four to five years to see if the level still makes sense.

In 2023, AWC conferred a work group to look at the out-of-city business threshold and weigh a variety of options like a one-time increase to a higher threshold, an automatic increase by inflation, and a periodic increase by inflation. In March 2025, after working with cities and the business community, AWC provided a finalized model ordinance for all cities to adopt by January 1, 2026.

By statute, business license changes are required to be adopted and submitted to the Washington Department of Revenue 75 days before they take effect, however, with this change impacting the entire Department of Revenue Business Licensing user base of more than 220 cities, DOR has requested that cities submit changes sooner to allow sufficient time for the necessary programming to the online system.

SUMMARY: The main change in the update would make a one-time increase to a higher threshold to \$4,000 for out-of-city businesses from the current \$2,000 threshold, effective January 1, 2026.

Other changes include:

- Every four years thereafter, the threshold would have an automatic periodic increase based on cumulative inflation.
- The rates of inflation would be calculated using the Consumer Price Index-U (CPI-U) Western for June of each year compared to the previous year for the previous four years.

- The rate of inflation would be calculated as zero in any year in which inflation was negative and capped at 5% per year or 20% over four years if inflation exceeded those amounts.
- To make the threshold easier to administer, the cumulative inflation amount would be rounded to the nearest \$100.

BENEFITS TO THE COMMUNITY: The increased thresholds allowing for licensing without a fee for out-of-city businesses has the potential to increase the number of businesses interested in expanding into the City.

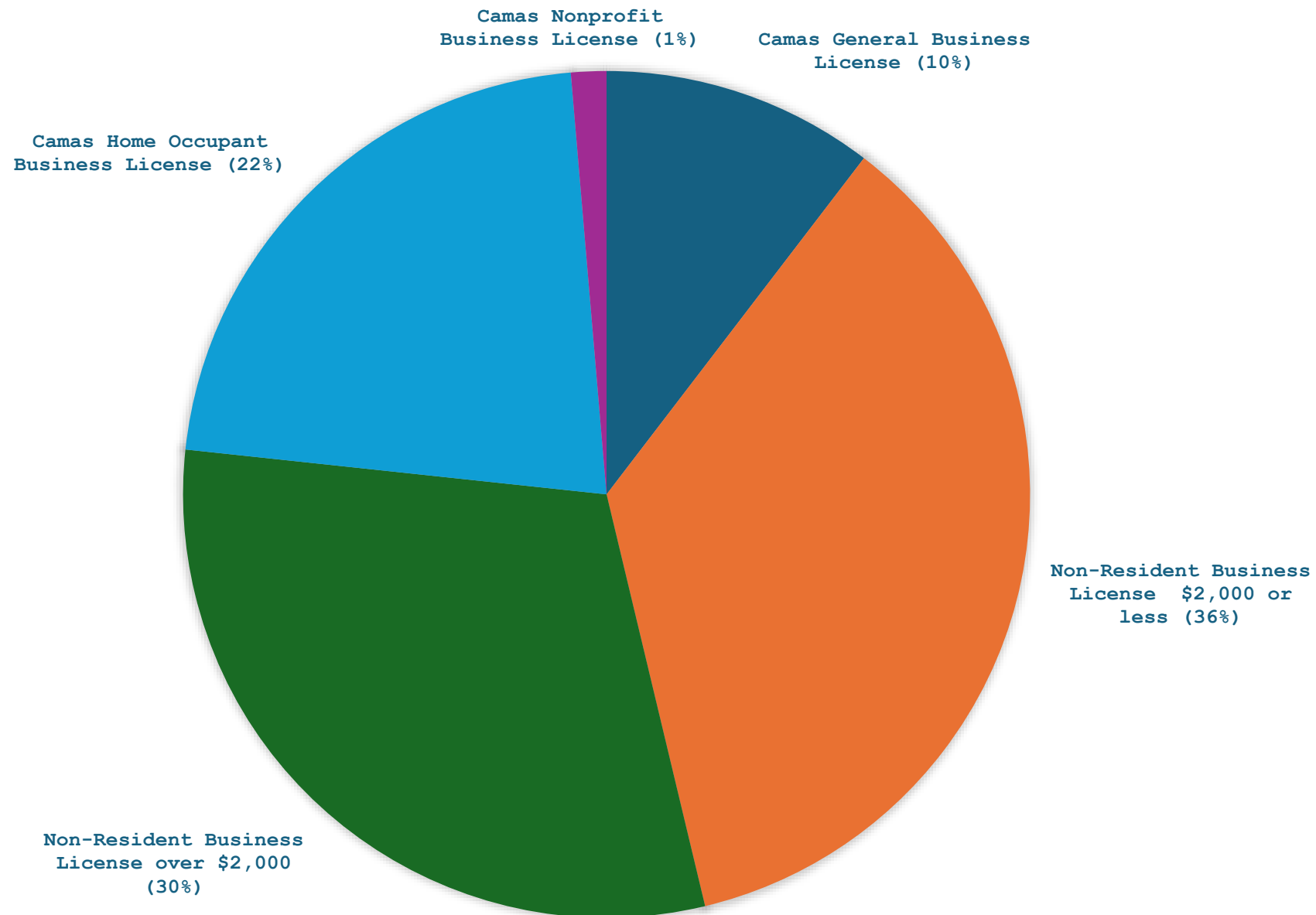
POTENTIAL CHALLENGES: None are noted.

BUDGET IMPACT: There would be an immaterial impact to the City's budget.

RECOMMENDATION: Staff recommends that Ordinance 25-014 be placed on the August 22, 2025 Regular Meeting Agenda for Council's consideration.

ACTIVE BUSINESS LICENSES ISSUED 1/1/2019 - 6/30/2025

Item 4.



ORDINANCE NO. 25-014

AN ORDINANCE amending Chapter 5.02 of the Camas Municipal Code to update the model Business License Ordinance as required by RCW Chapter 35.90, effective January 1, 2026.

WHEREAS, the City Council of the City of Camas desires to better understand which businesses are operating within the City; and

WHEREAS, the 2017 State Legislature passed Engrossed House Bill (EHB) 2005, requiring all cities with business licenses to administer their business license through the state's Business Licensing System (BLS); and

WHEREAS, EHB 2005, now codified as RCW Chapter 35.90, requires Washington Cities and Towns with business licenses to create a model business license ordinance with a minimum threshold and a definition of "engaging in business"; and

WHEREAS, the Department of Revenue and City staff have reviewed the business licensing process and procedures set forth in Title 5 of the Camas Municipal Code (CMC); and

WHEREAS, City staff recommends amending Title 5 CMC to add the process and procedures to obtain business licenses through a combined license application and renewal process and, to have that application process directed through the Department of Revenue Business Licensing System; and

WHEREAS, the City Council reasonably believes the adoption of this Ordinance, with an effective date of January 1, 2026, is in furtherance of the health, safety, and welfare of the citizens of the City;

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

Section I

Section **5.02.070** of the Camas Municipal Code is hereby amended as follows, effective January 1, 2026:

5.02.070 - Exception—Applicability of provisions.

Some or all the requirements of this chapter shall not be applicable as described below:

- A. Nonprofit organizations, as recognized being tax-exempt by the federal government under USC 26 § 501(c), are exempted from the city business license fee but are required to

register as a business with the director or designee. Provided, such nonprofits, when designated as religious, educational, charitable, or fraternal in nature, as described in USC 26 § 501(c)3, and solely performing their respective religious, educational, charitable or fraternal activities, without any actual business conducted, are fully exempt from the licensing requirements of this chapter.

- B. For purposes of the license required by this chapter, any person or business whose annual value of products, gross proceeds of sales, or gross income of the business in the city is equal to or less than \$4,000.00 and who does not maintain a place of business within the city, must submit a business license registration to the director or designee as provided in this chapter, but are exempt from the city business license fee. The threshold does not apply to regulatory or occupational license requirements or activities that require a specialized permit.

The threshold amount will be adjusted every forty-eight months on January 1, by an amount equal to the increase in the Consumer Price Index (“CPI”) for “West Urban, All Urban Consumers” (CPI-U) for each 12-month period ending on June 30 as published by the United States Department of Labor Bureau of Labor Statistics or successor agency. To calculate this adjustment, the current rate will be multiplied by one plus the cumulative four-year (forty-eight month) CPI increase using each 12-month period ending on June 30 of each prior year, and rounded to the nearest \$100.00. However, if any of the annual CPI increases are more than five (5) percent, a five (5) percent increase will be used in computing the annual basis and if any of the annual CPI decreased during the forty-eight-month period, a zero (0) percent increase will be used in computing the annual basis.

Section II

This ordinance shall take force and be in effect January 1, 2026, following its publication according to law.

PASSED BY the Council and APPROVED by the Mayor this _____ day of _____, 2025.

SIGNED: _____
Mayor

SIGNED: _____
Clerk

APPROVED as to form:

City Attorney



Staff Report

August 4, 2025 Council Workshop Meeting

Camas and RFA Property Tax Presentation

Presenter: Cathy Huber Nickerson, Finance Director

Time Estimate: 15 minutes

Phone	Email
360.817.1539	chuber@cityofcamas.us

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

The presentation to provide property tax information to Camas City Council to consider whether to approve a similar resolution.

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

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

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

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

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

If the RFA is approved, the impact to the taxpayers does not begin until 2027. It is not possible to know the exact amount the City will save by not providing fire protection services in two years. This is why the resolution is written as an Intent of City Council with estimates to help the community to understand their potential tax obligation.

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

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

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

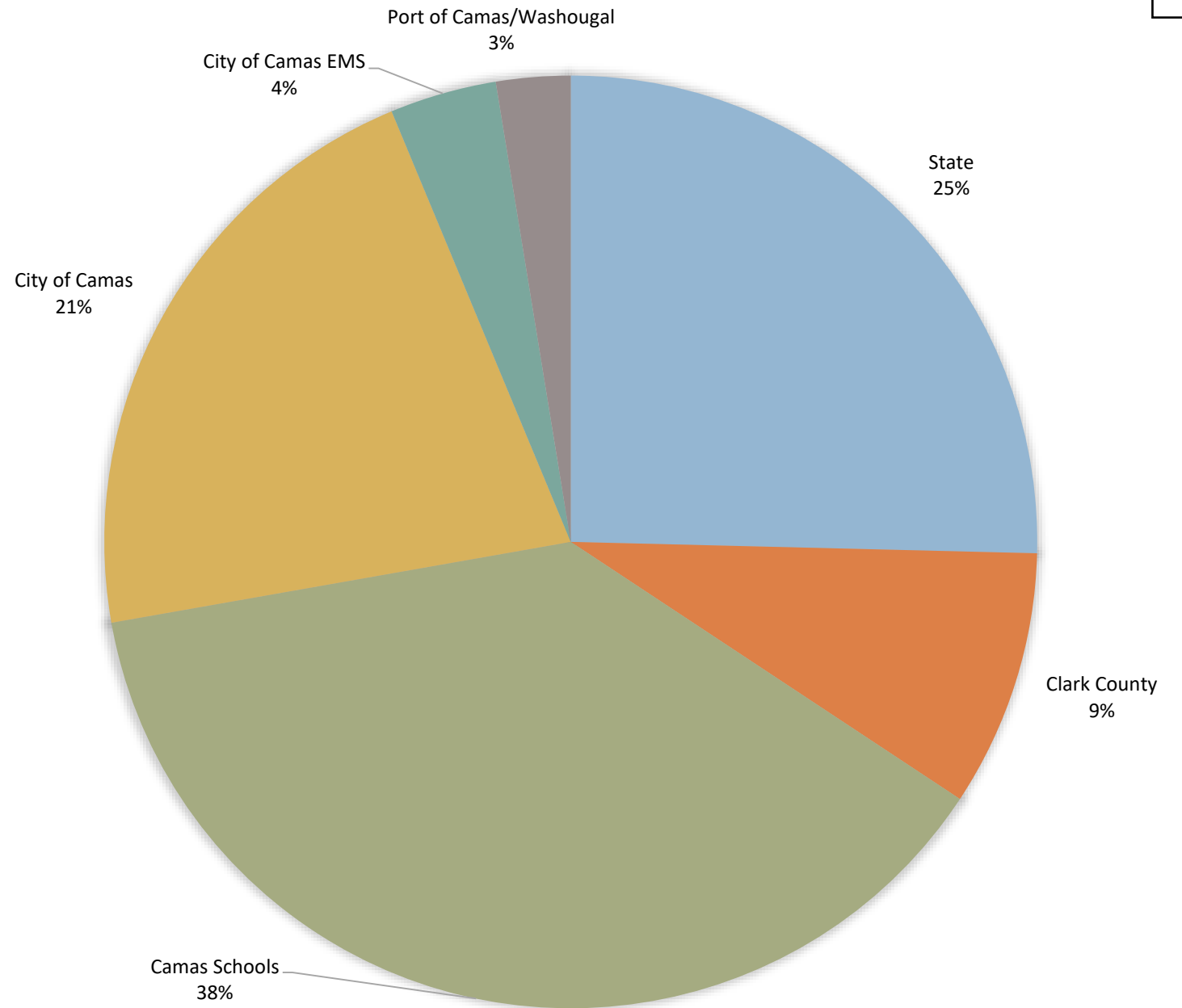
BUDGET IMPACT: The 2025-2026 Budget will not directly be impacted but once the RFA is approved, the City will have time to adjust the budget going forward.

RECOMMENDATION: The resolution will be on City Council Regular Meeting on August 4, 2025, for consideration.

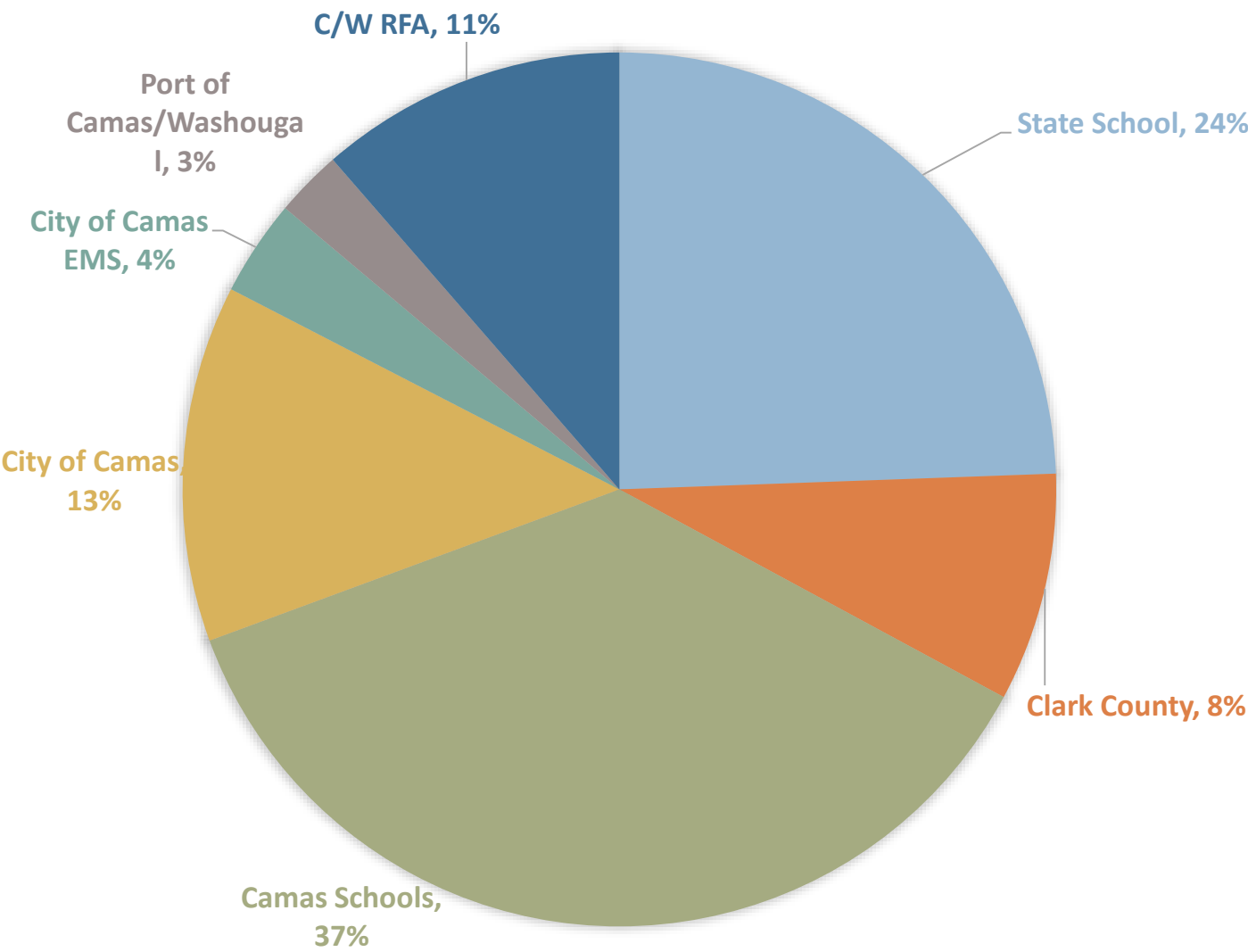
Camas/RFA Property Tax Presentation

REGIONAL FIRE AUTHORITY – CITY OF CAMAS LEVY INTENT

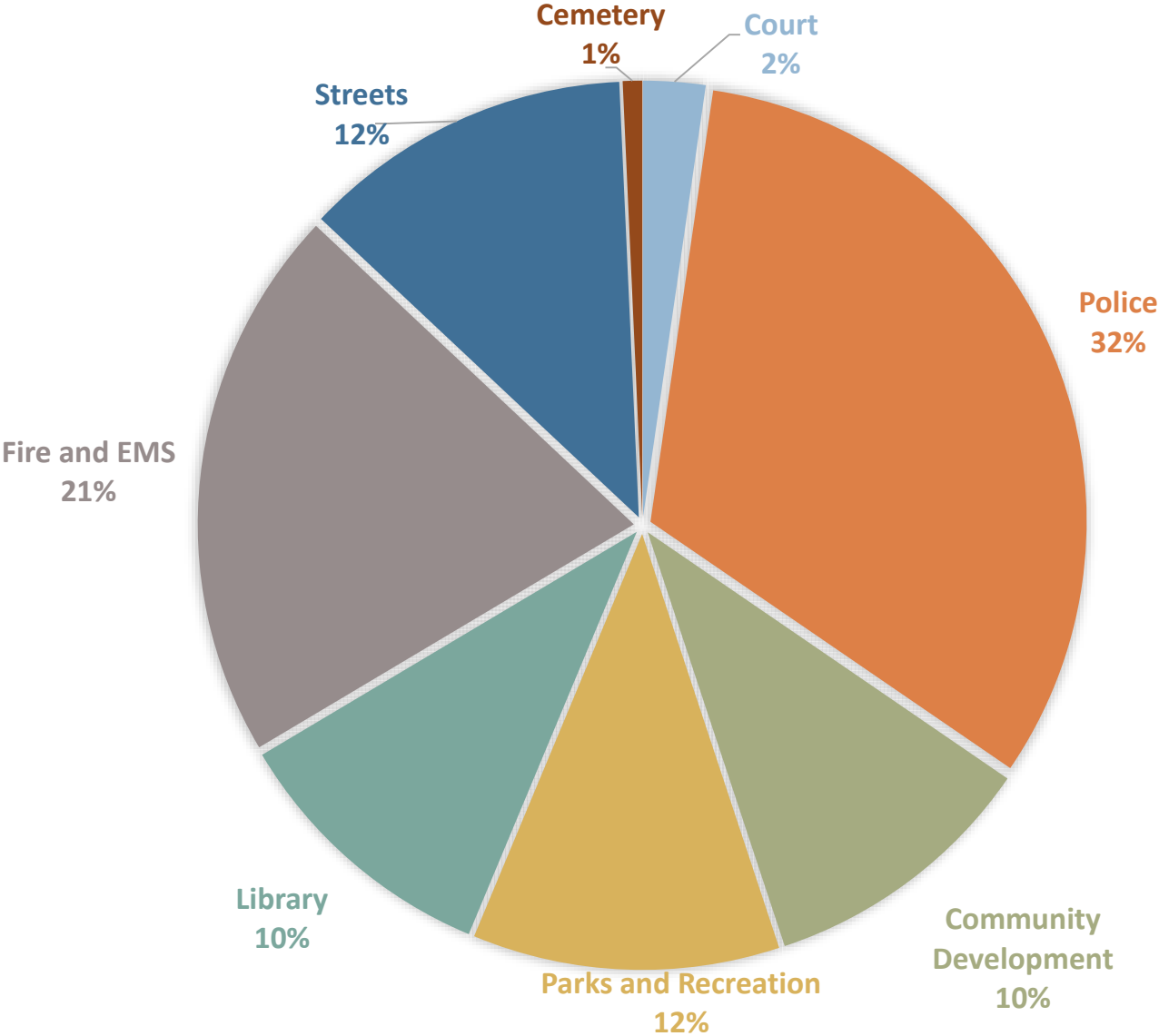
Current Property Tax Bill in Camas



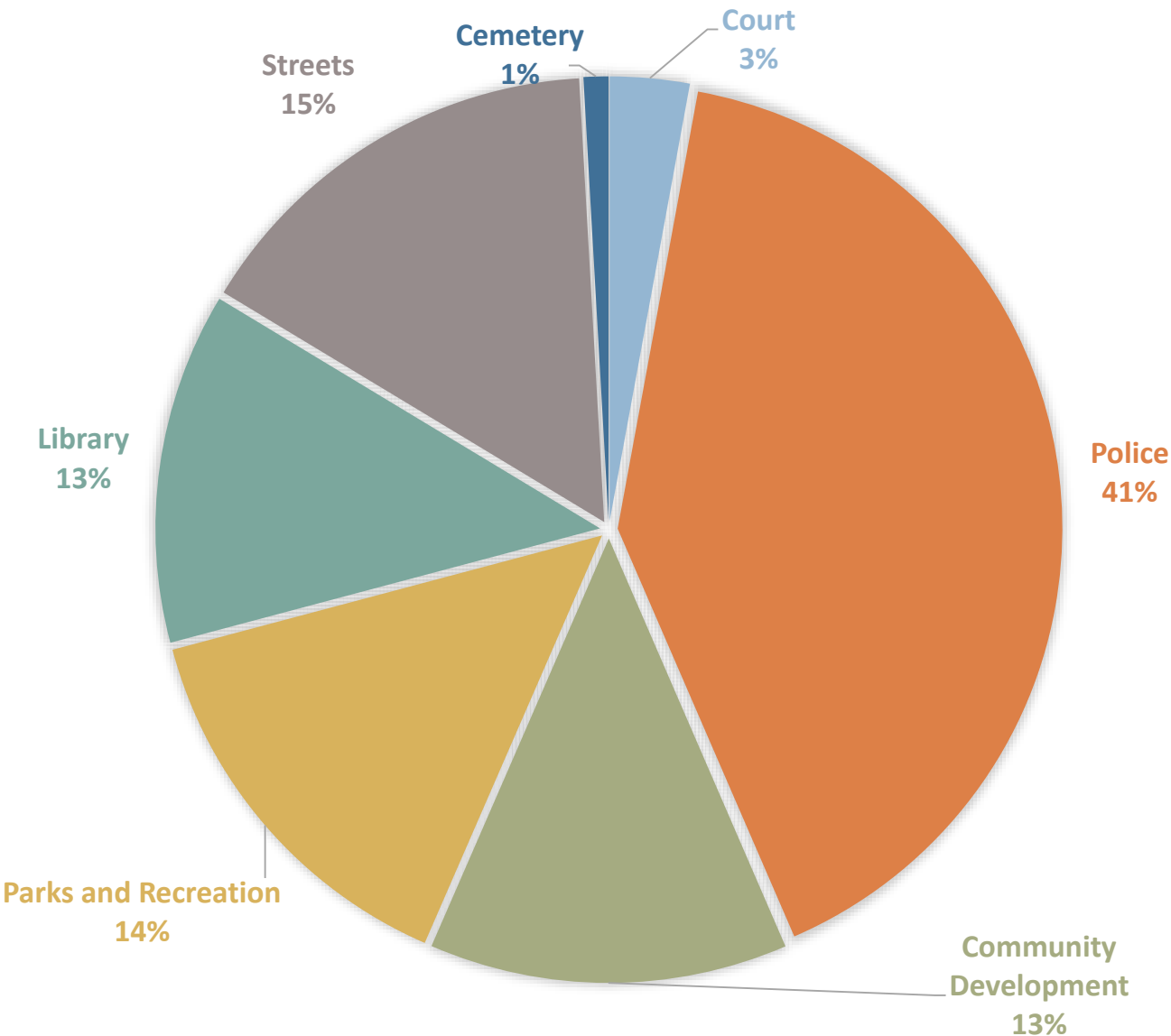
Proposed with
C/W RFA
Property Tax Bill
in Camas



Current City
Services
Supported by
Property Taxes

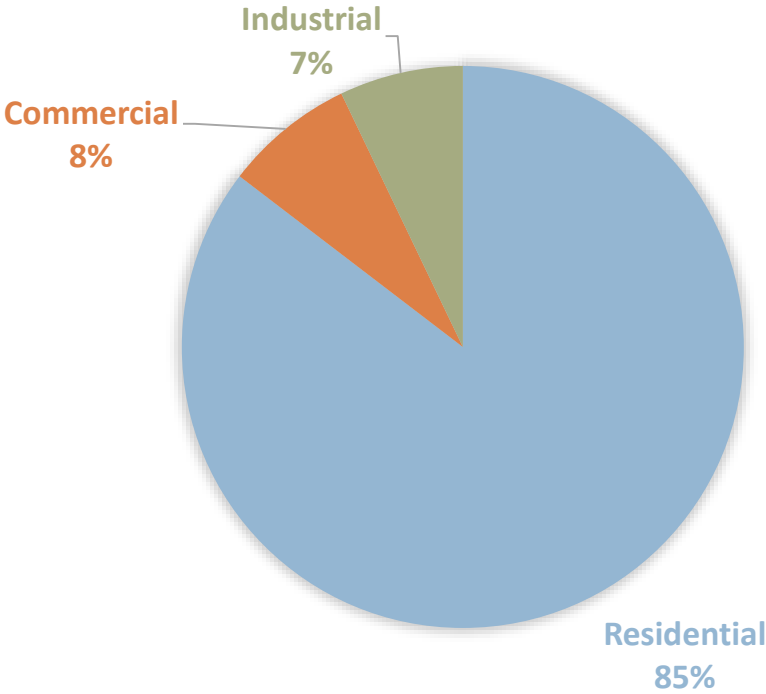


Proposed City
Services post
C/W RFA
Supported by
Property Taxes

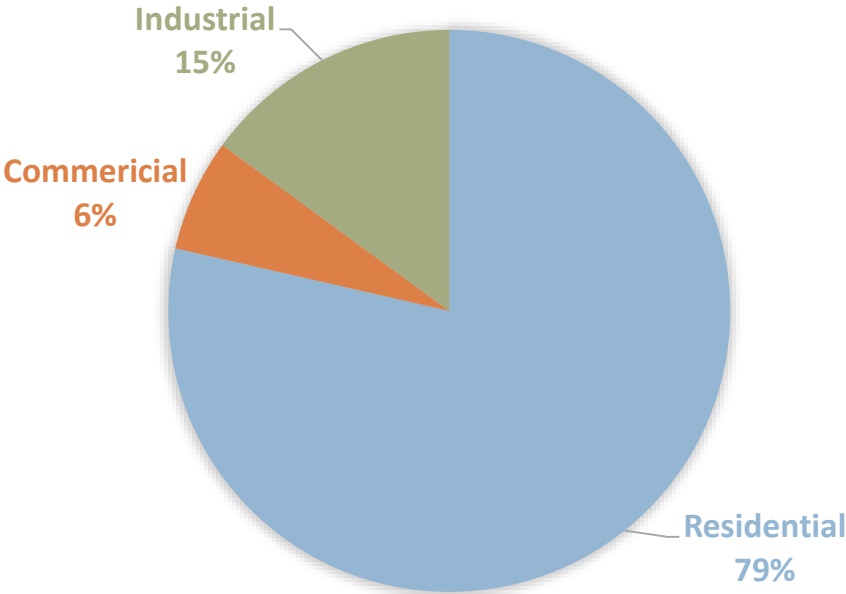


Who Pays Property Taxes in Camas?

2025



2015



Calculating a tax levy

The levy process is simple:

- The amount of money needed by the City's budget divided by the value of all the taxpayers' properties in the City.
- This equals the tax rate for the City
- This rate is then levied on the taxpayer's property per \$1,000

City Property Tax Formula

$$\frac{\text{Tax Levy}}{\text{Assessed Value of City}} = \text{Tax Rate} = \text{Tax Rate} \times \text{Home Value} = \text{Tax Bill}$$

Tax Levy - Limit

In the formula, the amount of money the City wants to levy is limited (I-747) to 1% or the Implicit Price Deflator which ever is less.

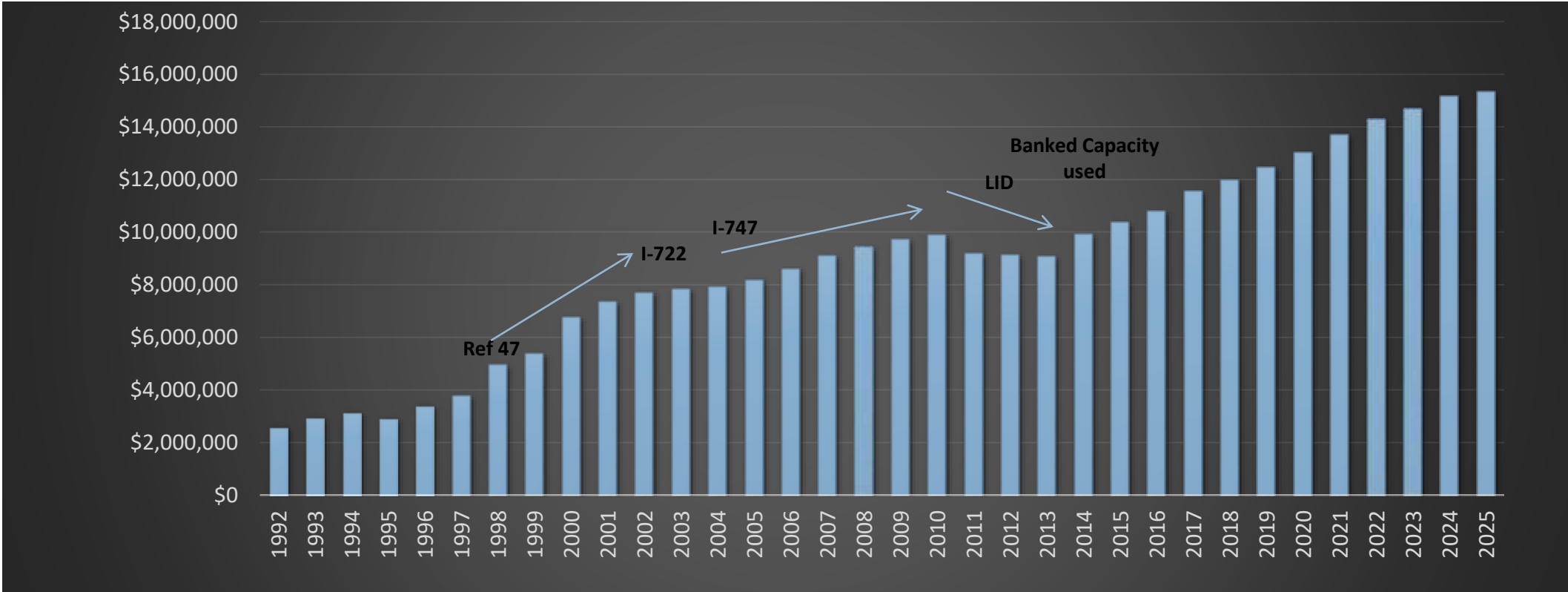
Last year's Implicit Price Deflator is approximately 2.57%

For 2025, the City can increase the highest lawful levy which is 2024 by 1%

For 2025, the City can increase \$15,181,347 by 1% which equals \$151,813.

Tax Levy of \$15,333,161 then becomes your base amount for future calculations

Lawful Tax Levy



Banking Capacity

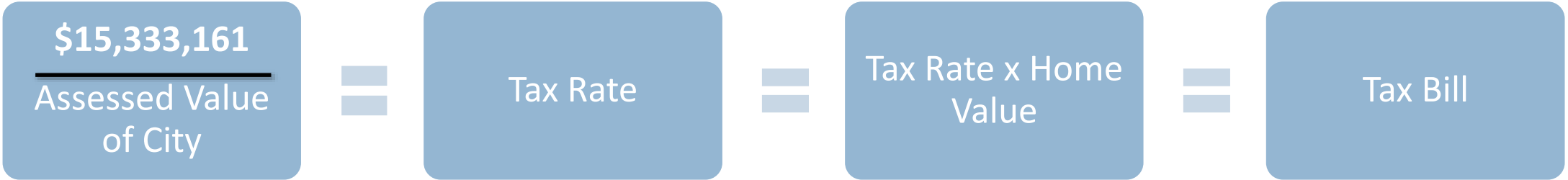
The 1% limit is an increase adopted by ordinance each year.

Council has three options:

- Adopt the 1% increase
- Keep prior year levy
- Or bank the 1% which means Council sets it aside to use another year. Essentially “saving” it for another time.

Camas has banked the 1% in 2009 until 2014 and the 1% in 2023.

City Property Tax Formula



Assessed Value

Clark County Assessor's Office values property for an Assessed Value amount.

Goal is market value, but it is a snapshot in time.

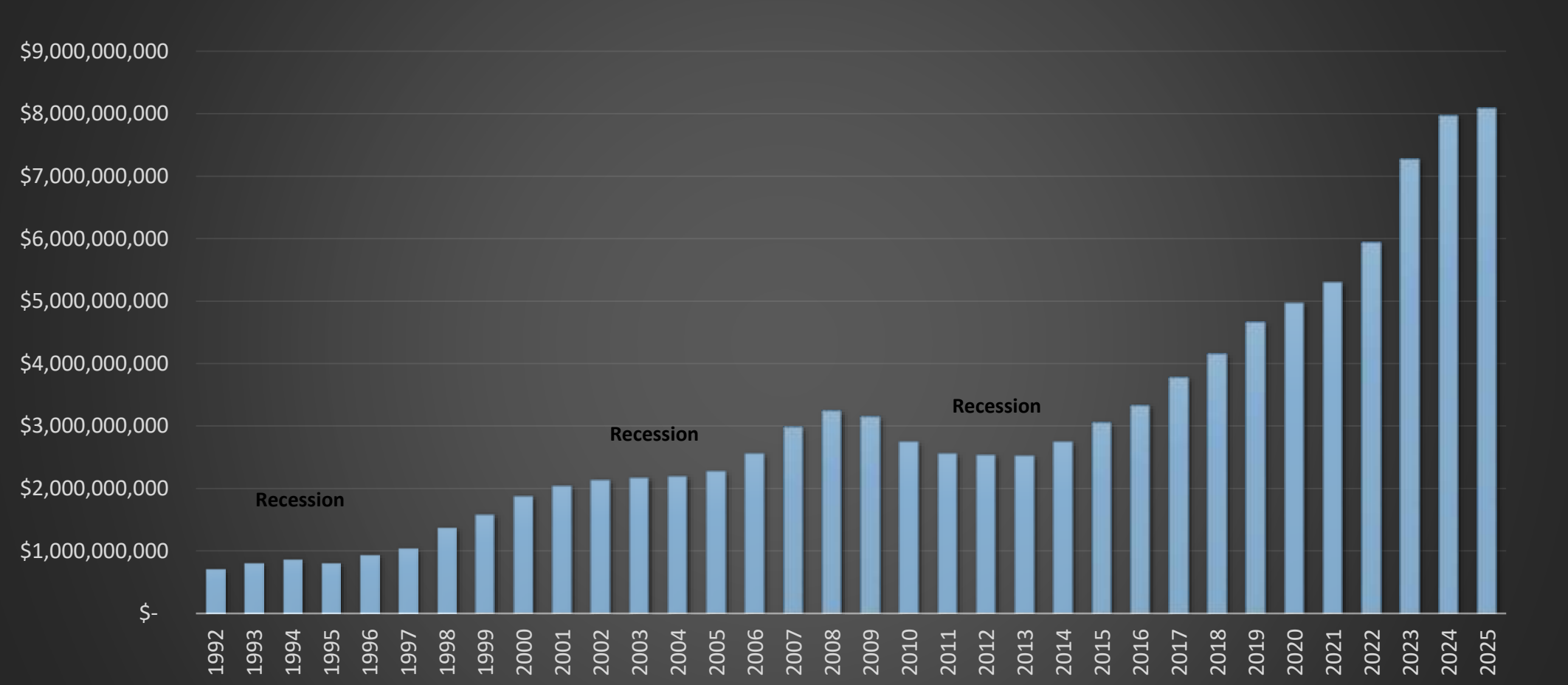
Comparable sales are used.

- Difficult at best in this real estate market.

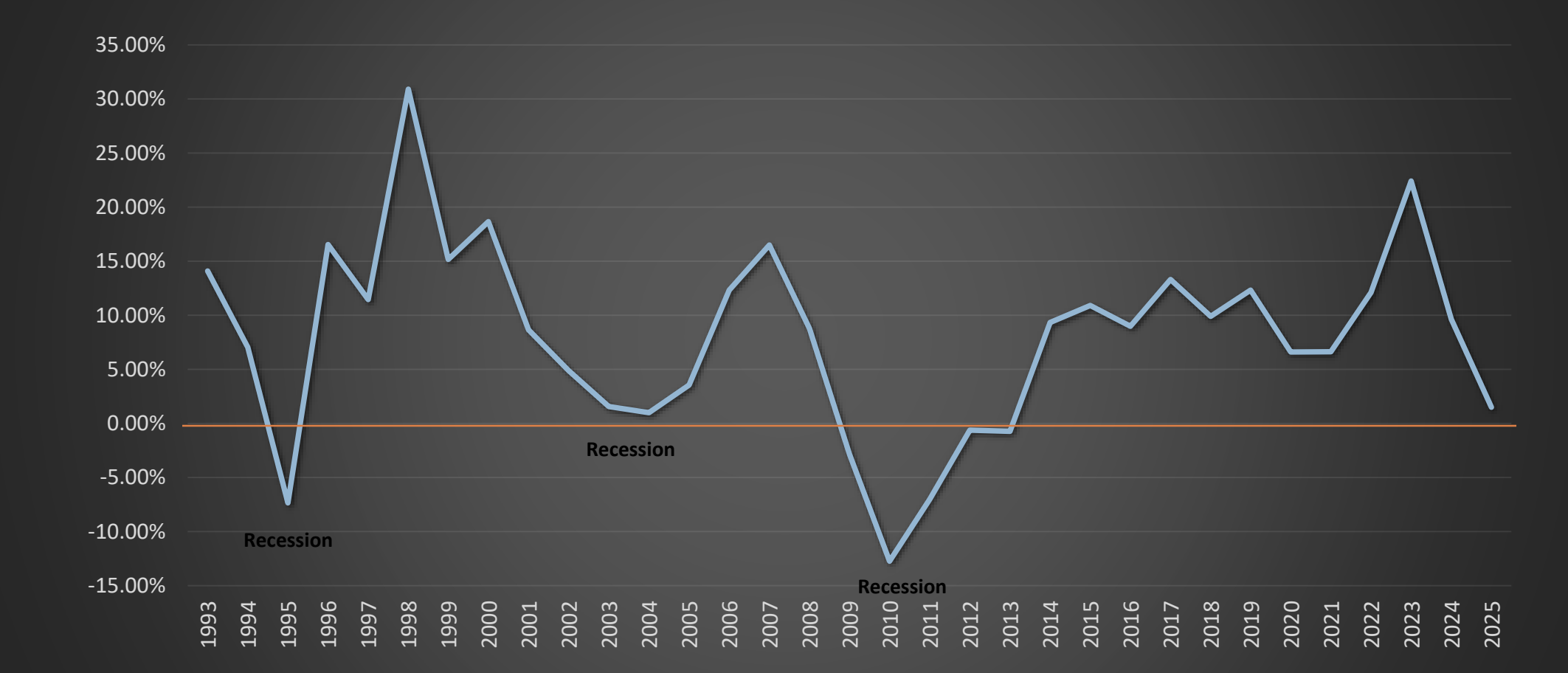
Annual valuations are done but physical assessments are on a cycle.

Check out

- <http://gis.clark.wa.gov/applications/gishome/property/>



Assessed Value



Assessed Value Growth

City Property Tax Formula

The diagram illustrates the City Property Tax Formula as a sequence of four blue rounded rectangular boxes connected by equals signs. The first box contains the fraction $\frac{\$15,333,161}{\$8,084,942,741}$. The second box contains the text "Tax Rate". The third box contains the text "Tax Rate x Home Value". The fourth box contains the text "Tax Bill".

$$\frac{\$15,333,161}{\$8,084,942,741} = \text{Tax Rate} = \text{Tax Rate} \times \text{Home Value} = \text{Tax Bill}$$

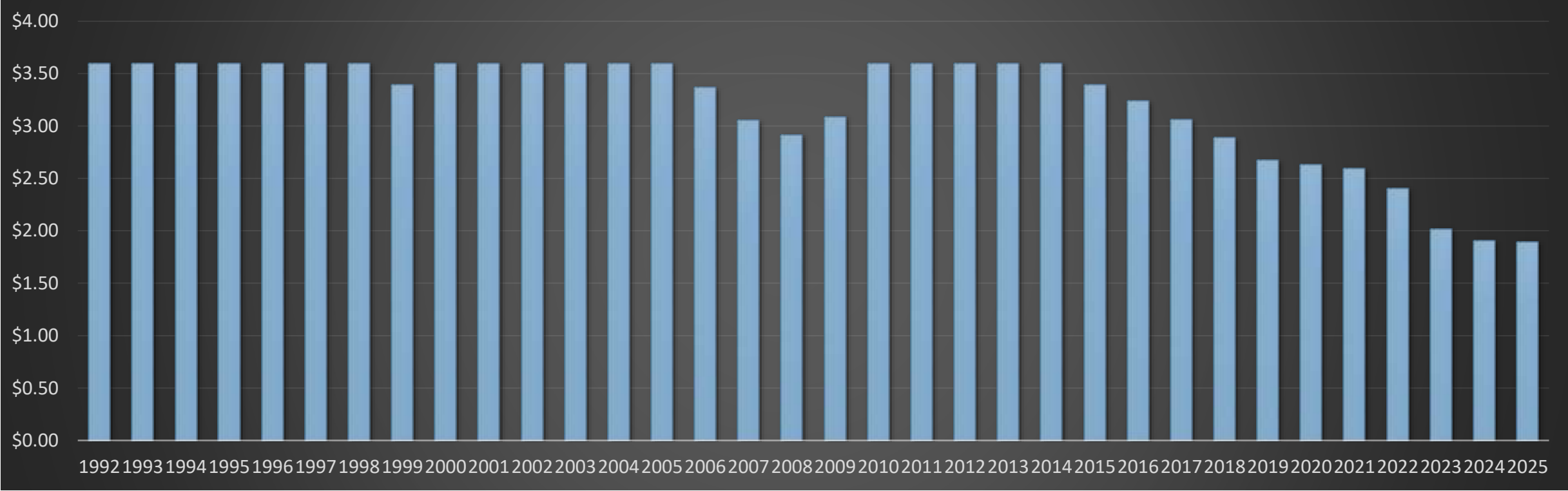
Assessed value is an estimate from the Assessor’s Office but the final assessed value should be available soon

Tax Rate is the
amount of Tax
Levy divided by
assessed value
multiplied by
\$1,000



In 2024 it is
\$1.90591 per
\$1,000

Tax Rate



Tax Rates

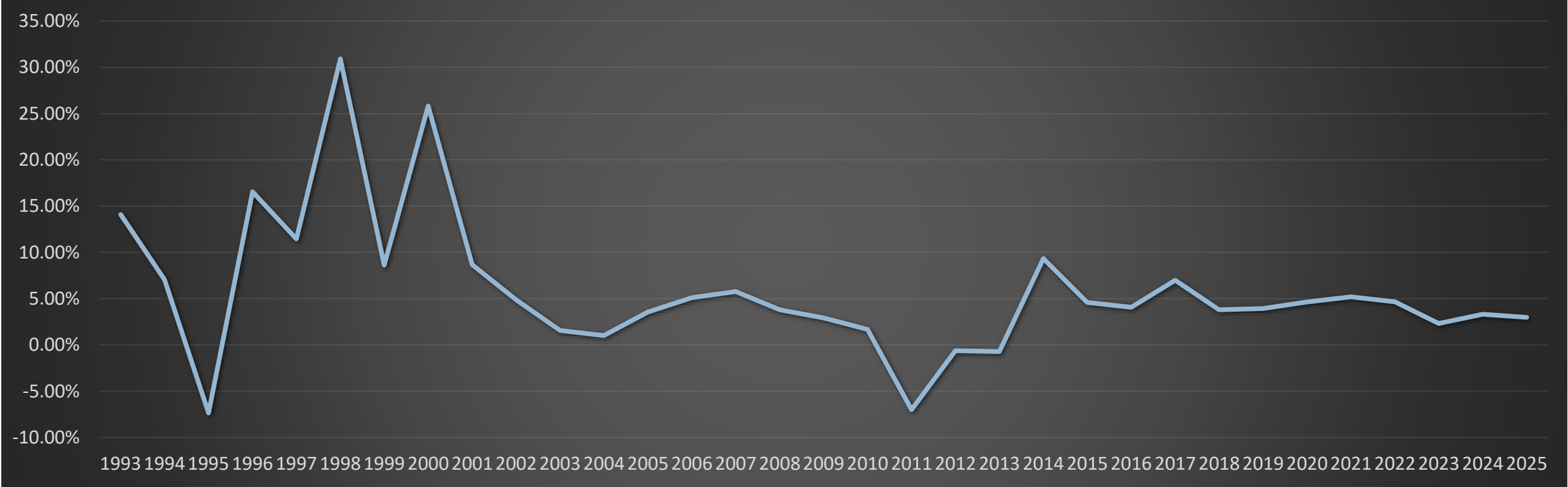
City	Tax Levy	Note
Battle Ground	\$1.0139	No Fire/Library
Camas	\$1.9059	With Fire/Library
LaCenter	\$0.8107	No Fire/Library
Ridgefield	\$0.6121	No Fire/Library
Vancouver	\$2.0858	No Library
Washougal	\$1.5321	No Library
Woodland	\$0.7126	No Fire/Library
Yacolt	\$1.0927	No Fire/Library

Comparison Tax Rates by City (2024)

City Property Tax Formula

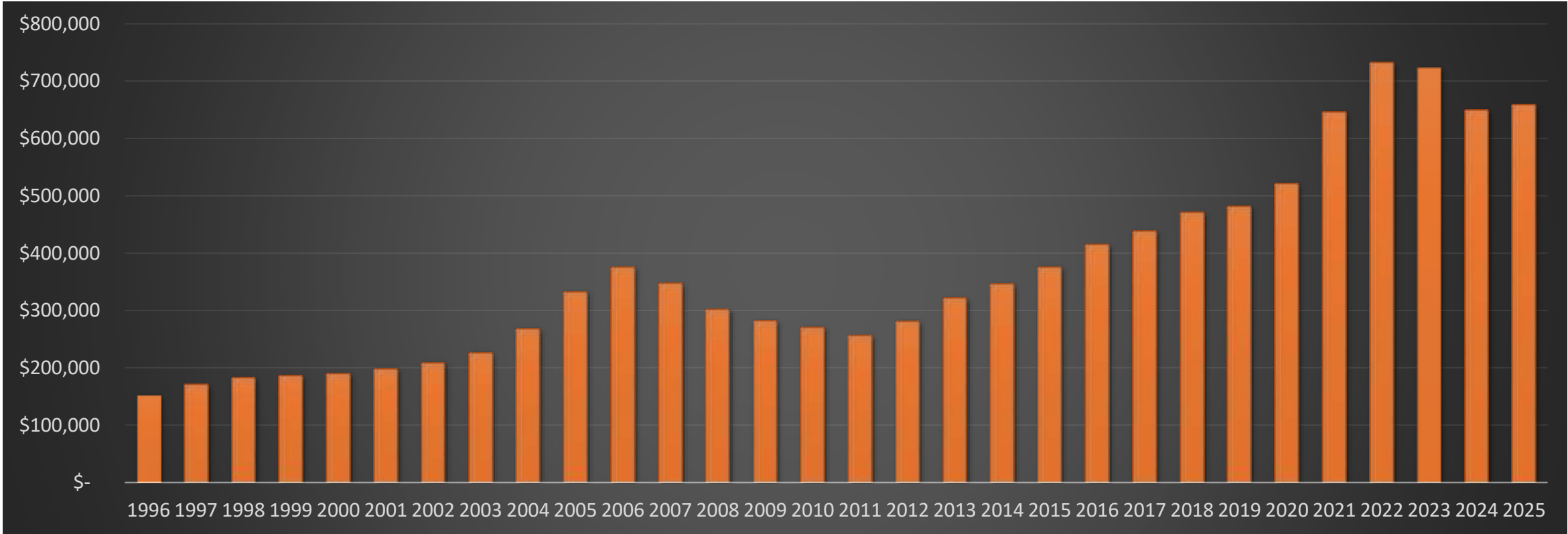
$$\frac{\$15,333,161}{\$8,084,942,741} = \$1.89651 = \$1.89651 \times \text{Home Value} = \text{Tax Bill}$$

Assessed value is an estimate from the Assessor’s Office but the final assessed value should be available soon



Tax Levy Growth

Home Values



City Property Tax Formula

$$\frac{\$15,333,161}{\$8,084,942,741} = \$1.89651 = \$1.89651 \times \$658,861 / \$1,000 = \$1,250$$

Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon

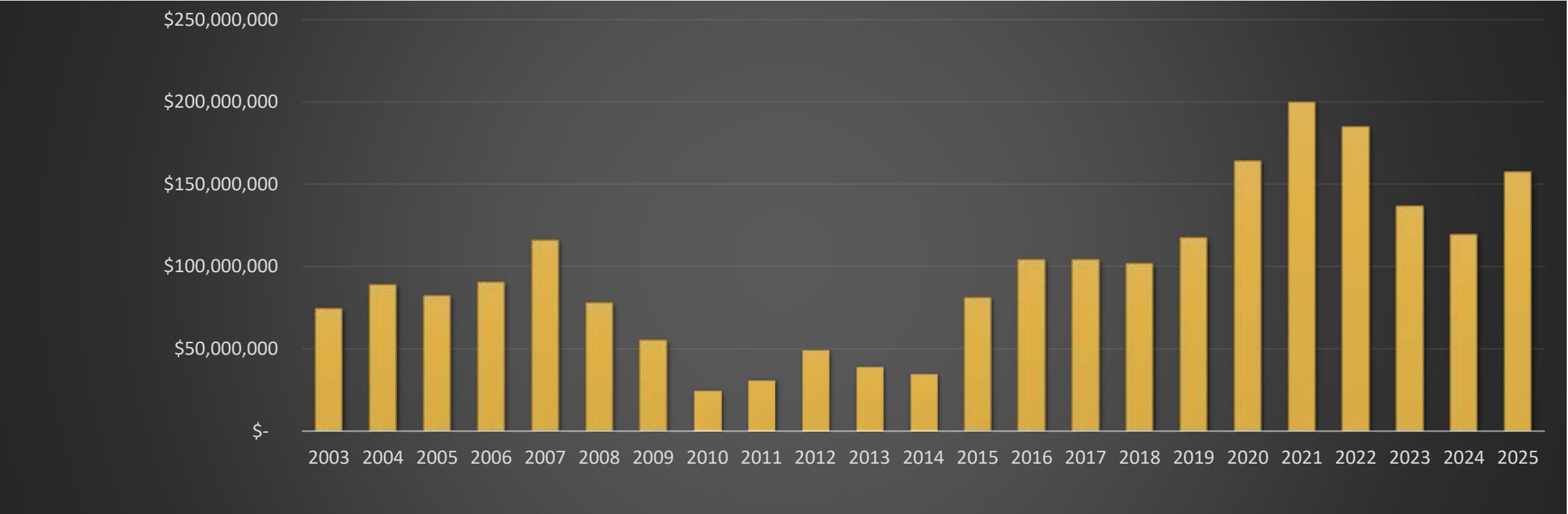
So is Property
Tax only
limited to
1%?

No, new construction can increase to tax collections.

- New construction is added on by the Assessor's Office with a cutoff typically in mid-summer.
- New construction is calculated by:

Construction assessed value X prior year levy

New Construction Values

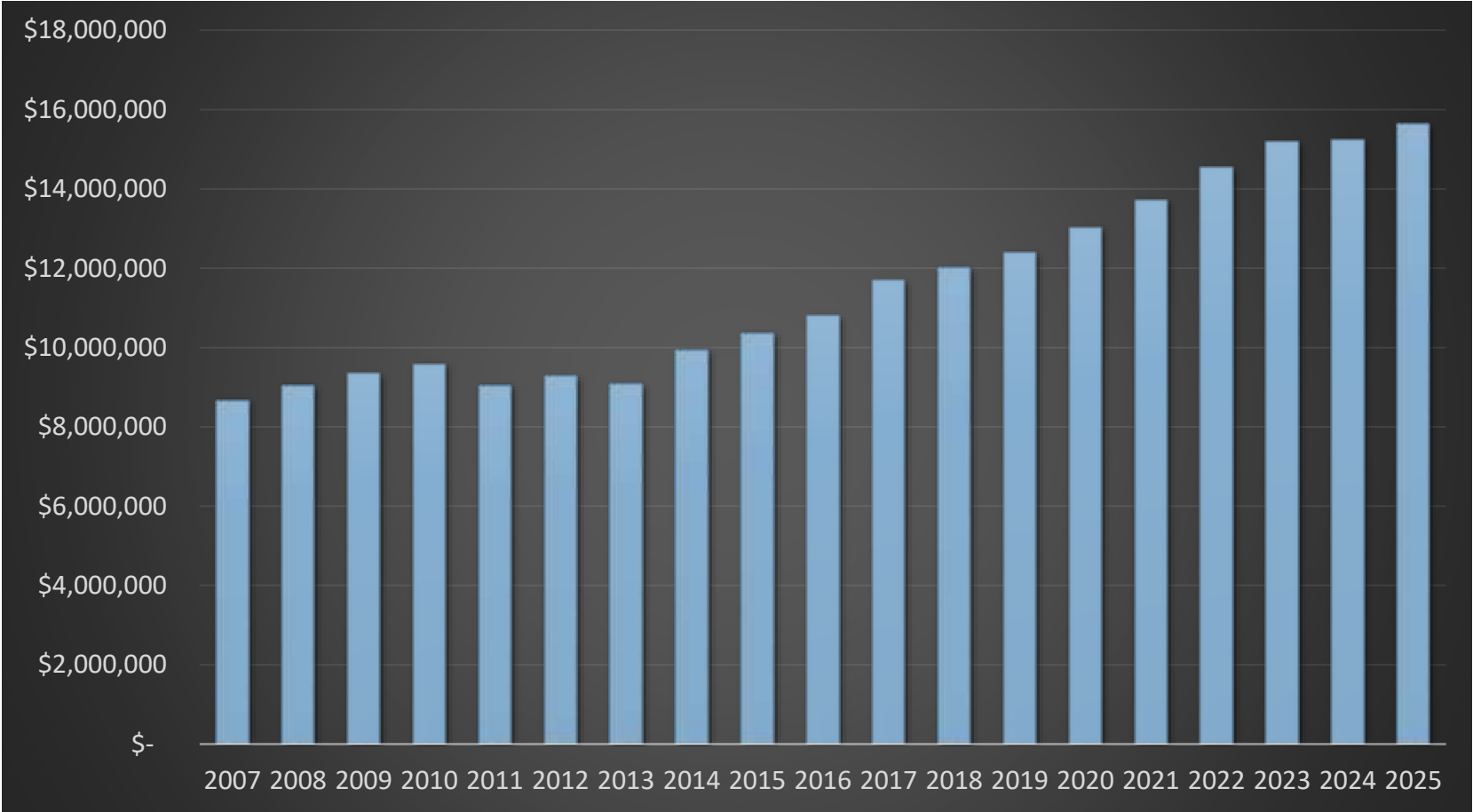


City Property Tax Formula

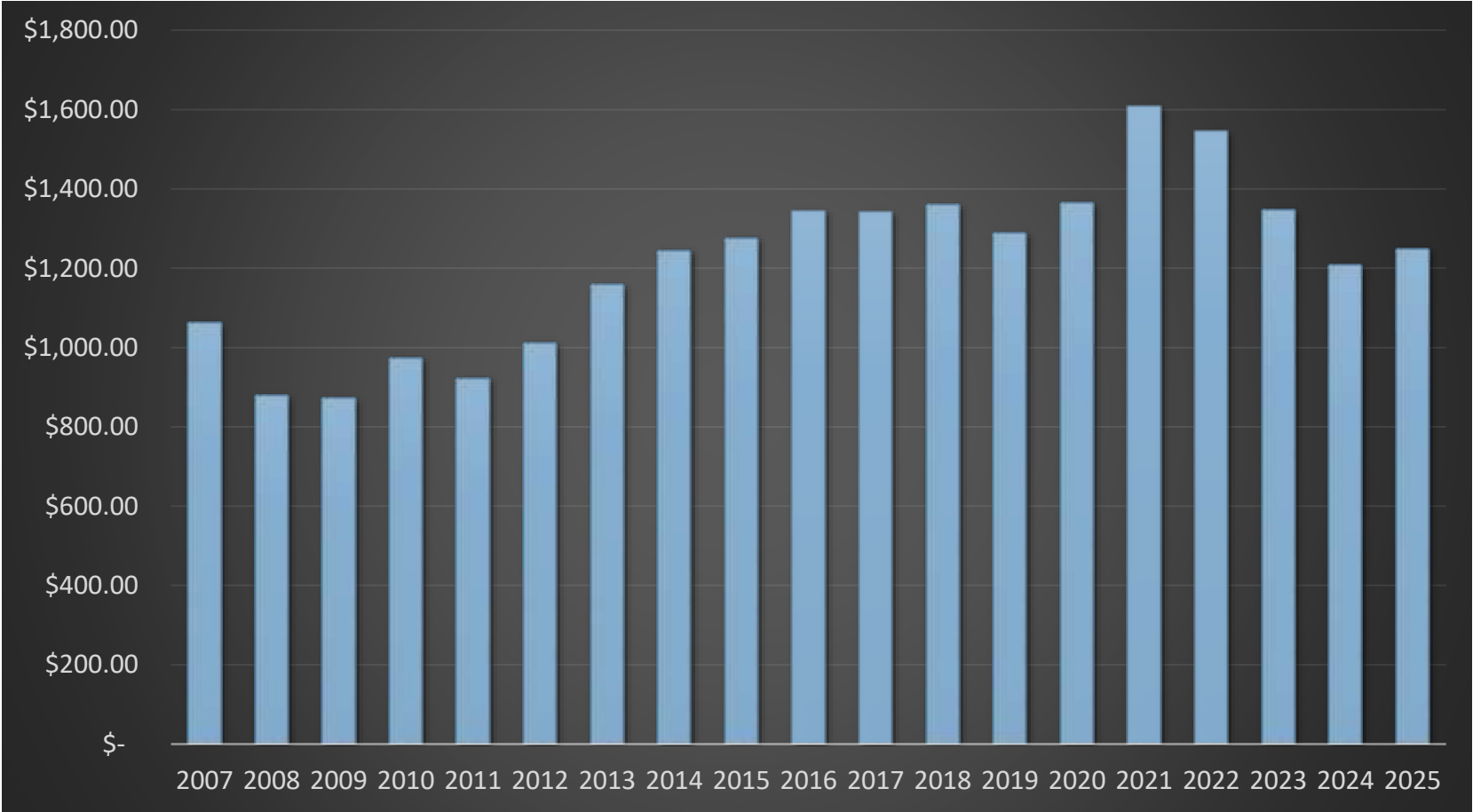
$$\begin{array}{ccccccc}
 \begin{array}{l} \$157,788,058 \times \\ 1.90591 / \$1,000 \\ = \$300,729 \end{array} & & & & & & \\
 + & & & & & & \\
 \begin{array}{l} \$15,333,161 \\ \hline \$8,084,942,741 \end{array} & = & \$1.8967 / \$1,000 & = & \$1.8967 \times \\
 & & & & \$658,861 / \$1,000 & = & \$1,250
 \end{array}$$

Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon

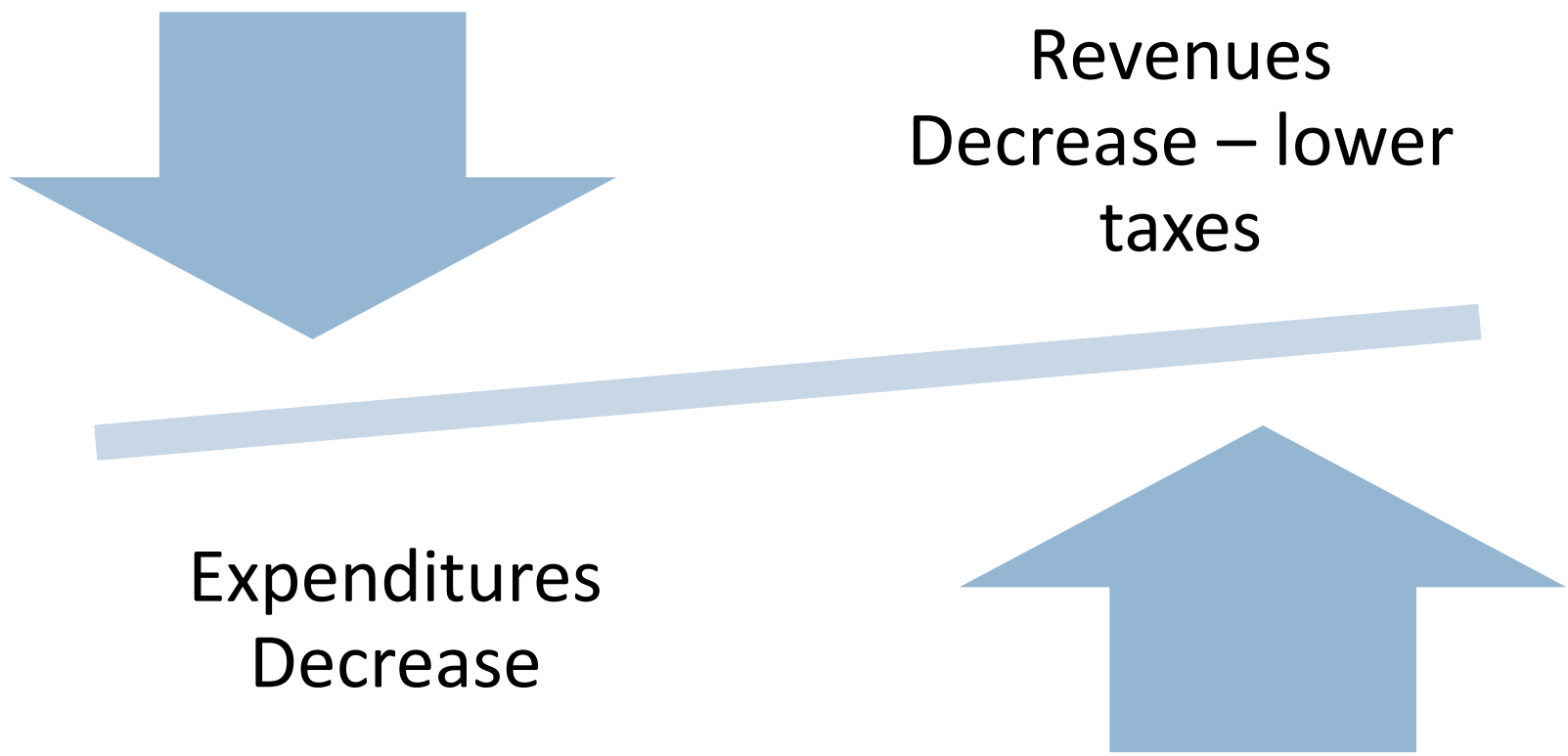
Tax Collections



City Tax Bill (Median Home Price)



RFA considerations



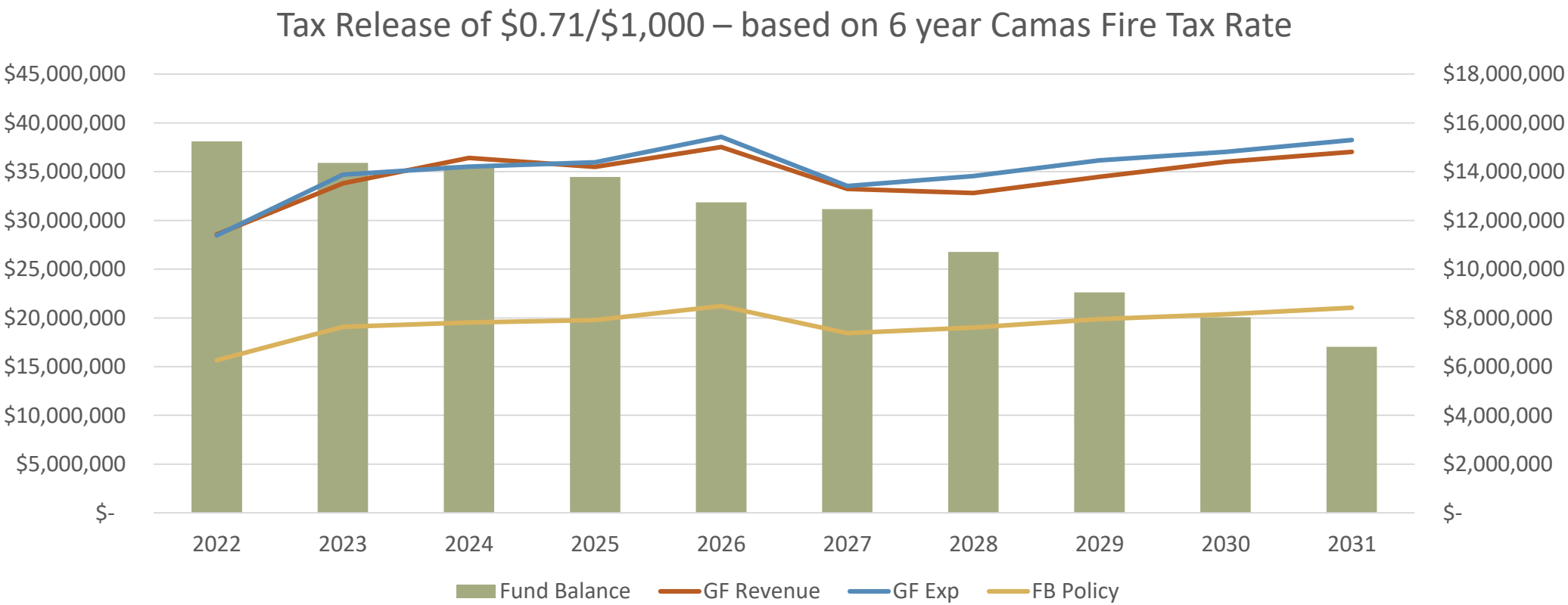
Camas Fire Contributions and Property Tax Analysis - excludes capital

7/29/2025

	Overall Fire Net Costs Less EMS	RFA "would be" AV	RFA "would be" Tax Rate	Camas ILA Share	General Fund Contribution	EMS Prop Tax Contribution	Other/Carry Forward	Effective Fire Tax Rate of Camas Contrib
2021	\$ 5,799,418	\$ 8,516,754,276	\$ 0.68	\$ 5,939,635	\$ 3,582,758	\$ 2,356,877	\$ -	\$ 0.68
2022	\$ 8,428,980	\$ 9,461,236,053	\$ 0.89	\$ 6,463,913	\$ 3,966,062	\$ 2,490,099	\$ 7,752	\$ 0.67
2023	\$ 9,176,813	\$ 10,871,045,260	\$ 0.84	\$ 8,386,017	\$ 5,500,000	\$ 2,539,729	\$ 346,288	\$ 0.80
2024	\$ 9,937,778	\$ 11,848,137,437	\$ 0.84	\$ 8,344,534	\$ 5,700,000	\$ 2,608,553	\$ 35,981	\$ 0.72
2025	\$ 8,122,708	\$ 12,094,032,242	\$ 0.67	\$ 9,266,427	\$ 5,504,350	\$ 3,719,074	\$ 20,267	\$ 0.69
2026	\$ 8,889,978	\$ 12,730,046,048	\$ 0.70	\$ 9,341,311	\$ 5,888,425	\$ 3,839,335	\$ -	\$ 0.73
2027	\$ 8,932,763	\$ 13,412,265,605	\$ 0.67	avg				\$ 0.71

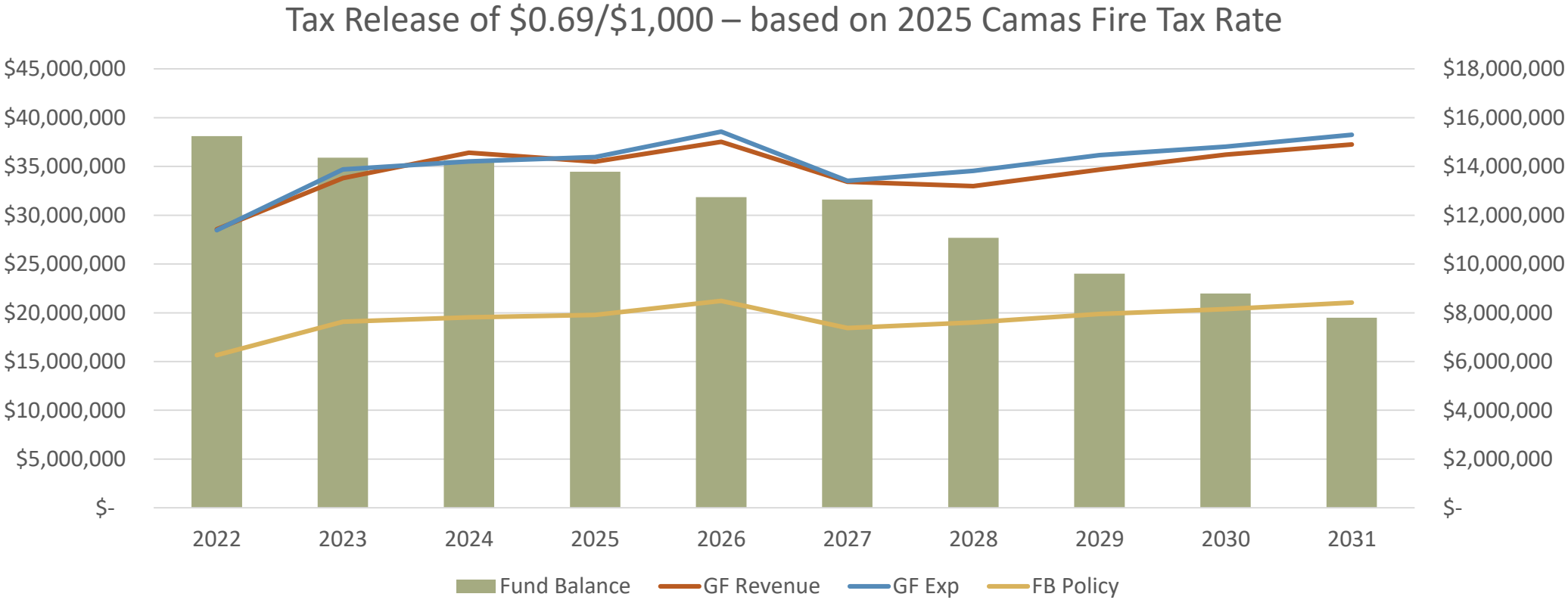
Camas General Fund

RFA Prop Tax Impact – Scenario 1



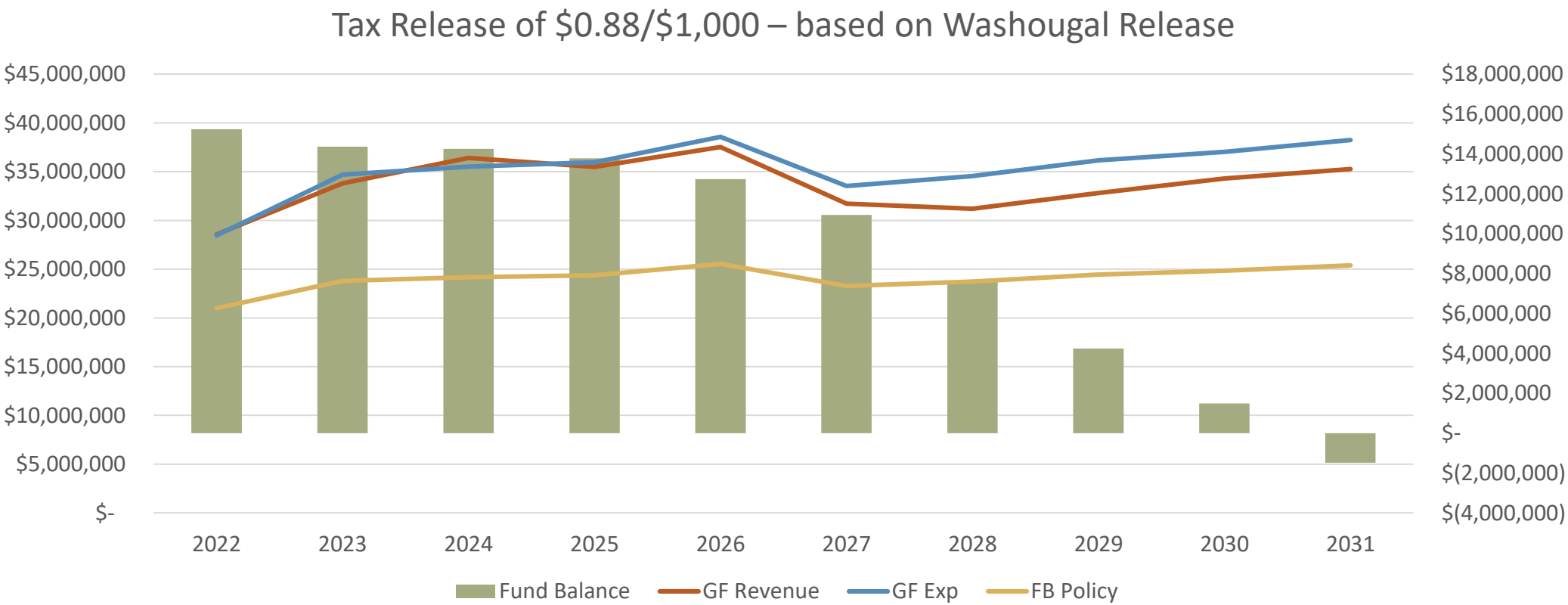
Camas General Fund

RFA Prop Tax Impact – Scenario 2



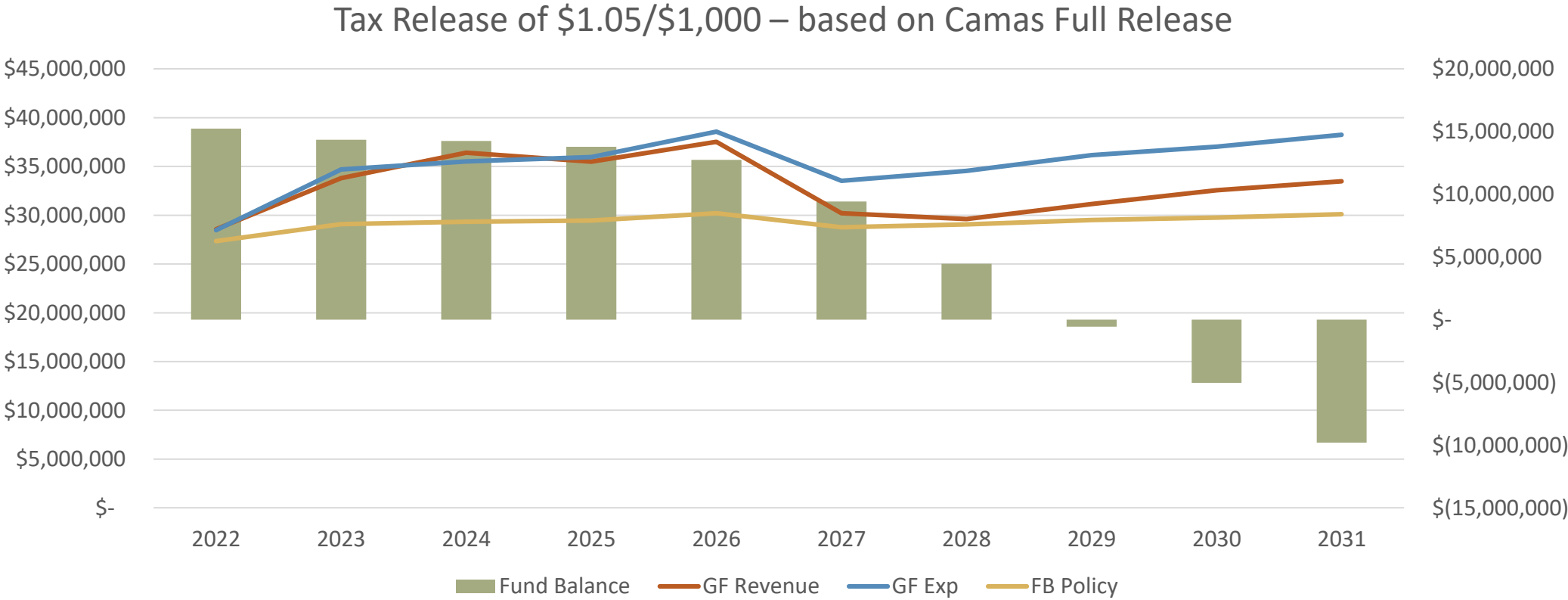
Camas General Fund

RFA Prop Tax Impact – Scenario 3



Camas General Fund

RFA Prop Tax Impact – Scenario 4



Council’s Consideration for Levy Intent Resolution to mitigate the RFA Levy

Scenario 1	Scenario 2	Scenario 3	Scenario 4
<ul style="list-style-type: none">• Reduce Camas Levy by \$0.71 to \$1.20 in 2027• Average homeowner is projected to pay additional tax of \$0.34/\$1,000 or \$260 more a year• Reduces General Fund Budget by \$6.4 million in 2027• Fund Balance is projected to be under policy limit by 2030	<ul style="list-style-type: none">• Reduce Camas Levy by \$0.69 to \$1.22 in 2027• Average homeowner is projected to pay additional tax of \$0.36/\$1,000 or \$275 more a year• Reduces General Fund Budget by \$6.2 million in 2027• Fund Balance is projected to be under policy limit by 2031	<ul style="list-style-type: none">• Reduce Camas Levy by \$0.88 to \$1.03• Average homeowner is projected to pay additional tax of \$0.17/\$1,000 or \$123 more a year• Reduces General Fund Budget by \$7.9 million in 2027• Fund Balance is projected to be under policy limit by 2028 and out of funds by 2031	<ul style="list-style-type: none">• Reduce Camas Levy by \$1.05 to \$0.86• Average homeowner is projected to pay no additional tax• Reduces General Fund Budget by \$9.4 million in 2027• Fund Balance is projected to be under policy limit by 2028 and out of funds by 2029

What can the voters expect for the additional tax?



3-person engine company response



No patient copay for ambulance transport for residents of Camas and Washougal



Stable fund balance



Fully funded emergency equipment replacement plan



Capital Plan with proactive funding model



Preservation of the existing Fire and EMS department serving Camas and Washougal



Staff Report – Ordinance

Month Day, Year Council Regular Meeting

Ordinance No. 25-015

Unlawful Camping and Storage of Personal Property on Public Property

Presenter: Doug Quinn, City Administrator and Steve Hogan, Mayor

Time Estimate: 20 minutes

Phone	Email
360.834.4004	dquinn@cityofcamas.us
360.834.4415	shogan@cityofcamas.us

BACKGROUND: The City of Camas needs to update this ordinance to comply with court decisions, including *City of Grants Pass v. Johnson*. Previously, the Ninth Circuit Court of Appeals decision of *Martin V. City of Boise* was the standing case law precedent under which the City of Camas ordinance was based. This updated ordinance considers the newer court ruling.

SUMMARY: In *City of Grants Pass v. Johnson*, the United States Supreme Court ruled local ordinances that impose restrictions and penalties on acts such as camping on public property do not violate the 8th Amendment, in contravention to the ruling in the 9th Circuit Court of Appeals *Martin v. Boise* case. This ordinance provides updated language taking into consideration the newer legal precedent.

BENEFITS TO THE COMMUNITY: There have been several complaints regarding camping on public property where the police department has not had the tools with the current ordinance to address the issues. This has frustrated community members and decreased public safety. Many community members have expressed fear and have avoided using city amenities, such as parks, where camps have been in the area. This ordinance provides updated language that will help provide the police department with more options for enforcing unlawful camping in public spaces.

Some of the camps are in densely wooded areas or near sensitive areas, and there are human waste, garbage, fires, and substances that are close to waterways which create a public safety risk. Additionally, the new ordinance addresses keeping sidewalks and doorways clear of camps, which supports ADA compliance. It also incorporates parks and other city or publicly owned properties.

STRATEGIC PLAN: This ordinance is aligned with the Strategic Plan priorities of Safe and Accessible Community, Stewardship of City Assets, and Vibrant Community Amenities. Camping in sensitive areas or areas that infringe on rights of way decreases safety by increasing fire danger, damaging critical habitats, and pushing foot traffic out

into vehicular lanes of travel, which is unsafe. This updated ordinance provides language that helps support the listed strategic plan priorities.

POTENTIAL CHALLENGES: Clark County still lacks resources for individuals who are experiencing homelessness and/or mental health and/or drug and alcohol addiction. This is an underlying issue that still presents challenges for assisting individuals in these situations. Lack of affordable housing is another area in Clark County and regionally that presents challenges.

BUDGET IMPACT: There are substantial costs to clean up camps, especially when there are hazardous materials involved. Costs include cleanup, which often must be contracted to companies that specialize in hazardous clean ups, as well as staff time for Public Works and Police Department staff. Being able to interdict camps sooner will help decrease the costs of major clean ups, which will save money and overall staff time.

RECOMMENDATION: Staff recommends adoption of the new ordinance language.

ORDINANCE NO. 25-015

AN ORDINANCE of the City Council of the City of Camas amending Chapter 12.34 of the Camas Municipal Code related to unlawful camping and storage of personal property on public property.

WHEREAS, pursuant to Article XI, Section 11 of the Washington Constitution and RCW 35A.11.020, the City of Camas is authorized to regulate public property, including City Hall, the Community Center, parks, public rights-of-way, and all other public property within the City; and

WHEREAS, consistent with such authority, and in compliance with then existing legal standards as set forth in the Ninth Circuit Court of Appeals decision of *Martin v. City of Boise*, the City by Ordinance 22-014 adopted Chapter 12.34 of the Camas Municipal Code entitled “Unlawful Camping and Storage of Personal Property on Public Property”; and

WHEREAS, the United States Supreme Court, in its decision in *City of Grants Pass v. Johnson*, ruled local ordinances that impose restrictions and penalties on acts such as camping on public property do not violate the 8th Amendment, in contravention to the ruling in the *Martin* case; and

WHEREAS, public property is intended to be used by the public for public purposes, including daily City operations, park recreational use, pedestrian, bicycle and vehicular transportation, and other public uses; and

WHEREAS, camping without adequate sanitation services, such as sewer, water, and garbage, presents a public health and safety concern; and

WHEREAS, it is important to maintain public property consistent with its intended use while balancing the needs of those experiencing homelessness with the impact on the entire community, avoiding environmental impacts to the City waterways and sensitive lands, and

further avoiding the heightened risk of fires in wildfire impact areas all of which are addressed in Chapter 12.34 which includes, however, certain provisions otherwise mandated by the *Martin* decision; and

WHEREAS, the City by and through these amendments to Chapter 12.34 of the Camas Municipal Code intends to comply with existing law, allowing the City greater ability to address unauthorized encampments or obstructions on city streets, sidewalks, parks and other public property.

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

Section I

Chapter 12.34 of the Camas Municipal Code entitled “Unlawful Camping and Storage of Personal Property on Public Property” is hereby amended as set forth in the attached Exhibit A.

Section II

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 4th day of August, 2025.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

Chapter 12.34 Unlawful Camping and Storage of Personal Property on Public Property

Sections:

- 12.34.010 Purpose.
- 12.34.020 Definitions.
- 12.34.030 Unlawful camping or Storage of Personal Property in public places.
- 12.34.040 Penalty for Violations.
- 12.34.050 Enforcement.

12.34.010 Purpose.

The purpose of this Chapter is to prevent harm to the health or safety of the public and to promote the public health, safety and general welfare by prohibiting camping and storage of personal property on public property, which interferes with the rights of others to use the areas in the manner for which it is intended.

12.34.020 Definitions.

The following definitions are applicable to this Chapter:

- ~~A. "Available Overnight Shelter" means a public or private shelter, with an available overnight space, open to an individual experiencing homelessness at no charge. Available Overnight Shelter also includes a hotel or motel that is temporarily made available to an individual experiencing homelessness at no charge.~~
- AB. "Camp" means to pitch, use, or occupy camp facilities for the purposes of habitation, as evidenced by the use of camp paraphernalia.
- BC. "Camp facilities" includes, but is not limited to, tents, huts, temporary shelters. "Camp facilities" does not include tents, huts, or temporary shelters when used temporarily in a park for recreation or play during daylight hours when the park is open to the public.
- CD. "Camp paraphernalia" includes, but is not limited to, tarpaulins, cots, beds, sleeping bags, blankets, mattresses, hammocks or cooking facilities or equipment.
- D. "Habitation" shall mean the use of temporary shelter or vehicle for dwelling purposes. Evidence of habitation includes, but is not limited to, any combination of two or more of the following activities: sleeping; setting up any camp paraphernalia; engaging in cooking activities; storing cookware or cooking equipment; storing personal possessions in such a manner that some or all of a vehicle's windows are obscured; using sanitation, plumbing and/or electrical systems or equipment; or any other activity where it reasonably appears that a person or persons is using a temporary shelter or motor vehicle as a living accommodation.
- EE. "Park" means such properties and facilities as defined in Section 12.32.005 of the

Code. Park also includes all associated areas, including parking lots for parks.

- F. "Public Property" means any real property, building, structure, equipment, sign, shelter, vegetation, trail, and public open space, including all associated areas such as parking lots, controlled or owned by the City or any other governmental agency, including any sensitive lands areas.
- G. "Store" means to put aside or accumulate for use when needed, to put for safekeeping, to place or leave in a location.
- H. "Street" means any highway, lane, road, street, right-of-way, sidewalk, boulevard, alley, and every way or place in Camas open as a matter of right to public pedestrian and vehicular travel.
- I. "Wildfire Impact Area" means any public property specifically designated and defined by the Fire Marshal, following assessment, to constitute an area particularly vulnerable to a dangerous wildfire event during the period of any drought or adversely dry conditions only.

12.34.030 Unlawful Camping or Storage of Personal Property in public places and vehicles.

AA- It shall be unlawful for any person to camp, occupy camp facilities for the purposes of habitation or to store personal property, including camp facilities or camp paraphernalia, in the following areas:

- 1. Any park; or
- 2. Any street or right of way; or
- 3. Any public property, improved or unimproved, including without limitations, City Hall, city public buildings, police station, utility facilities, city library, and surrounding grounds thereto; or
- 4. Any other publicly owned or maintained parking lot or publicly owned property or maintained area, improved or unimproved; or;
- 5. Any wildfire impact area.

B. It shall be unlawful for any motor vehicle to be used for the purposes of habitation on any public property including parks, streets, sidewalks, parking lots, or right of way. Occupancy of any recreational vehicles parked in the City shall be governed by Chapters 8.06, 10.08 and 12.32, as amended.

C. The following are exempt from the provisions of this Chapter:

- 1. Camping on public property authorized by the City as part of a City-sanctioned organized event or program.
- 2. Temporary emergency shelters authorized by the City during periods of severe weather, natural disaster, or other emergency.
- 3. Camping on private property with the consent of the owner, subject to compliance with any applicable state or municipal laws related to recreational vehicle parking.

12.34.035 Sleeping on sidewalks, streets, alleys or within doorways prohibited

1. No person may sleep on public sidewalks, streets or alleyways at any time as a matter of individual and public safety.
- ~~1.2.~~ In addition to any other remedy provided by law, any person found in violation of this section may be immediately removed from the premises.

12.34.040—Penalty for Violations.

- A. Notice: Before issuance of a citation, a law enforcement officer or other designated city official shall provide notice to the individual engaged in a violation of this Chapter, informing them of the violation and allowing a reasonable opportunity to cease the illegal activity.
- B. Citation and penalty: Any person found to be in violation of any of the provisions of this Chapter, who chooses to continue the violation after receiving notice, shall be guilty of committing a non-traffic civil infraction for which a notice of infraction may be issued with an assessed monetary penalty not to exceed \$100 for the first offense, with a second violation within a one-year period subject to an assessed monetary penalty not to exceed \$200 and in addition the issuance of a 30-day exclusion order from the particular public properties associated with the violations. A violation of any exclusion order shall thereafter be subject to a citation for criminal trespass as is a misdemeanor, punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not to exceed ninety (90) days, or by both such fine and imprisonment. ~~Notwithstanding, the maximum fine imposed for a first conviction for violation of this Chapter shall be no more than one hundred dollars (\$100.00).~~
- B. Prior to imposing any fine for violation of this Chapter, the Court shall make an inquiry into a person's ability to pay. The Court is explicitly authorized to impose a requirement to perform community service in lieu of paying a fine.
- C. Removal of campsites: Unless the campsite presents an immediate danger to individual or public health and safety requiring its immediate removal, a camp facility and/or camp paraphernalia may be removed by the City, with the assistance of the Police Department, after the city posts a notice of not less than 72 hours in advance of the planned removal. After the notice period has passed the City is authorized to remove the camp facilities and all camp paraphernalia and personal property related thereto. Items not meeting the definition of 'personal property', such as items having no apparent utility or monetary value, trash, or items of a hazardous or unsanitary condition, may be immediately discarded. Items with evidentiary value, such as weapons, drug paraphernalia, illegal drugs, items which appear to be stolen, and other evidence of any crimes may be retained until an alternative disposition is determined.
- D. Retention of Personal Property: All personal property not otherwise disposed or retained pursuant to this section shall be stored by the City for a period of not less than 60 days or

greater amount of time as established by Chapter 63.32 RCW, during which period it shall be reasonably available for and released to any individual claiming ownership.

~~12.34.050 — Enforcement.~~

~~A. A violation of CMC 12.34.030 shall be enforced at all times within 100 feet of the nearest edge of the Columbia River, Washougal River, Lacamas Lake, Lacamas Creek, and Round Lake; within any part of Crown Park, Forest Home Park, Dorothy Fox Park, Grass Valley Park, and Prune Hill Sports Park; within 200 feet of any play or sports field, playground equipment, or picnic areas or shelters within any other designated City Park; or within any wildfire impact area.~~

~~B. Except as provided in subsection (A) of this Section, a violation of CMC 12.34.030 shall be enforced as follows:~~

- ~~1. Prior to issuing any citation or arrest pursuant to this Chapter, the investigating officer shall inquire whether the unlawful camping and storage of personal property is due to homelessness. If the officer learns that such is the case, the officer shall determine, in accordance with relevant department policy, there is Available Overnight Shelter to accommodate the subject of the investigation. If the officer determines there is no Available Overnight Shelter, the officer shall not issue a citation.~~
- ~~2. If the officer determines there is Available Overnight Shelter, the officer may, within their discretion:~~
 - ~~a. Provide directions to the shelter location; or~~
 - ~~b. Offer one time transport to the shelter locations.~~
- ~~3. Any individual who refuses to accept the shelter space offered is subject to citation or arrest pursuant to Section 12.34.040.~~