



Camas Downtown Headquarters Station 41



**Presentation to Camas City Council
March 18, 2024**

**Cliff Free
Fire Chief**

**Cathy Huber Nickerson
Finance Director**

2022 Response Calls

Station 41
Camas-Washougal Fire Department

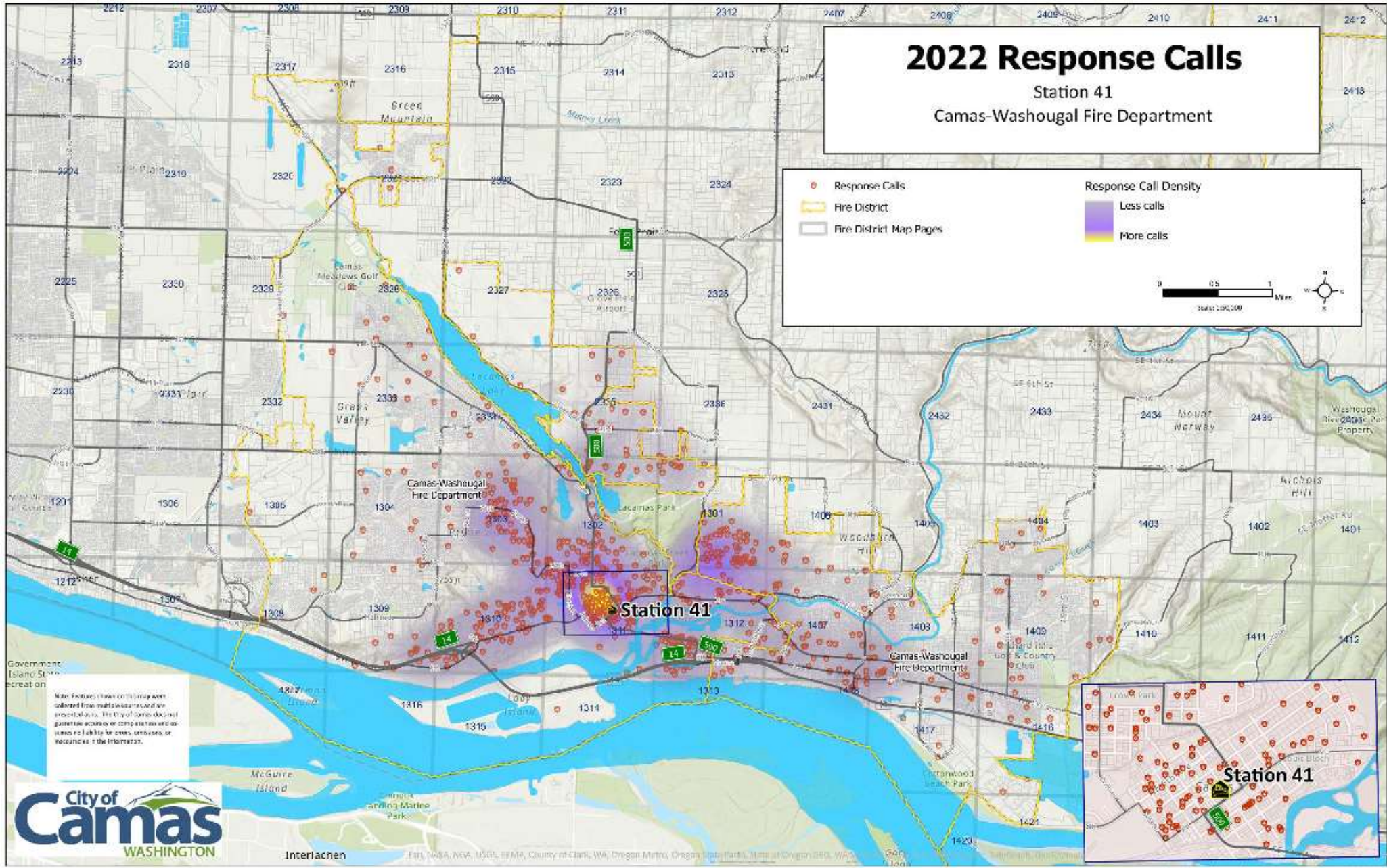
Response Calls

- Response Calls (Red dots)
- Fire District (Yellow outline)
- Fire District Map Pages (Grey outline)

Response Call Density

- Less calls (Purple)
- More calls (Yellow)

Scale: 1:50,000



Government Island State Recreation

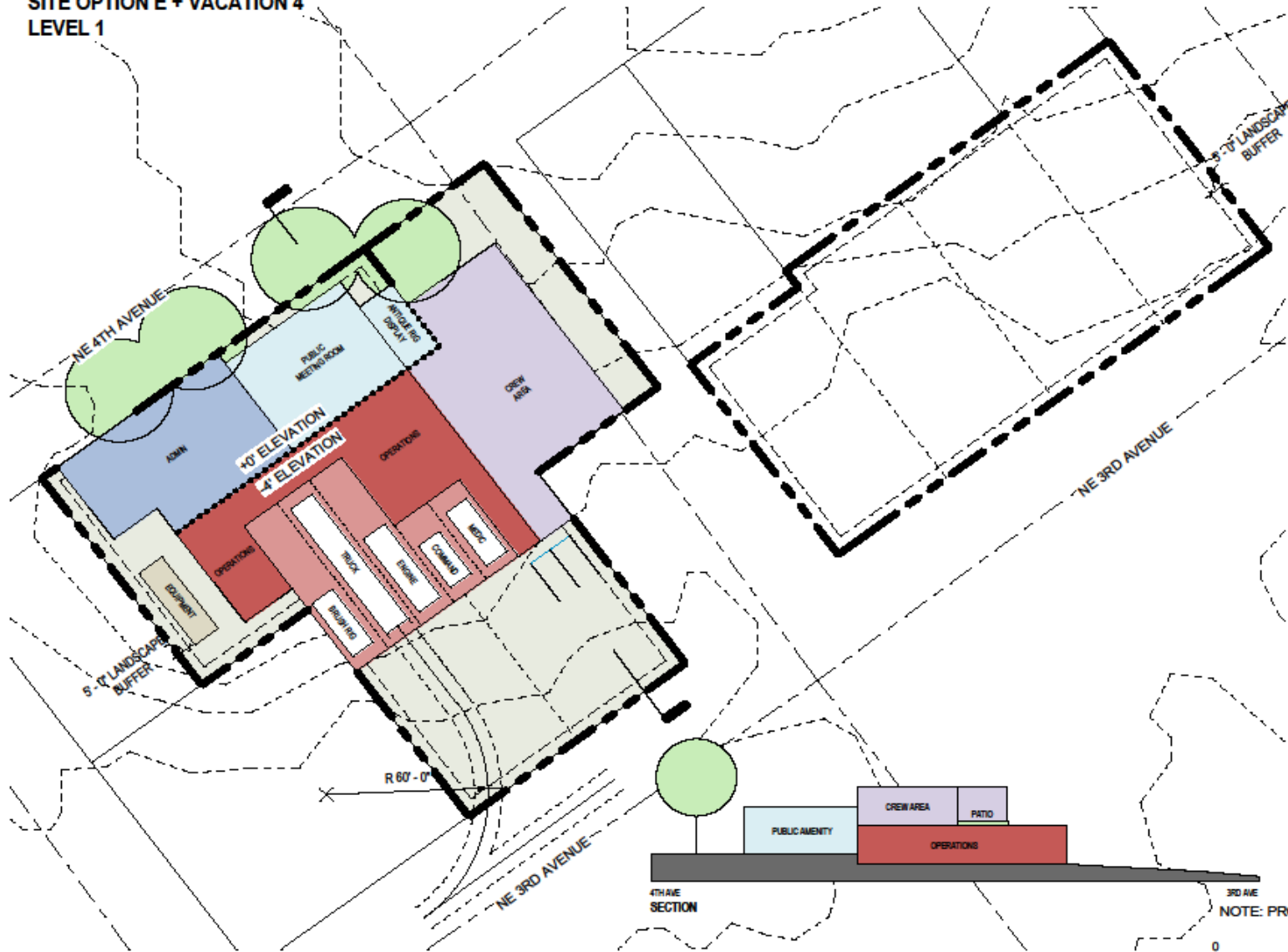
Map features shown on this map were derived from multiple sources and are not guaranteed to be accurate or complete and we assume no liability for errors, omissions, or inaccuracies in the information.



CWFD STATION 41

1/2/2024

SITE OPTION E + VACATION 4 LEVEL 1



SITE INFORMATION

- ADDRESS: 528 NE 4TH AVE
CAMAS, WA 98607
- PARCEL NUMBERS: 7810000, 7810500, 7814000,
7815000, 7817000, 7818000
- PROPERTY OWNERS: CITY OF CAMAS, CALCEUS
LLC
- LEGAL DESCRIPTION:
CAMAS LOTS 3,4,5,6 & 7 BLK 25
1,2,3, & 4 BLK 26
- SITE AREA: 44,750 SF OR 1.01 ACRES

PLANNING

- JURISDICTION: CITY OF CAMAS
- CAMAS, WASHINGTON MUNICIPAL CODE (CWMC)
- ZONING: DOWNTOWN COMMERCIAL (DC)

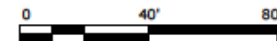
ZONE REQUIREMENTS (CWMC TABLE 18.09.030)

- MAXIMUM LOT COVERAGE: NONE
- MAXIMUM IMPERVIOUS AREA %: N/A
- MAX BUILDING HEIGHT: NONE
- SETBACKS (CWMC TABLE 18.09.030):
 - ROW: NONE
 - SIDE - STREET: NONE
 - REAR: NONE
- LANDSCAPE BUFFERS (CWMC TABLE 18.13.055)
 - ABUTTING STREET: 5'-0" L2 LOW SCREEN
 - ABUTTING COMMERCIAL: 5'-0" L2 LOW SCREEN

PARKING

- DETERMINED BY SIMILAR USES (CWMC 18.11.130)
 - BUSINESS SPACES: 1 SPACE PER 250 SF OF GROSS FLOOR AREA
 - CREW AREA: 1 PER SLEEPING ROOM
- PARKING STALL AND AISLE DIMENSIONAL STANDARDS (CWMC 18.11.020)
 - DRIVE AISLE: 24'-0"
 - STANDARD PARKING SPACE: 9'-0" X 18'-0"
 - COMPACT PARKING SPACE: 8'-0" X 15'-0"
- STALL COUNT: 2 STALLS
 - FF: 0 STALLS
 - ADMIN: 0 STALLS
 - PUBLIC: 2 STALLS

NOTE: PROPERTY LINES ARE APPROXIMATE





3RD AVE RENDERING



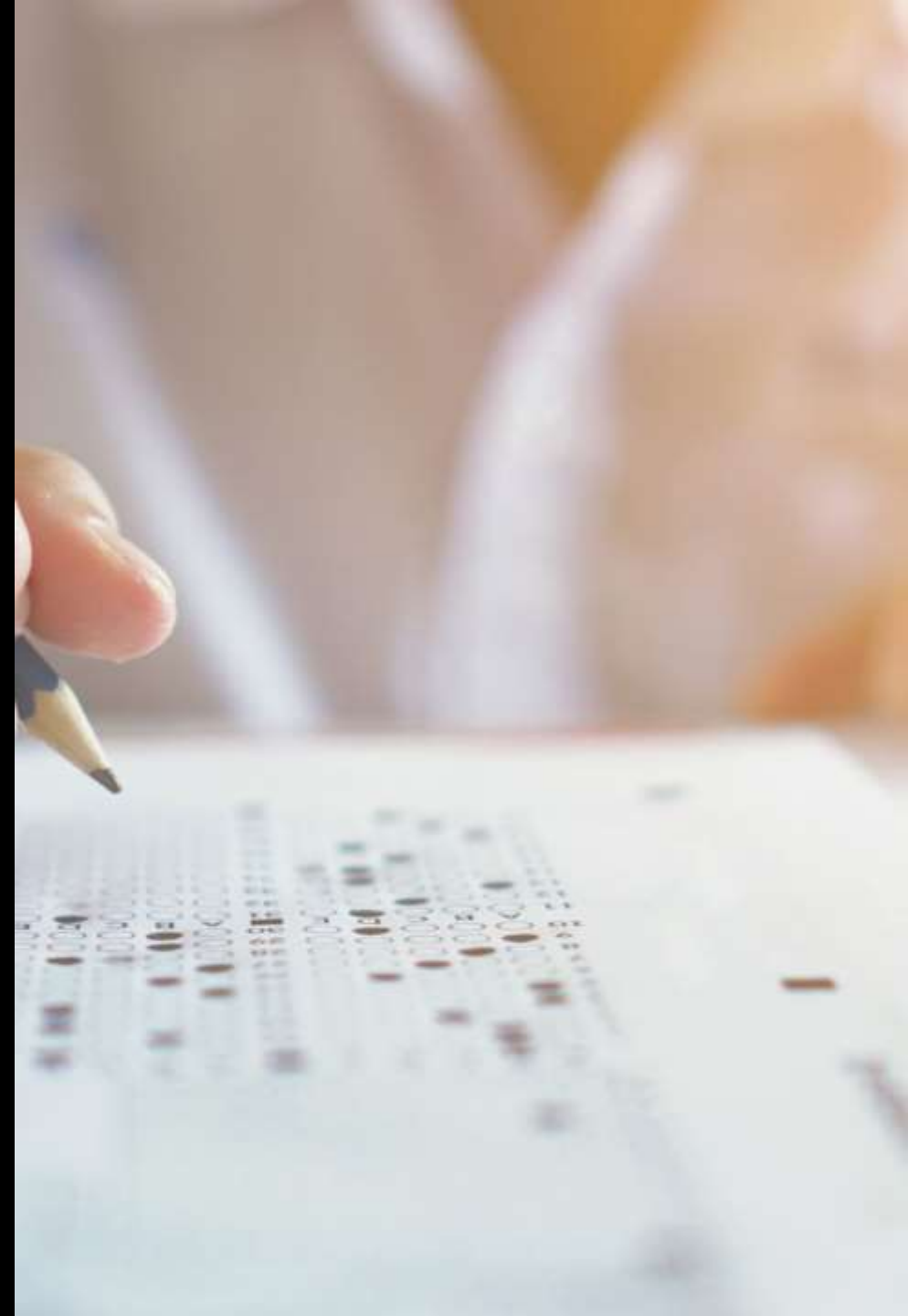
COST COMPARISON

CITY OF CAMAS 2024 FIRE STATION AND ENGINE BOND LEVY



BACKGROUND

- What is a bond levy or excess levy for capital purposes (RCW 84.52.056)?
 - Issue a general obligation bonds for capital purposes and provide for repayment of principal and interest of bonds by annual levies in excess of tax limitations by a vote.
 - Affirmation of the excess levy requires three-fifths or 60% majority and cannot have less than 40% of the voters who voted in the last preceding general state election.
 - **The last bond levy was for the Library Expansion and Remodel from 2005-2020. In 2020, the levy was \$0.12/per \$1,000**



Source of funds

Bond Par Amount	\$23,460,000
Premium	\$ 2,979,362
Total Source of Funds	\$26,439,362

Uses

Project Funds	\$ 26,275,870
Issuance Costs	\$ 163,492
Total Uses	\$26,439,362

BOND SIZE SCENARIO FOR \$26.3 MILLION

AS OF MARCH 12, 2024

Terms: Assumes 25 years
Average Debt Service \$1,665,263
All-In Total Interest Cost 3.91%
Coupon 5%

LEVY SCENARIO

Average Tax
Levy
\$1,669,888

Average Tax
Rate \$0.13

Average Annual
Impact to the
Taxpayer \$112



TIMELINE FOR THE BOND LEVY

April 1st Workshop
Further Discussion

April 15th Ordinance to call for election for the bond levy

May 3rd Submit Bond Levy documents to Election Office

August 6th Bond Levy Election

REQUIREMENTS FOR BALLOT SUBMISSION

- Ordinance calling for an election by City of Camas
- Resolution Cover Sheet (contact info)
- Ballot Title prepared by City Attorney
 - Identification of Council
 - Statement of subject matter (10 words)
 - Concise description of measure (100 words or less)
 - A question
- Ballot title is reviewed by Clark County Prosecuting Attorney



QUESTIONS?