



**CITY OF WASHOUGAL
CITY COUNCIL REGULAR MEETING
Saturday, June 7, 2025
9:00 AM**

MEETING INFORMATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87432227784>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC COMMENT**
- IV. Session Overview: City Manager David Scott**
 - A. Agenda & Presentation**
- V. Capital Facilities Project Update: Public Works Director Trevor Evers & Community Services & Strategy Director Joe Walsh**
- VI. Strategic Plan: Semi Annual Update: Community Services & Strategy Director Joe Walsh**
- VII. Multi-family Housing Tax Exemptions Update: Community Development Director Mitch Kneipp & Finance Director Daniel Layer**
- VIII. Taxation Overview & Comparison: City Manager David Scott**
- IX. Community Funding Options: City Manager David Scott**
- X. Council Prioritization & Expression of Interest: Community Funding Options: City Manager David Scott**
- XI. Meeting Wrap-Up: Council**

Agenda	Washougal City Council Annual Planning Session	
	June 7, 2025 Washougal City Hall	
Time	Agenda Topics	Expected Outcomes
9:00am – 9:15am	Session Overview City Manager David Scott	Mutual Understanding of the day’s session
9:15am – 10:00am	Capital Facilities Project Update Public Works Director Trevor Evers Community Services and Strategy Director Joe Walsh	Review status of capital facilities projects
10:00am-10:45am	Strategic Plan: Semi Annual Update Community Services and Strategy Director Joe Walsh	Review status of Strategic Plan implementation efforts
10:45am-11:00am	Break	
11:00am - noon	Multi-family Housing Tax Exemption Update Community Development Director Mitch Kneipp Finance Director Daniel Layer	Receive update Council discussion
Noon – 12:30pm	Lunch	
12:30pm – 1:30pm	Council Engagement re: Strategic Plan City Leadership Team	Council identification of any emerging issues not already addressed in the Strategic Plan
1:30pm – 2:15pm	Taxation Overview and Comparison City Manager David Scott	Review and compare taxation by City and other communities
2:15pm – 2:30pm	Break	
2:30pm – 3:15pm	Community Funding Options City Manager David Scott	Review funding options available to Council
3:15pm – 3:45pm	Council Prioritization & Expression of Interest re: Community Funding Options City Manager David Scott	Council identification of interest re: items for possible further exploration
3:45pm – 4:00pm	Meeting Wrap-Up Council	Any needed Council discussion

Washougal City Council Annual Planning Session

06/07/2025 | Presented by the City of Washougal Leadership Team



City of Washougal

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Session Overview



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Washougal City Council Annual Planning Session	
Agenda Topics	Expected Outcomes
9:00 am: Session Overview City Manager David Scott	Mutual Understanding of the day's session
9:15 am: Capital Facilities Project Update Public Works Director Trevor Evers Community Services and Strategy Director Joe Walsh	Review status of capital facilities projects
10:00 am: Strategic Plan Semi-Annual Update Community Services and Strategy Director Joe Walsh	Review status of Strategic Plan implementation efforts
10:45 am: 15-min break	
11:00 am: Multi-Family Housing Tax Exemption Update Community Development Director Mitch Kneipp Finance Director Daniel Layer	Receive update Council discussion
Noon: 30 min lunch	
12:30 pm: Council Engagement re: Strategic Plan City Leadership Team	Council identification of any emerging issues not already addressed in the Strategic Plan
1:30 pm: Taxation Overview and Comparison City Manager David Scott	Review and compare taxation by City and other communities
2:15 pm: 15-min break	
2:30 pm: Community Funding Options City Manager David Scott	Review funding options available to Council
3:15 pm: Council Prioritization & Expression of Interest re: Community Funding Options City Manager David Scott	Council identification of interest re: items for possible further exploration
3:45 – 4:00 pm: Meeting Wrap-Up City Council	Any needed Council discussion

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Capital Improvements Projects Update

Presented by Trevor Evers and Joe Walsh



City of Washougal

Our mission is to provide fiscally responsible services that promote our vision of a safe and beautiful community that can be enjoyed for generations to come.

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Current Capital Improvement Projects Update Overview

Water

- New Water Service Lines 32nd Street, J Street, 1st Street, and I Street
- Water System Looping (4th St. to Shepherd Rd.)
- Reservoir 7 Siting Study and Property Purchase
- Water Master Plan Update
- Automated Meter Reading

Wastewater

- Wastewater Lift Station 1
- Lift Station #4, #13, #14 Upgrades
- Biosolids Handling Facility/Anoxic Selector/Lagoon Decommissioning

Storm

- 2024 Annual Catch Basin & Drainage Repair
- 2025 Annual Catch Basin & Drainage Improvements
- Jemtegaard Trail Repairs
- 2024 Capacity Grant
- Campen Creek – Washougal High (LCEP Lead)
- Q Street Infiltration Pond
- Campen Creek – Kerr Park Construction

Facilities

- Public Safety Complex
- Public Works Operations Center

Transportation

- Advanced Traffic System
- 27th St . Shared use Path
- Evergreen Sidewalk (42nd St. to Schmid Park)
- 32nd St. Safety Improvements
- 32nd Street Widening
- 2024 Paving Project
- 32nd Street Grade Separation
- Railroad Crossing Improvements
- 2025 Pavement Management
- ADA Transition Plan
- Systemic Stop Controlled Intersections
- Shepherd Road Pedestrian Connection
- Washougal River Road Roundabouts – Conceptual Cost Estimate

Parks & Cemetery

- Veterans Memorial
- Hamlik Basketball Court
- Town-Center Revitalization
- Hathaway Park Security Lighting
- Schmid Family Park Conceptual Design



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What is the Capital Improvement Plan?

The Capital Improvement Plan (CIP) is a strategic document used by the City of Washougal to guide and prioritize large-scale infrastructure projects. It aligns with the requirements of the Growth Management Act, which mandates the inclusion of Capital Facilities Elements in the city's Comprehensive Plan.

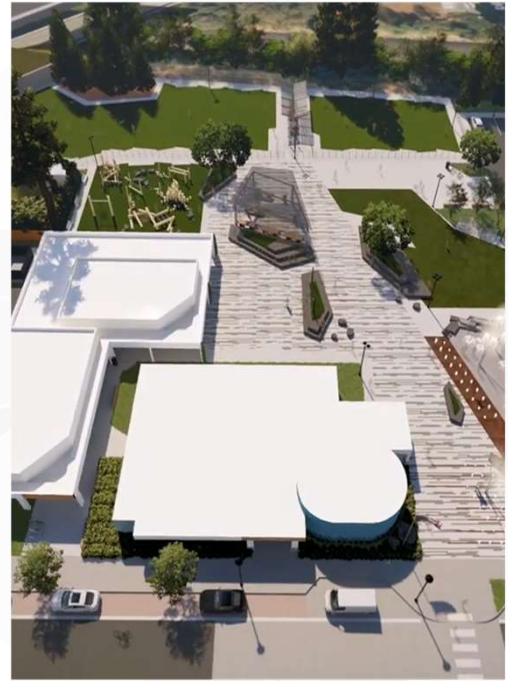
The CIP covers improvements across several key service areas, including:

- **Water systems**
- **Wastewater systems**
- **Stormwater management**
- **Parks/Recreational facilities and Cemetery Infrastructure**
- **Streets and transportation networks**
- **General municipal facilities**

Each year, the CIP identifies, and schedules specific upgrades, enhancements, and repairs needed across these systems. These projects aim to support current community needs and future growth by maintaining, improving, or expanding essential public infrastructure.



City of Washougal



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[2025 Capital Improvement Projects Storybook](#)

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Project Status Legend

Blue – Project is **Under Design**

Orange – Project is **Under Construction**

Gray – Project is **Substantially Completed**



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TG1

Capital Improvements: Water

- WT-2024-02 - New Service Line 32nd Street, J Street, 1st Street, and I Street
- WT-2024-03 - System Looping 3rd St - 4th St to Shepherd Rd
- WT-2025-03 - Reservoir 7 Siting Study
- WT-2025-01 - 2025 Major Water Repairs
- WT-2019-05 - Automated Meter Reading / Advanced Metering Infrastructure

Overview

The City's Current water projects are part of the **water system master plan**. They were identified to upgrade aging and undersized infrastructure. The projects will result in increased efficiency, reduced maintenance and increased fire flow.



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Slide 8

TG1 Project Status Legend
Blue – Project is Under Design
Orange – Project is Under Construction
Gray – Project is Completed
Teresa Guise, 2025-06-02T21:59:55.748

Water System Looping (4th St. to Shepherd Rd.)



Description:

Addition of 1,420 feet of new 12" water main to loop the southwest portion of the water system.

Funding:

Fully Funded – Local

<i>Phase</i>	<i>Estimated Cost</i>	<i>Funded</i>
Design	\$67,855	\$67,855
ROW	\$0	\$0
Construction	\$804,644	\$804,644
Total	\$872,500	\$872,500

Status:

Currently under design and about 30% complete.
Estimated to go into construction Winter 2026.



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New Service Lines: 1st, 32nd St, I St, and J St

Description:

Upsizing of new main and water service lines constructed at the following locations:

- New Service Lines 32nd St. ('G' Street to Schmid Family Park)
- Water main Upgrade/Replacement – 'J' St (32nd to 34th)
- Water Main Upgrade/Replacement – 'I' St (32nd to 34th)
- 1st St (Port of Camas Washougal)

Funding:

Fully Funded – Local

<i>Phase</i>	<i>Estimated Cost</i>	<i>Funded</i>
Design	\$181,613	\$181,613
ROW	\$0	\$0
Construction	\$1,578,959	\$1,578,959
Total	\$1,760,572	\$1,760,572

Status:

Project is 75% designed and anticipating to go to construction Summer 2025.



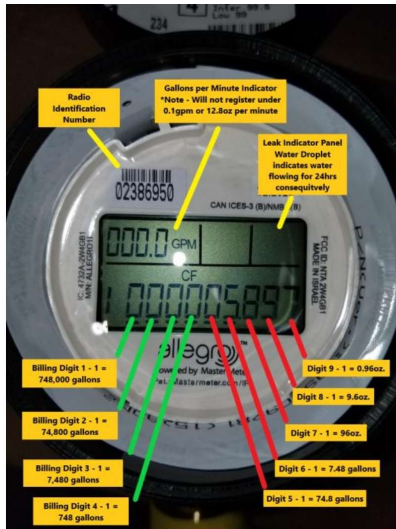
City of Washougal



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Automated Meter Reading / Advanced Metering Infrastructure



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Description:

The Automated Meter Reading (AMR) project installs smart water meters that automatically record and transmit usage data. Residents can view their water consumption in real time through an online or mobile platform, helping them monitor usage, detect leaks, and manage bills more efficiently. In addition, city staff receive daily reports on user leaks.

Funding:

Fully Funded – Local

Phase	Estimated Cost	Funded
Design	\$0	\$0
ROW	\$0	\$0
Construction	\$2,208,791	\$2,208,791
Total	\$2,208,791	\$2,208,791

Status:

Project is completed, working on communication rollout for customer interface.

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Capital Improvements: Wastewater



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- SS-2020-01 - Wastewater Lift Station #1
- SS-2024-01 - Wastewater Lift Stations #4, #13, and #14 Upgrades
- SS-2024-02 - Bio Solids Handling Facility / Anoxic Selector / Lagoon De-commissioning

Overview

The City's Current wastewater projects are part of the **general sewer plan** and were identified to upgrade infrastructure. The projects will enable the City to stay in compliance with Washington State Departments of Ecology and Health.

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Wastewater Lift Station 1

Description:

Lift Station 1 was originally constructed in April of 1966 and rehabilitated in 2008. Operational and access issues have arisen over the last three years. With significant growth forecasted, long term capacity of the existing station will not meet peak hour demands. This project updates and relocates Lift Station 1, provides new stormwater improvements in the area, installs new water service laterals on C Street, street improvements, and ADA upgrades.

Funding:

Fully Funded – Local

<i>Phase</i>	<i>Estimated Cost</i>	<i>Funded</i>
Design	\$289,141	\$289,141
ROW	\$0	\$0
Construction	\$2,800,842	\$2,800,842
Total	\$3,089,983	\$3,089,983

Status:

Project substantially completed, working on punch list items.



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Biosolids Handling Facility/Anoxic Selector/Lagoon Decommissioning



Description:

The Biosolids Handling Facility Project will turn solid waste from the wastewater treatment plant into land-applied, Class B Biosolids (fertilizer). Components of the biosolids handling facility include an aerobic digester, anoxic selector, rotary drum thickener, and screw press. Also, the existing lagoon cells will be decommissioned. The improvements will also give the City a needed capacity upgrade to handle and future developments to come and provide odor control to the surrounding area.

Funding:

Fully Funded – Federal/State/Local

<i>Phase</i>	<i>Estimated Cost</i>	<i>Funded</i>
Design	\$2,900,000	\$2,900,000
ROW	\$0	\$0
Construction	\$34,564,700	\$34,564,700
Total	\$37,464,700	\$37,464,700

Status:

Project is currently under construction and anticipates to complete in Fall 2026/Spring 2027.



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Capital Improvements: Stormwater

- ST-2023-01 - Jemtegaard Trail Improvements
- ST-2024-02 – 2024 Annual Catch Basin and Drainage Improvements
- ST-2024-04 - Campen Creek – Washougal High School
- ST-2025-01 – 2025 Annual Catch Basin and Drainage Improvements
- ST-2025-02 - 'Q' St Infiltration Pond
- ST-2025-03 - Campen Creek – Kerr Park



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Campen Creek – Washougal High



Description:

This project will improve water quality in Campen Creek through installation of stormwater retrofit BMPs at and near Washougal High School. This project will treat for total suspended solids (TSS), dissolved copper, dissolved zinc, and will also reduce flows to Campen Creek by increasing stormwater infiltration. This project is managed by Lower Columbia Estuary Partnership as a pass-through project with Ecology.

Funding:

Partial Funded – State (Ecology)

<i>Phase</i>	<i>Estimated Cost</i>	<i>Funded</i>
Design	\$390,502	\$390,502
ROW	\$0	\$0
Construction	\$1,100,000	\$0
Total	\$1,490,502	\$390,502

Status:

Project is 50% designed and will apply for construction grant funding Fall 2025.

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Campen Creek - Kerr Park

The Campen Project aims to restore 2,000 linear feet of Campen Creek within Mable Kerr Park by reconnecting the incised channel to its floodplain, improving ecological function and stormwater management. The project will regrade 1.6 acres to enhance flood attenuation and groundwater recharge, install large wood structures to promote wetland formation, control invasive species while reestablishing native vegetation, and realign the park trail to expand the floodplain and riparian buffer.

Funding: Funded – State (Ecology)

Phase	Estimated	Cost Funded
Design	\$0	\$0
ROW	\$0	\$0
Construction	\$498,455	\$498,455
Total	\$498,455	\$498,455

Status: Project estimates construction to start in July 2025

Annual Catch Basin and Repair

Description:
This project replaces the existing aging catch basins & drainage infrastructure at various locations throughout the City.

Funding:
Fully Funded – Local
Total: \$458,598

Status:
2025 project is finalizing ecology registration for drywells and will bid construction in Winter 2026.

Jemtegaard Trail

Description:

The original Jemtegaard Trail Design had the trail infrastructure over 20' away from the Ordinary High-Water Line. Since 2020, heavy bedload transport has caused the creek channel to shift further East eroding the bank and compromising trail infrastructure. This project will repair this portion of the trail.

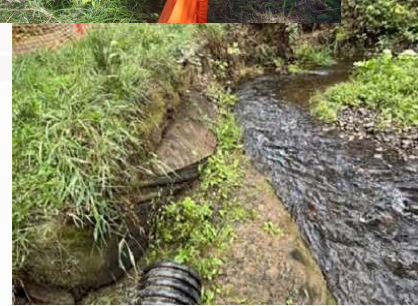
Funding:

Fully Funded – Local

<i>Phase</i>	<i>Estimated Cost</i>	<i>Funded</i>
Design	\$82,970	\$82,970
ROW	\$0	\$0
Construction	\$252,030	\$252,030
Total	\$335,000	\$335,000

Status:

Final engineering plans submitted to the County for review and approval.

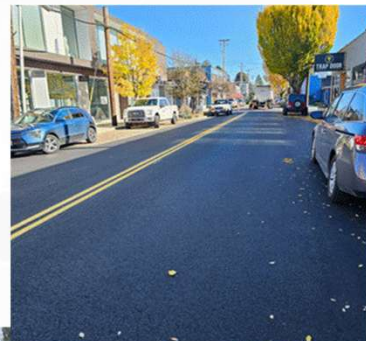


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Capital Improvements: Transportation

- TP-2023-01 - 32nd Street Safety Improvements
- TP-2023-04 - 27th Street Shared Use Path
- TP-2023-06 - 32nd Street Grade Separation
- TP-2024-04 - 32nd Street Widening
- TP-2025-xx - Systemic Stop Control
- TP-2025-02 - Shepherd Road Pedestrian Connection
- TP-2025-XX – 39th Street Sidewalk
- TP-2025-01 – Washougal River Road Roundabout Conceptual
- **PM-2025-01 - 2025 Pavement Management**
- PM-2024-01 - 2024 Pavement Management
- TP-2024-01 – Traffic Calming
- TP-2024-02 – 2024 Main Street Overlay
- TP-2024-03 – Evergreen Way Sidewalk (42nd to Schmid)
- TP-2019-06 – Advanced Traffic System
- TP-2023-07 - Rail Crossing Improvements



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Pavement Management

Description:

Pavement management is the process of reconstructing, rehabilitating, and maintaining streets to optimize roadway conditions throughout the City's network, as measured by the Pavement Condition Index (PCI). Proper pavement management allows cities to avoid costly, large-scale replacements in the long run. The Pavement Management Program (PMP) makes annual investments in these projects. A portion of the Real Estate Excise Tax (REET), the annual City license tab fee and general funds are used to finance this annual program.

Funding: Fully Funded – Local

Total: \$1,100,000

Status:

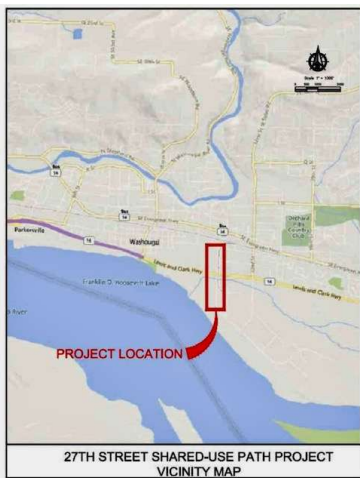
Pavement management 2025 underway and anticipating completion by October 2025.



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27th Street Shared Use Path



Description:

The S 27th Street Shared Use Path project will construct a dedicated, separated path for both pedestrians and cyclists along S 27th Street. This project enhances bicycle and pedestrian connectivity within Washougal and the surrounding region, supporting the development of a safe, cohesive, and accessible active transportation network.

Funding: Partial – Federal/Local (TAP/TIF)

Phase	Estimated	Funded
Design	\$242,746	\$242,746
ROW	\$250,000	\$250,000
Construction	\$2,155,000	\$600,000
Total	\$2,647,746	\$1,092,746

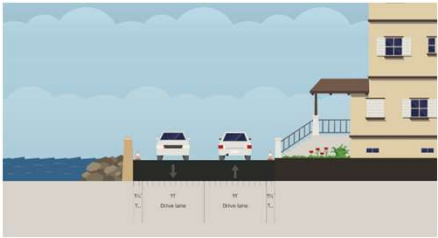
Status:

Environmental approved and moving into ROW phase. Estimated construction in Summer 2026.

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Shepherd Road Pedestrian Connection



Existing Typical Roadway Section



Proposed Typical Roadway Section



Description:

The City plans to widen Shepherd Road from Washougal River Road to Lebrun Blvd to add on-street parking and a shared-use path for pedestrians and cyclists. Traffic calming measures, including a raised crosswalk, will improve safety and park access while slowing vehicle speeds. Other improvements include drainage, striping, signage, ADA, and lighting upgrades.

Funding: Fully Funded – State/Local (TIB/Local)

Phase	Estimated Cost	Funded
Design	\$367,991	\$367,991
ROW	\$0	\$0
Construction	\$3,974,303	\$3,974,303
Total	\$4,342,294	\$4,342,294

Status:

Design started in March 2025 with construction estimated to start in summer of 2026.

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Evergreen Sidewalk 42nd St. to Schmid Park

Description: This project will install sidewalk on the North side of Evergreen Way from 42nd Street to the George Schmid Ball Fields. This will complete sidewalk connectivity on the north side of Evergreen from Evergreen Market Place to Sunset View Road.

Funding: State/Local (TIB/TIF)

Phase	Estimated Cost	Funded
Design	\$45,909	\$45,909
ROW	\$0	\$0
Construction	\$462,490	\$462,490
Total	\$508,399	\$508,399

Status:

Construction completed



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32nd Street Safety Improvements

Description:

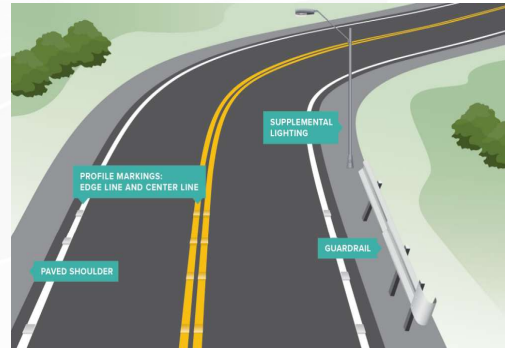
Project installs safety improvements from W Street to City limits which includes centerline and edge line striping, widening shoulders, new street lighting, and installation of guard rail.

Funding: Fully Funded – Federal (HSIP)

Phase	Estimated Cost	Funded
Design	\$138,050	
\$138,050		
ROW	\$0	\$0
Construction	\$813,000	\$762,000
Total	\$951,050	\$900,050

Status:

Construction approved by WSDOT, finalizing bid documents to put out to bid for construction this summer.

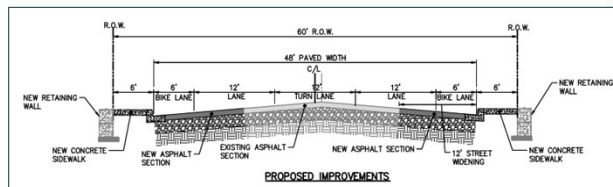
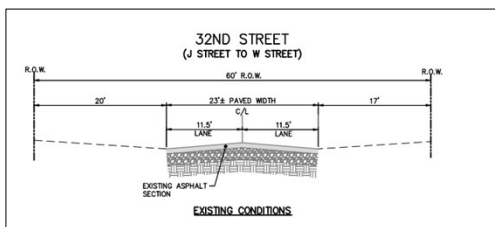


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32nd Street Widening



Description:

The nature of the project is to widen the existing 32nd Street corridor from Webster Lane to W Street to allow for safer pedestrian and bicycle traffic. The project includes pedestrian crossing improvements, intersection improvements, ADA curb ramp replacement, retaining walls, guardrail, street lights, curb & gutter, sidewalk, and pavement widening.

Funding: Partial Funded – Federal (STBG)/Local (TIF)

Phase	Estimated Cost	Funded
Design	\$1,300,000	\$1,300,000
ROW	\$1,000,000	\$0
Construction	\$11,300,000	\$0
Total	\$13,600,000	\$1,300,000

Status:

Just started design and anticipate to complete design in 2027.



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32nd Street Grade Separation



City of Washougal

Description:

Project constructs a much-needed grade separation and road improvements along 32nd Street. In addition to the new railroad bridge and underpass, roadway improvements will include .2 miles of complete street enhancements, intersection improvements from A Street to F Street, and a sidewalk multi-use path.

Funding: Partial – Federal/State (RCE/MAW/Appropriations)

<u>Phase</u>	<u>Estimated Cost</u>	<u>Funded</u>
Design/ROW/CON	*\$69-80 Million	\$50,647,900

**Estimated cost is preliminary and will likely change*

Status:

The project is advancing using the progressive design-build approach. The City has selected a design-builder, who has recently initiated the feasibility phase to refine and finalize the design concept moving forward into validation. Concept and estimate to be finalized by early July and then move into validation. Staff will bring workshop item to council for update once feasibility concludes (tentative mid-August).

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Main Street Overlay



City of Washougal

Description:

This project designed and constructed rehabilitation improvements to Main Street from Washougal River Road to approximately 27th Street. This includes 15 ADA ramp replacements and sharrow markings for bicycles.

Funding: State/Local (TIB/TIF)

<u>Phase</u>	<u>Estimated Cost</u>	<u>Funded</u>
Design	\$115,385	\$115,385
ROW	\$0	\$0
Construction	\$935,485	\$935,485
Total	\$1,050,870	\$1,050,870

Status:

Construction completed

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ADA Transition Plan



Description:

The city will be working on a City-Wide ADA Transition Plan that provides a plan for removal of physical barriers to accessibility in transportation systems and City facilities for people with disabilities. ADA Transition Plans should be updated periodically until the inventory of all accessibility barriers is eliminated.

Funding:

Federal/Local (ARPA/Local)

Phase	Estimated Cost	Funded
Design	\$130,000	\$130,000
ROW	\$0	\$0
Construction	\$0	\$0
Total	\$130,000	\$130,000

Status:

Draft plan has been reviewed by City and redlines being finalized by consultant. Will come to council soon for adoption of plan.

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39th Street Sidewalk

Description:

This project deals with safety improvements that include additional sidewalk implementations, striping, lighting and speed humps. The sidewalk is being implemented into the east side of 39th street and will run from Evergreen way to J street.

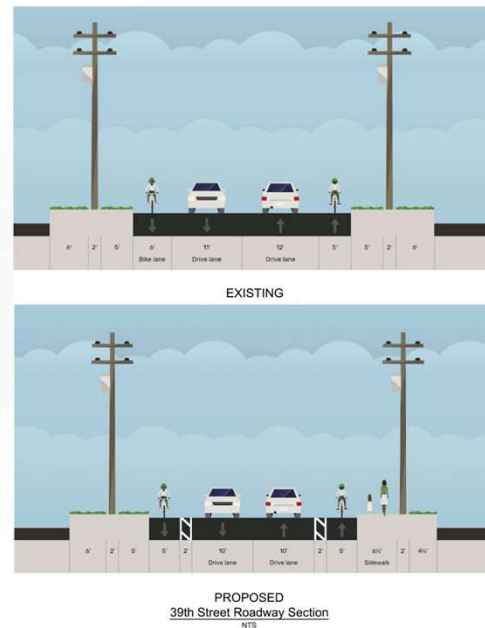
Funding:

Federal (SRTS) / Local (TIF)

Phase	Estimated Cost	Funded
Design	\$375,872	\$375,872
ROW	\$42,500	\$42,500
Construction	\$2,161,264	\$2,161,264
Total	\$2,579,636	\$2,579,636

Status:

Approved in State budget and notified of award, can authorize design funding starting July 2025



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Washougal River Road Roundabouts Conceptual

Description:

This project provides a concept and cost estimate for roundabouts on Washougal River Road at Shepherd Road and 18th Streets. It will also provide a concept and cost estimate for roadway safety improvements along Washougal River Road from E Street to Shepherd Road.

Funding

Local (Concurrency Funds from Development) **Total: \$25,000**

Status:

Concepts in review for City to provide feedback and finalize cost estimate. City will begin looking for grant opportunities to partner with concurrency funds to begin project.



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Capital Improvements: Facilities

FA-2025-01 - Public Safety complex (Fire Station 43)

FA-2025-02 - Facility Major Maintenance Repair

FA-2022-03 - Public Works Operations Center



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Fire Station 43 Replacement and Police Remodel



Description:

The City is replacing the existing Station 43 building with a new facility located adjacent to the Police Station. The new building will accommodate certain police staff and shared functions, including a break room and fitness facility. This project will also involve a remodel of the existing Police Station to support integrated operations and improve overall efficiency.

Funding:

Local (Bond \$15.9M)

<i>Phase</i>	<i>Estimated Cost</i>	<i>Funded</i>
Design	\$1,755,000	\$1,755,000
ROW	\$0	\$0
Construction	\$TBD	\$TBD
Total	\$15,900,000	\$15,900,000

Status:

Consultant underway on design to develop construction documents.



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Public Works Operations Center

Description:

This project provides repair and maintenance of the Public Works Operations Center that were identified in the Facilities Assessment report completed for the buildings. This also includes facility security improvements on certain identified buildings at the Public Works Operation Center.

Funding: Fully Funded – Federal/Local (ARPA/Local)

<i>Phase</i>	<i>Estimated Cost</i>	<i>Funded</i>
Design	\$155,729	\$155,729
ROW	\$0	\$0
Construction	\$2,026,271	\$2,026,271
Total	\$2,182,000	\$2,182,000

Status:

Project just completed substantial completion and in closeout.



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Capital Improvements: Parks & Cemetery



City of Washougal

- PK-2024-03 - Schmid Family Park Conceptual Design
- CM-2023-01 - Veteran Memorial
- PK-2022-04 - Hamlik Basketball Court
- PK-2024-01 - Hathaway Park Security Lighting
- PK-2024-02 - Barn Damage Repair
- FA-2023-05 - Towncenter Revitalization

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Hamlik Basketball and Pickleball Court

Description:

The City was awarded 2023 Community Development Block Grant (CDBG) funding to support additional improvements at Hamlik Park. Project includes construction of a full court basketball court, ADA upgrades, and new dugouts.

Funding:

Federal/Local (CDBG/PIF)

<i>Phase</i>	<i>Estimated Cost</i>	<i>Funded</i>
Design	\$76,520	\$76,520
ROW	\$0	\$0
Construction	199,480	\$199,480
Total	\$276,000	\$276,000

Status:

Construction substantially completed. City finalizing punch list items for contractor to complete for closeout.



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Towncenter Revitalization



Description: Located in the heart of Washougal's town center, this revitalization effort will introduce both passive and active outdoor recreation opportunities for residents and visitors alike. All new recreational features will be fully ADA-compliant and thoughtfully designed to accommodate individuals of all ages and abilities, ensuring an inclusive and accessible community space for everyone.

Funding: Fully Funded – Federal/State/Local (ARPA/ Commerce/ PIF/ Park Foundation/ Local)

Phase	Estimated Cost	Funded
Design	\$771,484	\$771,484
ROW	\$0	\$0
Construction	\$9,330,159	\$9,330,159
Total	\$10,101,643	\$10,101,643

Status: Project started construction in March 2025 with completion expected Spring/Summer 2026.



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Towncenter Revitalization - Video



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Veterans Memorial

Description: The Washougal Veterans Memorial will be a permanent commemoration to honor local heroes who have served our great country. The memorial project offers an opportunity for appreciative citizens to honor veterans.

<i>Phase</i>	<i>Estimated Cost</i>	<i>Funded</i>
Design	\$25,000	
Construction	\$200,000	
Total	\$250,000	

Status:

- City is coordinating grant and fundraising efforts



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Schmid Family Park Design



Description:

The Schmid Family Park Project will transform 13 acres of river floodway near the Washougal River into a restored wetland with raised pathways and educational elements, seamlessly connecting to 5 acres of upland parkland designed for active recreation. The City will develop conceptual renderings, site plan alternatives, and a cost estimate. Key tasks include site analysis, public engagement, concept development, and funding strategy. The project aims to balance ecological restoration with dynamic recreational use, supported by innovative and cost-effective planning.

Funding: Local (PIF/Storm)

<i>Phase</i>	<i>Estimated Cost</i>	<i>Funded</i>
Design	\$125,000	\$125,000
ROW	\$0	\$0
Construction	\$0	\$0
Total	\$125,000	\$125,000

Status:

Consultant doing on-site investigation and preliminary analysis.



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Questions?



City of Washougal

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Strategic Plan Semi-Annual Update

Presented by Joe Walsh

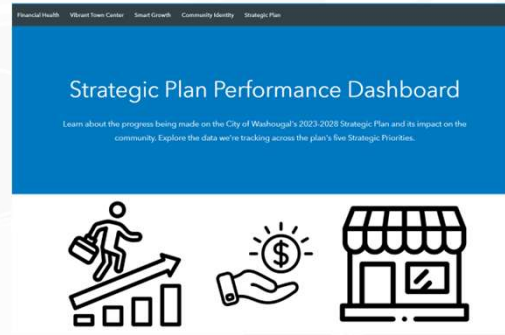
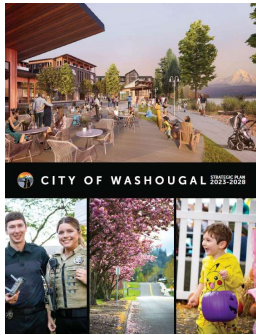


City of Washougal

Our mission is to provide fiscally responsible services that promote our vision of a safe and beautiful community that can be enjoyed for generations to come.

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Strategic Plan Overview



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Economic Development and Community Prosperity

"Foster and promote a resilient economy that encourages growth to attract and retain a diversity of businesses and talent, creating opportunities for prosperity and enhanced quality of life in Washougal."



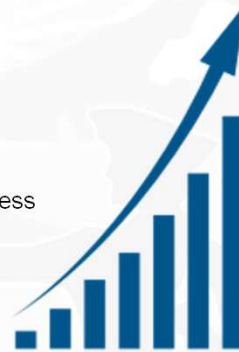
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Economic Development and Community Prosperity

Strategic Goals

- Establish an economic development manager position (COMPLETE)
- Update and streamline permit processing (IN PROGRESS)
- Collaborate with WBA to create a welcome program and a “doing business in Washougal” guide packet to assist businesses (IN PROGRESS)
- Develop a “doing business in Washougal” guide packet to help launch businesses (IN PROGRESS)
- Expand recreation-tourism and eco-tourism (IN PROGRESS)



City of Washougal

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Economic Development and Community Prosperity

Updates

- Economic Development position filled
- New permit processing tracker launched in January
- Evaluating software for permitting process
- Partnering with Reed Creative to enhance tourism
- New web page to assist local businesses
- “Gateway to Success” pilot program launched



City of Washougal

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Economic Development and Community Prosperity

Performance Measures

- Median income rising
 - 2022: \$97,295 (baseline)
 - 2023: \$100,916 (3.7% growth)
- Total of 808 active businesses as of August 2024
- Living wage jobs rising:
 - 2023: A total of 2,348 jobs paid \$60,000 or more (representing 56.0% of all jobs), which is above the 200% federal poverty threshold for a household size of 4.
 - Ten years ago, there were only 862 living wage jobs.



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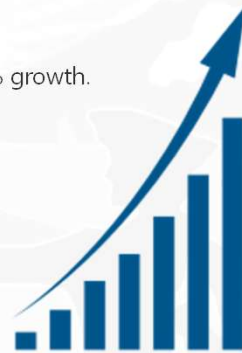
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Economic Development and Community Prosperity

Performance Measures

- New Construction Tax
 - Baseline: \$17,983 in new construction taxes for 2022-2023.
 - Year One: \$57,033 in new construction taxes for 2023-2024, or 217% growth.
- Sales Tax
 - Baseline: \$3,142,757 collected in 2022.
 - Year One: \$3,258,243 collected in 2023, or 3.7% growth.
 - Year Two: \$3,372,054 collected in 2024, or 3.5% growth.
- Lodging Tax
 - Baseline: \$133,700 collected in 2022.
 - Year One: \$137,435 collected in 2023, or 2.8% growth.
 - Year Two: \$166,130 collected in 2024, or 20.9% growth.



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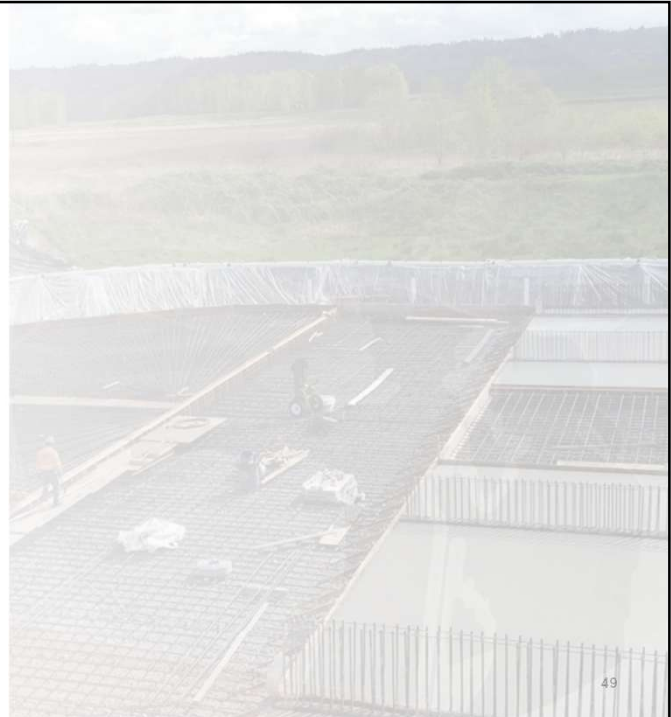
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Financial Health and Core Services

“Increase the City’s financial strength to provide a stable foundation that adapts to changes and challenges, providing resources necessary to sustain and expand services in support of the community’s needs.”



City of Washougal



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Financial Health and Core Services

Strategic Goals

- Identify optimum staffing levels for police (COMPLETE)
- Optimize outside funding for new and updated infrastructure (IN PROGRESS)
- Provide funding for enhanced grant writing support (COMPLETE)
- Prepare for staff succession and improve quality and efficiency of services (NOT YET STARTED)
- Develop stable funding model to maintain and expand core services and programming (IN PROGRESS)



City of Washougal

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Financial Health and Core Services

Updates

- Optimum police staffing levels identified; response times within target range; community survey results satisfactory
- Exploration of outside funding sources underway and ongoing
- Regional Fire Authority voted down in April; Metropolitan Parks District being considered at the county level; other funding options to be considered



The Post-Record

C A M A S - W A S H O U G A L

Washougal nabs \$3.4M grant to widen Shepherd Road

Project will add on-street parking and shared-use path, improve access to Sandy Swimming Hole

By Doug Hanagan • December 16, 2024 10:42 am • Government, News, Washougal

Washougal nabs \$2 million grant for street safety

Project will add sidewalks, improve 39th Street near Washougal High

By Doug Hanagan • January 23, 2025 11:00 am • Government, News, Schools, Washougal

City of Washougal awarded 'significant' federal grant

\$40.5M award will fund city's 32nd Street underpass project

By Doug Hanagan • June 8, 2023 12:22 pm • News

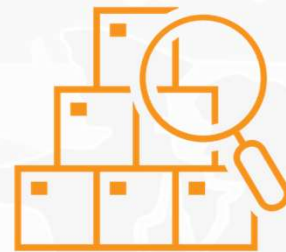
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Financial Health and Core Services

Performance Measures

- Priority 1 and 2 response times consistently exceeding goal of less than five minutes: Q1 2025 Priority 1 (3:01), Priority 2 (4:40)
- Overall feeling of safety in the City:
 - 69% of residents are satisfied or very satisfied (above the 66% national satisfaction rate).
 - 86% of residents are satisfied or very satisfied with the quality of Fire/EMS (above the 65% national satisfaction rate)
 - 76% of residents are satisfied or very satisfied with the quality of police services (above the 53% national satisfaction rate).

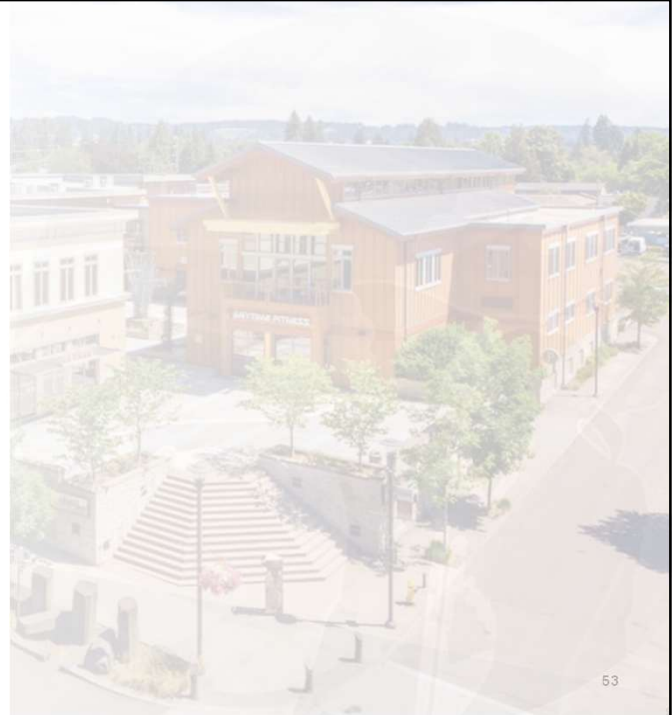


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Vibrant Town Center

“Elevate the quality of life in Washougal through a vibrant downtown that is attractive for people to live, work, learn, gather and play.”



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Vibrant Town Center

Strategic Goals

- Develop a parking management plan (IN PROGRESS)
- Update codes to enhance sense of place (IN PROGRESS)
- Establish new development agreements (IN PROGRESS)
- Improve streetscapes, lighting, business facades and underground facilities (IN PROGRESS)
- Establish a program to beautify vacant buildings (IN PROGRESS)
- Enhance community events and gatherings (IN PROGRESS)



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Vibrant Town Center

Updates

- Parking assessment underway
- “Washougal Onward” Comprehensive Plan update underway
- Pendleton Development Agreement approved
- Streetlight lamps replaced, flower baskets up, and banners being installed this month. Campanile art installation coming this summer.
- Inventory of storefronts in need of aesthetic improvements completed; Arts Committee has discussed strategies to engage owners.
- Community Engagement Coordinator position created to add capacity for volunteer coordination and special events.



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“Smart Growth”

“Develop and grow in a sustainable manner while providing a broad array of amenities, job opportunities, housing, and transportation options to meet the diverse needs of the community.”



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“Smart Growth”

Strategic Goals

- Incorporate “Smart Growth” into the Comprehensive Plan and development code
- Establish an urban forestry ordinance
- Obtain outside funding for infrastructure



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“Smart Growth”

Updates

- “Washougal Onward” Comprehensive Plan update underway
- Urban forestry ordinance drafted
- Secured several grants for infrastructure including transportation projects and pedestrian safety.
- Revisiting sidewalk infill goal



**WASHOUGAL
ONWARD**



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“Smart Growth”

Performance Measures

- 10% increase in retail establishments
 - Total of 76 retail establishments as of August 2024. Need to add 8 new establishments by the end of the plan.
- One new bike/pedestrian project completed.



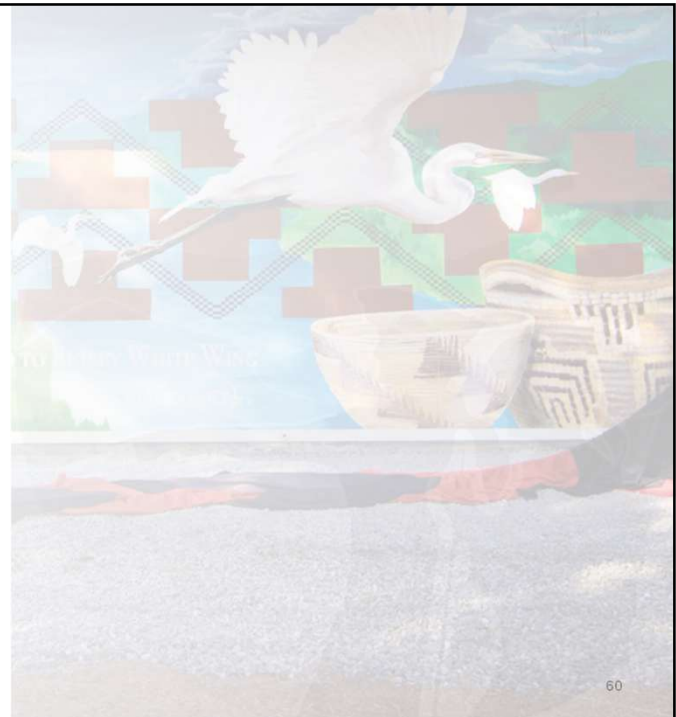
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Redefined Community Identity

“Establish a distinct and recognizable identity for Washougal that fosters community pride and increases commercial marketability.”



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Redefined Community Identity

Strategic Goals

- Develop a new brand identity (NOT YET STARTED)
- Implement a Citizen's Academy (COMPLETED)
- Increase neighborhood involvement (IN PROGRESS)
- Develop a Community Aesthetics Improvement Program (IN PROGRESS)
- Increase community events and activities (IN PROGRESS)
- Establish a formal volunteer program (IN PROGRESS)
- Establish funding for new program coordinator position (COMPLETED)



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Redefined Community Identity

Updates

- First cohort of Citizen's Academy just completed
- Good Neighbor handbook completed
- Community events continue to grow
- Adopt-a-Park program is running; volunteer processes streamlined and improving
- New program coordinator position filled



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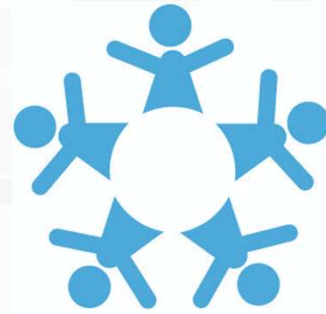
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Redefined Community Identity

Performance Measures

- Increase in volunteer hours
- Public perception of community appearance improving:
 - appearance of City parks, residential properties, and commercial properties all rose by exactly 6 percentage points since the last survey in 2022
 - appearance of residential property (44% satisfied/very satisfied)
 - appearance of commercial property (41% satisfied/very satisfied)
 - national benchmark: 55% satisfaction for overall appearance of the community



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Questions?



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Let's take a Break!
We'll return in 15 minutes.



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Understanding the Multi-Family Housing Tax Exemption (MFTE) Program

Presented by Mitch Kneipp and Daniel Layer



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Understanding the Multi-Family Housing Tax Exemption (MFTE) Program

What we'll cover:

- What is the MFTE?
- Program Options
- Washougal's Current MFTE
- Tax Implications for the City
- "Tax Shift"
- Benefits of MFTE Programs
- Next Steps?
- Questions & Discussion



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What is the MFTE?



Authorized under RCW 84.14 in 1995 (affordability in 2007)



Encourages multifamily housing development in designated areas



Provides property tax exemptions on residential improvements



Designed to stimulate market-rate and affordable housing production



New construction, conversion, or rehab with ≥ 4 dwelling units



Must be located in a Residential Targeted Area designated by the City



Applies only to residential improvements (land remains taxable)



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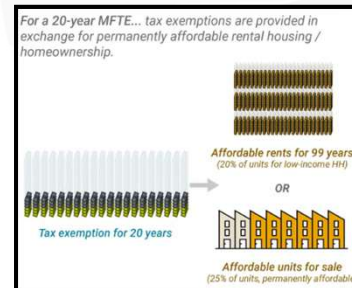
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MFTE Program Options

- **8-Year Exemption:**
 - No affordability requirement.
 - Market-rate housing development.
- **12-Year Exemption:**
 - 20% of units must be low/moderate-income (80-115%) based on Area Median Income (AMI).
 - Relocation assistance at the end of the exemption.
- **20-Year Exemption:**
 - At least 25 percent of the units must be sold to a qualified nonprofit or local government partner that will assure permanent affordable homeownership.
 - The remaining 75 percent of units may be rented or sold at market rates.
 - The area must be zoned to have an average minimum density equivalent to 15 dwelling units or more per gross acre.



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Current MFTE

- Washougal currently offers **8-year Exemption** (WMC 3.58)
- Three (3) Residential Target Areas:
 - Town Center Core and East Village District
 - Waterfront Commercial District
 - E Street District
- Standards and Guidelines:
 - **Size** – Minimum of 4 units
 - **Unit Type** – Must contain private kitchen and bathroom facilities
 - **Parking** – Minimum one off-street parking space per unit required
 - **Building Design** – Must meet design standards for the zoning district or applicable development agreement, plus additional standards regarding blank walls, window glazing, and materials
 - **Mixed-Use** – Vertical or Master-Planned
- Washougal exemption sunsets on June 30, 2026 (unless extended)
- State exemption sunsets on January 1, 2032 (unless extended)



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Washougal Multi-Family Housing Tax Exemption (MFTE) Key Dates

June 27, 2016

- Program established
- Designated two (2) Residential Target Areas:
 - Town Center Core-East Village
 - Waterfront Commercial District
- Program would have sunset on June 30, 2021

June 14, 2021

- Program extended to June 30, 2026

September 27, 2021

- E Street Residential Target Area created

Current Projects Utilizing MFTE

Main Street Mixed Use (Rig-A-Hut)

Approved: October 24, 2016 (Resolution #1125)

Date of Certification: July 1, 2019

Tax Exempt Start Date: January 1, 2020

End Date: December 31, 2028

Ninebark

Approved: February 8, 2021 (Resolution #1200)

Date of Certification: October 18, 2023

Tax Exempt Start Date: January 1, 2024

End Date: December 31, 2032

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Tax Implications for the City

- **Short-Term:**
 - Reduction in property revenue from new development. Increase in others.
- **Long-Term:**
 - Increased housing
 - Economic growth
- **Tax Shift:**
 - Exempted property taxes redistributed to other taxpayers.

Projects Approved/Authorized to use MFTE

Block 8 (The Walden)

Approved: June 12, 2023 (Resolution #1232)
 Effective Date: January 1, 2026
 End Date: December 31, 2034
 No application submitted yet.

Hyas Point

Authorized and vested with the DA, but no application submitted yet.

Pendleton

Authorized and vested with the DA, but no application submitted yet.

E Street Mixed Use

Authorized, but no application submitted yet.



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“Tax Shift”



Washington uses a levy-based property tax system



Local taxing districts set a fixed levy amount



The levy must be collected regardless of how many properties are taxable



When a property is exempt under MFTE, its tax burden shifts to other taxpayers

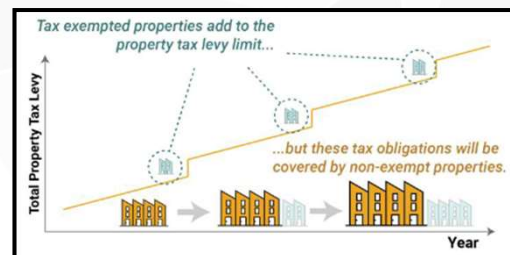
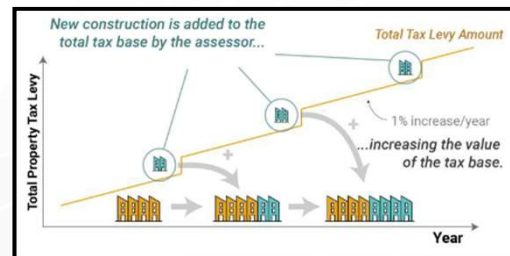


This redistribution is known as a 'tax shift'



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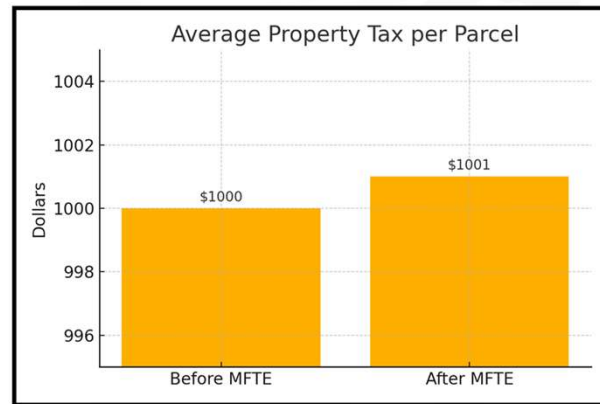
“Tax Shift”

Before MFTE:

- Total Levy = \$1,000,000
- 1,000 properties share burden and pay \$1,000 per property

After MFTE:

- One \$15M exempt development
- Remaining 999 properties pay slightly more - \$1,001 per property



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“Tax Shift” Ninebark Apartments

2025 Assessed Value (AV):

Land	\$ 3,627,206
Structures	51,953,329
Total AV	55,580,535
MFTE	(51,953,329)
Taxable AV	\$ 3,627,206

2025 City Tax Bill:

City General	\$5,683.82
City EMS	1,813.60
Fire Bond	652.13
Total City Taxes	\$8,149.55



Information from Clark County Assessor's Office
Photo from Ninebark Apartments



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“Tax Shift”

Ninebark Apartments

2025 Assessed Value (AV) Without MTFE:

Land	\$ 3,627,206
Structures	51,953,329
Taxable AV	\$55,580,535

2025 City Tax Bill Without MTFE:

City General	\$ 85,853.68
City EMS	27,790.27
Fire Bond	9,848.53
Total City Taxes	\$123,492.48

Actual City Taxes (8,149.55)

“Tax Shift” \$115,342.93



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Information from Clark County Assessor's Office
Photo from Ninebark Apartments



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“Tax Shift”

Ninebark Apartments



AV = \$600,000
Total City Taxes: \$1,348.07

2025 “Tax Shift”:

City General	\$ 13.39 (\$0.0222 / 1,000 AV)
City EMS	0.00 Capped at \$0.50/1,000 AV
Fire Bond	1.56 (\$0.0026 / 1,000 AV)
Total “Tax Shift”	\$ 14.95 (\$0.0249 / 1,000 AV) ~\$1.25/mo

- ✓ 2024 was the “initial” shift year
- ✓ Shift will reduce over time due to new AV growth
- ✓ Shift eliminated after 8 years



City of Washougal

Information from Clark County Assessor's Office
Photo from Ninebark Apartments



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Benefits of MFTE Programs

- Cities can give financial incentives to meet housing goals without the need for direct funding. This can support affordable housing but can also incentivize market-rate housing in a way that complies with state constitutional requirements.
- Requirements in state law are flexible and let cities tailor programs to meet policies. Some programs consider on-site improvements, building requirements, or mandates for services.
- Helps Washougal meet its housing, and affordable housing, needs as required under the Growth Management Act.
- Sales Tax \$\$ - Impact Fees \$\$ - Utility Taxes \$\$
- More utility rate payers
- Jobs



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Next Steps?

- Keep existing 8-Year Exemption program?
- Expand 8-Year Exemption to include an affordability requirement?
- Implement a 12-Year Exemption program?
- Something else?



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Questions & Discussion



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**Let's take a Lunch
Break!**
We'll return in 30 minutes.



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Council Engagement re: Strategic Plan



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Taxation Overview and Comparison

Presented by David Scott



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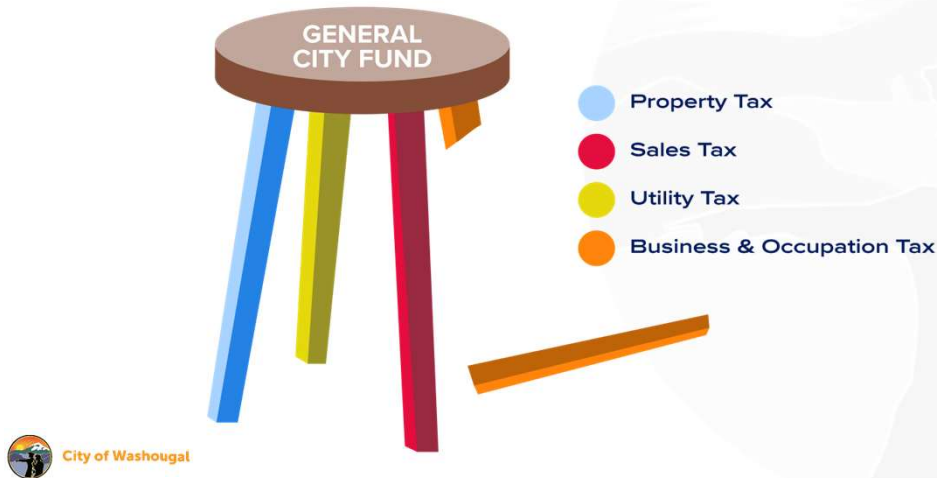
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City of Washougal: General Fund Revenue Sources Available



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City of Washougal: General Fund Revenue Sources Utilized



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Compare taxation for 16 taxing “locations”

Cities/Towns

Battleground (FD3)
 Camas
 La Center (CCFR*)
 Ridgefield (CCFR*)
 Vancouver
 Washougal
 Yacolt (FD13)

* Clark Cowlitz Fire and Rescue
 ** East County Fire and Rescue



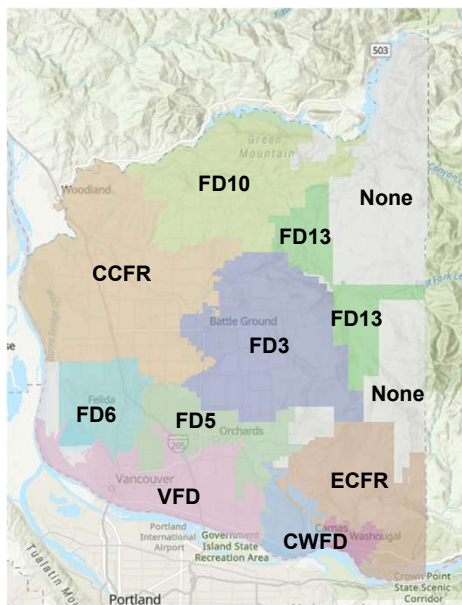
City of Washougal

Fire Districts

CCFR no Port (La Center/N. Ridgefield area)
 CCFR with Port (Ridgefield area)
 ECFR** (North of Camas/Washougal)
 FD3 (Battleground/Hockinson)
 FD5 (North of Vancouver city limits, east of 39th)
 FD6 no Port (N. Salmon Creek)
 FD6 with Port (Hazel Dell/Salmon Creek/Felida)
 FD10 (North of Yacolt/ Northeast of La Center)
 FD13 (Yacolt/ East of Battleground area)

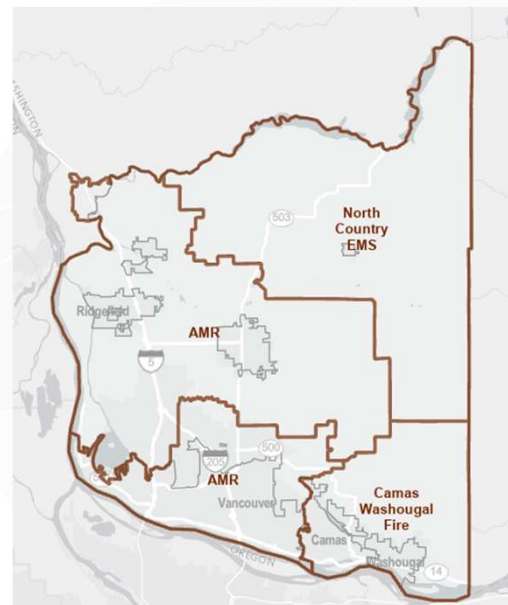
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Fire Districts



City of Washougal

EMS Districts



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What's Included in the Analysis

	City Gen'l (not Fire Districts)	Library (not Camas)	County Gen'l	County Roads (not cities)	County Misc	Fire District Gen'l (not Camas, Wash, Vanc)	EMS levy	North Country or Yacolt Town Excess Levy	Port Gen'l	MPD	Utility Tax	Voted GO Debt	State School	Local School (incl. debt)	Vanc Afford Housing
A	X	X	X	X	X	X	X	X	X	X					
B	X	X	X	X	X	X	X	X	X	X	X				
C	X	X	X	X	X	X	X	X	X	X	X	X			
D	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Does not include TBD license tab fees or TBD sales taxes



City of Washougal

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A: no utility taxes, voted debt or schools

	Total Rate	Annual cost \$600K home	Monthly cost \$600K home
FD6 with Port	4.2727	\$ 2,563.62	\$ 213.64
FD10	4.2675	\$ 2,560.48	\$ 213.37
FD13	4.2302	\$ 2,538.10	\$ 211.51
Yacolt (FD13)	4.198	\$ 2,518.80	\$ 209.90
CCFR with Port	4.1823	\$ 2,509.38	\$ 209.12
FD6 no Port	4.1568	\$ 2,494.08	\$ 207.84
CCFR no Port	4.0582	\$ 2,434.92	\$ 202.91
ECFR	3.966	\$ 2,379.60	\$ 198.30
La Center (CCFR)	3.9294	\$ 2,357.64	\$ 196.47
Ridgefield (CCFR)	3.7573	\$ 2,254.38	\$ 187.87
FD5	3.6844	\$ 2,210.64	\$ 184.22
FD3	3.5831	\$ 2,149.86	\$ 179.16
Battleground (FD3)	3.546	\$ 2,127.60	\$ 177.30
Camas	3.312	\$ 1,987.20	\$ 165.60
Vancouver (does not include voted affordable housing levy)	3.2984	\$ 1,979.04	\$ 164.92
Washougal	3.2388	\$ 1,943.28	\$ 161.94



City of Washougal

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Utility Taxes: 8 ccf water/mo and recent gas/elec/phone bill

	Annual utility taxes	Water %	Sewer %	Storm %	Gas %	Electric %	Phone %
Vancouver	\$ 483.72	28.9	28.9	28.9	6	6	6
Washougal	\$ 269.28	10	8.81	6*	6	6	6
Battleground	\$ 255.96	12	12	12	6	6	6
Ridgefield	\$ 207.00	8	8	0	6	6	6
La Center	\$ 102.72	6	0	0	6	6	6
Yacolt	\$ 101.76	0	0	0	6	6	6
Camas	\$ 95.64	2	2	2	3	0	0

* Washougal Storm tax does not go to General Fund, it stays with the utility, rates were lowered 6% when tax imposed



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B: add utility taxes, no voted debt or schools	Total Rate	Annual cost \$600K home prop tax	Annual utility taxes	Total annual cost for \$600K home	Total monthly cost \$600K home
Yacolt (FD13)	4.198	\$ 2,518.80	\$ 101.76	\$ 2,620.56	\$ 218.38
FD6 with Port	4.2727	\$ 2,563.62	\$ 0	\$ 2,563.62	\$ 213.64
FD10	4.2675	\$ 2,560.48	\$ 0	\$ 2,560.48	\$ 213.37
FD13	4.2302	\$ 2,538.10	\$ 0	\$ 2,538.10	\$ 211.51
CCFR with Port	4.1823	\$ 2,509.38	\$ 0	\$ 2,509.38	\$ 209.12
FD6 no Port	4.1568	\$ 2,494.08	\$ 0	\$ 2,494.08	\$ 207.84
Vancouver	3.2984	\$ 1,979.04	\$ 483.72	\$ 2,462.76	\$ 205.23
Ridgefield (CCFR)	3.7573	\$ 2,254.38	\$ 207.00	\$ 2,461.38	\$ 205.12
La Center (CCFR)	3.9294	\$ 2,357.64	\$ 102.72	\$ 2,460.36	\$ 205.03
CCFR no Port	4.0582	\$ 2,434.92	\$ 0	\$ 2,434.92	\$ 202.91
Battleground (FD3)	3.546	\$ 2,127.60	\$ 255.96	\$ 2,383.56	\$ 198.63
ECFR	3.966	\$ 2,379.60	\$ 0	\$ 2,379.60	\$ 198.30
Washougal	3.2388	\$ 1,943.28	\$ 269.28	\$ 2,212.56	\$ 184.38
FD5	3.6844	\$ 2,210.64	\$ 0	\$ 2,210.64	\$ 184.22
FD3	3.5831	\$ 2,149.86	\$ 0	\$ 2,149.86	\$ 179.16
Camas	3.312	\$ 1,987.20	\$ 95.64	\$ 2,082.84	\$ 173.57



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C: add utility taxes and voted debt, no schools (preferred model)	Total Rate	Annual cost \$600K home property taxes	Annual utility taxes	Total annual cost for \$600K home	Total monthly cost for \$600K home
FD6 with Port	4.3681	\$ 2,620.86	\$ 0	\$ 2,620.86	\$ 218.41
Yacolt (FD13)	4.198	\$ 2,518.80	\$ 101.76	\$ 2,620.56	\$ 218.38
Vancouver	3.502	\$ 2,101.20	\$ 483.72	\$ 2,584.92	\$ 215.41
FD10	4.2675	\$ 2,560.48	\$ 0	\$ 2,560.48	\$ 213.37
FD13	4.2302	\$ 2,538.10	\$ 0	\$ 2,538.10	\$ 211.51
CCFR with Port	4.1823	\$ 2,509.38	\$ 0	\$ 2,509.38	\$ 209.12
FD6 no Port	4.1568	\$ 2,494.08	\$ 0	\$ 2,494.08	\$ 207.84
Ridgefield (CCFR)	3.7573	\$ 2,254.38	\$ 207.00	\$ 2,461.38	\$ 205.12
La Center (CCFR)	3.9294	\$ 2,357.64	\$ 102.72	\$ 2,460.36	\$ 205.03
ECFR	4.0689	\$ 2,441.34	\$ 0	\$ 2,441.34	\$ 203.45
CCFR no Port	4.0582	\$ 2,434.92	\$ 0	\$ 2,434.92	\$ 202.91
Battleground (FD3)	3.546	\$ 2,127.60	\$ 255.96	\$ 2,383.56	\$ 198.63
Washougal	3.5215	\$ 2,112.90	\$ 269.28	\$ 2,382.18	\$ 198.52
Camas	3.6396	\$ 2,183.76	\$ 95.64	\$ 2,279.40	\$ 189.95
FD5	3.7797	\$ 2,267.82	\$ 0	\$ 2,267.82	\$ 188.99
FD3	3.5831	\$ 2,149.86	\$ 0	\$ 2,149.86	\$ 179.16



City of Washougal

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D: add utility taxes, voted debt and schools (includes Vancouver voted affordable housing levy)	Total Rate	Annual cost \$600K home prop taxes	Annual utility taxes	Total annual cost for \$600K home	Total monthly cost for \$600K home
Vancouver (VSD)	9.903	\$ 5,941.80	\$ 483.72	\$ 6,425.52	\$ 535.46
FD6 with Port (VSD)	10.345	\$ 6,206.82	\$ 0	\$ 6,206.82	\$ 517.24
FD6 no Port (VSD)	10.133	\$ 6,080.04	\$ 0	\$ 6,080.04	\$ 506.67
ECFR (WSD)	10.018	\$ 6,010.56	\$ 0	\$ 6,010.56	\$ 500.88
Washougal (WSD)	9.4704	\$ 5,682.24	\$ 269.28	\$ 5,951.52	\$ 495.96
FD5 (ESD)	9.9113	\$ 5,946.78	\$ 0	\$ 5,946.78	\$ 495.57
Camas (CSD)	9.5282	\$ 5,716.92	\$ 95.64	\$ 5,812.56	\$ 484.38
CCFR no Port (LCSD)	9.4644	\$ 5,678.64	\$ 0	\$ 5,678.64	\$ 473.22
La Center (CCFR) (LCSD)	9.2115	\$ 5,526.90	\$ 102.72	\$ 5,629.62	\$ 469.14
CCFR with Port (RFSD)	9.2687	\$ 5,561.22	\$ 0	\$ 5,561.22	\$ 463.44
Ridgefield (CCFR) (RFSD)	8.8437	\$ 5,306.22	\$ 207.00	\$ 5,513.22	\$ 459.44
FD3 (BGSD)	9.0636	\$ 5,438.16	\$ 0	\$ 5,438.16	\$ 453.18
Yacolt (FD13) (BGSD)	8.7703	\$ 5,262.18	\$ 101.76	\$ 5,363.94	\$ 447.00
FD10 (BGSD)	8.9056	\$ 5,343.36	\$ 0	\$ 5,343.36	\$ 445.28
FD13 (BGSD)	8.7952	\$ 5,277.12	\$ 0	\$ 5,277.12	\$ 439.76
Battleground (FD3) (BGSD)	8.1358	\$ 4,881.48	\$ 255.96	\$ 5,137.44	\$ 428.12



City of Washougal

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C: add utility taxes and voted debt, no schools (preferred model)	Total Rate	Annual cost \$600K home property taxes	Annual utility taxes	Total annual cost for \$600K home	Total monthly cost for \$600K home
FD6 with Port	4.3681	\$ 2,620.86	\$ 0	\$ 2,620.86	\$ 218.41
Yacolt (FD13)	4.198	\$ 2,518.80	\$ 101.76	\$ 2,620.56	\$ 218.38
Vancouver	3.502	\$ 2,101.20	\$ 483.72	\$ 2,584.92	\$ 215.41
FD10	4.2675	\$ 2,560.48	\$ 0	\$ 2,560.48	\$ 213.37
FD13	4.2302	\$ 2,538.10	\$ 0	\$ 2,538.10	\$ 211.51
CCFR with Port	4.1823	\$ 2,509.38	\$ 0	\$ 2,509.38	\$ 209.12
FD6 no Port	4.1568	\$ 2,494.08	\$ 0	\$ 2,494.08	\$ 207.84
Ridgefield (CCFR)	3.7573	\$ 2,254.38	\$ 207.00	\$ 2,461.38	\$ 205.12
La Center (CCFR)	3.9294	\$ 2,357.64	\$ 102.72	\$ 2,460.36	\$ 205.03
ECFR	4.0689	\$ 2,441.34	\$ 0	\$ 2,441.34	\$ 203.45
CCFR no Port	4.0582	\$ 2,434.92	\$ 0	\$ 2,434.92	\$ 202.91
Battleground (FD3)	3.546	\$ 2,127.60	\$ 255.96	\$ 2,383.56	\$ 198.63
Washougal	3.5215	\$ 2,112.90	\$ 269.28	\$ 2,382.18	\$ 198.52
Camas	3.6396	\$ 2,183.76	\$ 95.64	\$ 2,279.40	\$ 189.95
FD5	3.7797	\$ 2,267.82	\$ 0	\$ 2,267.82	\$ 188.99
FD3	3.5831	\$ 2,149.86	\$ 0	\$ 2,149.86	\$ 179.16



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Questions?



City of Washougal

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Let's take a Break!

We'll return in 15 minutes.



City of Washougal

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Community Funding Options

Presented by David Scott



City of Washougal

Our mission is to provide fiscally responsible services that promote our vision of a safe and beautiful community that can be enjoyed for generations to come.

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Identified Goals and Needs

- **Fire:** sustainable service delivery model and funding moving forward
- **Police:** keep up with growth in service demand = increased staffing
- **Parks & Rec:** enhanced maintenance and new programming = increased staffing
- **Transportation:**
 - ✓ enhanced pavement management and maintenance = increased staffing and increased contracts
 - ✓ funding support for capital projects
 - ✓ ADA transition plan
- **Administration and other general staffing:** proportionate increases to manage overall growth and the above

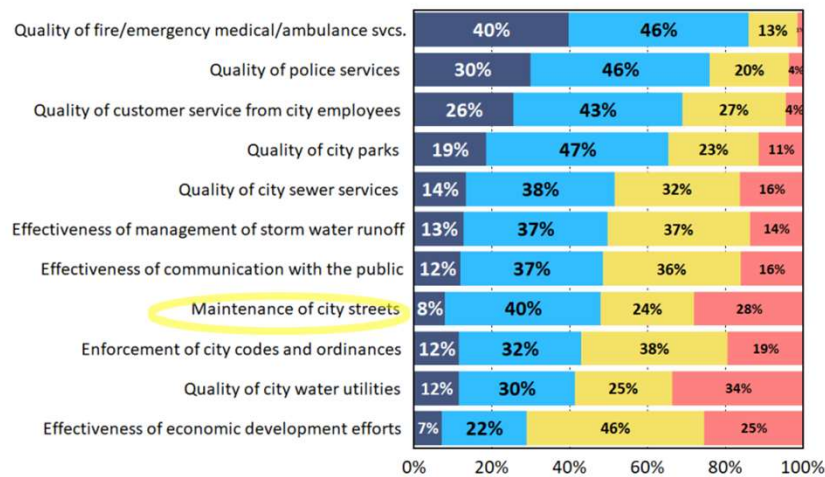


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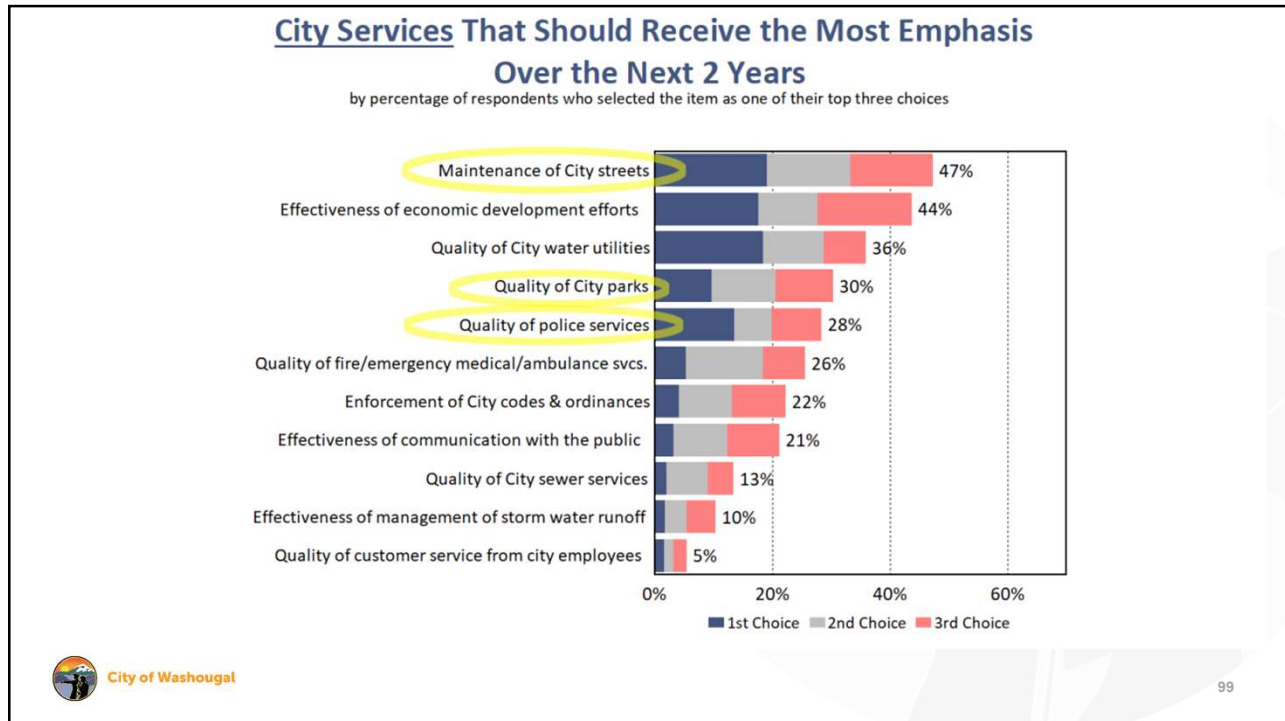
Satisfaction with Major Categories of Service Provided by the City

by percentage of respondents (excluding "don't know")

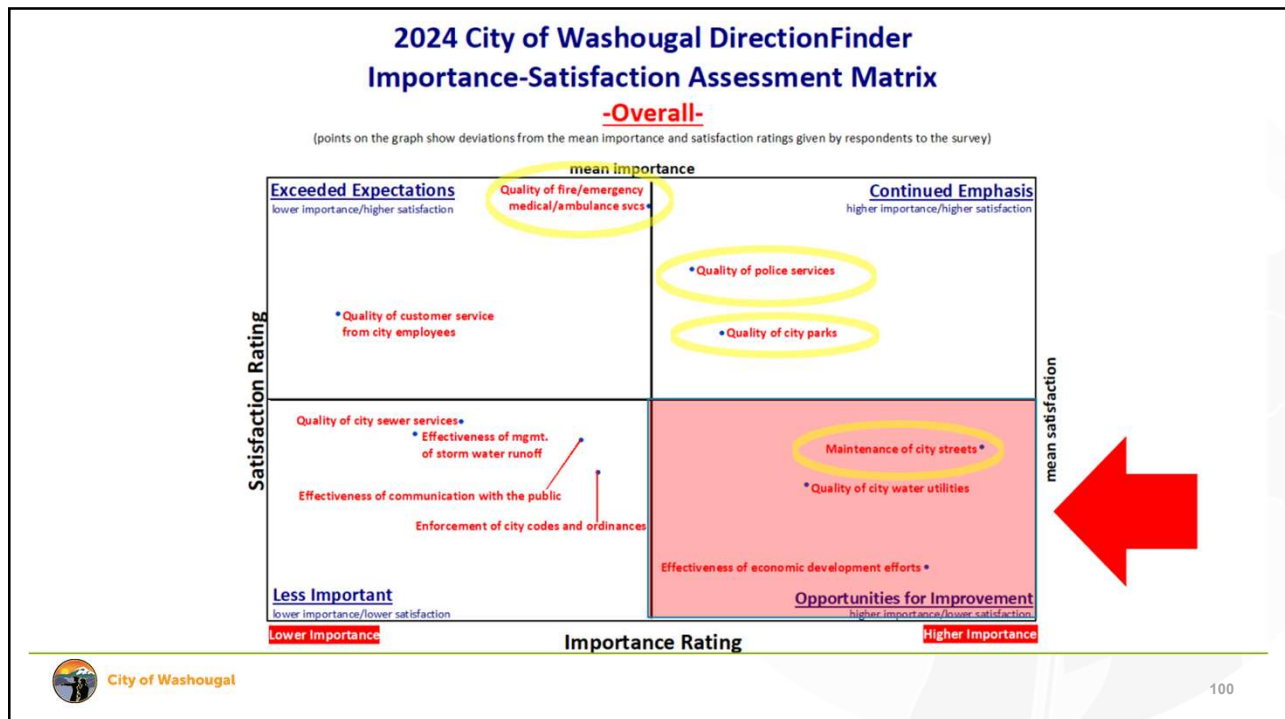


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Pavement Management Program: Budget Scenario Data

Scenario	1-Unconstrained Needs	2-Current Funding	3-Zero funding
Average yearly budget	\$1.4 million	\$1.0 million	\$0
Total budget for 5 years	\$7.1 million	\$5.0 million	\$0
Current PCI	82	82	82
Current % in 'Good' condition	93.2%	93.2%	93.2%
PCI after 5 years (change)	84 (+2)	83 (+1)	75 (-7)
Backlog after 5 years	\$0	\$1.6 million	\$6.5 million
% 'Good' in 5 years	96.4%	92.4%	71.8%
% 'Fair' in 5 years	3.5%	7.4%	27.1%
% 'Poor' in 5 years	0.1%	0.1%	1.1%
% 'Very Poor' in 5 years	0.0%	0.1%	0.1%

- Currently at \$1.1M
- \$300K needed for scenario 1
- Estimate \$350K needed (today's dollars) for future additional work when newer streets need to be re-paved) – we need to start saving soon
- \$100K minimum needed for ADA improvements
- \$750K total needed



City of Washougal

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City of Washougal: General Fund Revenue Sources Available



- Property Tax
- Sales Tax
- Utility Tax
- Business & Occupation Tax



City of Washougal

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City of Washougal: General Fund Revenue Sources Utilized



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Councilmanic Revenue Options:		
Revenue Source	Amount (annual)	Notes
0.1% Public Safety Sales Tax	\$305,000	- For public safety only, new in '25 - Must be enacted by June 30, 2028
Utility Tax (per 1% increase)		- For any government purpose - No limit on tax rate
Water	\$51,000	
Sewer	\$72,000	
Storm	\$19,000	
Solid Waste	\$34,000	
Business License Fee (inc. from \$50 to \$100 on 850 businesses)	\$42,500	- For any government purpose - No limit on tax rate
Business and Occupation Tax tax imposed on or measured by the value of products, the gross income of the business, or the gross proceeds of sales; or # of employees or bldg. size	\$ varies (Kelso generates \$1.6M)	- For any government purpose - No limit on tax rate (except for retail)
Transportation Benefit District		- For PMP or listed capital projects - Supplanting could free up GF \$\$
Up to 0.1% Sales Tax (10 years)	\$305,000	
Increase tab fee from \$20 to \$40	\$275,000	
Increase tab fee to \$50	\$142,500 addtl. rev.	(2-years later, subject to referendum)
Parks and Rec Fees	\$ varies	Revenue depends on cost recovery policy

City of Washougal

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Voted Revenue Options:

Revenue Source	Amount (annual)	Notes
0.1% Public Safety Sales Tax	\$305,000	➤ For public safety only ➤ In addition to 0.1% councilmanic
Levy Lid Lift (per \$0. 10)	\$375,000	➤ For any government purpose ➤ Several versions of lift available
\$0.## available in rate capacity		
Utility Tax (per 1% increase over 6%)		➤ For any government purpose ➤ No limit on tax rate
Phone	\$23,000	
Electricity	\$139,000	
Gas	\$46,000	
Cable TV (not satellite or internet)	\$25,000	
Business and Occupation Tax	\$ varies	➤ For any government purpose ➤ Retail rate limited per RCW unless voted
(higher rate on retail)		
Transportation Benefit District		➤ For PMP or listed capital projects ➤ Supplanting could free up GF \$\$
Up to 0.3% Sales Tax (10 years)	\$305,000-\$915,000	➤ 0.1% can be councilmanic
Increase tab fee above \$50 (max \$100)	Up to addtl. \$692k	➤ \$50 is max councilmanic
Metropolitan Parks District (MPD) up to \$0.75	Up to \$2,812,500	



City of Washougal

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Transportation Benefit Districts Statewide

- 127 TBDs
- 5 have no funding mechanism in place
- 23.6% use councilmanic sales tax of 0.1%
- 41.7% use voted sales tax
 - 0.15% (1)
 - 0.18% (1)
 - 0.20% (44)
 - 0.30% (7)
- 41.7% use councilmanic tab fee
 - \$20 (42)
 - \$25 (1)
 - \$40 (7)
 - \$50 (3)
- None use voted tab fee
- 11% use both councilmanic tab fee and councilmanic sales tax



City of Washougal

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Transportation Benefit Districts Clark County

City	Sales Tax	Tab Fee
Battleground	0.1% councilmanic	none
Camas	0.1% councilmanic	none
La Center	0.1% councilmanic	none
Ridgefield	0.2% voted	none
Vancouver	0.1% councilmanic	\$40
Washougal	none	\$20



City of Washougal

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Clark County Sales Tax Rates July 2025

CLARK

Unincorp. Areas	0600	.013	.065	.078
Cowlitz Tribe - Unincorp. Areas	0609	.013	.065	.078
Unincorp. PTBA*	0666	.020	.065	.085
Battle Ground	0601	.021	.065	.086
Camas	0602	.021	.065	.086
La Center	0603	.021	.065	.086
Cowlitz Tribe - La Center.....	0611	.021	.065	.086
Ridgefield	0604	.022	.065	.087
Vancouver	0605	.023	.065	.088
Washougal	0606	.020	.065	.085
Yacolt	0607	.020	.065	.085



City of Washougal

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MPDs Statewide

- 23 MPDs statewide (as of 2023)
- 3 in SW WA
- ❑ Portion of Unincorporated Clark County: established 2005 for parks, trails and sports fields
- ❑ City of Stevenson and UGA: established 2021 for Stevenson Pool
- ❑ Bingen and White Salmon: established 2018 for White Salmon Valley Pool



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Business and Occupation Taxes Statewide

Local business & occupation (B&O) tax rates[^]

City	Phone #	Effective January 1, 2025				Tax Threshold**	
		Manufacturing rate	Retail rate	Services rate	Wholesale rate	Quarterly	Annual
Aberdeen	(360) 533-4100	0.002	0.003 e	0.0037 e	0.003 e	\$5,000	\$20,000
Algona	(253) 833-2897	0.00045	0.00045	0.00045	0.00045	\$10,000	\$40,000
Auburn***	(253) 392-6496	0.001	0.0005	0.001	0.0018		\$50,000
Bainbridge Island	(206) 780-8668	0.001	0.001	0.001	0.001		\$150,000
Bellevue	(425) 452-6851	0.001596	0.001596	0.001596	0.001596		\$210,000
Bellingham	(360) 778-8010	0.0017	0.0017	0.0044 e	0.0017	\$5,000	\$20,000
Blaine	(360) 332-8311	0.002			0.002		\$250,000
Bremerton	(360) 473-5311	0.0016	0.00125	0.002	0.0016		\$1,040,000
Burien	(206) 241-4647	0.002	0.002	0.002	0.002		\$200,000
Burlington	(360) 755-0531		0.001				\$1,000,000
Cosmopolis	(360) 532-9230	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Covington***		0.002	0.002	0.002	0.002		\$250,000
Darrington	(360) 436-1131	0.00075	0.00075	0.00075	0.00075		\$20,000
Des Moines	(206) 878-4595	0.002	0.002	0.002	0.002		\$50,000
DuPont	(253) 964-8121	0.001	0.001	0.001	0.001	\$5,000	\$20,000
Everett***	(425) 257-8610	0.001	0.001	0.001	0.001	\$5,000	\$20,000
Everson	(360) 966-3411	0.002			0.002		\$1,000,000
Granite Falls**	(360) 691-6441					\$5,000	\$20,000
Hoquiam	(360) 532-5700	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Ilwaco	(360) 642-3145	0.002	0.002	0.002	0.002		\$20,000
Issaquah	(425) 837-3054	0.0012	0.0012	0.0015	0.0012	\$25,000	\$100,000
Kelso	(360) 423-0900	0.001	0.001	0.002	0.001		\$20,000
Kenmore	(425) 398-8900	0.002				\$5,000	
Kent	(253) 856-6266	0.00125	0.001	0.002	0.002	\$62,500	\$250,000
Lacey	(360) 491-3214		0.001	0.002		\$5,000	\$20,000
Lake Forest Park	(206) 366-5440		0.002		0.002	0.002	\$5,000
Long Beach	(360) 642-4421		0.002		0.002	0.002	\$5,000
Longview	(360) 442-5058		0.0015		0.0015	0.002	\$100,000
Lynn	(360) 826-3033		0.002		0.002	0.002	\$20,000
Mercer Island	(206) 275-7783		0.001		0.001	0.001	\$150,000
North Bend	(425) 888-1211		0.002		0.002	0.002	\$5,000
Ocean Shores	(360) 289-2488		0.002		0.002	0.002	\$20,000
Olympia	(360) 753-8327		0.001		0.001	0.002	\$5,000
Pacific	(253) 929-1100		0.002		0.002	0.002	\$5,000
Port Townsend	(360) 385-2700		0.002		0.002	0.002	\$0
Poulsbo***	(360) 394-9881		0.002		0.002	0.002	\$20,000
Rainier	(360) 446-2265		0.002		0.002	0.002	\$5,000
Raymond	(360) 942-3451		0.002		0.002	0.002	\$5,000
Renton	(425) 430-6400		0.00121		0.0007	0.00121	\$500,000
Roy	(253) 843-1113		0.001		0.002	0.002	\$5,000
Ruston	(253) 759-3544		0.0011		0.00153	0.002	\$5,000
Seattle	(206) 684-8484		0.00222 v		0.00222 v	0.00427 v	\$100,000
Shelton	(360) 426-4491		0.002		0.002	0.002	\$5,000
Shoreline	(206) 801-2324		0.001		0.001	0.002	\$125,000
Snogahmie	(425) 888-1555		0.0015		0.0015	0.0015	\$5,000
South Bend	(360) 875-5571		0.001		0.002	0.002	\$5,000
Tacoma	(253) 591-5252		0.0011		0.00153	0.004 e	\$250,000
Tenino	(360) 264-2368		0.002		0.002	0.002	\$5,000
Tukwila**	(206) 433-1835		0.00085		0.0005	0.00085	\$750,000
Turnwater	(360) 754-5855		0.001		0.001	0.002	\$5,000
Westport	(360) 268-0131		0.0025 e		0.005 e	0.0025 e	\$5,000
Yelm	(360) 458-3244		0.001		0.002	0.002	\$5,000

- None in Clark County based on gross receipts
- Vancouver eliminated the B&O tax on 1/1/2002 (charges a \$145/per employee business license surcharge in '25)
- Only cities with B&O tax regionally are Kelso and Longview



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Questions?



City of Washougal

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Council Prioritization: Community Funding Options



City of Washougal

Our mission is to provide fiscally responsible services that promote our vision of a safe and beautiful community that can be enjoyed for generations to come.

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