



## City Council Workshop Agenda Monday, December 01, 2025, 4:30 PM Council Chambers, 616 NE 4th AVE

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### **To observe the meeting** (no public comment ability)

- go to <https://vimeo.com/event/5545267>

### **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](mailto:publiccomments@cityofcamas.us))

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## **CALL TO ORDER**

## **ROLL CALL**

## **PUBLIC COMMENTS**

## **WORKSHOP TOPICS**

1. [Downtown Camas Association Report](#)  
[Presenter: Carrie Schulstad, Downtown Camas Association Executive Director](#)  
[Time Estimate: 15 minutes](#)
2. Camas High School Lake Team Presentation  
Presenter: Camas High School Lake Team  
Time Estimate: 15 minutes
3. [Lacamas Watershed Council Annual Update](#)  
[Presenter: Lacamas Watershed Council](#)  
[Time Estimate: 10 minutes](#)
4. [2026 Property Tax Presentation](#)  
[Presenter: Cathy Huber Nickerson, Finance Director](#)  
[Time Estimate: 30 minutes](#)
5. Staff Miscellaneous Updates  
Presenter: Doug Quinn, City Administrator  
Time Estimate: 10 minutes

## **PUBLIC COMMENTS**

## **COUNCIL COMMENTS AND REPORTS**

## **CLOSE OF MEETING**

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# 2025

## DCA Accomplishments & Downtown Camas Impacts

Report to Council December 1<sup>st</sup>, 2025





# 2025

## DCA Accomplishments & Downtown Camas Impacts

Report to Council December 1<sup>st</sup>, 2025



# DESIGN

## 2025 Investments in DESIGN

### Lighting Transformation Project for Safety, Aesthetics & Functionality!

- **8 Buildings with façade lighting** completed so far in 2025 (Wintzer/Wild Hair, Salon Onyx, Ziply, Mesa, Universal Martial Arts, Urban Style, Blossom/LiveWell, Feast 316)
- **Total: \$135,850** DCA lighting investment so far in 2025. Thank you Rep. Kevin Waters for sponsoring this Washington Capital Budget Local Community project!

### Façade Improvement Grants

- **4 grants administered:** RedDoor Gallery awning, Gallery 408 sign, Adams St Bar & Grill outdoor dining railing and Stoller Building new residential windows
- **Total: \$16,975** granted resulting in **\$58,140 total investment** by DCA and grantees.

### New Farrell Building Plaza Area (by Camas Antiques)

- **New artful brick and concrete plaza** created with tables and chairs to provide a welcoming seating area for increased engagement and flexible space for event use.
- **Total: \$9850** DCA investment. Thank you to the City for removing the planters!

### Beautification

- **65 beautiful Flower Baskets** funded for 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Aves. Thank you Marae from the City of Camas for taking such good care of them!
- **115 volunteers mobilized** for the Spring Cleanup & Planting Day's transformation
- **2 street emblems repainted** on 4<sup>th</sup> Ave to welcome the Camas Farmer's Market
- **1 new flower pole with basket** installed on 5<sup>th</sup> Ave to expand vibrancy

### Thank You's!

- **Our Little Bronze Girl Returned!!** Thank you City of Camas Police & Public Works!
- **Molly Keen's Botanical Mural** on The Livingston Apartments—Thank you Cascadia Development for this impactful investment!
- **3<sup>rd</sup> Ave bulb outs/lighting on Birch and Cedar intersections for safety**—Thank you City of Camas!



### DESIGN—MAIN STREET FUNDAMENTALS

- Creating an inviting, inclusive atmosphere
- Celebrating our historic character
- Fostering accessible, safe, people-centered public spaces
- Enhancing the physical and visual assets that set our commercial district apart, resulting in increased visitation to downtown, increased economic profitability for businesses, and increased community engagement.



## 2025 Impacts in ECONOMIC VITALITY

### New Technology Grants

- **5 grants administered** for 3 new websites (2 first ever websites!), a website refresh, and a new POS system. These investments all lead to improved operations, accessibility, business strength and vitality in our downtown.
- **Total: \$4,504** granted resulting in **\$9,619 total investment** by DCA and grantees

### Celebrating Investment in 2025 in Downtown Camas!

- **Private Investment in downtown buildings: \$25,353,000!**
- **New Businesses:** Expressions Fashion Resale, Destination 339, Arktana (move & expansion), Bigfoot Mountain Outfitters, We Can! Learning Center, The Livingston Apartments, Evergreen Vinyl and Drop the Mic Karaoke Venue.
- **Lutz Hardware celebrated their 75<sup>th</sup> anniversary this year!** Going strong!
- **New ownership of 3 long time businesses** showing strength and sustainability.

### Downtown Subarea Plan

- We are actively **collaborating with the City of Camas on the Downtown Subarea Plan process**, working on plans and goals for the next 20 years.
- A new **Downtown Design Manual** is part of the deliverables, allowing better oversight and guidance for development in downtown.

### Merchant Meetings

- The DCA hosts **monthly Merchant Meetings** so businesses can be informed, connected and can learn from and collaborate with each other on a regular basis.
- **Meeting Minutes** with relevant links to information and resources go out within 24 hours so all can be informed even if unable to attend. Other educational resources are shared throughout the month as received.

### New Public Participation Grant & Community Advisory Group

- The DCA received a second **Public Participation Grant** from Ecology for 2025-27 to continue to educate the community through the Community Advisory Group (CAG)'s work about the ongoing cleanup process at the mill.



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### ECONOMIC VITALITY—MAIN STREET FUNDAMENTALS

- Recruiting new businesses, building a diverse economic base
- Catalyzing new investment and supporting housing options
- Cultivating a supportive environment for businesses and entrepreneurs to thrive

## 2025 Successes in PROMOTION

### Community Events: Bringing People Downtown!

- **22 events brought over 45,000 people** to Downtown Camas increasing awareness of our town and businesses, increasing connections and downtown vitality. We consistently promote merchant events as well!
- **45 new visitors on average attend First Friday**, an event 20 years in the running!
- **C-Tran Collaboration** helping hundreds with parking for both Plant Fair & Car Show!

### Downtown Marketing: Expanding our Reach

- **Engaged and Growing Social Media, including new work with a content creator**
  - **Facebook:** 14.5K followers (up 14%) with 5.4M views, 511K unique people reached (up 24%), and 73K content interactions (up 66%)
  - **Instagram:** 6711 followers (up 23%) with 906K views, 81K reached (up 370%), interactions 19.6K (up 100%!); top IG content creator reel with 45K reach
- **Weekly Newsletter** since 2014: 4500 subscribers (up 20%) with 54% open rate.
- **Website:** 80K users this year with 575K user interactions (up 7%)
- **New Direct Mailers:** to Camas residents to encourage coming downtown! 150 new newsletter signups in the 3 weeks after mailers went out, double the usual signups.
- **Camas Cash:** \$7,500 distributed, including \$1000 for the **new Golden Ticket Shopping Spree** to support our businesses and encourage extra holiday shopping!

### Late Night Movie & Trivia Events—New!

- **Very successful collaboration** with the DCA, Liberty Theatre and Caps N' Taps
- “Little Shop of Horrors” sold 162 tickets, “Lost Boys” sold out! 94K post reach on FB.

### Regional Marketing, Digital & Print: Keeping Camas on the Map!

- **TV and streaming ads:** Total of 300 ads with reach of 235,897 and an average of 2,585 people visiting our website within the 8-minute window of our ads airing.
- **12,000 downtown walking maps** distributed locally, regionally & in the Gorge
- **Prominent print and online ads** in state Scenic WA guide, Columbia River Gorge Visitor's Guide, Visit Vancouver Visitor's Guide and The Columbian.



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### PROMOTION—MAIN STREET FUNDAMENTALS

- Encouraging commercial activity and investment, instilling community pride and providing more opportunities for the community to come together
- Positioning downtown as the center of the community and hub of economic activity
- Creating a positive image that showcases a community's unique and authentic features and encourages the support of downtown

## 2025 Efforts in OUTREACH

The DCA is proud to be an accredited state Main Street Program since 2015 and nationally accredited since 2017.

### Volunteer Engagement!

- **290 volunteers for a total of 3900 hours** in 2025! That's a value of **\$162,630**! Our volunteers are an absolutely essential part of the effectiveness of the DCA. Events and initiatives provide opportunities for our community to volunteer and connect.
- **Volunteer & Community Engagement Summit:** brought 400 attendees together with the DCA and 14 other local nonprofits where it was easy for organizations and potential volunteers to engage with each other.

### Community Partners & Connections

- **New C-Tran collaboration:** for Plant Fair and Car Show—**280** riders each way for both events easing parking concerns—hoping to continue to grow these numbers!
- **Community Survey:** **1,495** people surveyed about *"What Would You Want to See Next in Downtown Camas?"*. Top answers were: More outdoor public tables & chairs and more art murals (downtown sound system a close 3<sup>rd</sup>) as well as theater/live performance programming and later evening activities and events.
- **Emergency Food Drive Collaboration with LiveWell:** **2,000** pounds of food delivered to the Family-Community Resource Center & Interfaith Treasure House!
- **Student mentorship:** CHS DECA downtown education tour—70 students learned about a variety of business topics from 7 different businesses.
- **Partnerships:** Continue to collaborate with the City, merchants, school district, Chamber and other local nonprofits to bring more resources to the community.
- **Advocacy & education:** Presented at state Heritage Caucus on current downtown successes, about Volunteer Summit at summer Main Street leadership meeting, and at state PLACES conference about board functionality.

### Main Street Tax Credit Incentive Program

- **\$172,300** in donations to the DCA through the Main Street Tax Credit Incentive Program in 2025. Since DCA's inception, **\$1,322,003** has been donated to the DCA through this program and utilized entirely for revitalization efforts.



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### OUTREACH / ORGANIZATION—MAIN STREET FUNDAMENTALS

- Creating a strong foundation and organizational capacity for a sustainable, long term revitalization effort, including cultivating partnerships, community involvement, volunteer opportunities, and financial resources for the district.
- Building consensus between the many vested stakeholders to ensure everyone is mobilized and working toward a shared vision for the future.



## 2025 Highlights

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- \$25,353,000** in Private Investment!
- 290** volunteers with **3900** hours logged
- 4** façade & **5** technology grants executed, improving aesthetic and business strength
- 56** new apartments bringing new residents and customers right into our core
- 7** new businesses bringing increased vitality
- 1** beloved long time business turned 75!
- 8** Façade Lighting Projects Completed for safety, aesthetics and functionality
- 1** new Farrell Building Plaza with welcoming seating and flexible space
- 1** Little Bronze Girl returned home
- 1** gorgeous new mural on 5<sup>th</sup>
- 22** Community Events bringing over 45,000 people to connect with our town
- 2** C-Tran sponsorships providing parking assistance at large community events
- 3** Late Night Movie collaboration successes
- 5.4** million views on Facebook and IG interactions up 100% over last year
- \$1000** Golden Ticket shopping spree!
- 45** new visitors on average every First Friday
- 2000** lbs of food donated to local food banks from Emergency Food Drive
- 2**-year Ecology grant received to educate community about the GP cleanup





## Staff Report

December 1, 2025 Council Workshop Meeting

Lacamas Watershed Council Annual Update

Presenter: Lacamas Watershed Council

Time Estimate: 10 minutes

Phone	Email
360.817.7899	scollins@cityofcamas.us

**BACKGROUND:** The Lacamas Watershed Council (LWC) is a nonprofit, community-led organization dedicated to improving the health of the Lacamas Creek watershed through water-quality monitoring, public awareness, and education. The group currently samples five sites across Lacamas, Round, and Fallen Leaf Lakes and shares results publicly on their website ([lacamaswatershed.org](http://lacamaswatershed.org)). Formed out of community concern for lake safety, LWC has expanded its monitoring efforts upstream to better understand contributing sources and actively engages high-school students and volunteers in hands-on watershed science and stewardship activities.

**SUMMARY:** The Lacamas Watershed Council (LWC) will provide an overview of their current activities and outline their focus areas for 2026. Their update will cover plant sampling efforts, mid-lake monitoring, ongoing watershed investigations, support work related to Vancouver Lake, and continued public awareness, education, and outreach initiatives. LWC will also highlight emerging projects such as their floating island pilot, along with how these efforts contribute to understanding and improving overall watershed health..

**BENEFITS TO THE COMMUNITY:** LWC's efforts improve community understanding of local water quality, support environmental stewardship, and provide data that help guide long-term watershed health initiatives.

**STRATEGIC PLAN:** This presentation supports the Strategic Plan goal of "Vibrant Community Amenities" by contributing to the long-term health and usability of the City's lakes and recreation areas.

**BUDGET IMPACT:** None

**RECOMMENDATION:** This is for Council's information only.



# Lacamas Watershed Council

[www.lacamaswatershed.org](http://www.lacamaswatershed.org)

Item 3.

## Board of Directors

- Judit Lorincz - Office Assistant/Clark County Public Works
- Tim Greseth - Executive Director/Oregon Wildlife Foundation
- Rodger Hauge - Retired Science Professor from Eastern Washington Univ.
- Vicky Wesling - Retired US Forest Service Fire Management
- Ty Cobb - IT Sales Manager/Zones
- Terris Becker - Data Analyst/Motive



**Serving Our Community Since 2020**



# What Is the Lacamas Watershed Council (LWC)?

- Registered 501(c)(3) tax-exempt organization.
- Dedicated to investigating our watershed to improve lake water quality.
- Founded by community members concerned about water quality and its impact on public health.
- Supported by committed volunteers who are passionate about protecting our lakes.



Item 3.





# What we do



Item 3.

## Harmful Algal Bloom monitoring

- Year long monitoring of water quality measures.  
Winter: once a month and Summer: weekly
- Monitoring three littoral sites:  
Lacamas  
Round lake  
Fallen Leaf
- Sampling for Cyanobacteria at all sites





# What we do

## Midlake Sampling

- Water sampling in the lake at 5 sites  
Along a NW to SE line with the center three sites  
Sampled both deep and shallow.
- Water quality parameters are measured and Cyanobacteria samples are collected.
- In the process to tighten up data reliability by collaborating with the City of Camas and Clark County.



Item 3.





# What we do

## Continued yearly Aquatic Plant Survey

- During summer months
- Monitoring native and invasive plants
- Documenting change in plant life due to water quality improvement
- Reporting it to authorities to prevent future, new problems





# What we do

## Watershed Investigation

- Acquired essential monitoring gear and trained personnel.
- Current field monitoring has focused primarily on Matley Creek.
- In the process of launching the Lacamas Creek Water Quality Assessment Initiative, including:
  - Macroinvertebrate surveys
  - Phosphate and other chemical testing
  - Baseline data collection
- This upstream work in the larger watershed is critical, as it is the most likely source of ongoing water quality issues.





# Plans for 2026

- Maintain existing programs (build our dataset; help determine how different environmental changes are impacting water quality)
- Continue Watershed investigation upstream: This program will be expanded to four creeks and will include phosphate sampling.
- Continue fine tuning our programs to meet QAPP requirements.
- Phosphate monitoring implemented across all our programs- sampling design in process.
- Growing our volunteer base and recruiting Board of Directors to help with our programs.





# Let's Work Together

- Improve Public Safety Messaging
- Formalize a Data Sharing Agreement
- Collaborate on Long-Term Water Quality Improvement
- Collaborate to Leverage Our Nonprofit Status to Maximize
- Funding Opportunities





# Thank you



**LWC website**

<https://www.lacamaswatershed.org/>



**LWC data**

<https://data.lacamaswatershed.org/index.html>

**Info@lacamaswatershed.org**







## Staff Report

December 1, 2025 Council Workshop Meeting

2026 Property Tax Presentation

Presenter: Cathy Huber Nickerson, Finance Director

Time Estimate: 30 minutes

Phone	Email
360.817.1537	<a href="mailto:chuber@cityofcamas.us">chuber@cityofcamas.us</a>

**BACKGROUND:** This presentation is designed to provide an overview of the 2026 property tax levy options the Council has with the Implicit Price Deflator above 1%. Staff will provide the two options and will request direction for the 2026 Budget Readoption.

**SUMMARY:** Property taxes are the primary revenue source for funding of general fund services and emergency medical services for the City of Camas. Property taxes are complicated with different limitations but the one limit which requires the City Council's annual consideration is the Levy Increase Limit. In Washington State, property taxes increases are not based on the increasing value of properties but rather on the amount of property taxes that are assessed from the prior year. Each year's levy may be increased by no more than 1% or the Implicit Price Deflator (IPD) whichever is less. The IPD is the percentage change in the implicit price deflator for personal consumption as published by the Bureau of Economic Analysis by September 25th. The IPD for the 2026 property tax levy is 2.44%. Therefore, the lawful highest levy would be 1% increase.

The City always has the option to levy the prior year levy amount as well, which would be a 0% increase in the levy.

These options impact the taxpayer but generally in Camas, it is usually a nominal amount variance between the options. The presentation will review the options for the General Fund levy. The presentation will also provide the average taxpayer's impact with all options.

The presentation will briefly cover the Camas EMS Levy which has the same calculation as the General Fund levy, and the Public Safety Bond Levy approved by the voters in August 2024.

**BENEFITS TO THE COMMUNITY:** The intent of the presentation is to provide options to City Council to determine which levy will benefit the whole community while maintaining affordable tax rates. Property taxes support essential public safety and safe streets, library hours and programming, park events and recreation, safe trails and bike paths and event gatherings such as Hometown Holidays.

**STRATEGIC PLAN:** Property taxes fund the following priorities:

- Safe and Accessible Community
- Stewardship of City Assets
- Vibrant Community Amenities
- Economic Prosperity
- Engaged Workforce

**POTENTIAL CHALLENGES:** For residents who are having difficulty to pay their property tax bill the Clark County Assessor's Office can provide exemptions for homeowners who are within certain age and income groups as well as homeowners who may be disabled.

**BUDGET IMPACT:** The 2025 Budget is projected to incorporate the 1% levy increase. In the past, Council has maintained the 1% to ensure the compounding impact of the 1% is preserved. To compare the options:

Option Number	General Fund Levy	Tax Levy	Tax Rate	Annual Impact on Homeowner Of \$658,861 Home
1.	0%	\$15,679,270	\$1.80/\$1,000	\$1,238 (\$76 less than 2025)
2.	1%	\$15,836,063 \$156,793 more than #1	\$1.81/\$1,000 \$0.01 more than #1	\$1,225 (\$64 less than 2025) \$13 more than #1

**RECOMMENDATION:** Staff recommends the 1% property tax increase to be dedicated to public health and safety and to preserve the base revenue source of the City's General Fund given the low financial impact to average homeowner.





# 2026 Property Tax Options

City of Camas

# Property Tax Limitations

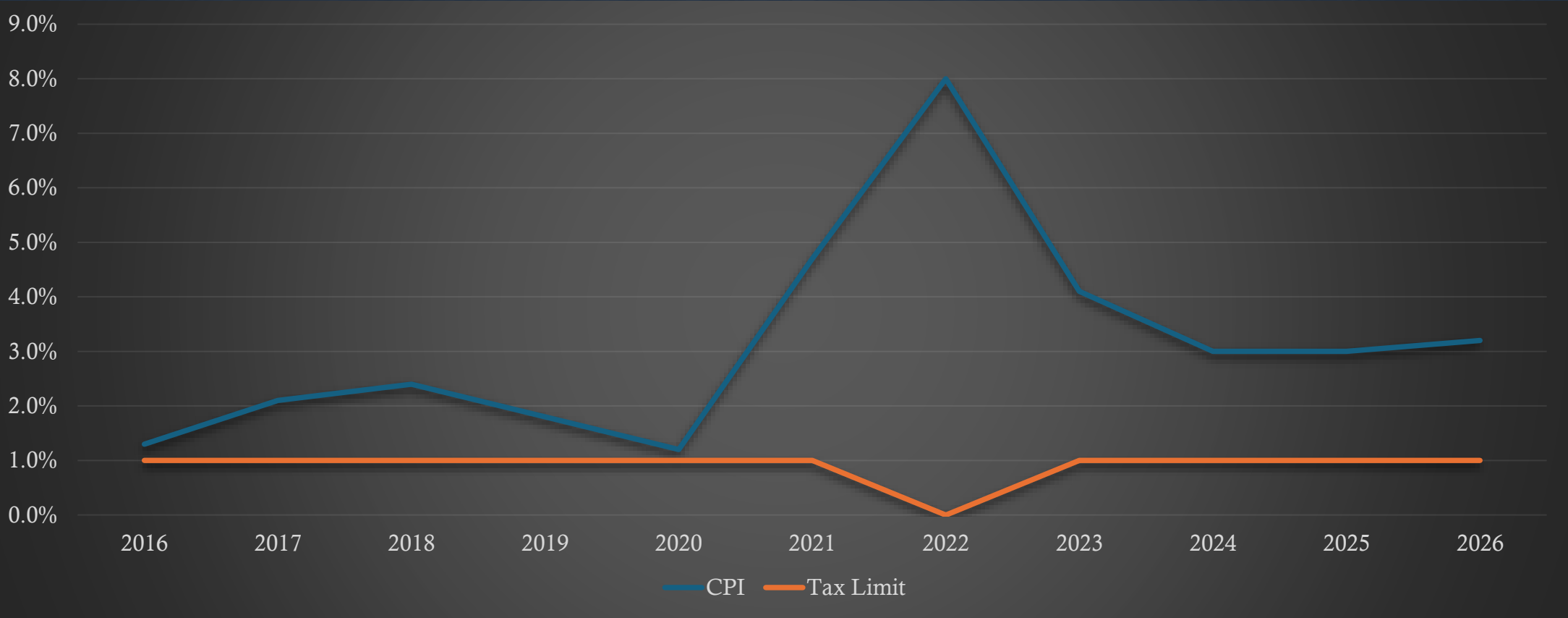
- ◇ Property Taxes are limited to IPD or 1% whichever is less
  - ◇ IPD rate is the % change in the implicit price deflator for personal consumption as published by the Bureau of Economic Analysis by September 25<sup>th</sup>
  - ◇ IPD rate for 2026 is 2.44 percent



# Last Year's Levy with 1% Reduces Taxes

2025	0%	1%
<p>Tax Levy \$15,710,649</p> <p>Tax Rate \$1.95</p> <p>Impact on \$662,107 Home = \$1,290</p> <p>Increase of \$53 from 2024</p>	<p>Tax Levy \$15,710,649</p> <p>Tax Rate \$1.86    \$0.09 less than 2025</p> <p>Impact on \$681,970 Home = \$1,266</p> <p>Reduction of \$24 from 2025</p> <p>Service reduction \$157,106 in the General Fund for 2026</p>	<p>Tax Levy \$15,867,755    \$157,106 more</p> <p>Tax Rate \$1.88    \$0.07 less than 2025</p> <p>Impact on \$681,970 Home = \$1,277</p> <p>Reduction of \$13 from 2025 and \$11 from 0%</p> <p>Status quo service in General Fund in 2026</p>

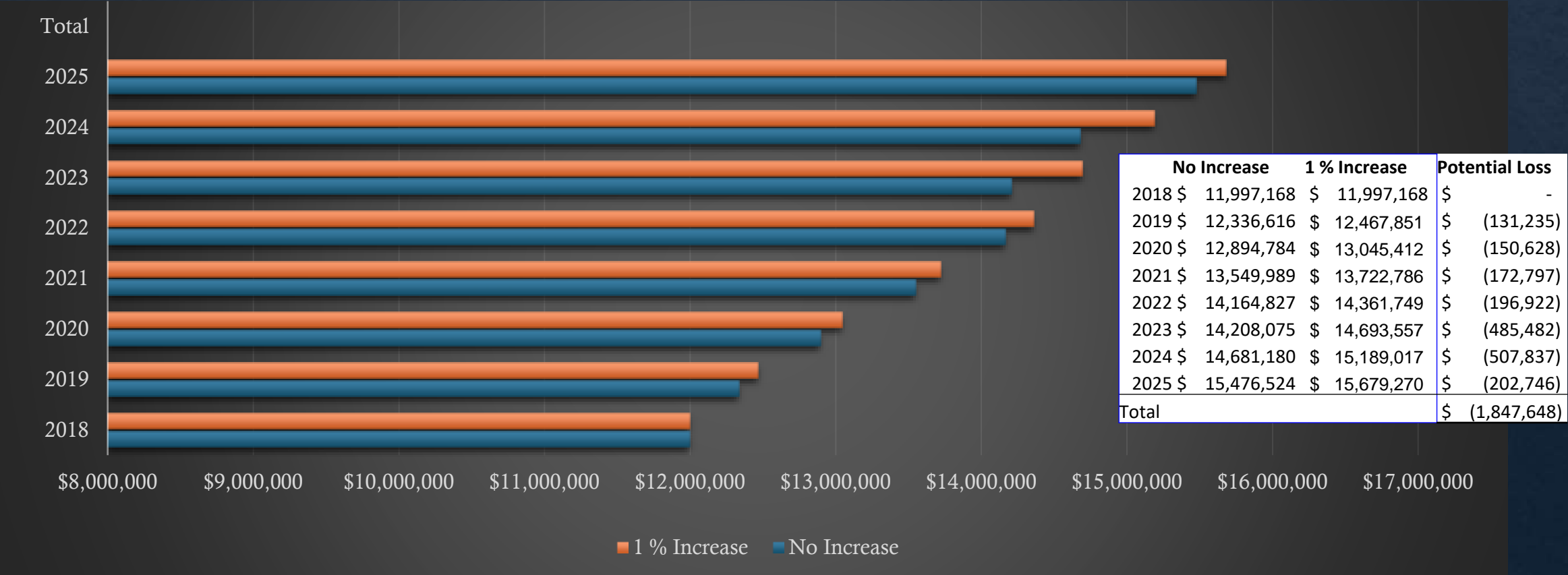
# CPI compared with 1% Property Tax Limit





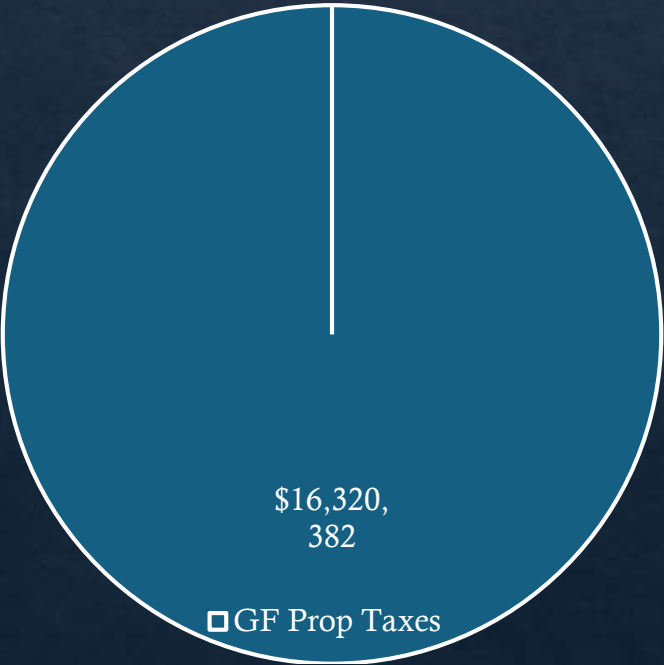
# Compounding Impact

\$131,235 or 1%  
compounds to  
\$1,847,648 in 7 yrs



# RFA and the 1%

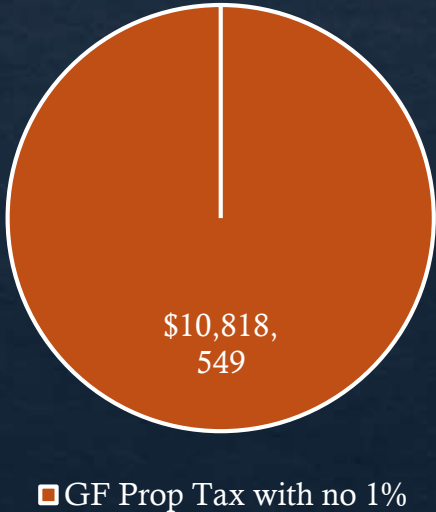
2026 Taxes no 1%



2027 RFA



2027 RFA and no 1%





# Items not in the 2026 General Fund Budget

- ◇ 4 Playground structures need repair/replacement
- ◇ Police over-hires for pending retirements
- ◇ Development Engineering Manager
- ◇ Operations Project Manager
- ◇ Street Maintenance Worker
- ◇ Cross Connection Control Specialist (Streets)
- ◇ Hydrant Maintenance Program (Streets)
- ◇ Volunteer Coordinator
- ◇ Part-time Library Associate
- ◇ Repair and Maintenance to City Hall
- ◇ Replacement for Municipal Court



- ◆ Options for Consideration
  - ◆ Reduce the Street Preservation Funding
  - ◆ Reduce the RFA contribution in 2027
  - ◆ Hold on Park field drainage, restrooms and dugouts
  - ◆ Freeze vacancies for six months for positions other than first responders

# Balancing the 2026 Budget