



**CITY OF WASHOUGAL
CITY COUNCIL WORKSHOP
Monday, December 1, 2025
5:00 PM**

MEETING INFORMATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81408503511>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC COMMENTS**
- IV. NEW BUSINESS**
 - A. Community Services and Strategy: *Workforce as Economic Infrastructure: What it Means for the City of Washougal —Workforce of SW Washington***
 - B. Community Services & Strategy: *Columbia River Economic Development Council Presentation — Catherine Holm & Team***
 - C. Community Development: *Comp Plan Update — Mitch Kneipp***
 - D. Finance: *2025-2026 Mid-Biennium Budget Review and Modification Update - Daniel Layer***
 - E. Finance: *2025 Supplemental Budget #2 - Daniel Layer***
- V. REPORTS AND COMMUNICATIONS**
 - A. CITY MANAGER**
 - B. MAYOR**
 - C. CITY COUNCIL**
- VI. ADJOURNMENT**

UPCOMING MEETINGS: Monday, December 8, 2025 — Workshop at 5:00 PM
& Council at 7:00 PM.

BUSINESS OF THE CITY COUNCIL

City of Washougal, Washington

FOR AGENDA OF:

12/1/2025

SUBJECT:

Community Services and Strategy: ***Workforce as Economic Infrastructure: What it Means for the City of Washougal*** —*Workforce of SW Washington*

DEPT. OF ORIGIN:

Community Services & Strategy

REVIEWED AT:

TO BE RETURNED TO COUNCIL:

No

ATTACHMENTS:

1. WSW Presentation to Washougal Council 2025

SUMMARY STATEMENT

RECOMMENDED ACTION



Workforce as Economic Infrastructure:

Supporting Washougal's Vision for the Future



ABOUT WORKFORCE SOUTHWEST WASHINGTON

Workforce Southwest Washington (WSW) is a nonprofit that fuels economic growth in Clark, Cowlitz, and Wahkiakum counties. Since 2002, we've invested more than **\$142.5 million** to connect residents to jobs that support families and help businesses grow.

- Build a pipeline of skilled workers that strengthens the local economy
- Helps residents access careers that allow them to live and thrive in Washougal
- Support industry sectors aligned with Washougal's long-term development
- Reduce reliance on public services through stable employment



FOUNDATION FOR ECONOMIC GROWTH

Washougal Workforce Snapshot:

- A growing community with a small-town feel and strong neighborhoods
- Significant out-commuting, meaning residents leave the city for daily work
- Local employment driven by:
 - Manufacturing
 - Education
 - Healthcare
 - Construction
 - Small retail and service businesses

Workforce Development = Strategic Infrastructure

A skilled workforce accelerates progress across Washougal's Strategic Plan:

- Capital Projects & infrastructure
 - 32nd St Railroad Underpass
 - Civic Campus design
 - Utility upgrades
- Economic Development & Town Center Revitalization
 - Talent fuels business attraction, retention, growth
- Community Well-Being
 - Family-wage earners stabilize neighborhoods reduce poverty, increase public safety



WASHOUGAL'S ECONOMIC VISION & WORKFORCE ALIGNMENT

Workforce development helps Washougal by:

- Supporting local businesses with skilled talent
- Working with Washougal High School and their CTE programs
- Building the workforce needed for capital projects
- Supporting community services and safety goals



INVESTMENTS

Our Approach:

- Braided funding **stretches every dollar** further
- Programs are **guided by employer demand**
- We **track results** and adjust to **improve outcomes**

Our Community Benefit:

- Programs help residents **get to work, or back to work**
- Support local businesses with **job-ready talent**
- **Reduces pressure on public services** over time
- Aligns with city vision to provide **family-wage jobs** and a **self-reliant local community**



ECONOMIC SECURITY FOR ALL (EcSA): A WORKFORCE PROGRAM THAT DELIVERS

\$5,905 average cost per participant, 5-month average program

\$49,296 median wage after completion (vs. <\$10K at enrollment)

88% of completers reached self-sufficiency

\$23.8M statewide return on a \$10.2M investment

\$2.34 return for every \$1 invested across Washington

Local ROI:

\$4.25 return per \$1 invested in Southwest Washington (second highest in the state!)

Based on increased sales tax revenue and reduced public assistance



WHY WORKFORCE DEVELOPMENT MATTERS FOR WASHOUGAL

- **Reduces unemployment** and reliance on public assistance
- **Grows the local economy** through stronger businesses and increased tax revenue
- Prepares residents for in-demand careers with **self-sufficiency** wages
- **Supports Washougal's current 5-Year Strategic Plan** as a safe, vibrant, and friendly community successfully balancing growth and expanding economic opportunity while preserving the community's natural beauty and the unique amenities of small-town living



LET'S BUILD WASHOUGAL'S WORKFORCE INFRASTRUCTURE...TOGETHER

How You Can Be Involved:

- **Investment -**
Consider modest funding or in-kind resources to support youth and adult training programs, hiring events, or job connection services
- **Collaboration -**
Join us as opportunities arise—whether on advisory boards, strategy sessions, roundtables, or regional grant applications
- **Support -**
Help amplify workforce efforts through city communications, co-hosted events, public alignment, and ongoing partnership



QUESTIONS



WSW business services and Youth and Adult programs are funded through a USDOL grant. To learn more about funding, follow this QR code.



workforce
SOUTHWEST WASHINGTON

CONTACT US



Lyn Love | Program Manager

360.559.4500

llove@workforcesw.org

Sean Moore | Sr Project Manager – Healthcare

360.762.8569

smoore@workforcesw.org



WSW is an equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities. Washington Relay 711.



workforce
SOUTHWEST WASHINGTON

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ATTACHMENTS:

1. CREDC - Washougal Presentation

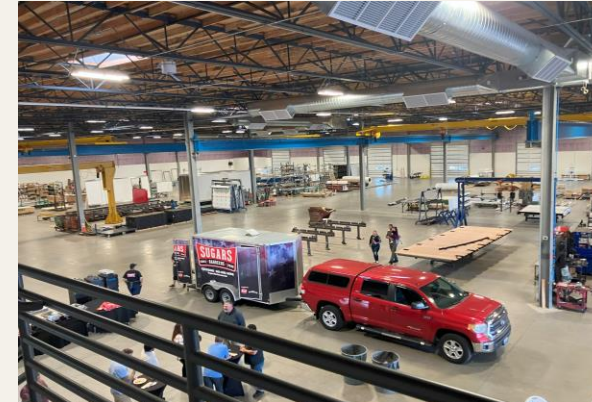
SUMMARY STATEMENT

RECOMMENDED ACTION

December 1, 2025

City of Washougal Council Meeting

CREDC



CREDC Impact in 2024

- CREDC helped generate \$1.68 billion in B2B activity over the last four years; Secured 3,926 jobs through 42 project wins
- Originated millions of top talent digital imprints through JustNorth brain gain initiative
- Stood up high-quality resources to build capacity for >200 public works vendors
- Stewarded the Clark County Economic Development Plan
- Delivered Objective Criteria on the Inventory of Employment/Production Supporting Land

2021-2024 ROI

\$34 New Business Activity
per \$1 Invested

2024 Wins

Recruitments and Expansions (9)

- 7 Recruitments (55 Currently Active)
- 2 Expansions (20 Currently Active)

\$338 million Capital Investment

445 New and Retained Jobs

343,506 Square Feet Subscribed

	CapEx	Jobs	Wins
4-Year Totals	\$1.68 billion	3,926	42

Recent Washougal Engagement



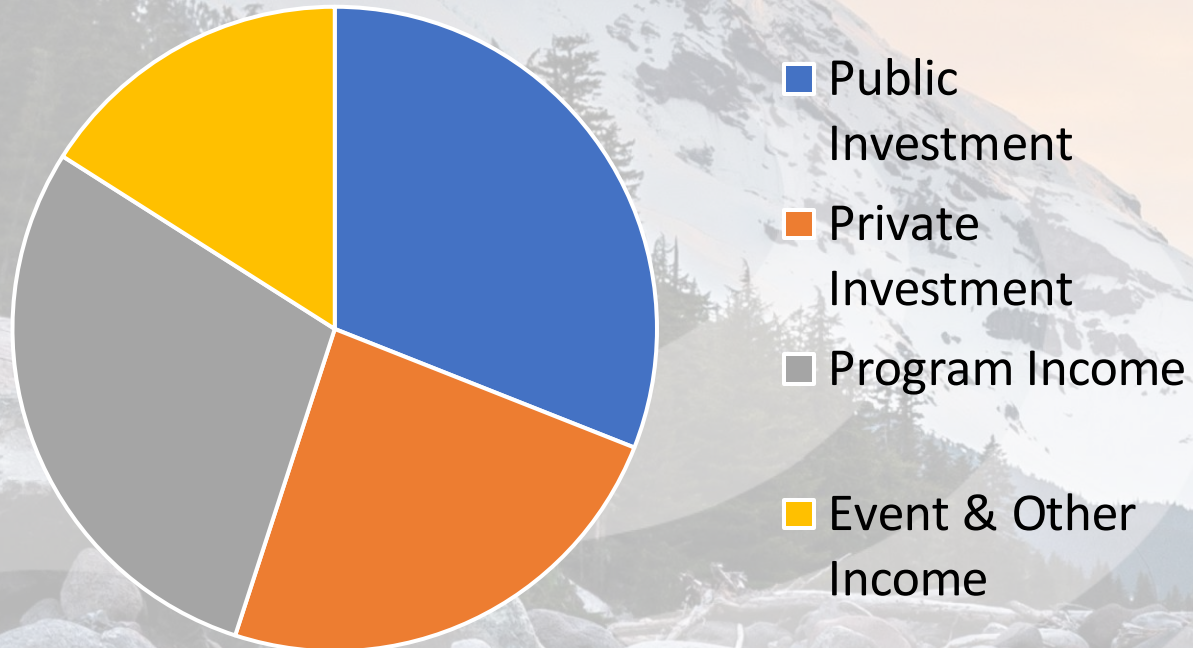
APEX Accelerator



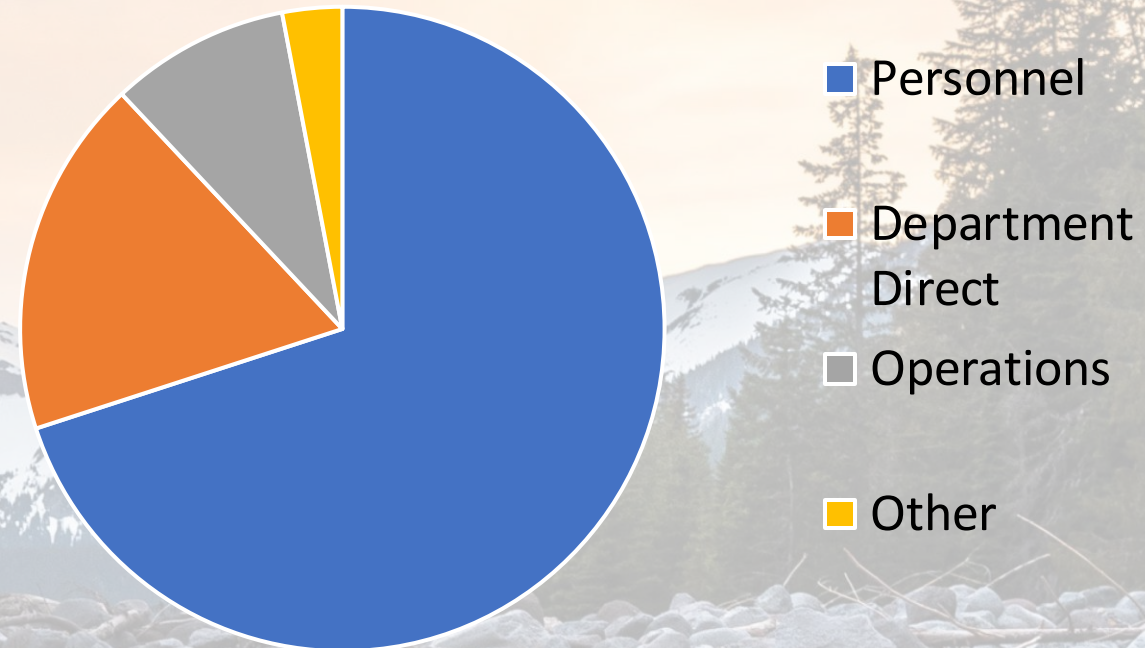
- **APEX Accelerator at CREDC provided personalized advising to 153 new clients and conducted 105 follow-up sessions with established businesses, totaling 312 hours of dedicated guidance.**
- **Clients served by WA APEX in Clark, Cowlitz, and Skamania counties secured 462 government contract awards, collectively valued at \$24,077,102.25.**
- **APEX hosted 19 events, attracting 641 attendees.**

2024 Budget

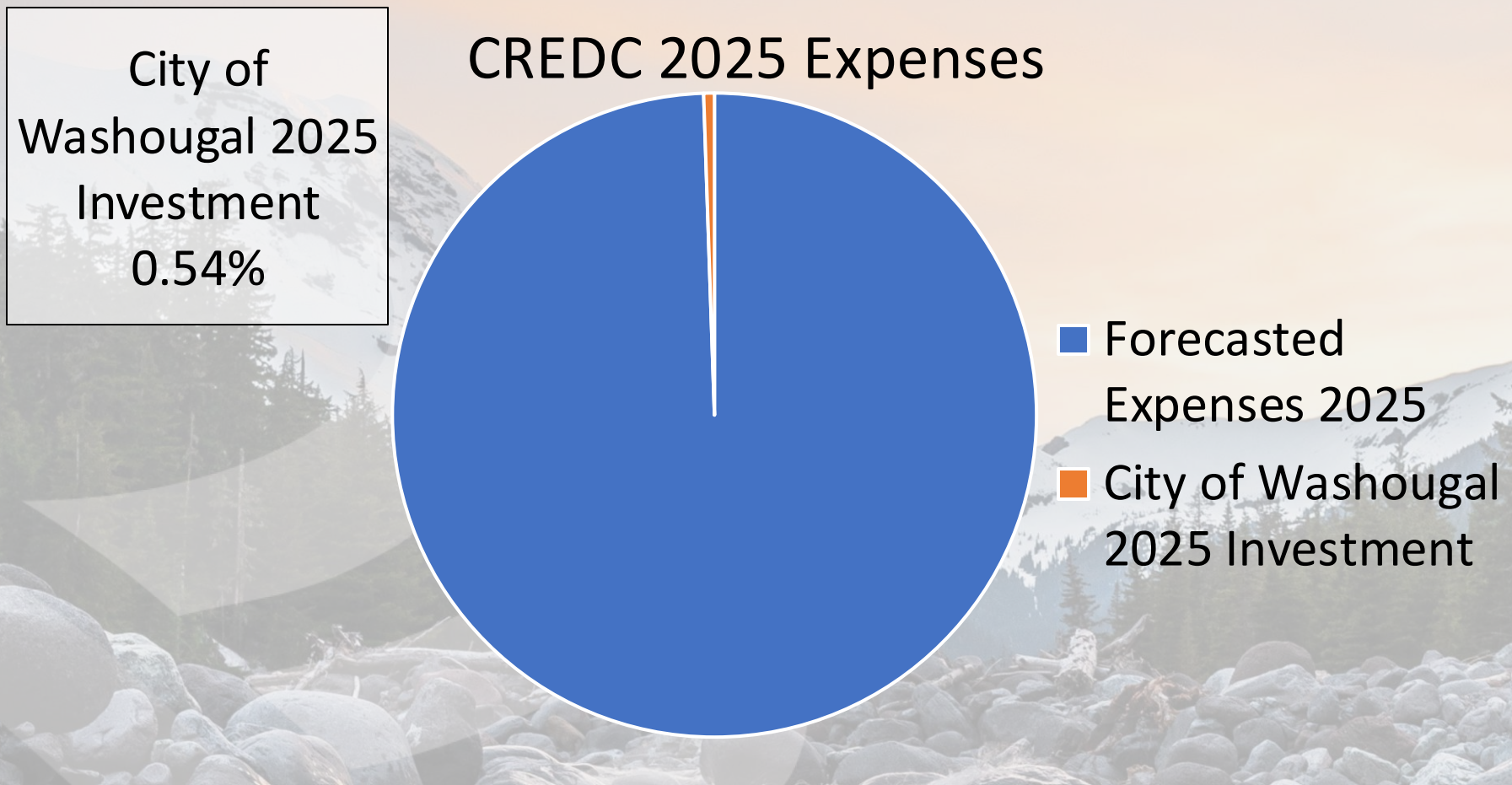
2024 CREDC Total Revenue



2024 CREDC Total Expenses



Thank you for your investment in CREDC



CREDC and Washougal



- Collaboration
- Partnership
- Advancing Sustainable Economic Growth

2025-2026 Mid-Biennium Budget Review & Modification (Update)

12/01/2025 | Presented by Daniel Layer



City of Washougal

Agenda

- 2025-2026 Mid-Biennium Budget Review & Modification:
 - Budget Modifications by Fund
 - General Fund
 - Real Estate Excise Tax (REET) 2nd Quarter % Fund
 - Hotel/Motel Tax Fund
 - Fire Station Bond Fund
 - Transportation Development Fund
 - Parks Capital Fund
 - Transportation Capital Fund
 - Stormwater Fund
 - Equipment Rental & Revolving (ER&R) Funds
- 2025-2026 Budget Modifications Summary



2025-2026 Mid-Biennium Budget Review & Modification: Budget Modifications by Fund



City of Washougal

2025-2026 Mid-Biennium Budget Review & Modification: General Fund

➤ Public Safety Sales Tax (Effective 4/1/26)

➤ Increase Revenues:

➤ Retail Sales & Use Taxes (7/12 Year) \$178,000

➤ Increase Expenditures:

➤ Facilities Professional Services \$104,000

➤ Transfer to Police Fleet ER&R 520 \$ 40,000

➤ Transfer to Police ER&R 521 \$ 34,000



2025-2026 Mid-Biennium Budget Review & Modification: General Fund (Update)

➤ Transportation Benefit District (TBD) Sales Tax (Eff. 4/1/26)

➤ Increase Revenues:

➤ Retail Sales & Use Taxes (7/12) \$178,000

➤ Increase Expenditures:

➤ Transfer to REET 2nd Qtr % Fund \$178,000



2025-2026 Mid-Biennium Budget Review & Modification: General Fund (Update)

- **Total Increase Revenues: \$356,000**
- **Total Increase Expenditures: \$356,000**



2025-2026 Mid-Biennium Budget Review & Modification: REET 2nd Qtr % Fund (Update)

- Increase Revenues:

- Transfers In (General Fund) \$178,000

- Increase Expenditures:

- Pavement Management Program \$178,000



2025-2026 Mid-Biennium Budget Review & Modification: Hotel/Motel Tax Fund

➤ The following requests were approved by the Lodging Tax Advisory Committee (LTAC):

Project Name/Event: 9/24/2025	Project Cost	Requested	Awarded
Washougal Studio Artists Spring Artist Tour 2026	\$ 3,500.00	\$ 2,000.00	\$ 2,000.00
Washougal Studio Artists Holiday Market 2025	\$ 3,500.00	\$ 2,000.00	\$ 2,000.00
C/W Historical Society - Advertising and Promotion 2026	\$ 4,290.00	\$ 3,440.00	\$ 3,440.00
WHY Racing - Reflection Run	\$ 76,260.00	\$ 25,000.00	\$ 25,000.00
WHY Racing - Scary Run	\$ 83,775.00	\$ 15,000.00	\$ 15,000.00
Columbia Gorge Tourism Alliance 2026 Membership	\$ 75,000.00	\$ 2,000.00	\$ 2,000.00
COW - Dining map update and reprint for 2026	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00
COW - PSA with Reed Creative for Tourism/Special Events	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00
COW - Community Market	\$ 8,631.53	\$ 8,631.53	\$ 8,631.53
COW - Rack Cards 2026	\$ 857.16	\$ 857.16	\$ 857.16
COW - America 250 (banner, décor, and swag)	\$ 4,281.19	\$ 4,281.19	\$ 4,281.19
COW - CivicPlus Visit Washougal Host Fees for 2026 \$2554.55	\$ 2,759.00	\$ 2,759.00	\$ 2,759.00
	\$ 281,953.88	\$ 85,068.88	\$ 85,068.88



2025-2026 Mid-Biennium Budget Review & Modification: Hotel/Motel Tax Fund

➤ <u>2026 Adopted Budget:</u>	\$131,000
Approved by LTAC & to be approved by Council:	<u>\$85,069</u>
Available for Other Events	\$45,931

****Budget Amendment not needed at this time.**



2025-2026 Mid-Biennium Budget Review & Modification: Transportation Development Fund (Update)

- Increase Expenditures:
 - Transfers to Transportation Cap. Fund \$1,315,460
 - *Transportation Impact Fees (TIFs)*



2025-2026 Mid-Biennium Budget Review & Modification: Fire Station Bond Fund (Update)

- Increase beginning fund balance: \$95,311
- Increase debt service expenditures: \$95,311
 - \$781,125 interest payment due 12/1/2026



2025-2026 Mid-Biennium Budget Review & Modification: Parks Capital Fund

- Increase the following project expenditures:
 - Schmid Park Conceptual Design: \$25,000
 - Fund Balance



2025-2026 Mid-Biennium Budget Review & Modification: Transportation Capital Fund (Update)

- Increase the following project expenditures:
 - Shepherd Road Pedestrian Connection: \$3,992,300
 - \$3,193,840 from TIB & balance from TIFs Transfer
 - Systemic Stop Controlled Intersections: \$119,000
 - WSDOT Highway Safety Improvement Program Grant
 - 39th Street Sidewalks Design & Construction: \$2,580,000
 - \$2,063,000 WSDOT Safe Routes to School Grant & TIFs Transfer



2025-2026 Mid-Biennium Budget Review & Modification: Transportation Capital Fund (Update)

- **Total Increase Revenues:** **\$6,691,300**
- **Total Increase Expenditures:** **\$6,691,300**



2025-2026 Mid-Biennium Budget Review & Modification: Stormwater Fund

- Increase the following capital expenditures:
 - Street Sweeper: \$164,200 (new cost: \$471,200)



2025-2026 Mid-Biennium Budget Review & Modification: ER&R Funds (Update)

➤ ER&R – Vehicles (Fund 520)

- Increase to revenues – Transfers \$40,000
- Increase to capital expenditures \$40,000

➤ ER&R – IT (Fund 521)

- Increase to revenues – Transfers \$34,000
- Increase to capital expenditures \$34,000



2025-2026 Mid-Biennium Budget Review & Modification Summary



City of Washougal

2025-2026 Mid-Biennium Budget Review & Modification Summary

Fund Title	Increase to Beg. Fund Balance	Increase to Revenues	Increase to Expenditures
General Fund	\$0	\$356,000	\$356,000
REET 2 nd Quarter % Fund	\$0	\$178,000	\$178,000
Transportation Development Fund	\$0	\$0	\$1,315,460
Fire Station Bond Fund	\$95,311	\$0	\$95,311
Parks Capital Project Fund	\$0	\$0	\$25,000
Transportation Capital Projects Fund	\$0	\$6,691,300	\$6,691,300
Stormwater Fund	\$0	\$0	\$164,200
ER&R Fund – Vehicles	\$0	\$40,000	\$40,000
ER&R Fund – IT	\$0	\$34,000	\$34,000
TOTAL	\$95,311	\$7,299,300	\$8,899,271



Next Steps

- 12/1/2025 Council Meeting:
 - Public Hearing & approval of 2025-2026 budget modification ordinance



Questions

