



Staff Report

April 19, 2021 Council Workshop

Memorandum of Understanding Regarding the Camas School District Latecomer Agreement

Presenter: Steve Wall, Public Works Director

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BACKGROUND: The City entered into a Latecomer Reimbursement Agreement (attached for reference) with the Camas School District in May 2019 in regard to a waterline constructed by the District in Leadbetter Road. The Latecomer Agreement allows the School District to be reimbursed a pro-rata share of the cost of construction by properties who will benefit from, but did not contribute to, the original cost of the waterline.

SUMMARY: At the time of adoption of the Latecomer Agreement with the School District in 2018, CJ Dens Lacamas II, LLC owned three benefitting parcels totaling approximately 82.5 acres. However, in 2019 the City purchased approximately 32.7 acres from CJ Dens and CJ Dens subsequently completed a Boundary Line Adjustment for the remainder of their property. Additionally, the City purchased an additional 0.23 acres for construction of a new sewer pump station. As a result, both the ownership of the Latecomer Agreement benefitting parcels and the pro-rata share of each parcel was changed. The attached Memorandum of Understanding between the Camas School District, CJ Dens and the City documents the changes in cost allocations for the City and CJ Dens and confirms for the District the pro-rata share from each. It is noted the Total Allocation of the benefitting properties for the Latecomer Agreement (i.e. how much each parcel will potentially pay to the District) as a whole remain the same as the prior allocation.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item?

- Provide the reasons for the Memorandum of Understanding and request that Council approve via Consent at the May 3, 2021 Regular Meeting.

What's the data? What does the data tell us?

- N/A

How have communities been engaged? Are there opportunities to expand engagement?

- N/A

Who will benefit from, or be burdened by this agenda item?

- This is a cost neutral memorandum of understanding as it relates to the amount of Latecomer Reimbursement provided to the Camas School District. As a result of the City purchasing the property from CJ Dens, the City's cost allocation increases and CJ Dens' cost allocation decreases.

What are the strategies to mitigate any unintended consequences?

- The MOU has been reviewed by all parties involved.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

- N/A

Will this agenda item improve ADA accessibilities for people with disabilities?

- N/A

What potential hurdles exist in implementing this proposal (include both operational and political)?

- No potential hurdles are anticipated.

How will you ensure accountabilities, communicate, and evaluate results?

- The MOU will be recorded with Clark County. The changes in allocations of the benefitting parcels will be forwarded to the Building Department and other internal staff that will be responsible for collecting the Latecomer Fees and passing them on to the School District.

How does this item support a comprehensive plan goal, policy or other adopted resolution?

- The original Latecomer Agreement was developed as a result of a water transmission main being installed in Leadbetter Road to serve not only the School District's new elementary school, but also provide service to the North Shore area. The water transmission main was identified in the City's adopted Water System Plan.

BUDGET IMPACT: This is a budget neutral memorandum of understanding. However, as a benefitting parcel owner, if at some point in the future the City develops the parcel acquired from CJ Dens and the development requires water service, the City will be responsible for paying a Latecomer Fee just like any other benefitting property owner.

RECOMMENDATION: This item is for Council's information only. It is recommended the Memorandum of Understanding is placed on the May 3, 2021 Regular Meeting Consent Agenda for approval.