

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works / Parks and Lands / Land and Vegetation Management

DATE: November 7, 2017

REQUESTED ACTION: Approve the recommended list of Conservation Futures projects and authorize issuance of \$7 million in bonds, with principal and interest to be repaid over 20 years using Conservation Futures revenue.

Consent Hearing County Manager

BACKGROUND

At a Sept. 27 work session, the Board of County Councilors considered the Parks Advisory Board's recommendations to allocate Conservation Futures funding toward 12 land acquisition projects and to issue \$9 million in bonds to fully fund the acquisitions. The BOCC directed staff to prepare a staff report and resolution supporting the Parks Advisory Board's recommendations and schedule a public hearing.

Prior to drafting the resolution, staff checked with project sponsors and landowners to confirm interest in proceeding with the acquisitions. Two landowners do not wish to proceed:

- Ridgefield Schools to Flume Creek corridor
- Chelatchie Prairie Rail with Trail/Tukes Mountain proposal

As a result, the resolution recommends 10 acquisition projects. This also reduces the bonding need to \$7 million.

Successful grant funding of \$4.8 million over the next two bienniums will be allocated on a reimbursable basis because the county must incur expenses first and then submit for grant reimbursement.

Debt service payments on the bond, after it is issued, are estimated at \$486,310 annually for a period of twenty years.

COUNCIL POLICY IMPLICATIONS

The recommended Conservation Futures projects are consistent with council policy. The county has used this process for Conservation Futures acquisitions on six previous occasions. Bonding to fund land acquisitions has been used on two previous occasions.

ADMINISTRATIVE POLICY IMPLICATIONS

If the BOCC authorizes staff to proceed with land acquisitions, these will become the work plan and budget priorities for the Legacy Lands Program. If the BOCC authorizes bonding to support the acquisitions, the Treasurer's Office will be responsible for bond issuance and administration.

COMMUNITY OUTREACH

The BOCC reviewed project proposals and funding strategies during a July 26 work session. The BOCC referred the proposals and funding strategies to the Parks Advisory Board. The Parks Advisory Board vetted the proposals and financing scenarios, and its recommendations were presented to the BOCC at the Sept. 27 work session.

PW17-123

BUDGET IMPLICATIONS

YES	NO	
	X	Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
X		Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

BUDGET DETAILS

Local Fund Dollar Amount	\$7,000,000 (bond revenue)
Grant Fund Dollar Amount	\$4,887,199 (grant revenue over next two bienniums)
Account	Conservation Futures Fund
Company Name	

DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



 Kevin Tyler
 Lands Manager



 Heath Henderson
 Public Works Director and County Engineer

Primary Staff Contact: Patrick Lee Ext. 4070

APPROVED: 

 CLARK COUNTY, WASHINGTON
 BOARD OF COUNTY COUNCILORS

DATE: 11/9/17

SR#



BUDGET IMPACT ATTACHMENT

Part I: Narrative Explanation

I. A – Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information

This request asks for approval for a \$7M bond for land acquisitions and for grant funding of \$4.8M in the next two biennium's.

This request is also asking for approval of debt service payments on an annual basis of \$486,310.

There is also a pass through of a total of \$506,000 this biennium to the cities of La Center and Washougal and the Columbia Land Trust and a total of \$4.9 million the next biennium to the City of Camas and the Columbia Land Trust.

It is anticipated that one of the county sponsored projects will be purchased this biennium using existing budget authority. The additional land acquisitions made by Clark County are anticipated to be \$199 million in 19/20 and \$730,000 in 21/22.

Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
3085/ Conservation Futures (bond)		\$7,000,000				
3085/Conservation Futures (grants)				\$1,894,199		\$2,993,000
Total		\$7,000,000		\$1,894,199		\$2,993,000

II. A – Describe the type of revenue (grant, fees, etc.)

Revenues include bond issuance of \$7,000,000 with principal and interest to be paid over a 20-year term with conservation futures levy revenues. Revenues also include state grants in the amount of \$4,887,199

Part III: Estimated Expenditures

III. A – Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		GF	Total	GF	Total	GF	Total
3085/ Conservation Futures			\$992,310		\$7,930,844		\$1,722,620
Total			\$992,310		\$7,930,814		\$1,722,620

III. B – Expenditure by object category

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
Salary/Benefits						
Contractual		\$506,000		\$4,995,625		
Supplies						
Travel						
Other controllables						
Capital Outlays				\$1,962,599		\$750,000
Inter-fund Transfers						
Debt Service		\$486,310		\$972,620		\$972,620
Total		\$992,310		\$7,930,844		\$1,722,620

JP

Decision Package Request Form

Requesting Dept/Office: Public Works

Request Type:

Package Number: PWK-XX

Short Description:

Limited to 50 characters for use in reports to County Council

Package Title: Add capital and debt service for Conservation Futures projects

Contact info: **name:** Lori Pearce

email: lori.pearce@clark.wa.gov

phone: ext. 4461

Justification: Every 4-7 years county solicits proposals for use of conservation futures funds from cities and non-profit nature conservancies. This has occurred six previous times. Simultaneous with establishing an acquisition project list, BOCC considered a \$7,000,000 bond issue to provide the revenue to complete the acquisitions. Principal and interest payments over 20-years are estimated to be \$486,310 per year and will be funded entirely from conservation futures property tax levy revenues.

Please complete the following for New Requests:

Liability/Risk/Safety Impacts: N/A

Positive Impact to Citizens: Continues to build a vibrant system of parks, trails and greenspaces. Maintains a healthy and desirable quality of life. Funds distributed throughout the county including both incorporated and unincorporated areas. Responsible stewardship of public funds – The vast majority of acres protected by these acquisitions (96%) will be through purchase of conservation easements and will remain in private ownership. The remaining 4% will be fee purchases.

Efficiency Gains: County will be responsible for maintenance of only four of the ten projects. Cities and Columbia Land Trust will be responsible for maintenance of six projects.

Workforce Engagement and Contributions: N/A

Impacts/Outcomes if not approved: Properties will be converted to non-conservation uses. Public access will be restricted. Trail corridors will remain disconnected. Recreational demands will remain unmet. Significant environmental benefits, such as salmon and steelhead spawning areas, could be threatened.

Package number	Fund	Prog	Dept	Basele	Obj	Categ	2017-18 EXP inc / REV dec (DR)	2017-18 EXP dec / REV inc (CR)	2019-20 EXP inc / REV dec (DR)	2019-20 EXP dec / REV inc (CR)	Type	Operating vs capital
PWK-XX	3085	000	000	391100	000	000000	-	7,000,000	-	-	-	One-Time Capital
PWK-XX	3085	000	000	334020	000	000000	-	-	-	1,894,199	-	One-Time Capital
PWK-XX	3085	000	556	576910	410	000000	506,000	-	4,995,625	-	-	One-Time Operating
PWK-XX	3085	000	556	594760	610	000000	-	-	1,962,599	-	-	One-Time Capital
PWK-XX	3085	000	556	597914	551	000000	486,310	-	-	972,620	-	One-Time Operating
PWK-XX	2914	000	048	397085	000	000000	-	486,310	-	-	972,620	One-Time Operating
PWK-XX	2914	000	048	591760	710	000000	469,970	-	-	939,940	-	One-Time Operating
PWK-XX	2914	000	048	591760	830	000000	16,340	-	-	32,680	-	One-Time Operating

Adm Rts

10/18/2018

Budget Approval

SPRING 2018 SUPPLEMENTAL FOLLOW UP REQUIRED

RESOLUTION NO. 2017- 11-06

A resolution approving the list of ten Conservation Futures acquisitions and authorizing issuance of \$7,000,000 in bonds to fully fund the acquisitions. Staff is further directed to execute agreements with the cities of Camas, La Center and Washougal and the Columbia Land Trust to “pass-through” Conservation Futures funds for acquisitions for which they are sponsors. Staff is also authorized to develop grant applications for submittal to funding entities in order to leverage local funds in completing the acquisitions.

WHEREAS, the Clark County Board of County Councilors established the Conservation Futures program in 1985;

WHEREAS, every four to seven years the county develops its own proposals and solicits Conservation Futures proposals from cities and non-profit nature conservancies;

WHEREAS, a total of twelve proposals were submitted during the 2017 cycle;

WHEREAS, the Board of County Councilors reviewed the proposals and project financing options in work session on July 26, 2017, and requested the Clark County Parks Advisory Board to review and recommend a preferred project list and financing option pursuant to Clark County Code Section 3.24;

WHEREAS, the Parks Advisory Board reviewed proposals on August 2 and August 11, 2017, and on September 8, 2017 formally recommended that the Board of County Councilors approve all twelve projects and issue \$9 million in bonds to fund the acquisitions;

WHEREAS, the Board of County Councilors reviewed the Parks Advisory Board recommendation at a September 27, 2017, work session and directed staff to draft a resolution supporting the Parks Advisory Board recommendation and to schedule a public hearing to receive testimony on the proposal;

WHEREAS, both by statute and by county policy, Conservation Futures properties are only purchased from willing sellers;

WHEREAS, in light of this policy and the fiscal implications, it was prudent for staff to confirm continuing interest in exploring acquisitions from sponsors and landowners;

WHEREAS, two landowners did not wish to proceed further, and the proposals are withdrawn;

NOW, THEREFORE, BE IT RESOLVED BY THE CLARK COUNTY BOARD OF COUNTY COUNCILORS, STATE OF WASHINGTON, AS FOLLOWS:

Section 1. Findings.

1. All ten remaining proposals meet the legislative purpose of the Conservation Futures Program per RCW 84.34;
2. The proposals are consistent with the objectives of the Conservation Areas Acquisition Plan;
3. The proposals respond to evaluation criteria;
4. The proposals have significant value for wildlife, water quality, recreation, farm, forest and/or other conservation benefits;
5. The proposals support high-quality recreational features/opportunities;
6. The proposals cover a wide geographic scope; and
7. The proposals include significant non-conservation futures cost sharing.

Section 2. Approval and Direction.

1. All ten projects shown in Exhibit A to this resolution are approved for funding. Exhibit A includes:
 - a. A map of Clark County showing the general location of proposals;
 - b. A summary table listing the ten proposals, acres in which a real property interest is to be acquired, estimated costs and grant funding potential;
 - c. Individual proposal profiles.
2. The Treasurer is authorized to issue \$7,000,000 (seven million dollars) in bonds to fully fund the acquisitions. Principal and interest on the bonds is to be paid with Conservation Futures levy revenue over a twenty year term.
3. Public Works Parks and Lands Division is directed to prepare agreements with the cities of Camas, La Center and Washougal, and the Columbia Land Trust, through which to provide Conservation Futures funding for acquisitions they are sponsoring.
4. Public Works Parks and Lands Division is also authorized to develop grant applications for submittal to funding entities in order to leverage local funds in completing the acquisitions the county is sponsoring.

ADOPTED this 4th day of November, 2017.

ATTEST:



Rebecca Tilton
Clerk to the Board

APPROVED AS TO FORM, ONLY

BOARD OF COUNTY COUNCILORS
FOR CLARK COUNTY, WASHINGTON

Anthony F. Golik
Prosecuting Attorney

By: 

Marc Boldt, Chair

By: 

Amanda Migchelbrink
Deputy Civil Prosecutor

By: _____
Jeanne Stewart, Councilor

By: _____
Julie Olson, Councilor

By: _____
John Blom, Councilor

By: _____
Eileen Quiring, Councilor



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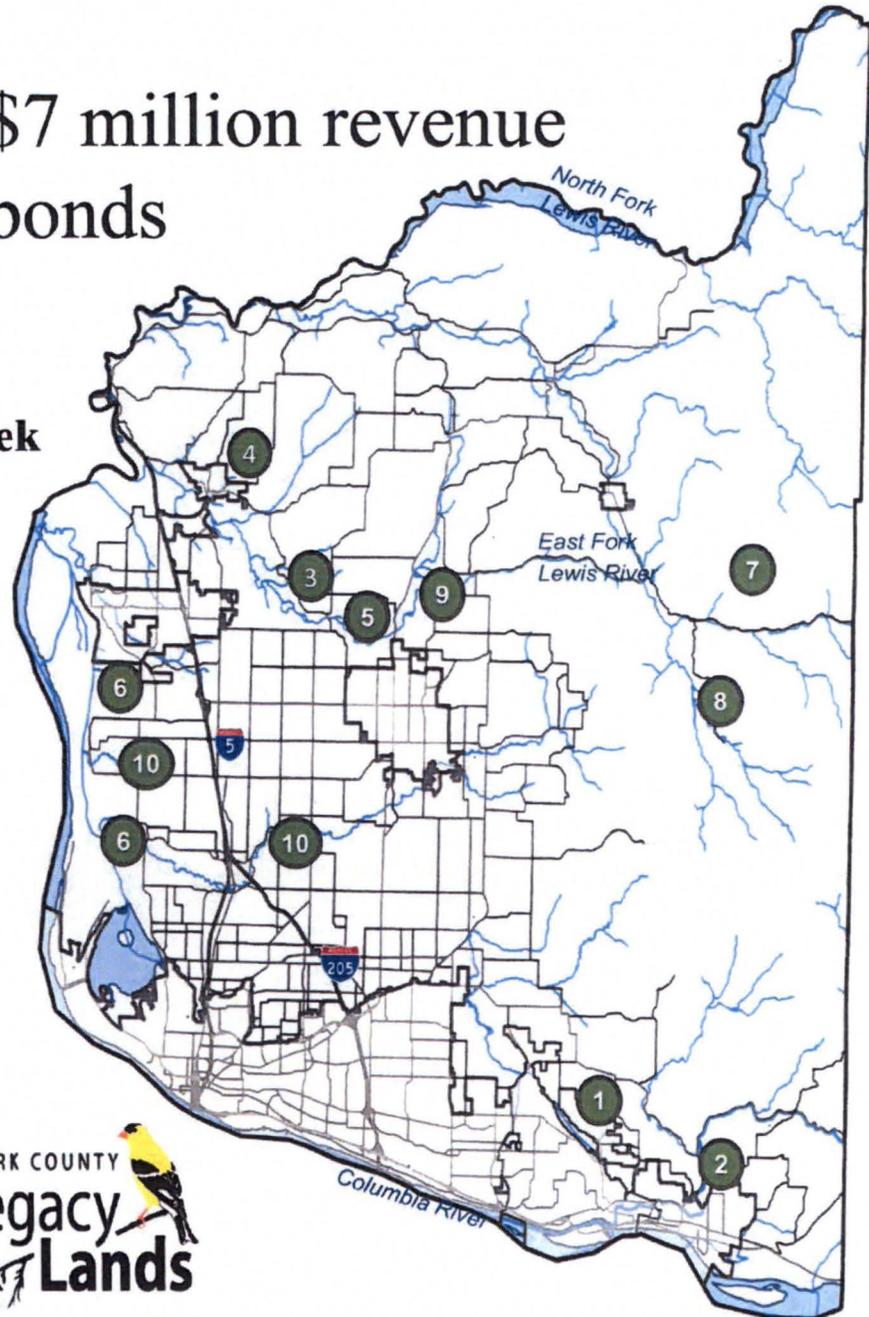
EXHIBIT A to ADOPTING RESOLUTION

- a. A map of Clark County showing the general location of proposals;
- b. A summary table listing the ten proposals, acres in which a real property interest is to be acquired, estimated costs and grant funding potential;
- c. Individual proposal profiles.

Recommended

\$7 million revenue
bonds

1. Lacamas Lake North
2. Washougal Greenway Connection
3. East Fork Lewis River – Mason Creek
4. LaCenter – Bolen Creek
5. Lewis River Ranch Phase 2
6. Lake River Water Trail
7. Yacolt Burn Forest – Phase 1
8. Rock Creek Forest
9. East Fork Lewis River – Optimists
10. Salmon-Whipple Creeks Farm
Preservation





2017 Funding Requests

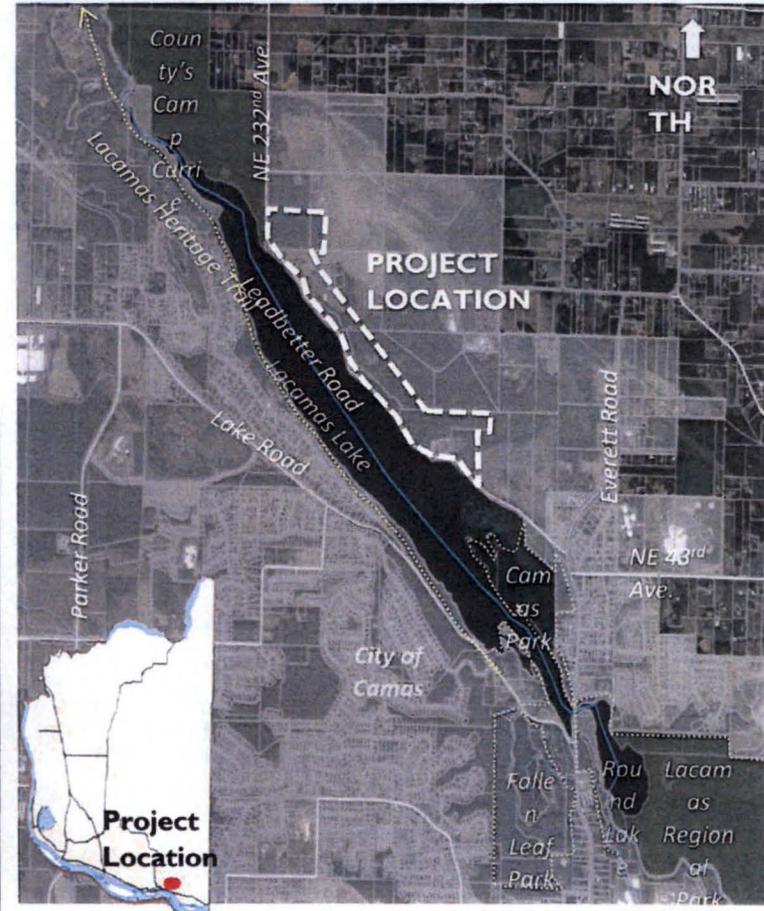
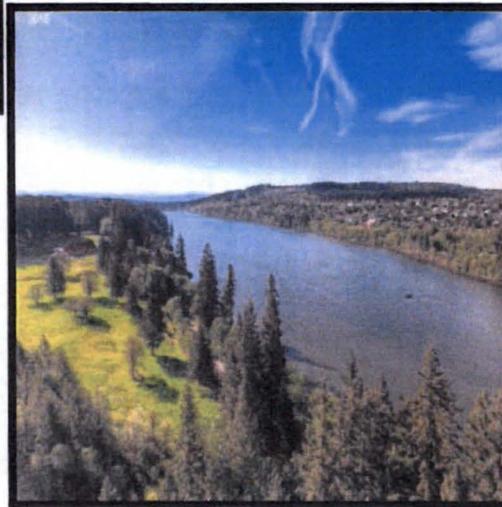
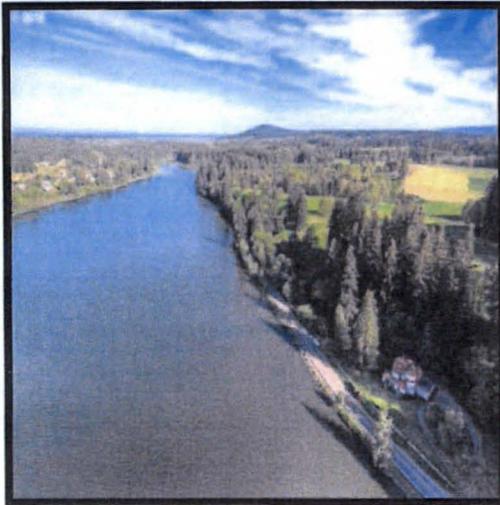
Legacy Lands 2017 Proposals



Project	Sponsor	Acres	CF Request*	Sponsor Match	Total Project Cost	Grant Potential
Lacamas Lake North	Camas	70.00	\$ 2,580,000	\$ 2,200,000	\$ 4,780,000	\$ 2,000,000
Washougal Greenway Connection	Washougal	0.22	\$ 27,500	\$ 27,500	\$ 55,000	-
East Fork Lewis River – Mason Creek	Clark County	65.00	\$ 726,599	N/A	\$ 726,599	\$ 544,199
LaCenter – Bolen Creek	LaCenter	5.48	\$ 139,000	\$ 15,000	\$ 154,000	-
Lewis River Ranch - Phase 2	Clark County	160.00	\$ 2,000,000	\$ 300,000	\$ 2,300,000	\$ 1,000,000
Lake River Water Trail	Clark County	81.00	\$ 486,000	N/A	\$ 486,000	\$ 243,000
Yacolt Burn Forest – Phase 1	Columbia Land Trust	8,445.00	\$ 1,083,125	\$ 3,249,375	\$ 4,332,500	-
Rock Creek Forest	Columbia Land Trust	362.00	\$ 1,332,500	\$ 400,000	\$ 1,732,500	\$ 350,000
East Fork Lewis River – Optimists Salmon/Whipple Creeks Farm Preservation	Columbia Land Trust	43.00	\$ 339,500	\$ 200,000	\$ 539,500	-
	Clark County	150.00	\$ 1,500,000	\$ 200,000	\$ 1,700,000	\$ 750,000
Total		9,381.70	\$ 10,214,224	\$ 6,591,875	\$ 16,806,099	\$ 4,887,199

Lacamas Lake North Conservation Futures 2017

Sponsor: City of Camas
Acres: 70



Total Cost:
\$4,780,000

CF Request:
\$2,580,000

Sponsor Match:
\$2,200,000

Grant Potential:
\$2,000,000

Primary Objective: Expand the 800-acre Lacamas Corridor park and greenway system and establish a key link within the 7-mile long multi-use trail system that circles Lacamas Lake.

Washougal Greenway Connection

Conservation Futures 2017

Sponsor: City of Washougal
Acres: 0.22



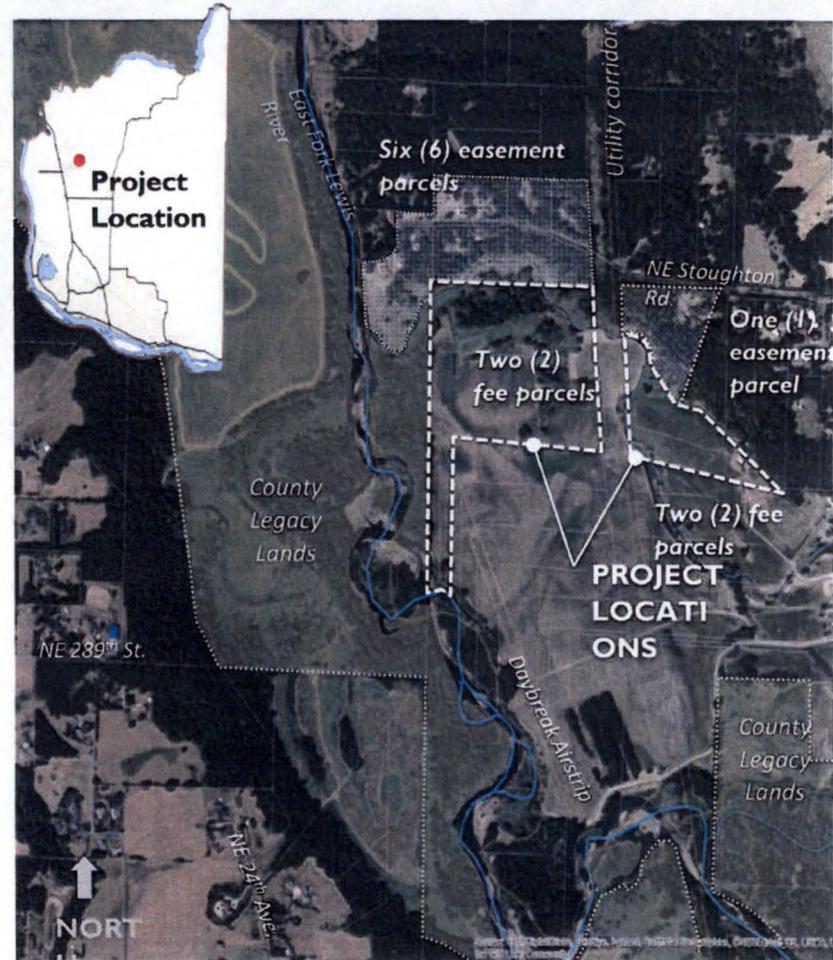
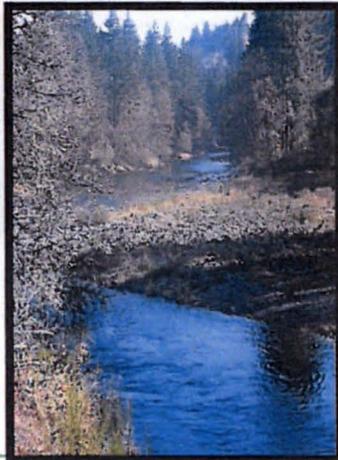
Total Cost: \$55,000 **CF Request: \$27,500** **Sponsor Match: \$27,500** **Grant Potential: N/A**

Primary Objective: Provide a key greenway and trail corridor that connects the city's Hathaway and Schmid Family parks

East Fork Lewis River – Mason Creek

Conservation Futures 2017

Sponsor: Clark County
Acres: 65



Total Cost: \$726,599

CF Request: \$726,599

Sponsor Match: N/A

**Grant Potential:
\$544,199**

Primary Objective: Implement the sixth highest rated salmon recovery project of 55 identified in the Lower East Fork Lewis River Aquatic Habitat Restoration Plan.

Bolen Creek Habitat / Trail Acquisition
Conservation Futures 2017

Sponsor: City of La Center
Acres: 5.48



Total Cost: \$154,000

**CF Request:
\$139,000**

**Sponsor Match:
\$15,000**

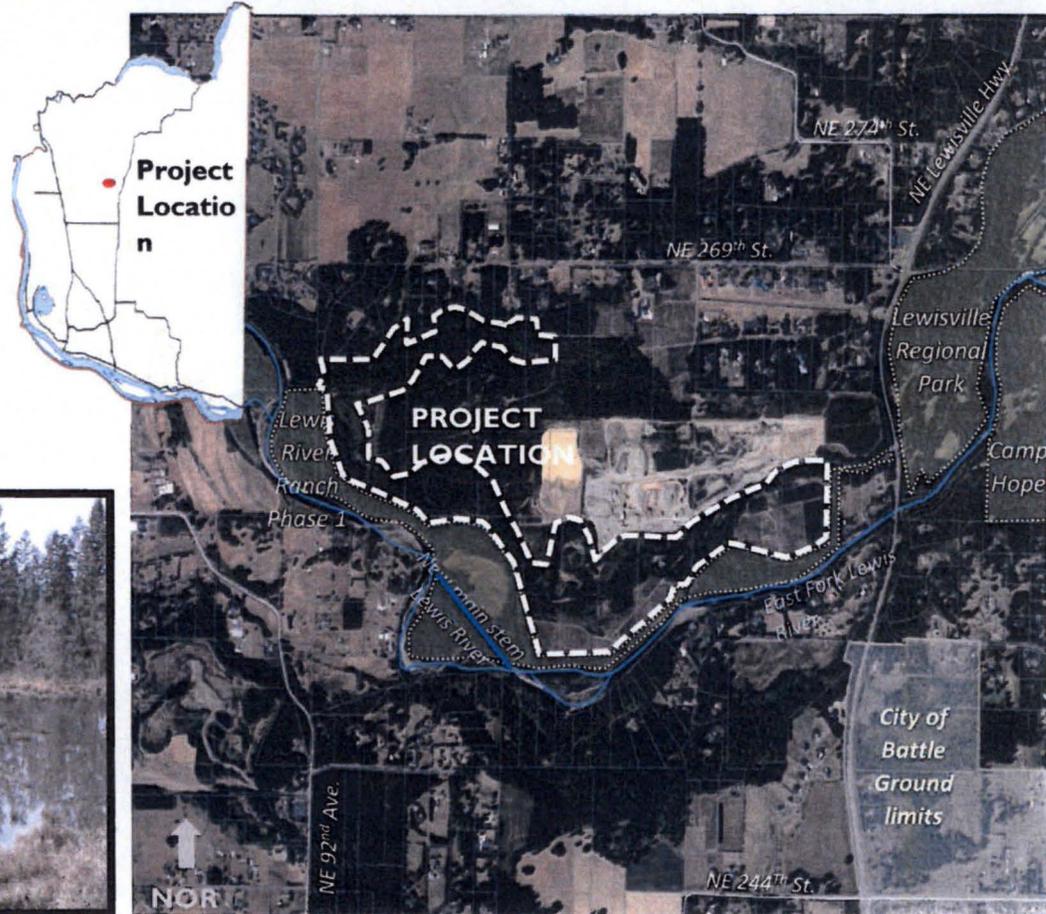
Grant Potential: N/A

Primary Objective: Acquire a key link in the City's Trails and Pathway Plan that connects northern portions of the city to the East Fork Lewis River.

Lewis River Ranch – Phase II

Conservation Futures 2017

Sponsor: Clark County
Acres: 160



Total Cost:
\$2,300,000

CF Request:
\$2,000,000

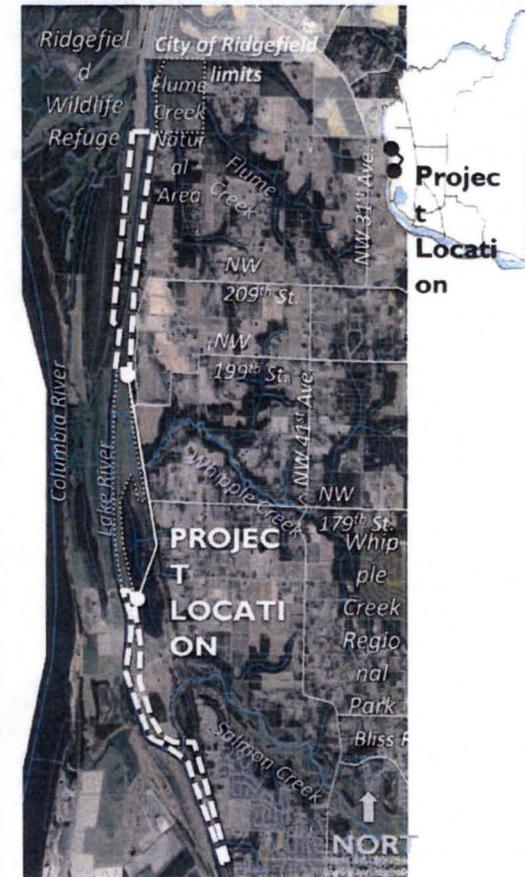
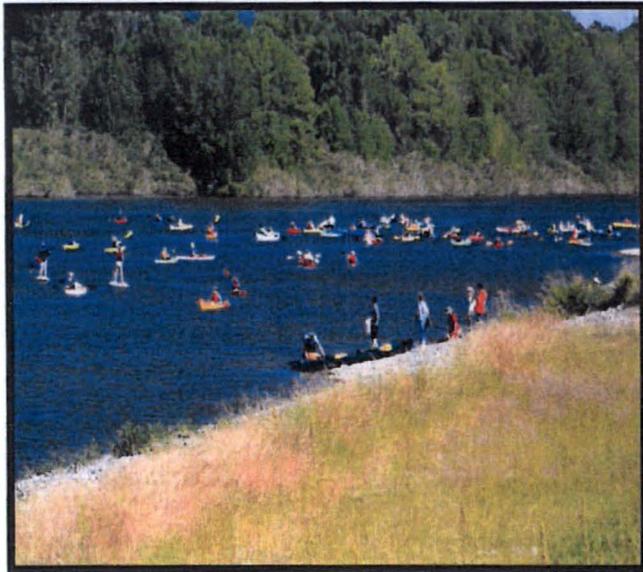
Sponsor Match:
\$300,000

Grant Potential:
\$1,000,000

Primary Objective: Expand an 89-acre legacy land between Daybreak and Lewisville Parks in order to relieve overcrowding at Lewisville Park and serve unmet recreational demands.

Lake River Water Trail Conservation Futures 2017

Sponsor: Clark County
Acres: 81



Total Cost: \$486,000

**CF Request:
\$486,000**

Sponsor Match: N/A

**Grant Potential:
\$253,000**

Primary Objective: Provide shore-based staging and stopping areas along Lake River in support of the Lewis River-Vancouver Lake Water Trail Master Plan

Yacolt Forest – Phase I

Conservation Futures 2017

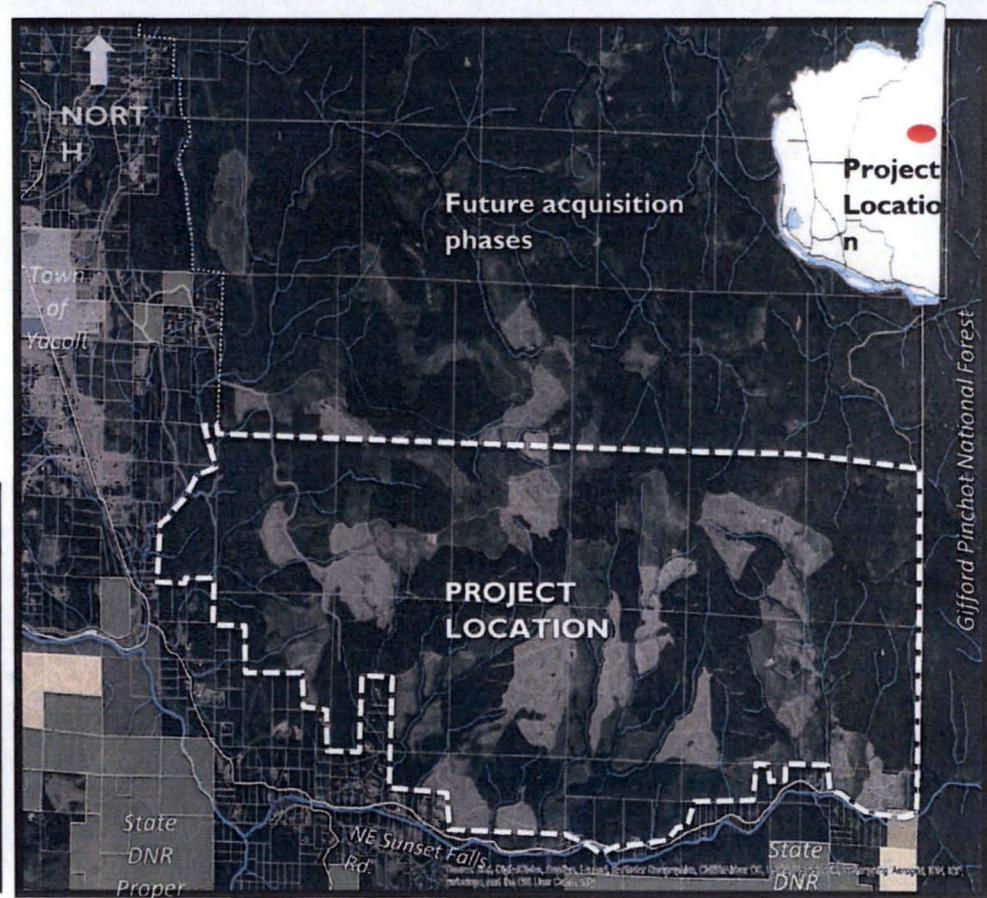
Sponsor: Columbia Land Trust
Acres: 8,445



Photo source: Columbia Land Trust



Photo source: Eric Bjorkman



Total Cost:
\$4,332,500

CF Request:
\$1,083,125

Sponsor Match:
\$3,249,375

Grant Potential: N/A

Primary Objective: Acquire a conservation easement to ensure that 8,445 acres of high-quality forestland are committed to long-term timber production and opened to public access.

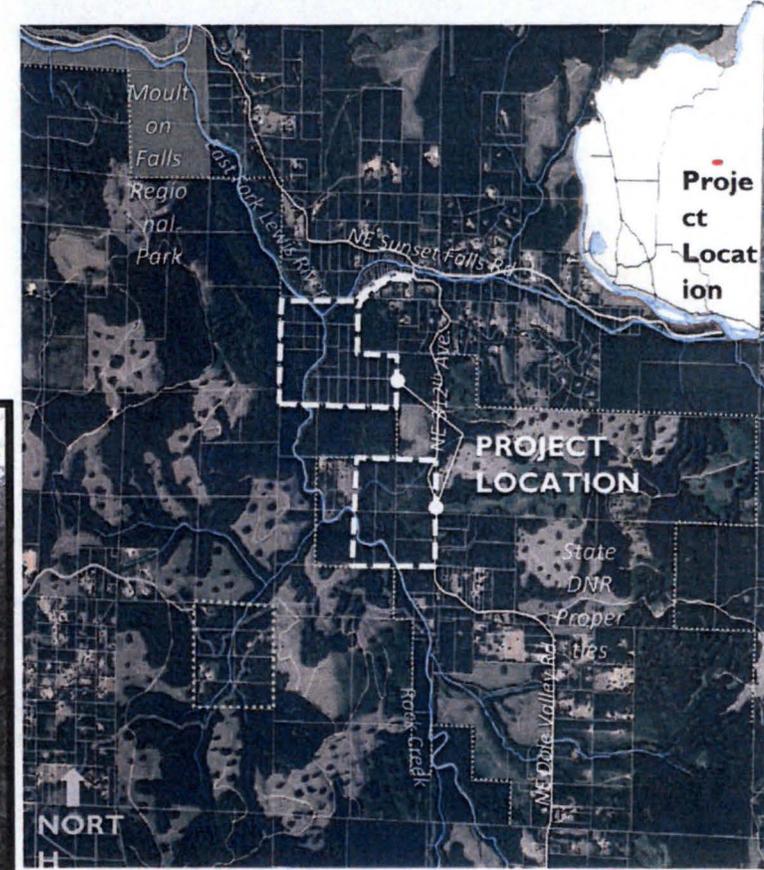
Rock Creek Forest Conservation Futures 2017

Sponsor: Columbia Land Trust

Acres: 362



Photo credits: Ray Richards



Total Cost:
\$1,732,500

CF Request:
\$1,332,500

Sponsor Match:
\$400,000

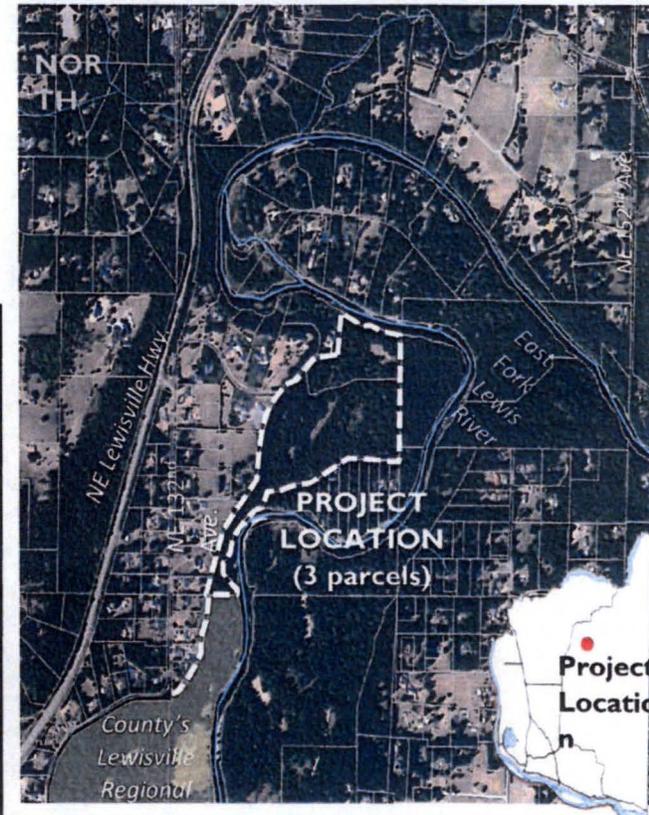
Grant Potential:
\$350,000

Primary Objective: Acquire a conservation easement to ensure that 360 acres of high-quality forestland, including critical steelhead habitat, are committed to long-term timber production.

East Fork Lewis River - Optimists Sponsor: Columbia Land Trust

Conservation Futures 2017

Acres: 43



Total Cost: \$539,500

**CF Request:
\$339,500**

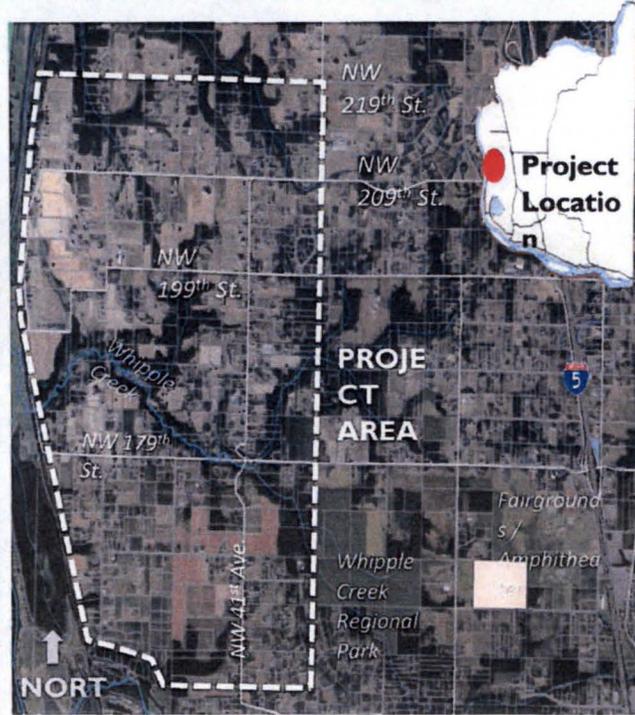
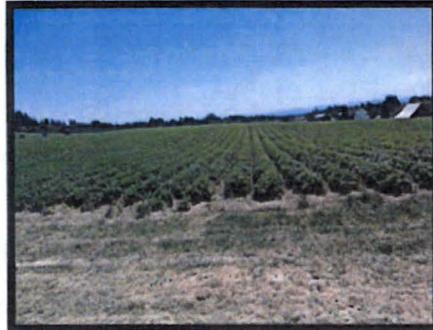
**Sponsor Match:
\$200,000**

Grant Potential: N/A

Primary Objective: Protect significant resources along the East Fork Lewis River and enable continued use of the property for a youth camp.

Middle Salmon / Lower Whipple Creeks Farm Preservation

Conservation Futures 2017 Sponsor: Clark County / Acres: 150



Total Cost:
\$1,700,000

CF Request:
\$1,500,000

Sponsor Match:
\$200,000

Grant Potential:
\$750,000

Primary Objective: Set aside some conservation futures funds to support purchase of development rights on some of the county's most valuable farm land based on soil conditions, parcel size, ongoing farm production and other factors.

NOTICE OF PUBLIC HEARING

The Board of County Councilors will hold a public hearing at 10 a.m. on **Tuesday, the 7th day of November, 2017** in the councilors' Hearing Room, Sixth Floor, Public Service Center, 1300 Franklin Street, Vancouver, Wash. to consider:

Approval of the recommended list of Conservation Futures projects and authorize issuance of \$7 million in bonds, with principal and interest to be repaid over 20 years using Conservation Futures revenue.

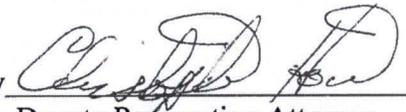
More information concerning this matter may be obtained by contacting Pat Lee, Clark County Public Works Legacy Lands Program Coordinator, 360-397-6118 x4070.

Any person wishing to give testimony regarding this matter should appear at the time, date, and place above stated.

BOARD OF COUNTY COUNCILORS


Clerk of the Board

Approved as to Form Only
ANTHONY F. GOLIK
Prosecuting Attorney

By 
Deputy Prosecuting Attorney

PLEASE PUBLISH: October 27, 2017



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Voice (360) 397-2322; **Relay** 711 or (800) 833-6388
Fax (360) 397-6165; **Email** ADA@clark.wa.gov