



CITY COUNCIL REGULAR MEETING AGENDA
Monday, June 3, 2019, 7:00 PM
City Hall, 616 NE 4th Avenue

NOTE: For both public comment periods - come forward when invited; state your name and address; limit comments to three minutes. Written comments can be given to the City Clerk. If it is a public hearing or a quasi-judicial matter, special instructions will be provided.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL




IV. MAYOR

- A. Mayor's Volunteer Spirit Award

V. RECESS FOR AWARD PHOTOS

VI. PUBLIC COMMENTS

VII. CONSENT AGENDA





- A. Automated Clearing House and Claim Checks Approved by Finance Committee
- B. \$41,109.00 Stormwater Outfall Inspection Professional Services with Otak Inc.
(Submitted by Sam Adams)
 [Otak Inc. Professional Services Agreement](#)
- C. \$97,663 Lower Prune Hill Booster Station Predesign Professional Services Contract with HDR Inc. (Submitted by Sam Adams)
 [HDR Professional Services Agreement](#)
[Exhibit B Terms and Conditions](#)
- D. \$730,532 Brady Road Improvements Professional Services Contract Supplement 2 to PBS Engineering and Environmental (Submitted by James Carothers)
 [Brady Road Consultant Contract Supplement 2](#)

NOTE: Consent Agenda items may be removed for general discussion or action.

VIII. NON-AGENDA ITEMS

- A. Staff
 - B. Council
 - C. Mayor Announcements
-

IX. MEETING ITEMS

- A. Public Hearing for Ordinance No. 19-004 Amending the 2019 Budget Ordinance 18-024
Presenter: Cathy Huber Nickerson, Finance Director
 [Ordinance 19-004 - Spring Omnibus](#)
[Ordinance 19-004 Attachment A](#)
- B. Public Hearing for Ordinance No. 19-005 Amending Title 5 of Camas Municipal Code, Adding Business Licenses Requirements and Procedures
Presenter: Cathy Huber Nickerson, Finance Director
- C. Resolution No. 19-005 Creating New Assistant Finance Director Position
Presenter: Jennifer Gorsuch, Administrative Services Director
 [Resolution 19-005 Creating the Assistant Finance Director](#)
[Exhibit "A" - Assistant Finance Director Job Description and Salary Scale](#)
- D. Resolution No. 19-007 Multifamily Tax Exemption for Sixth and Birch Mixed Use Building
Presenter: Sarah Fox, Senior Planner
 [Staff Report](#)
[Resolution 19-007](#)
[Exhibit A - Agreement](#)
[Exhibit B - Application Materials](#)
[Exhibit C - Email from Ross Kelly](#)
[Exhibit D - Camas Municipal Code \(CMC\) Chapter 3.86](#)
- E. Public Hearing for the Six Year Transportation Improvement Program
Presenter: James Carothers, Engineering Manager
 [6 Year Street Plan Staff Report](#)
[6 Year Street Plan List](#)
[6 Year Street Plan Map](#)
[6 Year Street Plan Appendices](#)

X. PUBLIC COMMENTS

XI. ADJOURNMENT

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.

Mayor's
VOLUNTEER SPIRIT AWARD

in the City of Camas, presented to

ELLIE NEILL

For showing leadership and responsibility by participating
in the Helen Baller Safety Patrol program.

Dated this 3rd day of June, 2019

Shannon Turk

Shannon Turk, Mayor





Professional Services Agreement

Project Name:	2019 Outfall Inspections
Otak Project No.:	019308.000
Otak Project Contact:	Trista Kobluskie
Client Name:	City of Camas
Client Mailing Address:	616 NE 4 th Avenue, Camas, WA 98607
Project Street Address or Description:	Camas, WA
Property Owner (if different from Client):	City of Camas

We appreciate the opportunity to submit this Professional Services Agreement for your Project. Below please find our proposed scope of work and fee, as well as our standard terms and conditions. If agreed, please sign below, keep a copy for your records, and return a copy to us. This Agreement will be effective as of the last date of signature below, and we will proceed upon receipt unless you request we await a Notice to Proceed.

Thank you for this opportunity. We look forward to working with you on this project.

Signed:

Signed:

Printed:

Printed:

Title:

Title:

Company:

Company:

Date:

Date:

SCOPE attached as Exhibit A

FEE attached as Exhibit B

Scope and Fee Conditions and Assumptions

Our scope of services and fees, as outlined herein, are based on the following assumptions and conditions:

1. The proposed fee does not include fees for subconsultants or reimbursable expenses. Any subconsultant fees or reimbursable expenses will be added with a 10% handling, coordination, and integration markup.

TERMS and CONDITIONS

Compensation

1. Client agrees to compensate Otak for the Services as provided above. Hourly rates are subject to change.
2. Otak will not exceed the estimated fee without Client's prior written authorization.
3. On signing, Client shall pay Otak the following amount to be applied against the last invoice: \$0.
4. Outsourced expenses will be invoiced as provided above, and if silent above, at cost plus 10%.
5. Estimated fees are only for Services identified above. If Client changes the Project or changes the scope, manner, or timing of Otak's professional services, the parties shall negotiate an adjustment to the terms, compensation, and/or schedule. All unadjusted terms of this Agreement shall continue to apply.
6. Client shall pay each invoice within thirty (30) days of the date of the invoice. Failure to then pay shall constitute default, and interest at the higher of 18% per annum or the legal rate shall accrue. On default, Otak may suspend all Services until Client pays in full and may terminate this Agreement as of the 30th day of default. Otak shall not be liable for any damages or costs incurred by Client, its subcontractors, agents, employees, or assigns because of any suspension or termination, including but not limited to indirect, incidental, consequential, punitive or economic damages. On suspension or termination, Otak may require an additional deposit to resume performance, to be applied to the last invoice and any excess returned.
7. If the Project is idle more than sixty (60) cumulative days, Otak may re-estimate its fees and scope of work.
8. Client shall also pay Otak at its then-applicable hourly rates, and reimburse all actual costs, to comply with demands for documents or testimony involving the Project in any proceeding where Otak is not a party.
9. Disputes or questions regarding an invoice or portion thereof shall not be cause for Client to withhold payment for other portions due. No deductions, offsets, or withholdings shall be made for any reason unless Otak agrees in advance to such adjustments or has been found to be legally liable for such amounts, nor shall payment to Otak be withheld, postponed, or contingent upon receipt by the Client of offsetting reimbursement or credit from the contractor or other parties causing additional expenses.

Insurance

10. Client understands and agrees that Otak's errors and omissions professional liability insurance is a policy under which the costs of defense, including attorneys' fees, are deducted from the policy principal.
11. If Client offers insurance specific to the Project, Client shall offer Otak the option to enroll if applicable.
12. The Client and Otak waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, but only to the extent covered by any property or other insurance. The Client and Otak shall each require similar waivers from their contractors, consultants, and agents.
13. If the Client requires types and limits of insurance in addition to the types and limits Otak normally maintains, Client shall pay Otak for costs incurred for the additional coverages.

Standard of Care; Information; Safety; Schedule; Submitted Information; Confidentiality

14. The standard of care for all professional services by Otak will be the skill and care used by members of the same profession performing similar services and practicing under similar circumstances at the same time and in the same locale. Otak makes no warranties, express or implied, as to Otak's services.
15. Otak may rely without liability on the accuracy and completeness of information provided by Client, its consultants and contractors, and information from public records, without independent verification.
16. Otak shall have no responsibility for, or control over, the construction means, manner, methods, techniques, or safety precautions employed by others in the development or construction of the Project.

17. If Otak's duties include Project site observation or visits, Otak shall visit the site as described above to become generally familiar with the quality and progress of the Project. Otak shall not be required to make continuous or exhaustive inspections to check the quality or quantity of the work being done on the Project.
18. Otak's review of a contractor's submittal, shop drawings, product data, or samples is only for general conformance with the information given in the contract documents. It is not conducted to determine the accuracy of details such as dimensions or quantities, or for substantiating instructions for installation or performance of equipment or systems. The contractor(s) remain responsible for accurate content in submitted documents, coordination of their work with other trades, and confirming and correlating dimensions. Review is not approval of safety precautions, construction means, methods, techniques, sequences, or procedures.
19. Client agrees that Otak does not have access to Client's customer or other partner information. Otak agrees to not disclose confidential or proprietary information received from Client if marked as "Confidential" or "Proprietary." Otak will not use such information for its own benefit, or disclose to any third party without Client's written consent. This shall not apply to any information (a) in the public domain at the time disclosed, (b) already known without restriction to the party receiving it at the time disclosed, (c) lawfully learned from a third party, or (d) required by law to be disclosed.

Limitations of Liability

20. **No control over markets:** Otak does not have control over market conditions, or contractors' methods of pricing or performance, including the cost of labor, material, equipment, or services furnished by others, which may affect any opinions of probable cost, financial evaluations, feasibility studies, economic analyses of alternate solutions, and utilitarian considerations of operations and maintenance costs.
21. **Certification limitation:** Otak shall not certify or warrant conditions Otak cannot ascertain.
22. **Limitation of liability:** The total aggregate liability of Otak and its officers, directors, employees, agents, and consultants to Client and anyone claiming through Client for any and all injuries, claims, losses, expenses, or damages related to the Services, the Project, or this Agreement, from any cause or causes whatsoever arising in tort, statute, or contract, shall not exceed the lesser of Otak's total compensation for the Services or Otak's applicable insurance.
23. **Waiver of consequential damages:** Neither party shall be liable to the other for incidental, indirect, or consequential damages arising out of, or connected in any way to the Project or this Agreement. This includes, but is not limited to, loss of use, loss of profits, loss of income, loss of reputation, unrealized savings or diminution of property value and shall apply to any cause of action arising in tort, statute, or contract.
24. **No liability for Client actions:** Otak shall not be responsible for a Client's directive, substitution, or acceptance of non-conforming work made or given without Otak's written approval.
25. **No individual liability:** No shareholder, principal, member, officer, director, partner, employee, or other representative of Otak shall have personal liability to Client, or any other party, relating to this Agreement.
26. **Force majeure:** Otak shall not be liable for delay or failure outside of Otak's reasonable control, including without limitation inclement weather, strikes, lockouts, labor troubles, accidents, fire, earthquake, civil commotion, war or consequences of war, government acts, restrictions or requisitions, failure of manufacturers or suppliers, suspension of shipping facilities, or any act or default of a carrier. In such a situation, Client shall accept the Services and pay for the same when provided, so long as a mutually acceptable revision is made to the scope of services and compensation.
27. **Accrual of claims:** Any cause of action between the parties to this Agreement arising out of any damages caused by the performance of, or failure to perform under, this Agreement, shall be deemed to have accrued, and all statutes of limitations and repose shall commence to run by the earlier of the date of substantial completion of the Project or 30 days following the date of Otak's final invoice.

Dispute Resolution

28. **Termination:** Either party may terminate this Agreement with ten (10) calendar days' written notice. If Client terminates, Client shall pay Otak for Services performed to the date of termination plus termination expenses, such as but not limited to reassignment of personnel, subcontract termination costs, and related closeout costs. If Otak terminates, Client shall pay Otak for Services performed to the date of termination when Otak delivers all Instruments of Service as defined below completed in whole or in part.
29. **Mediation:** Before initiating any legal proceeding, the parties agree to submit all claims or disputes to non-binding mediation with an agreed mediator by written request to the other party. This shall survive completion or termination of this Agreement, but neither party may call for mediation if time-barred under applicable law. Client agrees to provide for Otak's review a claim validation or other expert opinion satisfying any "certificate of merit" statutes under the law of the Project's location.
30. **Law and Venue:**
 - a. This Agreement shall be construed according to the state law of the Project's location.
 - b. Any litigation between Otak and Client related to this Agreement shall occur in Multnomah County, Oregon, or the Oregon federal district court in Portland, Oregon.

- c. This paragraph shall not apply to lien foreclosure proceedings by Otak where the Project is located.

31. **Indemnification:**

- a. Client shall indemnify Otak and its related companies, and their respective officers, directors, and employees, from and against all damages arising out of or relating to the following: (a) damages caused by the negligence or willful misconduct of Client and/or its principals, employees, or subcontractors; (b) Client's use of information prepared by Otak other than for the Project without Otak's written consent; (c) hazardous substances at or adjacent to the Project; (d) any certificate regarding the Project by Otak for a government entity, lender, or other third party, except as to Otak's negligence; (e) Otak's use of intellectual property provided by Client.
- b. Otak shall indemnify Client and its officers, directors, and employees from and against damages arising out of or relating to Otak's work on the Project to the extent such damages are caused by the negligence of Otak, and/or its officers, directors, or employees in performing the Services.
- c. Neither indemnification obligation shall extend beyond the date when legal or equitable proceedings would be time-barred.

Intellectual property

32. Otak and its consultants shall be deemed the authors and owners of their respective reports, notes, drawings, specifications, data, calculations, and other documents, including those in electronic form ("Instruments of Service") and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet regulatory requirements is not publication in derogation of the reserved rights.
33. Otak grants to Client a nonexclusive license to use Otak's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering, and adding to the Project, provided Client has performed under this Agreement. Otak shall obtain similar nonexclusive licenses from its consultants. If Otak suspends or terminates this Agreement, this license shall terminate. Otak shall not assign, delegate, sublicense, pledge, or transfer such license to another party without Client's prior written agreement. Unauthorized use of the Instruments of Service is at the Client's risk without liability to Otak.
34. If Client uses Instruments of Service without retaining their author(s) or beyond the scope of Client's license, Client releases Otak and its consultant(s) and shall defend, indemnify, and hold harmless Otak and its consultants from all costs and expenses of claims asserted by any third party from such use.

Electronic Media Release

35. Client may request Otak to provide it plans, specifications, Building Information Model files, or other electronic files in electronic form (collectively "electronic media" or "EM").
36. Client acknowledges that the EM are supplemental information provided only for convenience. The EM are not legally binding contract documents; may not be reliable; are not for fabrication or construction; may not include all revisions; may be inaccurate from electronic storage, transmission, or technology incompatibility; may be revised by others without Otak's consent; may vary when plotted; or may corrupt the Client's data.
37. Any use and/or change to the EM including by Client, its subcontractors, and consultants will be at Client's sole risk, and without liability, risk, or expense to Otak. Any altered EM shall have all indices of Otak's ownership, professional name, and/or involvement in the Project removed.
38. Client agrees to release, defend, indemnify, and hold harmless Otak, its consultants, and their respective officers and employees from and against any and all claims, demands, losses, expenses, damages, penalties, and liabilities including, without limitation, attorneys' fees including pre-claim and on appeal, arising from reliance on, use of, or change to the EM, and to require this of any agent to which Client provides EM.
39. Otak makes no warranties, either expressed or implied, as to the EM, including but not limited to warranties of merchantability or of fitness for any particular purpose.

Hazardous materials

40. Except to the extent of its gross negligence or willful misconduct, Otak has no liability or responsibility for any hazardous materials including but not limited to identification, handling, mitigation, and/or disposal.

The contract documents

41. This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, written and oral, courses of dealing, or other understandings between the parties. No modification of this Agreement shall be binding unless acknowledged by both parties.
42. There are no third-party beneficiaries to this Agreement.
43. Neither party shall assign the entire Agreement without the other's written consent.
44. Any term or provision of this Agreement held unenforceable shall be stricken with no effect on the remainder.



Exhibit A

City of Camas Illicit Discharge Detection and Elimination Field Screening Scope of Work Otak Project #: 19308 May 6, 2019

Project Description

The City of Camas (City) is regulated by the Washington State Department of Ecology (Ecology) National Pollutant Discharge Elimination System (NPDES) Phase 2 Municipal Stormwater Permit (Permit). The City has requested Otak's assistance in measures required to meet the conditions of section S5.C.3.c.i Illicit Discharge Detection and Elimination (IDDE). The City has identified an inventory of 124 outfalls for inspection in 2019. Otak will work with the City to refine the inventory, if necessary, and then conduct field screening of outfalls.

Scope of Work

Task 1 – Project Management

The Project team will plan, manage, and execute the tasks described herein in accordance with the schedule, budget, and quality expectations. This project management task includes the following work activities:

- Manage the quality control review of all work activities and project deliverables
- Prepare and submit a monthly invoice and progress report
- Monthly project coordination, telephone conversations, and email correspondence

Task 2 – IDDE Field Screening

Task 2.1 – Inventory Review and Field Mapping

Otak staff will review the City's outfall inventory to establish an approved inspection list and field map prior to beginning field work. The inventory review and field mapping will include the following tasks:

- Set up SharePoint site to transfer as-built and GIS data to and from the City
- Review existing outfall information including as-built plans, existing GIS data, and inventory data
- Meetings with City staff to approve inventory and field map

Task 2.2 – Fieldwork

Otak staff will conduct field screening using outfall inspection as the methodology. Screening will include the following tasks:

- Field-verify outfall location using GPS
- Photograph outfalls
- Inspect outfalls for indications of illicit discharges, including flow, odor, discoloration, oil sheens, etc.
 - If flow is detected, the field crew will collect flow rate, temperature, pH and ammonia using portable equipment and supplies, such as thermometer and test strips
- Characterize outfalls with respect to presence of an illicit discharge as unlikely, potential, suspect or obvious, based on field observations

- If an obvious illicit discharge is present, Otak will record any observations of a source if one appears to be in the immediate vicinity
- Record notes about access issues, or inability to access an outfall, when pertinent

Field procedures will be guided by *Illicit Connection and Illicit Discharge Field Screening and Source Tracing Guidance Manual* (by Herrera Environmental Consultants, Inc. for Department of Ecology, 2013). For outfalls with potential or suspected illicit discharges, Otak will refer inspection reports to the City's Project Manager within one business day.

Task 2.3 – Data Management & Summary Report

Once field screening is complete, Otak will upload the collected information into Google Earth or GIS Database and provide the data to the City. Otak will prepare a summary report to assist the City in documenting the process for its NPDES annual report.

Task 2 Assumptions

- Fieldwork preparation is included, such as setting up GPS equipment and obtaining supplies
- A crew of two staff will conduct the screening fieldwork
- Field investigations will take place between July and the end of September
- Field screening will be scheduled only on dry days preceded by a 48-hour dry period
- We will attempt to inspect 124 outfalls one time each, assuming an average of about 10 outfalls per field day
- Otak will inspect as many outfalls as possible until the Task 2.2 contracted budget is reached

Task 2 Deliverables

- Digital outfall location data and photographs
- Hard copy or scanned outfall data sheets
- Timely referrals of potential or suspected illicit discharges to the City's PM by email
- Summary report, including list of outfalls where illicit discharges were suspected

Schedule

All field screening will take place during the dry season, July through September. The completed data, outfall data sheets, and summary report will be provided to the City by December 1, 2019.

Exclusions

The scope of work does not include sample collection for laboratory analysis or source tracing of potential or suspected illicit discharges.

Exhibit B

City of Camas IDDE Field Screening

Fee Estimate

Otak, Inc.

Otak Project 19308

Task	Primary Services	Civil Engineer VIII	Engineering Designer IV	Planner Associate IV	Planner Associate II	Project Admin. Asst	Total Hours	Total Budget by Task
TASK 1: PROJECT MANAGEMENT								
	Project Management	4		10		1	15	\$1,741.00
TASK 2: FIELD SCREENING								
2.1	Inventory Review and Field Mapping	1	16	8	40		65	\$5,826.00
2.2	Fieldwork	1	80	16	96	4	197	\$17,766.00
2.2	Data Management and Summary Report	1	40	24	96	2	163	\$14,576.00
	<i>Total Hours</i>	7	136	58	232	7	440	
	<i>Billing Rate</i>	\$154	\$97	\$105	\$82	\$75		
	<i>Total Labor Cost</i>	\$1,078	\$13,192	\$6,090	\$19,024	\$525		\$39,909.00
	<i>Direct Expenses (3%)</i>							\$1,200.00
	Total	\$1,078	\$13,192	\$6,090	\$19,024	\$525		\$41,109.00

MASTER SHORT FORM AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT is made as of this _____ day of _____, 2019, between the City of Camas, hereinafter referred to as "OWNER", and HDR Engineering, Inc., hereinafter referred to as "ENGINEER" or "CONSULTANT," for engineering services as described in this Agreement.

WHEREAS, OWNER desires to retain ENGINEER, a professional engineering firm, to provide professional engineering, consulting and related services ("Services") on one or more projects in which the OWNER is involved; and

WHEREAS, ENGINEER desires to provide such services on such projects as may be agreed, from time to time, by the parties;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION I. PROJECT TASK ORDER

- 1.1 This Agreement shall apply to as many projects as OWNER and ENGINEER agree will be performed under the terms and conditions of this Agreement. Each project ENGINEER performs for OWNER hereunder shall be designated by a "Task Order." A sample Task Order is attached to this Agreement and marked as Exhibit "A". No Task Order shall be binding or enforceable unless and until it has been properly executed by both OWNER and ENGINEER. Each properly executed Task Order shall become a separate supplemental agreement to this Agreement.
- 1.2 In resolving potential conflicts between this Agreement and the Task Order pertaining to a specific project, the terms of this Agreement shall control.
- 1.3 ENGINEER will provide the Scope of Services as set forth in Part 2 of each Task Order.

SECTION II. RESPONSIBILITIES OF OWNER

In addition to the responsibilities described in paragraph 6 of the attached "HDR Engineering, Inc. Terms and Conditions for Professional Services," OWNER shall have the responsibilities described in Part 3 of each Task Order.

SECTION III. COMPENSATION

Compensation for ENGINEER’s Services shall be in accordance with Part 5 of each Task Order, and in accordance with paragraph 11 of the attached HDR Engineering, Inc. Terms and Conditions.

SECTION IV. TERMS AND CONDITIONS OF ENGINEERING SERVICES

The HDR Engineering, Inc. Terms and Conditions, which are attached hereto in Exhibit B, are incorporated into this Agreement by this reference as if fully set forth herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

“OWNER”

BY: _____

NAME: _____

TITLE: _____

ADDRESS: _____

HDR ENGINEERING, INC.
“ENGINEER”

BY: _____

NAME: _____

TITLE: _____

ADDRESS: _____

EXHIBIT A

TASK ORDER

This Task Order pertains to an Agreement by and between _____, (“OWNER”), and HDR Engineering, Inc. (“ENGINEER”), dated _____, 20____, (“the Agreement”). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER:

PROJECT NAME:

PART 1.0 PROJECT DESCRIPTION:

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

PART 3.0 OWNER’S RESPONSIBILITIES:

PART 4.0 PERIODS OF SERVICE:

PART 5.0 ENGINEER’S FEE:

PART 6.0 OTHER:

This Task Order is executed this _____ day of _____, 20____.

“OWNER”

HDR ENGINEERING, INC.
“ENGINEER”

BY: _____

BY: _____

NAME: _____

NAME: _____

TITLE: _____

TITLE: _____

ADDRESS: _____

ADDRESS: _____

EXHIBIT B
TERMS AND CONDITIONS

HDR Engineering, Inc.

Terms and Conditions for Professional Services

1. STANDARD OF PERFORMANCE

The standard of care for all professional engineering, consulting and related services performed or furnished by ENGINEER and its employees under this Agreement will be the care and skill ordinarily used by members of ENGINEER's profession practicing under the same or similar circumstances at the same time and in the same locality. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with ENGINEER's services.

2. INSURANCE/INDEMNITY

ENGINEER agrees to procure and maintain, at its expense, Workers' Compensation insurance as required by statute; Employer's Liability of \$250,000; Automobile Liability insurance of \$1,000,000 combined single limit for bodily injury and property damage covering all vehicles, including hired vehicles, owned and non-owned vehicles; Commercial General Liability insurance of \$1,000,000 combined single limit for personal injury and property damage; and Professional Liability insurance of \$1,000,000 per claim for protection against claims arising out of the performance of services under this Agreement caused by negligent acts, errors, or omissions for which ENGINEER is legally liable. If flying an Unmanned Aerial System (UAS or drone), ENGINEER will procure and maintain aircraft unmanned aerial systems insurance of \$1,000,000 per occurrence. OWNER shall be made an additional insured on Commercial General and Automobile Liability insurance policies and certificates of insurance will be furnished to the OWNER. ENGINEER agrees to indemnify OWNER for third party personal injury and property damage claims to the extent caused by ENGINEER's negligent acts, errors or omissions. However, neither Party to this Agreement shall be liable to the other Party for any special, incidental, indirect, or consequential damages (including but not limited to loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; cost of capital; and/or fines or penalties), loss of profits or revenue arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to any such damages caused by the negligence, errors or omissions, strict liability or breach of contract.

3. OPINIONS OF PROBABLE COST (COST ESTIMATES)

Any opinions of probable project cost or probable construction cost provided by ENGINEER are made on the basis of information available to ENGINEER and on the basis of ENGINEER's experience and qualifications, and represents its judgment as an experienced and qualified professional engineer. However, since ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s)' methods of determining prices, or over competitive bidding or market conditions, ENGINEER does not guarantee that proposals, bids or actual project or construction cost will not vary from opinions of probable cost ENGINEER prepares.

4. CONSTRUCTION PROCEDURES

ENGINEER's observation or monitoring portions of the work performed under construction contracts shall not relieve the contractor from its responsibility for performing work in accordance with applicable contract documents. ENGINEER shall not control or have charge of, and shall not be responsible for, construction means, methods, techniques, sequences, procedures of construction, health or safety programs or precautions connected with the work and shall not manage, supervise, control or have charge of construction. ENGINEER shall not be responsible for the acts or omissions of the contractor or other parties on the project. ENGINEER shall be entitled to review all construction contract documents and to require that no provisions extend the duties or liabilities of ENGINEER beyond those set forth in this Agreement. OWNER agrees to include ENGINEER as an indemnified party in OWNER's construction contracts for the work, which shall protect ENGINEER to the same degree as OWNER. Further, OWNER agrees that ENGINEER shall be listed as an additional insured under the construction contractor's liability insurance policies.

5. CONTROLLING LAW

This Agreement is to be governed by the law of the state where ENGINEER's services are performed.

6. SERVICES AND INFORMATION

OWNER will provide all criteria and information pertaining to OWNER's requirements for the project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations. OWNER will also provide copies of any

OWNER-furnished Standard Details, Standard Specifications, or Standard Bidding Documents which are to be incorporated into the project.

OWNER will furnish the services of soils/geotechnical engineers or other consultants that include reports and appropriate professional recommendations when such services are deemed necessary by ENGINEER. The OWNER agrees to bear full responsibility for the technical accuracy and content of OWNER-furnished documents and services.

In performing professional engineering and related services hereunder, it is understood by OWNER that ENGINEER is not engaged in rendering any type of legal, insurance or accounting services, opinions or advice. Further, it is the OWNER's sole responsibility to obtain the advice of an attorney, insurance counselor or accountant to protect the OWNER's legal and financial interests. To that end, the OWNER agrees that OWNER or the OWNER's representative will examine all studies, reports, sketches, drawings, specifications, proposals and other documents, opinions or advice prepared or provided by ENGINEER, and will obtain the advice of an attorney, insurance counselor or other consultant as the OWNER deems necessary to protect the OWNER's interests before OWNER takes action or forebears to take action based upon or relying upon the services provided by ENGINEER.

7. SUCCESSORS, ASSIGNS AND BENEFICIARIES

OWNER and ENGINEER, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the covenants of this Agreement. Neither OWNER nor ENGINEER will assign, sublet, or transfer any interest in this Agreement or claims arising therefrom without the written consent of the other. No third party beneficiaries are intended under this Agreement.

8. RE-USE OF DOCUMENTS

All documents, including all reports, drawings, specifications, computer software or other items prepared or furnished by ENGINEER pursuant to this Agreement, are instruments of service with respect to the project. ENGINEER retains ownership of all such documents. OWNER may retain copies of the documents for its information and reference in connection with the project; however, none of the documents are intended or represented to be suitable for reuse by OWNER or others on extensions of the project or on any other project. Any reuse without written verification or adaptation by ENGINEER for the specific purpose intended will be at OWNER's sole risk and without liability or legal exposure to ENGINEER, and OWNER will defend, indemnify and hold harmless ENGINEER from all claims, damages, losses and expenses, including attorney's fees, arising or resulting therefrom. Any such verification or adaptation will entitle ENGINEER to further compensation at rates to be agreed upon by OWNER and ENGINEER.

9. TERMINATION OF AGREEMENT

OWNER or ENGINEER may terminate the Agreement, in whole or in part, by giving seven (7) days written notice to the other party. Where the method of payment is "lump sum," or cost reimbursement, the final invoice will include all services and expenses associated with the project up to the effective date of termination. An equitable adjustment shall also be made to provide for termination settlement costs ENGINEER incurs as a result of commitments that had become firm before termination, and for a reasonable profit for services performed.

10. SEVERABILITY

If any provision of this agreement is held invalid or unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provision, term or condition shall not be construed by the other party as a waiver of any subsequent breach of the same provision, term or condition.

11. INVOICES

ENGINEER will submit monthly invoices for services rendered and OWNER will make payments to ENGINEER within thirty (30) days of OWNER's receipt of ENGINEER's invoice.

ENGINEER will retain receipts for reimbursable expenses in general accordance with Internal Revenue Service rules pertaining to the support of expenditures for income tax purposes. Receipts will be available for inspection by OWNER's auditors upon request.

If OWNER disputes any items in ENGINEER's invoice for any reason, including the lack of supporting documentation, OWNER may temporarily delete the disputed item and pay the remaining amount of the invoice. OWNER will promptly notify ENGINEER of the dispute and request clarification and/or correction. After any dispute has been settled, ENGINEER will include the disputed item on a subsequent, regularly scheduled invoice, or on a special invoice for the disputed item only.

OWNER recognizes that late payment of invoices results in extra expenses for ENGINEER. ENGINEER retains the right to assess OWNER interest at the rate of one percent (1%) per month, but not to exceed the maximum rate allowed by law, on invoices which are not paid within thirty (30) days from the date OWNER receives ENGINEER's invoice. In the event undisputed portions of ENGINEER's invoices are not paid when due, ENGINEER also reserves the right, after seven (7) days prior written notice, to suspend the performance of its services under this Agreement until all past due amounts have been paid in full.

12. CHANGES

The parties agree that no change or modification to this Agreement, or any attachments hereto, shall have any force or effect unless the change is reduced to writing, dated, and made part of this Agreement. The execution of the change shall be authorized and signed in the same manner as this Agreement. Adjustments in the period of services and in compensation shall be in accordance with applicable paragraphs and sections of this Agreement. Any proposed fees by ENGINEER are estimates to perform the services required to complete the project as ENGINEER understands it to be defined. For those projects involving conceptual or process development services, activities often are not fully definable in the initial planning. In any event, as the project progresses, the facts developed may dictate a change in the services to be performed, which may alter the scope. ENGINEER will inform OWNER of such situations so that changes in scope and adjustments to the time of performance and compensation can be made as required. If such change, additional services, or suspension of services results in an increase or decrease in the cost of or time required for performance of the services, an equitable adjustment shall be made, and the Agreement modified accordingly.

13. CONTROLLING AGREEMENT

These Terms and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice-to-proceed, or like document.

14. EQUAL EMPLOYMENT AND NONDISCRIMINATION

In connection with the services under this Agreement, ENGINEER agrees to comply with the applicable provisions of federal and state Equal Employment Opportunity for individuals based on color, religion, sex, or national origin, or disabled veteran, recently separated veteran, other protected veteran and armed forces service medal veteran status, disabilities under provisions of executive order 11246, and other employment, statutes and regulations, as stated in Title 41 Part 60 of the Code of Federal Regulations § 60-1.4 (a-f), § 60-300.5 (a-e), § 60-741 (a-e).

15. HAZARDOUS MATERIALS

OWNER represents to ENGINEER that, to the best of its knowledge, no hazardous materials are present at the project site. However, in the event hazardous materials are known to be present, OWNER represents that to the best of its knowledge it has disclosed to ENGINEER the existence of all such hazardous materials, including but not limited to asbestos, PCB's, petroleum, hazardous waste, or radioactive material located at or near the project site, including type, quantity and location of such hazardous materials. It is acknowledged by both parties that ENGINEER's scope of services do not include services related in any way to hazardous materials. In the event ENGINEER or any other party encounters undisclosed hazardous materials, ENGINEER shall have the obligation to notify OWNER and, to the extent required by law or regulation, the appropriate governmental officials, and ENGINEER may, at its option and without liability for delay, consequential or any other damages to OWNER, suspend performance of services on that portion of the project affected by hazardous materials until OWNER: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the hazardous materials; and (ii) warrants that the project site is in full compliance with all applicable laws and regulations. OWNER acknowledges that ENGINEER is performing professional services for OWNER and that ENGINEER is not and shall not be required to become an "arranger," "operator," "generator," or "transporter" of hazardous materials, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA), which are or may be encountered at or

near the project site in connection with ENGINEER's services under this Agreement. If ENGINEER's services hereunder cannot be performed because of the existence of hazardous materials, ENGINEER shall be entitled to terminate this Agreement for cause on 30 days written notice. To the fullest extent permitted by law, OWNER shall indemnify and hold harmless ENGINEER, its officers, directors, partners, employees, and subconsultants from and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) caused by, arising out of or resulting from hazardous materials, provided that (i) any such cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or injury to or destruction of tangible property (other than completed Work), including the loss of use resulting therefrom, and (ii) nothing in this paragraph shall obligate OWNER to indemnify any individual or entity from and against the consequences of that individual's or entity's sole negligence or willful misconduct.

16. EXECUTION

This Agreement, including the exhibits and schedules made part hereof, constitute the entire Agreement between ENGINEER and OWNER, supersedes and controls over all prior written or oral understandings. This Agreement may be amended, supplemented or modified only by a written instrument duly executed by the parties.

17. ALLOCATION OF RISK

OWNER AND ENGINEER HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING ENGINEER'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE RISKS, SO, TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF ENGINEER (AND ITS RELATED CORPORATIONS, SUBCONSULTANTS AND EMPLOYEES) TO OWNER AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE LESSER OF \$1,000,000 OR ITS FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF ENGINEER'S SERVICES OR THIS AGREEMENT REGARDLESS OF CAUSE(S) OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY.

18. LITIGATION SUPPORT

In the event ENGINEER is required to respond to a subpoena, government inquiry or other legal process related to the services in connection with a legal or dispute resolution proceeding to which ENGINEER is not a party, OWNER shall reimburse ENGINEER for reasonable costs in responding and compensate ENGINEER at its then standard rates for reasonable time incurred in gathering information and documents and attending depositions, hearings, and trial.

19. NO THIRD PARTY BENEFICIARIES

No third party beneficiaries are intended under this Agreement. In the event a reliance letter or certification is required under the scope of services, the parties agree to use a form that is mutually acceptable to both parties.

20. UTILITY LOCATION

If underground sampling/testing is to be performed, a local utility locating service shall be contacted to make arrangements for all utilities to determine the location of underground utilities. In addition, OWNER shall notify ENGINEER of the presence and location of any underground utilities located on the OWNER's property which are not the responsibility of private/public utilities. ENGINEER shall take reasonable precautions to avoid damaging underground utilities that are properly marked. The OWNER agrees to waive any claim against ENGINEER and will indemnify and hold ENGINEER harmless from any claim of liability, injury or loss caused by or allegedly caused by ENGINEER's damaging of underground utilities that are not properly marked or are not called to ENGINEER's attention prior to beginning the underground sampling/testing.

21. UNMANNED AERIAL SYSTEMS

If operating UAS, ENGINEER will obtain all permits or exemptions required by law to operate any UAS included in the services. ENGINEER's operators have completed the training, certifications and licensure as required by the applicable jurisdiction in which the UAS will be operated. OWNER will obtain any necessary permissions for ENGINEER to operate over private property, and assist, as necessary, with all other necessary permissions for operations.



**Washington State
Department of Transportation**

Supplemental Agreement Number <u>02</u>		Organization and Address	
Original Agreement Number S-587		PBS Engineering and Environmental 415 W 6th Street, Suite 601 Vancouver, WA 98660 Phone: 360.695.3488	
Project Number S-587	Execution Date 12/17/14	Completion Date 6/30/21	
Project Title NW Brady Road Improvements	New Maximum Amount Payable 1,549,306		
Description of Work NW Brady Road Improvements N W 16th Avenue to 500' North of NW 25th Avenue Complete 30%, 60&, 90% and final design including surveying, environmental permitting and documentation, right of way acquisition, construction inspection and management. Original Agreement Amount = \$818,774.00 Supplement 1 extended time only Supplement 2 Amount = \$730,532.00			

The Local Agency of City of Camas
desires to supplement the agreement entered in to with PBS Engineering and Environmental
and executed on 12/17/14 and identified as Agreement No. S-587

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.
The changes to the agreement are described as follows:

I

Section 1, SCOPE OF WORK, is hereby changed to read:
see attached exhibit "A"

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: Completion date is 6/30/21

III

Section V, PAYMENT, shall be amended as follows:
See attached CM Budget

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.
If you concur with this supplement and agree to the changes as stated above, please sign in the Appropriate spaces below and return to this office for final action.

By: _____ By: _____

Consultant Signature

Approving Authority Signature

Date

SUPPLEMENT 2 EXHIBIT "A"

SCOPE OF WORK Construction Administration Services

NW Brady Road Improvements City of Camas, Washington

GENERAL DESCRIPTION

The City of Camas (City) has asked PBS to perform construction management support for the **NW Brady Road Improvements** Project. The project is currently in the Final Design phase and is expected to start construction in June 2019. PBS is proposing the scope items below to accommodate this work.

In general, the construction engineering phase will involve, but not be limited to, the following key components and deliverables:

- 1) Preparation and submittal of monthly invoices to City for services performed
- 2) Construction management and administration
- 3) Attendance at preconstruction conference
- 4) Preparation of Record of Materials (ROM)
- 5) Review of material submittals
- 6) Tracking of weekly statements of working days
- 7) Prepare and review of contractor monthly pay estimates and submittal to City
- 8) Review of contractor proposals for alternate "or equal" materials
- 9) Lead and attend at weekly on-site construction meetings preparing g agendas as needed.
- 10) Construction engineering support
- 11) Construction Inspection
- 12) Preparation and submittal of construction record drawings after construction
- 13) Preparation of draft project closeout paperwork

ASSUMPTIONS

The following assumptions are specific to the work involved with construction management and inspection:

- 1) Construction will be completed by July 2020, within an assumed 14 months.
- 2) Construction staking will be performed by PBS Contractor.
- 3) Probable start of construction: May 2019.
- 4) Probable end of construction: July 2020.
- 5) The City will be responsible for bid opening, award, and contract execution for the proposed project.
- 6) As an extension of City staff, PBS will provide final approval of construction related paperwork items. City staff will have approval authority on changes that alter the scope, schedule or budget on the construction project. The PBS Construction Manager will be responsible for distribution of paperwork items to the Contractor, City staff, and PBS' Construction Inspector.

- 7) The City staff, with assistance from the PBS Construction Manager, will be responsible for any negotiations or management of disputes with the Contractor, utility companies, or private property owners.
- 8) PBS will maintain documentation as items are reviewed and approved.
- 9) In this scope, "PBS" is used to represent both PBS' Construction Manager, Project Assistant and Project Inspector, unless otherwise indicated in the task description.

SCOPE OF WORK

Task 14: Project Management and Coordination

Sub-Task 14.1: Contract Administration, Invoicing, and Progress Reports

PBS will perform project management services to include the following:

- 1) Prepare and submit monthly invoices. Each invoice will include: date period covered by invoice, number of hours worked during the billing period with billing rates shown, expenses and associated mark-ups, total cost for labor and expenses for the billing period, and a total amount summarizing labor and expenses. No additional markup will be included in the billing by PBS. Assumes project set-up and 14 monthly invoices.
- 2) Prepare a Contract Summary Report to accompany the monthly invoices. The Contract Summary Report will list each invoice as well as current invoice with an itemized summary of invoice numbers, dates, and amounts billed for labor and expenses. The Contract Summary Report will also list the total amount billed to date, total amount remaining under contract, and contract expiration date.
- 3) Maintain contract-required documentation. Provide copies of project files and records to the City for audits and public information requests. Final documents shall be provided in electronic format as requested.
- 4) Maintain WSDOT required reporting such as quarterly Project reports (QPRs)

Sub-Task 14.1: Deliverables

- 1) Monthly invoices, and Contract Summary Reports
- 2) Project documentation

Sub-Task 14.2: Preconstruction and Kickoff Meetings

- 1) An initial kickoff/coordination meeting will be conducted with PBS' project team and City staff to establish procedures/protocols and communication requirements for the project. This meeting should occur prior to bid opening.
- 2) PBS will assist City staff with the bid opening, award and execution of the construction contract.
- 3) PBS will assist the City with coordination of the preconstruction conference. PBS will schedule the conference, invite attendees, produce an agenda, and take meeting notes.
- 4) Pre-bid meeting, if required.

Assumptions:

- 1) Coordination and pre-construction meetings will be attended by the PBS construction services manager, design engineer, office engineer and inspector.

Sub-Task 14.2: Deliverables

- 1) Kickoff coordination meeting agenda and notes provided to the City.

- 2) Preconstruction conference meeting agenda and notes provided to the City and the prime Contractor.

Sub-Task 14.3: Utility Coordination

PBS will facilitate and coordinate with the Contractor and with the utilities companies to ensure the relocation of their facilities.

Sub-Task 14.3: Deliverables

- 1) Copies of written communications with utilities.

Sub-Task 14.4 – Construction Advertisement Assistance

The City will advertise the project for construction. Consultant will provide assistance during the bidding process.

- 1) During the advertisement period Consultant will work with the city staff to answer questions from bidders and to prepare addenda as necessary. Addenda will be posted to the City website by the City.
- 2) PBS will review contractor bids, review bidding documents and make a recommendation for award.
- 3) Consultant will assist City staff with award and execution, as necessary.

Sub-task 14.4 Deliverables

- 1) Addenda as necessary.
- 2) Contract award recommendation.

Task 15: Construction Management and Engineering

Sub-Task 15.1 Construction Surveying and Staking

PBS will provide construction surveying and staking, monumentation and aerial photography services.

Sub-Task 15.1.1 Construction Staking

Construction staking tasks include:

- 1) Verify, establish, and maintain site control
- 2) Silt Fence, High Visibility Fence, and Saw Cuts
- 3) Sanitary Sewer (connections and cleanouts)
- 4) Storm (ponds, manholes, cleanouts, CB's, outfalls, and pipe)
- 5) Water (hydrants, blow-offs, bends, tees, and pipe)
- 6) Final Curb
- 7) Joint Utility Trench (centerline every 50' with finish grade)
- 8) Retaining Walls
- 9) Light Poles: (26 total)
- 10) Electrical Pedestrian signals (Brady Rd and 16th Ave (7 total))
- 11) Asbuilts (Storm, sanitary, and water. Assume traffic control provided by contractor)

Assumptions:

- 1) Asbuilts will be surveyed for underground features only. Storm sewer, sanitary sewer and waterlines.
- 2) Contractor will provide traffic control when necessary for survey crew access.
- 3) Stakes will be placed one time.
- 4) Re-staking will be added work.
- 5) A contingency staking task will be added for additional surveying

Sub-Task 15.1.1 Deliverables:

- 1) Construction staking plan sheet, cut sheets and/or notes
- 2) Asbuilt notes

Sub-Task 15.1.2 Monumentation

PBS will verify existing monuments that are to be maintained and those that will be destroyed during construction. PBS will obtain monument destruction permit from the DNR, replace destroyed monuments and file a post construction record of survey.

Sub-Task 15.1.2 Deliverables:

- 1) Create a list of monuments that are to be maintained and those that will be destroyed during construction.
- 2) Create and file a monument destruction permit with the State DNR
- 3) Replace monuments
- 4) Set monuments for centerline control.
- 5) Create and file a post construction record of survey with the State DNR

Sub-Task 15.1.3 UAS Services

PBS will perform UAS flights and take aerial photo and videography for sharing through the City's website. This service includes post flight processing of photos and videos plus storage of the post processed pictures and videos.

Assumptions:

- 1) Drone services are contingent on FAA authorization
- 2) 1 flight per month for 14 months

Sub-Task 15.1.3 Deliverables:

- 1) Monthly (12) videos taken end-to-end over the construction site.
- 2) Monthly (12) panoramic photos from 3 vantage points, north end, mid project and south end
- 3) Web-links for attachment to the city website.

Sub-Task 15.1.4 CPU Facility Staking

PBS will stake the following project elements prior to the Contractor starting work:

- 1) Proposed right-of-way and back of sidewalk at the following locations:
 - a. Along the back of walk/curb behind walk in the southwest corner of NW Brady Rd and NW 16th Ave, frequently enough to accurately place the new vault and equipment for CPU Loc #2, #3 and #4, and along the right-of-way both sides of the angle point at CPU Loc #4.

- b. Back of walk and right-of-way on the west side of NW Brady Rd beginning at STA 10+50 and running to STA 17+00 @ every 50 feet.
 - c. Back of walk and right-of-way on the east side of NW Brady Rd beginning at STA 12+00 and running to STA 14+50 @ every 50 feet, and at STA 17+00.
- 2) Cuts/fills to finish grades marked on all of the stakes in order to have the conduits and equipment installed at the correct elevations.

Assumptions:

- 1) Stakes will be placed one time.
- 2) Re-staking will be added work.

Sub-Task 15.1.4 Deliverables:

- 1) Construction staking plan sheet, cut sheets and/or notes

Sub-Task 15.2: Prepare Record of Materials (ROM)

PBS will prepare a Record of Materials (ROM) and maintain a documented record of material submittals. PBS will log in and track each approved submittal by the City. PBS duties will include the following:

- 1) PBS will develop the ROM with material acceptance criteria.
- 2) PBS will provide the City with a draft ROM for approval and update the ROM acceptance criteria as needed by the City during construction.

Assumptions:

- 1) The ROM will the items in the current engineer's estimate. Assumes 120 bid items.

Sub-Task 15.2: Deliverables

- 1) Record of Materials (ROM)

Sub-Task 15.3: On-Site Meetings

PBS will attend on-site project progress and utility coordination meetings. Other specific pre-work meetings may include the following (based on need during construction or Contractor request): traffic control/staging, construction surveying, HMAC paving, and striping. PBS will issue meeting notes for each meeting attended. Generally, PBS' Construction Manager or Project Assistant, PBS Inspector, and Contractor will be in attendance. Progress meetings will be used to promote effective communication between the City, PBS, Contractor, and other project stakeholders.

Assumptions:

- 1) Assumes 25 on-site meetings of up to 2-hours each.
- 2) Assume 1-hour per meeting and agenda and notes

Sub-Task 15.3: Deliverables

- 1) Construction meeting notes provided to the City.

Sub-Task 15.4: Material Submittals

PBS will receive and review material submittals (Manufacturer's Certificates of Compliance, Certificates of Material Origin, cut sheets, Qualified Product List sheets, etc.), construction sequence schedules, shop drawings, and other items required from the Contractor to ensure compliance with contract requirements. PBS will review the following submittals, including but not limited to: material-specific submittals, HMA and

concrete mix designs, retaining wall calculations and drawings, illumination materials, landscape items, and others required by construction contract specifications.

PBS will receive, review, and maintain material submittals. Upon completion of review, PBS will provide approved submittals to the City of appropriate approval requirements for material submittals. PBS will transmit the approvals to the Contractor.

Assumptions:

- 1) Assumes up to 50 material submittals covering materials as listed in the current engineer's estimate.
- 2) Assumes 3 hours per submittal.

Sub-Task 15.4: Deliverables

- 1) Copies of approved material submittals.
- 2) Copies of written communications with the Contractor.

Sub-Task 15.5: Construction Administration and Engineering

PBS' Construction Manager will coordinate with the PBS Inspector and City staff throughout the duration of the project, keep a record of decisions made, review and recommend solutions to change order requests, and review progress and final progress estimates. PBS will review and track Contractor labor compliance documentation, including subcontracts, utilization reports, and subcontractor paid reports. PBS will review the following submittals, including but not limited to: traffic control plans, staging plans, erosion and pollution control plans, quality control plan, construction schedules, and others required by construction contract specifications. Approvals will be by the City Engineer.

PBS duties will include the following:

- 1) PBS will receive and review the SPCC Plan and provide the City with a recommendation of approval criteria.
- 2) PBS will review the Contractor's proposed Monthly Pay Estimate. PBS will provide a draft Monthly Pay Estimate to the City for review and approval. Assumed a total of six (14) monthly estimates plus the final estimate.
- 3) PBS will receive and review daily reports recording pertinent information such as: Contractor's hours on the site, weather conditions, and data relative to potential Change Orders, Minor Change Orders, or changed conditions, site visitors, daily activities, and decisions.
- 4) PBS will review and track the Contractor's D/M/WBE documentation.
- 5) PBS will review, check and track the Contractor's certified payrolls, sublet requests and "Buy America Requirements.
- 6) PBS will prepare the SWPPP for the City and assist with transfer to the Contractor.
- 7) PBS will receive and review Contractor's Erosion Control Inspection reports. PBS will notify the City staff if any irregularities or concerns are identified.
- 8) PBS will receive and review Requests to Sublet Work for approval of subcontractors and provide the City with approved documents.
- 9) PBS will receive, review, and determine the acceptability of schedules provided by the contractor. These may include the Progress Schedule, Schedule of Submittals, and Schedule of Values.

Assumptions:

- 1) Assumes 1-review of each document

- 2) Assumes half of the documents will have to be returned to the Contractor for re-submittal.
- 3) Assume re-review for half of submitted documents

Sub-Task 15.5: Deliverables

- 1) Copies of plans and reports provided by the Contractor with approval
- 2) Copies of Erosion Control Inspection Reports to the City
- 3) D/M/WBE documentation
- 4) Checked certified payrolls
- 5) SWPPP transfer documentation.
- 6) Draft of Monthly Pay Estimates for review and approval
- 7) Copies of Inspector's daily reports
- 8) Copies of written communications
- 9) Record of field decisions
- 10) Record of Contractor labor compliance, including subcontracts
- 11) Copies of Schedules provided by the Contractor

Sub-Task 15.6: Response to Questions and Change Orders

PBS will assist the City in response to requests for information (RFI) and response for clarifications (RFC) by the Contractor and provide supplemental information as needed to maintain the progress of the work. If field adjustments are required, as a result of a change in conditions or a desired change by the City, PBS will prepare necessary change order documents and plan revisions for approval by City staff. PBS will provide the City with draft change order documents for review, approval, and issuance to the Contractor.

PBS' duties will include the following:

- 1) PBS will assist the City with addressing construction questions and RFIs from the Contractor.
- 2) PBS will assist the City with processing RFCs from the Contractor.
- 3) PBS will assist the City with preparing change orders and provide these to the City for approval and issuance to the Contractor.
- 4) PBS will prepare design changes associated with change orders (including exhibits) during the construction process.

Assumptions:

- 1) Address up to 20 RFI's
- 2) Process up to 10 RFC's
- 3) Prepare up to 10 change orders
- 4) Prepare up to four design changes.

Exclusions: Approval of change order paperwork to Contractor.

Sub-Task 15.6: Deliverables

- 1) Copies of RFIs to the City staff
- 2) Copies of RFCs to the City staff
- 3) Draft Change Orders to the City for approval and issuance to the Contractor
- 4) Plan sheets for design changes

Task 16: Construction Observation

Sub-Task 16.1: Site Visits

PBS' Construction Manager will perform site visits as necessitated by concerns or issues arising from construction, or when requested by the City.

Assumptions:

- 1) Site visits will be weekly for up to 14 months.

Sub-Task 16.1: Deliverables

- 1) Copies of written communications
- 2) Copies of observation reports

Sub-Task 16.2: Geotechnical Support

The PBS geotechnical staff will perform site visits during, excavation, backfill, construction of cement amended subgrade and other times as necessary. PBS will coordinate to address any questions that may arise regarding this field of expertise.

Sub-Task 16.2 – Deliverables

- 1) Copies of construction recommendations.

Sub-Task 16.3 Material Testing

PBS will coordinate the testing of materials as required by the ROM. Test will be performed by third party (Columbia West Engineering.)

Assumptions:

- 1) Assumes material testing as follows:
 - Borrow
 - Four grading and SE
 - Five compaction tests.
 - CAS
 - Six compaction tests
 - CSBC
 - Four grading, SE and fracture
 - Six compaction tests
 - HMA
 - Six complete mix tests (graduation, oil content, rice density)
 - Three aggregate only tests
 - Eight compaction sub-lot tests
 - Gravel backfill for pipe zone
 - Six compaction tests
 - Concrete
 - One grading on coarse aggregate
 - One grading on fine aggregate
 - 12 sets cylinders and breaks

Sub-Task 16.3 – Deliverables:

- 1) Copies of test results and reports.

Sub-Task 16.4: Inspection Services

PBS shall provide on-site construction inspection services. The PBS' construction inspector will be the Engineer's agent for the project and will act as directed by, and under the supervision of the engineer. The inspector's oversight pertaining to the Contractor's work shall, in general, be with the engineer and Contractor, keeping the City staff advised as necessary. The inspector's interaction with subcontractors shall only be through, or with, the full knowledge and approval of the Contractor. The inspector shall communicate with City staff, with the knowledge of and under the direction of the engineer. For budgeting purposes, this assume full time inspection for 52 weeks during a total project time of 14 months. The inspector responsibilities will include the following:

- 1) Inspector will serve as the engineer's liaison with Contractor, working principally through Contractor's superintendent, and assist in providing information regarding the intent of the Contract Documents.
- 2) Inspector will assist in obtaining additional details or information from the City staff when required for proper execution of the work.
- 3) Inspector will conduct on-site observation of the project to ensure work is completed in accordance with the Contract Documents and advise the City staff if any changed conditions are encountered.
- 4) Inspector will coordinate in advance of scheduled major inspections, or specialty inspections and verify that appropriate City staff personnel are present, and that adequate records are kept.
- 5) Inspector will prepare a daily inspector report recording pertinent information such as: Contractor's hours on the site, weather conditions, and data relative to potential Change Orders, Field Orders, or changed conditions, site visitors, daily activities, and decisions.
- 6) Inspector will immediately notify the City staff of any site accidents, emergencies, acts of God endangering the work, or damage to property.
- 7) Inspector will review the contractor's pay estimates to ensure work being paid for has been completed. Inspector will track and process materials-on-hand in accordance with the Contract Documents.
- 8) Inspector will track bid item quantities daily.
- 9) Inspector will represent the City when communicating with Camas citizens.

Assumptions:

- 1) Project inspector on site up to 10 hours per day for 52 weeks over a total project time of 14 months.

Sub-Task 16.4: Deliverables

- 1) Daily Inspection Reports.
- 2) Daily Tracking of Bid Item Quantities.
- 3) Project photos

Task 17: Project Closeout and As-Builts

Sub-Task 17.1: As-Builts

The Final Plans will be revised to conform to construction record drawings from information supplied by the Contractor, and as reviewed by the PBS inspector.

PBS' duties will include the following:

- 1) PBS will review Construction Record Drawings provided by the Contractor.
- 2) PBS will submit the complete set to the City for approval.

Sub-Task 17.1: Deliverables

- 1) Reviewed Construction Record Drawings.

Sub-Task 17.2: Closeout Documentation

PBS will compile project closeout documentation and coordinate with the Contractor and the City to obtain the required documents. PBS will assemble project documentation and deliver to the City at project completion.

- 1) PBS's Construction Manager, Inspector and the City staff will perform final inspections and will create a list of punch list items. PBS's Construction Manager and the City staff will establish dates of substantial, physical, and contract completion.
- 2) PBS will prepare draft letters of substantial, physical, and contract completion for review, approval, and issuance by the City.
- 3) PBS will assemble construction documentation in binders for delivery to the City.
- 4) PBS will represent City staff in WSDOT/HLP file and project reviews and audits.

Sub-Task 17.2: Deliverables

- 1) Draft letters of substantial, physical, and contract completion for approval and issuance by the City
- 2) Hard copy of construction documentation and electronic files on CD

Task 18: Final Design

Task 18 Final Design (PE Phase closeout)

PBS will complete the final edits to the Plans, specifications and estimate. PBS will compile the bidding documents.

REIMBURSABLE EXPENSES

PBS has included reimbursable expenses for:

- 1) Vehicle mileage
- 2) Printing, copying, or binding services

NW Brady Road - CM Budget

City of Camas, Washington
 Wednesday, May 8, 2019

PBS

Task and Description															PBS	NW Brady Road Construction Management
	ENG - MANAGER VII	ENG III	ENG I	Survey V	Survey II	UAS Op	Const IV Insp	Const III Office	Principal Geologist	Geologist III	CAD Mngr	CAD 1	PRJ ADMIN II	Expense	TOTAL	BUDGET AMOUNT
Task 14: Project Management and Coordination															43,568.00	43,568.00
Sub-Task 14.1: Contract Administration, Invoicing, and Progress Reports	40.00										4.00	4.00	20.00		9,716.00	\$9,716.00
Sub-Task 14.2: Preconstruction and Kickoff Meetings	8.00	8.00					8.00	16.00						100.00	5,252.00	\$5,252.00
Sub-Task 14.3: Utility Coordination	8.00	40.00					60.00								13,460.00	\$13,460.00
Sub-Task 14.4: Advertisement and Award Support	8.00	60.00						60.00							15,140.00	\$15,140.00
Task 15: Construction Management and Engineering															220,147.00	220,147.00
Sub-Task 15.1: Construction surveying and staking															116,580.00	\$116,580.00
Sub-Task 15.1.1 Constuction Staking					960.00										84,480.00	\$84,480.00
Sub-Task 15.1.2 Monumentation				16.00	80.00										9,200.00	\$9,200.00
Sub-Task 15.1.3 UAS Services						190.00									19,380.00	\$19,380.00
Sub-Task 15.1.4 CPU Facility Staking					40.00										3,520.00	\$3,520.00
Sub-Task 15.2: Prepare Record of Materials (ROM)	4.00	8.00						120.00							15,412.00	\$15,412.00
Sub-Task 15.3: On-Site Meetings	75.00	20.00					50.00							500.00	22,155.00	\$22,155.00
Sub-Task 15.4: Material Submittals	2.00	20.00						150.00							19,880.00	\$19,880.00
Sub-Task 15.5: Construction Administration and Engineering	40.00	40.00						120.00							25,360.00	\$25,360.00
Sub-Task 15.6: Response to Questions and Change Orders	40.00	40.00						80.00							20,760.00	\$20,760.00
Task 16: Construction Observation															398,915.00	398,915.00
Sub-Task 16.1: Site Visits	120.00													500.00	21,500.00	\$21,500.00
Sub-Task 16.2: Geotechnical Support	10.00							10.00	20.00	40.00				500.00	13,800.00	\$13,800.00
Sub-Task 16.3: Material testing	5.00	10.00						40.00					29,500.00		36,115.00	\$36,115.00
Sub-Task 16.4: Inspection Services							2,600.00						2,500.00		327,500.00	\$327,500.00
Task 17: Project Closeout and As-Builts															25,054.00	25,054.00
Sub-Task 17.1: As-Builts	2.00	8.00					40.00	10.00				40.00			10,692.00	\$10,692.00
Sub-Task 17.2: Closeout Documentation	10.00	8.00					20.00	80.00							14,362.00	\$14,362.00
Task 18: Final Design (PE Phase close-out)															42,848.00	42,848.00
Task 18: Final Design	60.00	120.00	200.00									4.00	12.00		42,848.00	\$42,848.00
TOTAL HOURS	432.00	382.00	200.00	16.00	1,080.00	190.00	2,778.00	686.00	20.00	40.00	4.00	48.00	32.00			
HOURLY RATES	175.00	114.00	86.00	135.00	88.00	102.00	125.00	115.00	190.00	165.00	122.00	82.00	95.00			
TOTAL DOLLARS	75,600.00	43,548.00	17,200.00	2,160.00	95,040.00	19,380.00	347,250.00	78,890.00	3,800.00	6,600.00	488.00	3,936.00	3,040.00		730,532.00	730,532.00

ORDINANCE NO. 19-004

AN ORDINANCE amending the City of Camas' 2019 Budget Ordinance No. 18-024.

WHEREAS, the City Council of the City of Camas approved Ordinance No. 18-024 and adopted a budget for the years 2019-2020; and

WHEREAS, the City Council of the City of Camas desires to effectively utilize and manage the City's financial resources; and,

WHEREAS, the City Council of the City of Camas finds that the proposed adjustments to the Budget for 2019 reflect revenues and expenditures that are intended to ensure the provision of vital municipal services at acceptable levels; and,

WHEREAS, funds received in excess of estimated revenues during the current fiscal year, when authorized by an ordinance amending the original budget, may be included in the expenditure limitation, pursuant to RCW 35A.34.200(1)(d); and

WHEREAS, the City desires to undertake activities, which were not foreseen at the time of adopting the 2019-2020 budget; and

WHEREAS, pursuant to RCW 35A.34.150, the financial activities in the following funds could not have been reasonably foreseen at the time of adopting the 2019-2020 budget, and

WHEREAS, by Ordinance No. 2708, the City of Camas established a Biennial Budget process pursuant to the provisions of RCW 35A.34, including therewith procedures for modification of the Biennial Budget; and

WHEREAS, the proposed budget modifications as set forth herein have been provided to the City Council and to the public; and

WHEREAS, a public hearing as required on the proposed budget modifications has been held as required.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

Section I

Budget Amendment – Effect on Fund Revenues and Expenses. In summary form, modifications to the totals of estimated revenues and appropriations for each separate fund and the aggregate totals for all such funds combined are as shown on Attachment A for 2019.

ORDINANCE NO.

Section II

Adoption. The 2019 Amendments to the Budget of the City of Camas are hereby adopted.

Section III

Effective Date. This ordinance shall take force and be in effect five days from and after its publication according to law.

PASSED BY the Council and APPROVED by the Mayor this 3rd day of June, 2019.

SIGNED: _____
Mayor

SIGNED: _____
Clerk

APPROVED as to form:

City Attorney

2019 Budget Amendment - Fund Summary

	Beg Fund Balance	Budget Revenues (1)	Budget Expenses (1)	Estimated End Fund Balance	Budget Amendment Revenues	Budget Amendment Expenses	Amended Fund Balance	Note: Budget Packages
Operating Funds								
General	\$ 6,067,888	\$ 24,880,718	\$ (25,016,878)	\$ 5,931,728	\$ 3,000	\$ (353,482)	\$ 5,581,246	CF-1, CF-2,CF-5,CF-17,A-2,S-2,S-5,S-6,S-7,S-8,S-9,S-11,S-12
Streets	\$ 824,100	\$ 3,175,081	\$ (3,892,259)	\$ 106,922	\$ 36,375	\$ (126,217)	\$ 17,080	CF-1,CF-4,S-1,S-2, S-10
Tree Fund	\$ -	\$ 5,100	\$ (5,000)	\$ 100			\$ 100	
Camas/Washougal Fire & EMS	\$ 1,434,397	\$ 11,409,954	\$ (11,126,827)	\$ 1,717,524	\$ 47,739	\$ (47,739)	\$ 1,717,524	S-12
Cemetery	\$ 41,486	\$ 233,677	\$ (248,656)	\$ 26,507			\$ 26,507	
Capital/Enterprise Funds								
Unlimited GO Debt Service	\$ 44,209	\$ 610,000	\$ (622,734)	\$ 31,475			\$ 31,475	
Limited GO Debt Service	\$ -	\$ 1,179,534	\$ (1,179,534)	\$ -			\$ -	
REET	\$ 6,263,005	\$ 2,898,147	\$ (2,403,809)	\$ 6,757,343	\$ 15,000	\$ (654,202)	\$ 6,118,141	CF-3,CF-5,CF-6,CF-7,CF-10,CF-11
Park Impact Fee	\$ 902,130	\$ 692,242	\$ (607,950)	\$ 986,422		\$ (316,964)	\$ 669,458	CF-8,CF-9
Transportation Impact Fee	\$ 1,236,999	\$ 1,567,522	\$ (616,057)	\$ 2,188,464			\$ 2,188,464	
Fire Impact Fee	\$ 411,185	\$ 150,686	\$ -	\$ 561,871			\$ 561,871	
Brady Road Construction	\$ 1,170,000	\$ 4,880,000	\$ (6,050,000)	\$ -			\$ -	
Larkspur	\$ 900,000	\$ 1,350,000	\$ (2,250,000)	\$ -	\$ 118,000	\$ (118,000)	\$ -	A-3
Legacy Lands	\$ 7,627,444	\$ 2,675,438	\$ (10,302,882)	\$ -			\$ -	
Lake and Everett	\$ -	\$ 7,650,000	\$ (1,400,000)	\$ 6,250,000			\$ 6,250,000	
Facilities Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ (175,000)	\$ -	CF-3
Storm Water	\$ 2,521,157	\$ 1,631,306	\$ (2,351,393)	\$ 1,801,070		\$ (92,675)	\$ 1,708,395	A-5,S-2,S-3,S-4
Solid Waste	\$ 2,383,279	\$ 2,811,617	\$ (2,376,524)	\$ 2,818,372			\$ 2,818,372	
Water/Sewer	\$ 8,474,464	\$ 13,941,020	\$ (16,583,635)	\$ 5,831,849		\$ (756,400)	\$ 5,075,449	CF-12,CF-13,CF-16,A-3,S-2
W/S Capital Projects	\$ -	\$ 10,171,000	\$ (10,171,000)	\$ -	\$ 610,000	\$ (610,000)	\$ -	CF-12,CF-13,CF-16
WS Capital Reserve	\$ 8,449,954	\$ 3,382,956	\$ (550,000)	\$ 11,282,910			\$ 11,282,910	
WS Bond Reserve	\$ 1,661,363	\$ 31,616	\$ -	\$ 1,692,979			\$ 1,692,979	
North Shore Construction Project	\$ 5,935,405	\$ 76,422	\$ (1,275,000)	\$ 4,736,827		\$ (2,055,164)	\$ 2,681,663	CF-14, CF-15,A-1
Water Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ 21,335,212	\$ (21,335,213)	\$ (0)	A-4
\$ -								
Reserve Funds								
Lodging Tax	\$ 19,169	\$ 12,966	\$ (10,000)	\$ 22,135			\$ 22,135	
Firemen's Pension	\$ 2,165,157	\$ 34,463	\$ (379,113)	\$ 1,820,507			\$ 1,820,507	
Equipment Rental and Replacement	\$ 1,803,244	\$ 1,696,679	\$ (2,414,359)	\$ 1,085,564		\$ (15,000)	\$ 1,070,564	S-13
Retiree Medical	\$ -	\$ 154,664	\$ (154,664)	\$ -			\$ -	
LEOFF 1 Disability Board	\$ -	\$ 480,715	\$ (480,715)	\$ -			\$ -	
\$ -								
	\$ 60,336,035	\$ 97,783,523	\$ (102,468,989)	\$ 55,650,569	\$ 22,340,326	\$ (26,656,056)	\$ 51,334,840	
						\$ (4,315,729)	\$ (4,315,729)	

(1) Budgeted revenues and expenses reflect the 2017-2018 Adopted Budget

			Carry Forward	\$ (2,149,262)
				\$ (2,166,467)
Ord 18-24 Budget	\$ 97,783,523	\$ (102,468,989)	Administrative	\$ (1,746,649)
				\$ (419,818)
			Supplemental	\$ (419,818)
	\$ -	\$ -		\$ (0)

Attachment A

Adjustment #	Description	Note	Fund	Current Budget	Proposed Budget		Rev Increase Exp Decrease	Rev Decrease Exp Increase	Impact to Budget
CF-1	2018 Carry Forward & Prop Tax True-up	Streets	112	\$ 794,482	\$ 818,278	112-76-595-300-65		\$ (23,796)	\$ (23,796)
CF-1	Preservation Transfer from GF	Streets	112	\$ 781,903	\$ 818,278	112-00-397-001-00	\$ 36,375		\$ 36,375
CF-1	Adjust Fund Balance	Streets	112	\$ 106,922	\$ 117,105	112-00-308-000-00		\$ (12,579)	\$ (12,579)
CF-1	Transfer to Streets	General Fund	001	\$ 2,381,903	\$ 2,418,278	001-00-597-112-00		\$ (36,375)	\$ (36,375)
CF-1	Adjust Fund Balance	General Fund	001	\$ 5,931,728	\$ 5,968,103	001-00-508-000-00	\$ 36,375		\$ 36,375
CF-2	Building Inspector Vehicle	General Fund	001	\$ -	\$ 26,220	001-22-594-200-64		\$ (26,220)	\$ (26,220)
CF-2	Adjust Fund Balance	General Fund	001	\$ 7,763,249	\$ 7,737,029	001-00-508-000-00	\$ 26,220		\$ 26,220
CF-3	Generator Acquisition & Installation	Facilities Capital	318	\$ -	\$ 175,000	318-00-594-181-62		\$ (175,000)	\$ (175,000)
CF-3	Transfer In from REET	Facilities Capital	318	\$ -	\$ 175,000	318-00-397-300-00	\$ 175,000		\$ 175,000
CF-3	Transfer to Facilities Capital Fund	REET	300	\$ -	\$ 175,000	300-00-597-318-00		\$ (175,000)	\$ (175,000)
CF-3	Adjust Fund Balance	REET	300	\$ 6,757,343	\$ 6,582,343	300-00-508-000-00	\$ 175,000		\$ 175,000
CF-4	ADA Access Upgrades Carry Forward	Streets	112	\$ -	\$ 50,000	112-76-542-300-48		\$ (50,000)	\$ (50,000)
CF-4	Adjust Fund Balance	Streets	112	\$ 231,282	\$ 281,282	112-00-508-000-00	\$ 50,000		\$ 50,000
CF-5	Dalles Street Construction	REET Capital	300	\$ -	\$ 15,000	300-00-595-320-65		\$ (15,000)	\$ (15,000)
CF-5	Transfer in from General Fund	REET Capital	300	\$ -	\$ 15,000	300-00-397-001-00	\$ 15,000		\$ 15,000
CF-5	Transfer to REET from General Fund	General Fund	001	\$ -	\$ 15,000	001-00-597-300-00		\$ (15,000)	\$ (15,000)
CF-5	Adjust Fund Balance	General Fund	001	\$ 5,931,728	\$ 5,916,728	001-00-508-000-00	\$ 15,000		\$ 15,000
CF-6	Heritage Trailhead Improvements CF	REET Capital	300	\$ 50,000	\$ 92,925	300-00-594-763-63		\$ (42,925)	\$ (42,925)
CF-6	Heritage Trailhead Improvements CF	REET Capital	300	\$ 6,757,343	\$ 6,714,418	300-00-508-000-00	\$ 42,925		\$ 42,925
CF-7	Open Space/Trails/Parks Imp CF	REET Capital	300	\$ 225,000	\$ 371,937	300-00-594-762-61		\$ (146,937)	\$ (146,937)
CF-7	Adjust Fund Balance	REET Capital	300	\$ 6,757,343	\$ 6,610,406	301-00-508-000-00	\$ 146,937		\$ 146,937
CF-8	Wildlife League Carry Forward	PIF	301	\$ 25,000	\$ 271,847	301-00-594-762-61		\$ (246,847)	\$ (246,847)
CF-8	Adjust Fund Balance	PIF	301	\$ 986,422	\$ 739,575	301-00-508-000-00	\$ 246,847		\$ 246,847
CF-9	Parklands Trail to Heritage Trail CF	PIF	301	\$ 325,000	\$ 395,117	301-00-594-761-63		\$ (70,117)	\$ (70,117)
CF-9	Adjust Fund Balance	PIF	301	\$ 1,822,319	\$ 1,752,202	301-00-508-000-00	\$ 70,117		\$ 70,117
CF-10	Downtown Trail Carry Forward	REET Capital	300	\$ 25,000	\$ 274,340	300-00-594-765-63		\$ (249,340)	\$ (249,340)
CF-10	Adjust Fund Balance	REET Capital	300	\$ 6,757,343	\$ 6,508,003	300-00-508-000-00	\$ 249,340		\$ 249,340
CF-11	Skate Park Improvements	REET Capital	300	\$ 25,000	\$ 50,000	300-00-594-762-63		\$ (25,000)	\$ (25,000)
CF-11	Adjust Fund Balance	REET Capital	300	\$ 6,757,343	\$ 6,732,343	300-00-508-000-00	\$ 25,000		\$ 25,000
CF-12	North Shore Waterline	Water/Sewer Cap	426	\$ -	\$ 10,000	426-00-594-345-65	\$ -	\$ (10,000)	\$ (10,000)
CF-12	Transfer from W/S	Water/Sewer Cap	426	\$ -	\$ 10,000	426-00-397-432-02	\$ 10,000		\$ 10,000
CF-12	Transfer to W/S Capital	Water/Sewer	424	\$ 4,446,000	\$ 4,456,000	424-00-597-426-00		\$ (10,000)	\$ (10,000)
CF-12	Adjust Fund Balance	Water/Sewer	424	\$ 5,831,849	\$ 5,841,849	424-00-508-000-00	\$ 10,000		\$ 10,000
CF-13	Slow Sands Caustic Feed	Water/Sewer Cap	426	\$ 622,456	\$ 797,456	426-00-594-343-65		\$ (500,000)	\$ (500,000)
CF-13	Transfer from W/S	Water/Sewer Cap	426	\$ -	\$ 500,000	426-00-397-424-01	\$ 500,000		\$ 500,000
CF-13	Transfer to W/S Capital	Water/Sewer	424	\$ 4,446,000	\$ 4,946,000	424-00-597-426-00		\$ (500,000)	\$ (500,000)
CF-13	Adjust Fund Balance	Water/Sewer	424	\$ 5,166,535	\$ 4,666,535	424-00-508-000-00	\$ 500,000		\$ 500,000
CF-14	Lacamas Creek Pump Station	North Shore Proj	427	\$ 1,275,000	\$ 1,656,515	427-00-594-351-65		\$ (381,515)	\$ (381,515)
CF-14	Adjust Fund Balance	North Shore Proj	427	\$ 4,736,827	\$ 4,355,312	427-00-308-000-00	\$ 381,515		\$ 381,515
CF-15	North Shore Sewer Transmission	North Shore Proj	427	\$ -	\$ 50,000	427-00-594-350-65		\$ (50,000)	\$ (50,000)
CF-15	Adjust Fund Balance	North Shore Proj	427	\$ 3,050,037	\$ 3,000,037	427-00-308-000-00	\$ 50,000		\$ 50,000
CF-16	WWTP Roof Replacement	W/S Capital	426	\$ -	\$ 100,000	426-00-594-355-65		\$ (100,000)	\$ (100,000)
CF-16	Transfer from W/S Fund	W/S Capital	426	\$ 4,446,000	\$ 4,546,000	426-00-397-424-00	\$ 100,000		\$ 100,000
CF-16	Transfer to W/S Capital	Water/Sewer	424	\$ 4,446,000	\$ 4,546,000	424-00-597-426-00		\$ (100,000)	\$ (100,000)
CF-16	Adjust Fund Balance	Water/Sewer	424	\$ 5,166,535	\$ 5,266,535	424-00-508-000-00	\$ 100,000		\$ 100,000
CF-17	Catalog Service Carry Forward	General Fund	001	\$ 61,946	\$ 78,511	001-30-572-200-41		\$ (16,565)	\$ (16,565)
CF-17	Library Book Carry Forward	General Fund	001	\$ 120,650	\$ 140,650	001-30-594-720-69		\$ (20,000)	\$ (20,000)
CF-17	Adjust Fund Balance	General Fund	001	\$ 5,931,728	\$ 5,895,163	001-00-508-000-00	\$ 36,565		\$ 36,565
A-1	WWTP Upgrade Projects	North Shore Proj	427	\$ -	\$ 1,623,649	427-00-594-352-65		\$ (1,623,649)	\$ (1,623,649)
A-1	Adjust Fund Balance	North Shore Proj	427	\$ 4,736,827	\$ 3,113,178	427-00-508-000-00	\$ 1,623,649		\$ 1,623,649
A-2	Police Donation	General Fund	001	\$ 25,000	\$ 28,000	001-00-367-000-00	\$ 3,000		\$ 3,000
A-2	Equipment	General Fund	001	\$ 68,800	\$ 71,800	001-08-521-220-35		\$ (3,000)	\$ (3,000)
A-3	W/S Infrastructure Improvements	Larkspur	319	\$ 2,250,000	\$ 2,368,000	319-00-595-300-65		\$ (118,000)	\$ (118,000)
A-3	Transfer in from Water-Sewer	Larkspur	319	\$ -	\$ 118,000	319-00-397-424-00	\$ 118,000		\$ 118,000
A-3	Transfer to Larkspur	Water-Sewer	424	\$ -	\$ 118,000	424-00-597-319-00		\$ (118,000)	\$ (118,000)
A-3	Adjust Fund Balance	Water-Sewer	424	\$ 5,831,849	\$ 5,713,849	424-00-508-000-00	\$ 118,000		\$ 118,000
A-4	2019 Revenue Bond	Water Cap Projects	428	\$ -	\$ 21,335,212	428-00-391-100-00	\$ 21,335,212		\$ 21,335,212

A-4	SRF Payoff	Water Cap Projects	428	\$ -	\$ 10,589,785	428-00-591-380-78		\$ (10,589,785)	\$ (10,589,785)
A-4	Debt Issuance Costs	Water Cap Projects	428	\$ -	\$ 145,428	428-00-592-340-84		\$ (145,428)	\$ (145,428)
A-4	Reservoir	Water Cap Projects	428	\$ 3,200,000	\$ 6,515,000	428-00-594-342-65		\$ (3,315,000)	\$ (3,315,000)
A-4	Well 17	Water Cap Projects	428	\$ 150,000	\$ 2,300,000	428-00-594-348-65		\$ (2,150,000)	\$ (2,150,000)
A-4	Parker's Landing/WWTP Wells	Water Cap Projects	428	\$ 250,000	\$ 4,000,000	428-00-594-340-65		\$ (3,750,000)	\$ (3,750,000)
A-4	Lower Prune Hill Booster Station	Water Cap Projects	428	\$ 925,000	\$ 2,310,000	428-00-594-343-65		\$ (1,385,000)	\$ (1,385,000)
A-5	Grass Valley Wetland Monitoring	Storm Water	419	\$ 5,000	0	419-00-594-536-63	\$ 5,000		\$ 5,000
A-5	NW Leadbetter Wetland Monitoring	Storm Water	419	\$ 13,000	\$ 23,000	419-00-594-535-63		\$ (10,000)	\$ (10,000)
A-5	Adjust Fund Balance	Storm Water	419	\$ 1,801,070	\$ 1,796,070	419-00-508-000-00	\$ 5,000		\$ 5,000
S-1	Crack Sealer Budget Adjustment	Streets	112	\$ 43,000	\$ 47,221	112-00-594-440-64		\$ (4,221)	\$ (4,221)
S-1	Adjust Fund Balance	Streets	112	\$ 106,922	\$ 102,701	112-00-508-000-00	\$ 4,221		\$ 4,221
S-2	5 Yd Truck Budget Adjustment	Parks Maintenance	001	\$ 92,000	\$ 106,200	001-18-594-760-64		\$ (14,200)	\$ (14,200)
S-2	Adjust Fund Balance	General Fund	001	\$ 5,931,728	\$ 5,917,528	001-00-508-000-00	\$ 14,200		\$ 14,200
S-2	5 Yd Truck Budget Adjustment	Streets	112	\$ 420,000	\$ 434,200	112-00-595-300-64		\$ (14,200)	\$ (14,200)
S-2	Adjust Fund Balance	Streets	112	\$ 106,922	\$ 92,722	112-00-508-000-00	\$ 14,200		\$ 14,200
S-2	5 Yd Truck Budget Adjustment	Storm Water	419	\$ 84,000	\$ 98,200	419-00-594-530-64		\$ (14,200)	\$ (14,200)
S-2	Adjust Fund Balance	Storm Water	419	\$ 1,801,070	\$ 1,786,870	419-00-508-000-00	\$ 14,200		\$ 14,200
S-2	5 Yd Truck Budget Adjustment	Water/Sewer	424	\$ 130,000	\$ 158,400	424-00-594-350-64		\$ (28,400)	\$ (28,400)
S-2	Adjust Fund Balance	Water/Sewer	424	\$ 5,831,849	\$ 5,803,449	424-00-508-000-00	\$ 28,400		\$ 28,400
S-3	Salaries	Storm Water	419	\$ 207,964	\$ 244,360	419-00-531-500-11		\$ (36,396)	\$ (36,396)
S-3	Benefits	Storm Water	419	\$ 85,790	\$ 97,869	419-00-531-500-21		\$ (12,079)	\$ (12,079)
S-3	Adjust Fund Balance	Storm Water	419	\$ 1,801,070	\$ 1,752,595	419-00-508-000-00	\$ 48,475		\$ 48,475
S-4	Log Boom Maintenance Contract	Storm Water	419	\$ 1,500	\$ 25,000	419-00-595-300-65		\$ (25,000)	\$ (25,000)
S-4	Adjust Fund Balance	Storm Water	419	\$ 1,801,070	\$ 1,776,070	419-00-508-000-00	\$ 25,000		\$ 25,000
S-5	Salaries	General Fund	001	\$ 747,180	\$ 790,928	001-04-514-230-11		\$ (43,748)	\$ (43,748)
S-5	Benefits	General Fund	001	\$ 320,336	\$ 333,460	001-04-514-230-21		\$ (13,124)	\$ (13,124)
S-5	Adjust Fund Balance	General Fund	001	\$ 5,931,728	\$ 5,874,856	001-00-508-000-00	\$ 56,872		\$ 56,872
S-6	Salaries	General Fund	001	\$ 747,180	\$ 812,266	001-04-514-230-11		\$ (65,086)	\$ (65,086)
S-6	Adjust Fund Balance	General Fund	001	\$ 7,763,249	\$ 7,698,163	001-00-508-000-00	\$ 65,086		\$ 65,086
S-7	Kennel Repair	General Fund	001	\$ 117,500	\$ 130,500	001-16-554-300-51		\$ (13,000)	\$ (13,000)
S-7	Adjust Fund Balance	General Fund	001	\$ 5,931,728	\$ 5,918,728	001-00-508-000-00	\$ 13,000		\$ 13,000
S-8	Laserfiche Support	General Fund	001	\$ 117,428	\$ 129,828	001-07-518-900-41		\$ (12,400)	\$ (12,400)
S-8	Adjust Fund Balance	General Fund	001	\$ 5,931,728	\$ 5,919,328	001-00-508-000-00	\$ 12,400		\$ 12,400
S-9	New Police Car Model	General Fund	001	\$ 80,000	\$ 93,000	001-08-594-210-64		\$ (13,000)	\$ (13,000)
S-9	Adjust Fund Balance	General Fund	001	\$ 5,931,728	\$ 5,918,728	001-00-508-000-000	\$ 13,000		\$ 13,000
S-10	Upgrade Flatbed with a snowplow	Streets	112	\$ 420,000	\$ 454,000	112-00-595-300-64		\$ (34,000)	\$ (34,000)
S-10	Adjust Fund Balance	Streets	112	\$ 106,922	\$ 72,922	112-00-508-000-00	\$ 34,000		\$ 34,000
S-11	Officer Equipment	General Fund	001	\$ 68,800	\$ 82,825	001-08-521-220-35		\$ (14,025)	\$ (14,025)
S-11	Adjust Fund Balance	General Fund	001	\$ 5,931,728	\$ 5,917,703	001-00-508-000-00	\$ 14,025		\$ 14,025
S-12	ESCI Contract	CWFD	115	\$ 490,855	\$ 538,594	115-00-522-710-41		\$ (47,739)	\$ (47,739)
S-12	Transfer from General Fund to CWFD	CWFD	115	\$ 3,792,417	\$ 3,840,156	115-00-397-001-00	\$ 47,739		\$ 47,739
S-12	Transfer to CWFD from General Fund	General Fund	001	\$ 3,792,417	\$ 3,840,156	001-00-597-115-00		\$ (47,739)	\$ (47,739)
S-12	Adjust Fund Balance	General Fund	001	\$ 5,931,728	\$ 5,883,989	001-00-508-000-00	\$ 47,739		\$ 47,739
S-13	Security Equipment	ERR	523	\$ 13,000	\$ 28,000	523-00-548-689-35		\$ (15,000)	\$ (15,000)
S-13	Adjust Fund Balance	ERR	523	\$ 1,085,564	\$ 1,070,564	523-00-508-000-00	\$ 15,000		\$ 15,000

	\$ 26,673,634	\$ (26,673,635)	\$ (0)
Net Total	\$ 22,345,326	\$ (26,661,056)	
		\$ (4,315,729)	
		\$ (4,315,729)	
		\$ (0)	

Carry Forward	\$ 836,375	\$ (2,985,637)	
Net Balance	\$ (2,149,262)	\$ (2,149,262)	\$ -
Administrative	\$ 21,461,212	\$ (23,207,862)	
Net Balance	\$ (1,746,649)	\$ (1,746,649)	\$ (0)
Supplemental	\$ 47,739	\$ (467,557)	
Net Balance	\$ (419,818)	\$ (419,818)	\$ -
		\$ (4,315,729)	

Budget Summary			
Total	\$ 22,345,326	\$ (26,661,056)	
		\$ (4,315,729)	
		\$ (4,315,729)	
		\$ -	

GL Acct #	Position Ctrl	Description	Department	Union/Group	Employee ID	Employee
001.01.511.600.11	LEG.ELC.01	Council Member	Legislative	Elected Official	ANDEG	Gregory Anderson
001.01.511.600.11	LEG.ELC.02	Council Member	Legislative	Elected Official	SMITM	Melissa Smith
001.01.511.600.11	LEG.ELC.03	Council Member	Legislative	Elected Official	HOGAS	Steven Hogan
001.01.511.600.11	LEG.ELC.04	Council Member	Legislative	Elected Official	CHAND	Donald Chaney
001.01.511.600.11	LEG.ELC.05	Council Member	Legislative	Elected Official	RUSCD	Deanna Rusch
001.01.511.600.11	LEG.ELC.06	Council Member	Legislative	Elected Official	BURTE	Ellen Burton
001.01.511.600.11	LEG.ELC.07	Council Member	Legislative	Elected Official	CARTB	Bonita Carter
001.01.511.610.13	LEG.INT.08	Student Intern - Legislative	Legislative		BLAIR	Rachel Blair
001.02.512.500.11	MCT.FTE.01	Lead Court Clerk	Municipal Court	CPEA	LOVEL	Lindsay Loveland
001.02.512.500.11	MCT.PTE.02	Court Security Officer	Municipal Court	CPEA	LINNL	Larry Linne'
001.02.512.500.11	MCT.FTE.02	Court Clerk	Municipal Court	CPEA	HOBET	Tawna Hobensack
001.03.513.100.11	EXE.ELC.01	Mayor	Executive	Elected Official	TURKS	Shannon Turk
001.03.513.100.11	EXE.FTE.02	City Administrator	Executive	Non-Rep	CAPEP	Peter Capell
001.04.514.230.11	FIN.FTE.01	Finance Director	Finance	Non-Rep	HUBEC	Catherine Huber Nickerson
001.04.514.230.11	FIN.FTE.02	Accounting Manager	Finance	Non-Rep	OBRIP	Pamela O'Brien
001.04.514.230.11	FIN.FTE.03	Accountant	Finance	CPEA	LANGL	Leona Langlois
001.04.514.230.11	FIN.FTE.04	Financial Analyst	Finance	CPEA	BROOD	Debra Brooks
001.04.514.230.11	FIN.FTE.05	Accounting Asst	Finance	CPEA	SOREN	Nicolle Sorensen
001.04.514.230.11	FIN.FTE.06	Accounting Asst	Finance	CPEA	WARNM	Mark Warner
001.04.514.230.11	FIN.FTE.07	Financial Assistant	Finance	CPEA	RASMA	Amee Rasmussen
001.04.514.230.11	FIN.FTE.08	Financial Assistant	Finance	CPEA	EASTW	Wendy Easter
001.04.514.230.11	FIN.FTE.09	Financial Assistant	Finance	CPEA	GRABB	Breanna Grable
001.04.514.230.11	FIN.FTE.11	Accounting Asst	Finance	CPEA	HITES	Stephanie Hite
001.04.514.230.11	FIN.FTE.12	Accounting Asst	Finance	CPEA	HELLM	Martiel Heller
001.04.514.240.13	FIN.INT.10	Student Intern-Finance	Finance	Intern		
001.06.518.100.11	HRS.FTE.01	Human Resources Assistant	Human Resources	Non-Rep	COPSL	Leisha Copsey
001.07.518.900.11	ADM.FTE.01	Admin Services Director	Other Governmental Services	Non-Rep	GORSJ	Jennifer Gorsuch
001.07.518.900.11	ADM.FTE.02	Admin Asst/Deputy City Clerk	Other Governmental Services	Non-Rep	BACOB	Bernice Bacon
001.07.518.900.11	ADM.FTE.03	Administrative Support Asst II	Other Governmental Services	CPEA	ROWLH	Heather Rowley
001.08.521.220.11	POL.FTE.01	Police Chief	Police	Non-Rep	LACKM	Mitchel Lackey
001.08.521.220.11	POL.FTE.02	Police Captain	Police	Non-Rep	NELSS	Shyla Nelson
001.08.521.220.11	POL.FTE.03	Police Sergeant	Police	CPOA - Police	CHAND	David Chaney
001.08.521.220.11	POL.FTE.04	Police Sergeant	Police	CPOA - Police	NADGC	Chuck Nadgwick
001.08.521.220.11	POL.FTE.05	Police Sergeant	Police	CPOA - Police	BOYLW	Walter Boyles
001.08.521.220.11	POL.FTE.06	Police Sergeant	Police	CPOA - Police	ROBIB	Brett Robison
001.08.521.220.11	POL.FTE.07	Police Sergeant	Police	CPOA - Police	BIEBK	Brie Bieber
001.08.521.220.11	POL.FTE.08	Police Sergeant	Police	CPOA - Police	HAUSS	Stefan Hausinger
001.08.521.220.11	POL.FTE.09	Police Officer	Police	CPOA - Police	RIEDD	Debrah Riedl
001.08.521.220.11	POL.FTE.10	Police Officer	Police	CPOA - Police	MCNAT	Tim McNall
001.08.521.220.11	POL.FTE.11	Police Officer	Police	CPOA - Police	BRAUA	Anthony Braunstein
001.08.521.220.11	POL.FTE.12	Police Officer	Police	CPOA - Police	SIMMT	Tyson Simmons
001.08.521.220.11	POL.FTE.13	Police Officer	Police	CPOA - Police	GONZC	Carlos Gonzalez
001.08.521.220.11	POL.FTE.14	Police Officer	Police	CPOA - Police	SCOTH	Henry Scott
001.08.521.220.11	POL.FTE.15	Police Officer	Police	CPOA - Police	MAYHB	Brent Mayhugh
001.08.521.220.11	POL.FTE.16	Police Officer	Police	CPOA - Police	PETED	David Peters
001.08.521.220.11	POL.FTE.17	Police Officer	Police	CPOA - Police	LANGJ	Jason Langman
001.08.521.220.11	POL.FTE.18	Police Officer	Police	CPOA - Police	FELTT	Timothy Fellows
001.08.521.220.11	POL.FTE.19	Police Officer	Police	CPOA - Police	GARCD	David Garcia
001.08.521.220.11	POL.FTE.20	Police Officer	Police	CPOA - Police	SALWB	Brian Salwasser
001.08.521.220.11	POL.FTE.21	Police Officer	Police	CPOA - Police	SUNDE	Elliott Sundby
001.08.521.220.11	POL.FTE.22	Police Officer	Police	CPOA - Police	WHITM	Matthew White
001.08.521.220.11	POL.FTE.23	Police Officer	Police	CPOA - Police	KRUSW	Ward Kruse
001.08.521.220.11	POL.FTE.24	Police Officer	Police	CPOA - Police	MANNG	Gary Manning
001.08.521.220.11	POL.FTE.25	Police Officer	Police	CPOA - Police	FORGS	Steven Forgette
001.08.521.220.11	POL.FTE.27	Lead Police Records Clerk	Police	CPEA	NORCJ	Julie Norcross
001.08.521.220.11	POL.FTE.28	Police Records Clerk/Disp II	Police	CPEA	STEVA	Alicia Stevens
001.08.521.220.11	POL.FTE.29	Police Records Clerk/Disp II	Police	CPEA	DUEYT	Teresa Duey
001.08.521.220.11	POL.FTE.30	Police Officer	Police	CPOA - Police	HANDC	Casey Handley
001.08.521.220.11	POL.FTE.31	Police Officer	Police	CPOA - Police	THUNT	Taylor Thune
001.08.521.220.11	POL.FTE.32	Police Officer	Police	CPOA - Police	RAMEW	Wade Ramsey
001.08.521.220.11	POL.FTE.33	Police Officer	Police	CPOA - Police		
001.08.521.220.11	POL.PTE.35	Police Records Clerk/Disp II	Police	CPEA	SCHUS	Susan Schur
001.08.521.250.13	POL.TMP.34	Sub Records Clerk	Police	CPEA		
001.08.521.700.11	POL.FTE.26	Parking Enforcement	Police	CPEA	STRUT	Tamera Strunk
001.08.521.700.11	POL.PTE.36	Code Enforcement	Police	CPEA		
001.10.523.300.11	DNC.PTE.01	Offender Crew Leader	Detention & Corrections	CPEA	STORW	Wayne Storm
001.10.523.300.11	DNC.PTE.02	Offender Crew Leader	Detention & Corrections	CPEA	VELAR	Ruben Vela
001.10.523.310.13	DNC.TMP.03	Sub Offender Crew Leader	Detention & Corrections	CPEA	GOLLD	Dick Golladay
001.12.518.800.11	TEC.FTE.01	Information Tech Director	Information Technology	Non-Rep	COULS	Sherry Coulter
001.12.518.800.11	TEC.FTE.02	IT Network Administrator	Information Technology	CPEA	COLLA	Anthony Collver

GL Acct #	Position Ctrl	Description	Department	Union/Group	Employee ID	Employee
001.12.518.800.11	TEC.FTE.03	IT Support Specialist	Information Technology	CPEA	PRUEM	Melinda Pruett
001.12.518.800.11	TEC.FTE.04	IT Systems Analyst/Programmer	Information Technology	CPEA	VRTIF	Joe Vrtiska
001.12.518.800.13	TEC.INT.05	Student Intern - IT	Information Technology			
001.13.518.910.11	ENG.FTE.01	Engineering Manager	Engineering	Non-Rep	CAR0J	James Carothers
001.13.518.910.11	ENG.FTE.02	Project Manager	Engineering	CPEA	HODGJ	James Hodges
001.13.518.910.11	ENG.FTE.03	Project Manager	Engineering	CPEA	ASHTA	Anita Ashton
001.13.518.910.11	ENG.FTE.04	Engineer III	Engineering	CPEA		
001.13.518.910.11	ENG.FTE.07	Engineer II	Engineering	CPEA	WURZN	Norman Wurzer
001.13.518.910.11	ENG.FTE.08	Engineer I	Engineering	CPEA	ENGLJ	Jeff Englund
001.13.518.910.11	ENG.FTE.09	Engineer I	Engineering	CPEA	MONSJ	Justin Monsrud
001.13.518.910.11	ENG.FTE.10	Engineer I	Engineering	CPEA	YANKA	Ahmed Yanka
001.13.518.910.11	ENG.FTE.11	Sr Engineering Tech	Engineering	CPEA	LOPEC	Chris Lopez
001.13.518.910.11	ENG.FTE.12	Engineering Tech	Engineering	CPEA	DUGGE	Eric Dugger
001.13.518.910.11	ENG.FTE.13	Sr Admin Support Asst	Engineering	CPEA	SYVER	Ronda Syverson
001.13.518.910.11	ENG.PTE.14	Admin Support Asst	Engineering	CPEA		
001.13.518.920.11	ENG.INT.15	Student Intern - Engineering	Engineering			
001.13.518.920.11	ENG.INT.16	Student Intern - Engineering	Engineering			
001.13.518.920.11	ENG.TMP.17	Temp Engineering Technician	Engineering			
001.13.518.920.11	ENG.TMP.18	Temp Engineering Technician	Engineering			
001.14.558.700.11	CDV.FTE.01	Community Development Director	Community Dev Admin	Non-Rep	BOURP	Phillip Bourquin
001.14.558.700.11	CDV.FTE.02	Sr Admin Support Asst	Community Dev Admin	CPEA	COPPJ	Jan Coppala
001.15.558.600.11	PLN.FTE.01	Planning Manager	Planning	Non-Rep	MAULR	Robert Maul
001.15.558.600.11	PLN.FTE.02	Sr Planner	Planning	CPEA	FOXSA	Sarah Fox
001.15.558.600.11	PLN.FTE.03	Sr Planner	Planning	CPEA	HOLLL	Lauren Hollenbeck
001.15.558.600.12	PLN.FTE.04	Assistant Planner	Planning	CPEA	SUTHM	Madeline Sutherland
001.15.558.600.12	PLN.INT.06	Planning Intern	Planning			
001.18.571.200.11	PNR.FTE.03	Rec Coordinator	Parks & Rec	CPEA	BASHK	Krista Bashaw
001.18.571.200.11	PNR.PTE.04	Rec Coordinator	Parks & Rec	CPEA	CONNT	Tammy Connolly
001.18.571.300.13	PNR.TMP.05	Recreation Leader	Parks & Rec		WOODJ	Jennifer Wood
001.18.571.300.13	PNR.TMP.06	Recreation Leader	Parks & Rec		CUMMA	Angela Cummings
001.18.571.300.13	PNR.TMP.07	Recreation Leader	Parks & Rec		HINEP	Patricia Hines
001.18.571.300.13	PNR.TMP.08	Recreation Leader	Parks & Rec		DAANK	Kathryn Danne
001.18.571.300.13	PNR.TMP.09	Recreation Leader	Parks & Rec		REEDB	Brianna Reed
001.18.571.300.13	PNR.TMP.10	Recreation Leader	Parks & Rec		MANIW	William Maniscalco
001.18.571.300.13	PNR.TMP.11	Recreation Leader	Parks & Rec		COLJE	Jean Collins
001.18.571.300.13	PNR.TMP.12	Recreation Leader	Parks & Rec		HINEC	Cassidy Hines
001.18.571.300.13	PNR.TMP.13	Recreation Leader	Parks & Rec		REEDM	Marilyn Hughes-Reed
001.18.571.300.13	PNR.TMP.14	Recreation Leader	Parks & Rec		VARSJ	Joan Varsek
001.18.571.300.13	PNR.TMP.15	Recreation Leader	Parks & Rec			
001.18.571.300.13	PNR.TMP.16	Recreation Leader	Parks & Rec		COLWA	Austin Colwell
001.18.571.300.13	PNR.TMP.17	Recreation Aide	Parks & Rec		SOREJ	Jordan Sorensen
001.18.571.300.13	PNR.TMP.18	Recreation Aide	Parks & Rec		UNDEJ	Josephine Underwood
001.18.575.400.11	PNR.FTE.01	Parks & Rec Manager	Parks & Rec	Non-Rep	ACHEG	Gerald Acheson
001.18.575.500.11	PNR.FTE.02	Rec Facilities Coordinator	Parks & Rec	CPEA	NEWLS	Susan Newlove
001.18.576.800.11	PMT.FTE.01	Lead Grounds Worker	Parks Department	AFSCME	MACQN	Nicholas MacQuarrie
001.18.576.800.11	PMT.FTE.02	Sr Grounds Worker	Parks Department	AFSCME	NICKE	Eric Nickelsen
001.18.576.800.11	PMT.FTE.03	Grounds Worker I	Parks Department	AFSCME	BRADA	Alice Braden
001.18.576.800.11	PMT.FTE.04	Grounds Worker I	Parks Department	AFSCME		
001.18.576.800.11	PMT.FTE.05	Grounds Worker I	Parks Department	AFSCME	LEESA	Sanbae Lee
001.18.576.800.11	PMT.FTE.06	Grounds Worker I	Parks Department	AFSCME		
001.18.576.800.11	PMT.FTE.07	Grounds Worker I	Parks Department	AFSCME		
001.22.524.200.11	BLD.FTE.01	Building Official	Building	Non-Rep	CUNNR	Robert Cunningham
001.22.524.200.11	BLD.FTE.02	Building Inspector I	Building	CPEA	MCLEJ	John McLean
001.22.524.200.11	BLD.FTE.03	Building Inspector I	Building	CPEA	ABERS	Scott Abernathy
001.22.524.200.11	BLD.FTE.04	Plans Examiner	Building	CPEA	NOGAJ	Jeffrey Noga
001.22.524.200.11	BLD.FTE.05	Plans Examiner	Building	CPEA	CORBD	David Corbett
001.22.524.200.11	BLD.FTE.06	Sr Permit Tech	Planning	CPEA	MURPK	Kari Murphy
001.22.524.200.11	BLD.FTE.07	Permit Tech	Building	CPEA	BALDA	Aireanna Baldwin
001.23.518.300.11	CSV.FTE.01	Facilities Op Specialist	Central Services	AFSCME	HICKR	Ryan Hickey
001.30.572.100.11	LIB.FTE.01	Library Director	Library	Non-Rep	URQUC	Connie Urquhart
001.30.572.100.11	LIB.FTE.02	Tech & Collections Manager	Library	Non-Rep	REYND	Danielle Reynolds
001.30.572.200.11	LIB.FTE.03	Youth Services Librarian	Library	Local 11 - Library	MILEE	Ellen Miles
001.30.572.200.11	LIB.FTE.04	Circulation Service Specialist	Library	Local 11 - Library	GOARJ	John Goaring
001.30.572.200.11	LIB.FTE.05	Library Associate	Library	Local 11 - Library	CHEVD	Deborah Chevron
001.30.572.200.11	LIB.FTE.06	Library Associate	Library	Local 11 - Library	WILEJ	Judith Wile
001.30.572.200.11	LIB.FTE.07	Library Associate	Library	Local 11 - Library	MARTR	Rebel Martin
001.30.572.200.11	LIB.FTE.08	Library Associate	Library	Local 11 - Library	SCOTC	Connie Scott
001.30.572.200.11	LIB.FTE.09	Library Associate	Library	Local 11 - Library	WARND	Denise Warner
001.30.572.200.11	LIB.FTE.10	Library Associate	Library	Local 11 - Library	NICKA	Karen Nicholson
001.30.572.200.11	LIB.FTE.11	Library Support Assistant	Library	Local 11 - Library	KNIPC	Christopher Knipes

GL Acct #	Position Ctrl	Description	Department	Union/Group	Employee ID	Employee
001.30.572.200.11	LIB.PTE.12	Library Page	Library	Local 11 - Library	RENND	Nancy Renner
001.30.572.200.11	LIB.PTE.13	Library Page	Library	Local 11 - Library	CARRM	Megan Purkeypyle
001.30.572.200.11	LIB.PTE.14	Library Page	Library	Local 11 - Library	NASSG	Gina Nasserri
001.30.572.200.11	LIB.PTE.15	Library Page	Library	Local 11 - Library	ZACHH	Haley Zach
001.30.572.200.11	LIB.PTE.16	Library Page	Library	Local 11 - Library	TAYLK	Kaysie Taylor
001.30.572.200.11	LIB.PTE.17	Library Page	Library	Local 11 - Library		
001.30.572.200.11	LIB.PTE.18	Library Page	Library	Local 11 - Library		
001.30.572.220.13	LIB.TMP.19	Sub Library Associate	Library		GILMS	Suzanne Gilman
001.30.572.220.13	LIB.TMP.20	Sub Page	Library		STAPE	Elliot Stapleton
001.30.572.220.13	LIB.TMP.21	Sub Page	Library		WAYPG	Gail Wayper
001.30.572.220.13	LIB.TMP.22	Sub Page	Library		ANGRA	Aleta Angrish
001.30.572.220.13	LIB.TMP.23	Sub Page	Library		PERGV	Vanessa Perger
001.30.572.220.13	LIB.TMP.24	Sub Page			BRITS	Sheila Britschgi
001.30.572.220.13	LIB.TMP.25	Sub Page			WATSJ	Julia Watson
112.00.542.300.11	STR.FTE.02	Lead Maintenance Worker	Street	AFSCME	PURKC	Clinton Purkeypyle
112.00.542.300.11	STR.FTE.03	Sr Maintenance Worker	Street	AFSCME		
112.00.542.300.11	STR.FTE.04	Sr Maintenance Worker	Street	AFSCME	WALTB	Brian Walton
112.00.542.300.11	STR.FTE.05	Maintenance Worker II	Street	AFSCME	GRINJ	Jacob Grindy
112.00.542.300.11	STR.FTE.06	Maintenance Worker II	Street	AFSCME		
112.00.542.300.11	STR.FTE.07	Maintenance Worker I	Street			
112.00.542.300.11	STR.FTE.08	Maintenance Worker I	Street			
112.00.542.900.11	STR.FTE.01	Public Works Op Supervisor	Street	Non-Rep (earns comp)	RYAND	Denis Ryan
115.00.522.710.11	EMS.FTE.01	Fire Chief	EMS	Non-Rep	SWINN	Dominick Swinhart
115.00.522.710.11	EMS.FTE.03	Sr Admin Support Asst	EMS	CPEA	JONEK	Kacie Jones
115.00.522.720.11	EMS.FTE.02	Div Chief of Emerg Med Service	EMS	Non-Rep	FREEC	Cliff Free
115.00.522.720.11	EMS.FTE.04	Firefighter/Paramedic	EMS	IAFF - Fire	ALEXG	Garry Alex
115.00.522.720.11	EMS.FTE.05	Firefighter/Paramedic	EMS	IAFF - Fire	BENNP	Paul Bennett
115.00.522.720.11	EMS.FTE.06	Firefighter/Paramedic	EMS	IAFF - Fire	HORSG	Gary Horst
115.00.522.720.11	EMS.FTE.07	Firefighter/Paramedic	EMS	IAFF - Fire	GUAYT	Trevor Guay
115.00.522.720.11	EMS.FTE.08	Firefighter/Paramedic	EMS	IAFF - Fire	STALG	Gary Stallings
115.00.522.720.11	EMS.FTE.09	Firefighter/Paramedic	EMS	IAFF - Fire	WIDLW	Mark Widlund
115.00.522.720.11	EMS.FTE.10	Firefighter/Paramedic	EMS	IAFF - Fire	BRICA	Adam Brice
115.00.522.720.11	EMS.FTE.11	Firefighter/Paramedic	EMS	IAFF - Fire	CARTS	Stephen Carter
115.00.522.720.11	EMS.FTE.12	Firefighter/Paramedic	EMS	IAFF - Fire	NICHA	Andrew Nichols
115.00.522.720.11	EMS.FTE.13	Firefighter/Paramedic	EMS	IAFF - Fire	BRADS	Shayne Bradley
115.00.522.720.11	EMS.FTE.14	Firefighter/Paramedic	EMS	IAFF - Fire	HAUCT	Taylor Hauck
115.00.522.720.11	EMS.FTE.15	Firefighter/Paramedic	EMS	IAFF - Fire	SOLID	Darr Soli
115.00.522.720.11	EMS.FTE.16	Firefighter/Paramedic	EMS	IAFF - Fire	PAACK	Kekoa Paakaula
115.00.522.720.11	EMS.FTE.17	Firefighter/Paramedic	EMS	IAFF - Fire	MARJE	Jeffrey Martizia
115.00.522.720.11	EMS.FTE.18	Firefighter/Paramedic	EMS	IAFF - Fire	MOUNA	Alexander Mounsey
115.09.522.210.11	FIR.FTE.01	Battalion Chief	Fire	IAFF - Fire	WOLKA	Laurie Wolk
115.09.522.210.11	FIR.FTE.02	Battalion Chief	Fire	IAFF - Fire	ERVIM	Mark Ervin
115.09.522.210.11	FIR.FTE.03	Battalion Chief	Fire	IAFF - Fire	VILLK	Kevin Villines
115.09.522.210.11	FIR.FTE.04	Battalion Chief	Fire	IAFF - Fire	PAYNG	Gregory Payne
115.09.522.210.11	FIR.FTE.09	Fire Captain	Fire	IAFF - Fire	BERGK	Kevin Bergstrom
115.09.522.210.11	FIR.FTE.10	Fire Captain	Fire	IAFF - Fire	COOPB	Brooks Cooper
115.09.522.210.11	FIR.FTE.11	Fire Captain	Fire	IAFF - Fire	DELAB	Brad Delano
115.09.522.210.11	FIR.FTE.12	Fire Captain/Paramedic	Fire	IAFF - Fire	WEISG	Gregory Weisser
115.09.522.210.11	FIR.FTE.13	Fire Captain/Paramedic	Fire	IAFF - Fire	BROWM	Michael Brown
115.09.522.210.11	FIR.FTE.14	Fire Captain/Paramedic	Fire	IAFF - Fire	SILVB	Benjamin Silva
115.09.522.210.11	FIR.FTE.15	Fire Captain/Paramedic	Fire	IAFF - Fire	WESTK	Kevin West
115.09.522.210.11	FIR.FTE.16	Fire Captain/Paramedic	Fire	IAFF - Fire	FAIRW	Wade Faircloth
115.09.522.210.11	FIR.FTE.17	Fire Captain/Paramedic	Fire	IAFF - Fire	TIERJ	James Tierney
115.09.522.210.11	FIR.FTE.18	Firefighter/Paramedic	Fire	IAFF - Fire	POZSS	Steven Pozsgai
115.09.522.210.11	FIR.FTE.19	Firefighter/Paramedic	Fire	IAFF - Fire	COYLM	Michael Coyle
115.09.522.210.11	FIR.FTE.20	Firefighter/Paramedic	Fire	IAFF - Fire	PROCI	Joshua Proctor
115.09.522.210.11	FIR.FTE.21	Firefighter/Paramedic	Fire	IAFF - Fire	OBERN	Nickolas Ober
115.09.522.210.11	FIR.FTE.22	Firefighter/Paramedic	Fire	IAFF - Fire	KNIEC	Cassandra Knierim
115.09.522.210.11	FIR.FTE.23	Firefighter/Paramedic	Fire	IAFF - Fire	PETEM	Matthew Peterson
115.09.522.210.11	FIR.FTE.24	Firefighter/Paramedic	Fire	IAFF - Fire	RUDDM	Christian Ruddell
115.09.522.210.11	FIR.FTE.25	Firefighter	Fire	IAFF - Fire	MCKED	Dale McKenzie
115.09.522.210.11	FIR.FTE.26	Firefighter	Fire	IAFF - Fire	MARLG	Gene Marlow
115.09.522.210.11	FIR.FTE.27	Firefighter	Fire	IAFF - Fire	SCHEJ	Joseph Scheer
115.09.522.210.11	FIR.FTE.28	Firefighter	Fire	IAFF - Fire	BLACA	Aron Black
115.09.522.210.11	FIR.FTE.29	Firefighter	Fire	IAFF - Fire	SLOCT	Terry Slocum
115.09.522.210.11	FIR.FTE.30	Firefighter	Fire	IAFF - Fire	COMPV	Victor Compher
115.09.522.210.11	FIR.FTE.31	Firefighter	Fire	IAFF - Fire	STEIW	William Steigmann
115.09.522.210.11	FIR.FTE.32	Firefighter/Paramedic	Fire	IAFF - Fire	CLIBA	Aaron J Cliburn
115.09.522.210.11	FIR.FTE.33	Firefighter	Fire	IAFF - Fire	KASSC	Christopher Kassel
115.09.522.210.11	FIR.FTE.34	Firefighter	Fire	IAFF - Fire	PORTB	Benjamin Porter

GL Acct #	Position Ctrl	Description	Department	Union/Group	Employee ID	Employee
115.09.522.210.11	FIR.FTE.35	Firefighter	Fire	IAFF - Fire	HAMMD	Dane Hammond
115.09.522.210.11	FIR.FTE.36	Firefighter	Fire	IAFF - Fire	LINTK	Kathleen Linton
115.09.522.210.11	FIR.FTE.37	Firefighter	Fire	IAFF - Fire	BALDM	Matthew Baldwin
115.09.522.210.11	FIR.FTE.38	Battalion Chief	Fire	IAFF - Fire		
115.09.522.210.11	FIR.FTE.39	Fire Captain	Fire	IAFF - Fire		
115.09.522.210.11	FIR.FTE.40	Firefighter/Paramedic	Fire	IAFF - Fire	YOUNM	Michaela Young
115.09.522.210.11	FIR.FTE.41	Firefighter/Paramedic	Fire	IAFF - Fire	SQUIJ	John Squire
115.09.522.210.11	FIR.FTE.42	Firefighter/Paramedic	Fire	IAFF - Fire	SUMMJ	Jason Summers
115.09.522.210.11	FIR.FTE.43	Firefighter/Paramedic	Fire	IAFF - Fire	MEACT	Thomas Meacham
115.09.522.210.11	FIR.FTE.44	Firefighter/Paramedic	Fire	IAFF - Fire	WONDL	Liben Wondemu
115.09.522.210.11	FIR.FTE.45	Firefighter/Paramedic	Fire	IAFF - Fire	RICHC	Christopher Richardson
115.09.522.300.11	FIR.FTE.05	Div Chief Fire Marshal	Fire	Non-Rep	SCHUR	Ronald Schumacher
115.09.522.300.11	FIR.FTE.06	Deputy Fire Marshal	Fire	IAFF - Fire	MILLR	Randall Miller
115.09.522.300.11	FIR.FTE.07	Deputy Fire Marshal	Fire	IAFF - Fire		
115.09.522.300.11	FIR.FTE.08	Administrative Support Asst II	Fire	CPEA	BREIS	Sherri Myers-Breitner
125.00.536.500.11	CEM.FTE.01	Sr Grounds Worker	Cemetery	AFSCME	SENCE	Edward Senchyna
419.00.531.515.11	STM.FTE.02	Maintenance Worker I	Storm Water	AFSCME	KLOPS	Steven Klopman-Baerselman
419.00.531.515.11	STM.FTE.03	Maintenance Worker II	Storm Water	AFSCME	CRAWT	TJ Crawford
419.00.531.515.11	STM.FTE.04	Lead Maintenance Worker	Storm Water	AFSCME		
419.00.531.600.11	STM.FTE.05	Senior Maintenance Worker	Storm Water	AFSCME		
419.00.531.700.11	ENG.FTE.05	Engineer II	Engineering	CPEA	CALJA	Jackie Caldwell
422.00.537.900.11	SAN.FTE.01	Lead Sanitation Worker	Solid Waste	AFSCME	REEDG	Garry Reed
422.00.537.900.11	SAN.FTE.02	Sanitation Worker	Solid Waste	AFSCME	KUNKK	Kevin Kunkel
422.00.537.900.11	SAN.FTE.03	Sanitation Worker	Solid Waste	AFSCME	CLAPM	Michael Clapp
422.00.537.900.11	SAN.FTE.04	Sanitation Worker	Solid Waste	AFSCME	BUCHC	Charles Buchanan
424.00.534.810.11	WSW.FTE.05	Lead Utility Mtc Worker	Water/Sewer	AFSCME	REEDT	Tobin Reed
424.00.534.810.11	WSW.FTE.06	Water Supply Operator	Water/Sewer	AFSCME	NELSA	Allen Nelson
424.00.534.810.11	WSW.FTE.07	Sr Utility Mtc Worker	Water/Sewer	AFSCME	PRATB	Brandonn Prather
424.00.534.810.11	WSW.FTE.08	Sr Utility Mtc Worker	Water/Sewer	AFSCME	ENGLD	Derek Engler
424.00.534.810.11	WSW.FTE.10	Utility Mtc Worker II	Water/Sewer	AFSCME	MARTJ	Jay Martell
424.00.534.810.11	WSW.FTE.11	Utility Mtc Worker II	Water/Sewer	AFSCME	KATZM	Michael Katzer
424.00.534.810.11	WSW.FTE.12	Utility Mtc Worker I	Water/Sewer	AFSCME	WEGLW	William Weglage
424.00.534.810.11	WSW.FTE.13	Utility Mtc Worker I	Water/Sewer	AFSCME	METTN	Nicholas Mettler
424.00.535.810.11	WSW.FTE.14	Utility Mtc Worker I	Water/Sewer	AFSCME	FIGLD	Dale Figley
424.00.535.810.11	WSW.FTE.16	Utility Mtc Worker I	Water/Sewer	AFSCME		
424.00.535.810.11	WSW.FTE.17	Utility Mtc Worker I	Water/Sewer	AFSCME		
424.00.535.811.11	WSW.FTE.09	Sewer Maintenance Worker	Water/Sewer	AFSCME	PALLF	Forrest Pallamounter
424.00.535.811.11	WSW.FTE.15	Utility Mtc Worker I	Water/Sewer	AFSCME	PRICC	Chris Price
424.00.535.811.11	WSW.FTE.18	Utility Mtc Worker I	Water/Sewer	AFSCME		
424.00.535.811.11	WSW.FTE.19	Utility Mtc Worker I	Water/Sewer	AFSCME		
424.00.535.830.11	WWT.FTE.05	WW Treatment Plant Operator	Sewer Treatment Plant	AFSCME	CALDJ	Joe Calderone
424.00.535.850.11	WWT.FTE.01	Operations Supervisor - WWTP	Sewer Treatment Plant	Non-Rep (earns comp)	BUSCR	Robert Busch
424.00.535.850.11	WWT.FTE.02	WW Treatment Plant Operator	Sewer Treatment Plant	AFSCME	HELLO	Ole Helland
424.00.535.850.11	WWT.FTE.03	WW Treatment Plant Operator	Sewer Treatment Plant	AFSCME	CARRS	Steven Carroll
424.00.535.850.11	WWT.FTE.04	WW Treatment Plant Operator	Sewer Treatment Plant	AFSCME	MURRK	Kenneth Murray
424.00.535.850.11	WWT.FTE.06	Lead WW Treatment Plant Operator	Sewer Treatment Plant	AFSCME		
424.00.535.850.11	WWT.FTE.07	WW Treatment Plant Operator	Sewer Treatment Plant	AFSCME		
424.00.535.850.11	WWT.FTE.08	WW Treatment Plant Operator	Sewer Treatment Plant	AFSCME		
424.00.538.100.11	ENG.FTE.06	Engineer II	Water/Sewer	CPEA	DURSS	Steve Durspek
424.00.538.100.11	WSW.FTE.01	Public Works Director	Water/Sewer	Non-Rep	WALLS	Steven Wall
424.00.538.100.11	WSW.FTE.02	Utilities Manager	Water/Sewer	Non-Rep	ADAMS	Sam Adams
424.00.538.100.11	WSW.FTE.03	Operations Supervisor W/S	Water/Sewer	Non-Rep (earns comp)		
424.00.538.100.11	WSW.FTE.04	Sr Admin Support Asst	Water/Sewer	CPEA	KAFOC	Charrie Kafouros
523.00.548.650.11	ERR.FTE.02	Lead Mechanic	Equipment Rental	AFSCME	MABRK	Keith Mabry
523.00.548.650.11	ERR.FTE.03	Mechanic	Equipment Rental	AFSCME	HAMPL	Paul Hamlik
523.00.548.650.11	ERR.FTE.04	Mechanic	Equipment Rental	AFSCME	JORGT	Tim Jorgensen
523.00.548.650.11	ERR.FTE.05	Mechanic	Equipment Rental	AFSCME		
523.00.548.690.11	ERR.FTE.01	Sr Admin Support Asst	Equipment Rental	CPEA	WILDS	Susan Wilde
523.00.548.690.11	ERR.PTE.06	Custodial Aide	Equipment Rental	AFSCME	JOHNJ	Jeremiah Johnson

RESOLUTION NO. 19-005

A RESOLUTION creating a new position for the City of Camas entitled Assistant Finance Director.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

I

There is hereby created in the City of Camas a new position entitled Assistant Finance Director. Such position shall be a non-represented position, and shall perform such duties as shall be outlined in any job description prescribed by the City, as may be revised from time to time. The position shall be entitled to benefits as outlined in the Non-Represented Employee Handbook. The position description is attached hereto as Exhibit "A" and shall be effective as of June 1, 2019.

II

PASSED BY the Council and approved by the Mayor this ____ day of June, 2019.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

Exhibit "A"

City of Camas
Union Status: Non-represented
May 2019

ASSISTANT FINANCE DIRECTOR

Class specifications are intended to present a description list of the range of duties performed by employees in the class. Specifications are not intended to reflect all duties performed within the job.

JOB OBJECTIVES

Under administrative direction, to direct, manage and supervise the operations of the accounting, reporting, budgeting and financial transactions in the Finance Department; and to provide highly responsible and complex administrative support to the Finance Director and departments. Act in the capacity of the Finance Director in the Finance Director's absence.

ESSENTIAL FUNCTION STATEMENTS

The following tasks are typical for positions in this classification. Any single position may not perform all of these tasks and/or may perform similar related tasks not listed here:

Assists in planning, organizing and directing the financial administration of the City.

Supervise and direct the accounting, cash management, and financial record keeping of the Finance Department.

Coordinate, organize and schedule assigned personnel and other resources to achieve departmental goals; assign work activities, projects and programs; review and evaluate work products, methods and procedures; meet with staff to identify and resolve problems.

Manages the preparation of the Comprehensive Annual Financial Report, financial statements and other financial reporting.

Assist in preparation of biennial budget and monitor compliance with approved appropriations.

Verify accuracy of financial transactions and reporting.

Review and revise existing accounting policies and procedures to comply with Generally Accepted Accounting Standards and the state accounting manual.

Review and recommend internal control processes related to financial transactions.

Participate in special financial analysis projects, financial forecasting, revenue projections and other projects.

Prepare and approve daily journal entries and adjusting journal entries.

Perform internal auditing of cash operations; ensure compliance with applicable financial policies and procedures.

Supports the computer systems development and system integration for all accounting and budgeting operations.

Assists in providing administrative supervision over the central accounting activities of accounts payable, accounts receivable, utility billing, payroll and ambulance billing.

Stay abreast of changes in Generally Accepted Accounting Principles, cash management principles and investment policies and procedures.

Assists in coordinating all financial policies to other City departments.

Train, motivate, support and evaluate assigned personnel; provide or coordinate staff training; work with employees to correct deficiencies; as needed, implement discipline and termination procedures as appropriate.

Performs any and all special assignments as directed by the Finance Director.

Participates in the development and implementation of finance policies, attends City Council, Finance Committee and Department Head meetings in the absence of the Finance Director.

AUXILIARY FUNCTION STATEMENTS

Perform related duties and responsibilities as required.

Follow all safety rules and procedures established for work area.

QUALIFICATIONS

Knowledge of:

Principles of supervision, training and performance evaluation.

Principles and practices of accounting, budgeting and financial reporting.

Generally Accepted Accounting Principles.

Principles and practices of governmental accounting and internal auditing.

Washington State BARS accounting system

Advanced information technology principles especially Microsoft Word and Excel

Principles and practices of municipal budget preparation.

Methods and techniques of treasury and revenue management.

Advanced mathematical principles.

Modern office procedures, methods and computer equipment.

Grant management requirements

Pertinent Federal, State and local codes, laws and regulations.

Ability to:

Establish and maintain effective working relationships with the Mayor, City Council, Department Directors, Finance Department staff, peers and the general public

Apply judgement and discretion in resolving problems and interpreting policies

Prepare a Comprehensive Annual Financial Report

Manage and oversee the operations of the financial and accounting functions.

Prioritize, assign, monitor and evaluate work of assigned staff.

Perform internal auditing of cash operations.

Perform mathematical calculations with speed and accuracy.

Operate a variety of office equipment including a computer and associated applications.

Communicate clearly and concisely, both orally and in writing.

Interpret and apply applicable Federal, State and local codes, laws and regulations.

Education and Experience Guidelines

Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education

Equivalent to a Bachelor's degree in Accounting, Finance, Business or Public Administration with continuing education in finance, accounting, and information technology related subjects.

Master's degree and/or Certified Public Accountant credentials highly desirable.

Experience

Five years of increasingly responsible professional accounting or financial management experience, with a minimum of two years of supervisory responsibility and financial reporting preparation.

Governmental accounting experience highly desirable.

Physical Demands and Working Conditions

The physical demands herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform these essential job functions.

Environment: Office environment; exposure to computer screens.

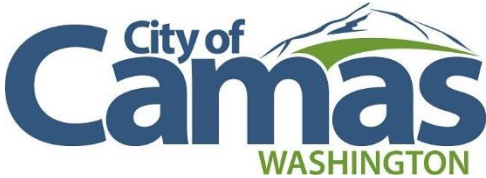
Mobility: Sitting for prolonged periods of time; extensive use of computer keyboard.

Vision: Visual acuity to read numerical figures.

Other Factors: Incumbents may be required to work extended hours including evenings and weekends. Incumbents may be required to travel outside city boundaries to attend meetings.

Assistant Finance Director Proposed Salary Scale

Position							
	1	2	3	4	5	6	7
Assistant Finance Director	8180	8450	8718	8988	9258	9528	9797



STAFF REPORT

Multifamily Tax Exemption Application
Sixth & Birch Mixed Use Project

(MISC19-05)(Associated Files: SPRV18-03; DR18-05; and SEPA18-13)

To:	Shannon Turk, Mayor Council Members	From: Sarah Fox, Senior Planner
Report Date	May 28, 2019	Technically Complete: March 20, 2019
Applicant:	Ross Kelly, Camas PDX LLC 3621NW Yeon Ave. Portland, OR 97210	
Site:	Sixth & Birch Mixed Use 608 NE Birch St Camas, WA 98607	
Parcels:	79865-000; 79870-000; 79900-000; 79910-000	

Report Contents:

SUMMARY 1

DISCUSSION & FINDINGS 2

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 CMC§3.86.050 DOWNTOWN DISTRICT STANDARDS AND GUIDELINES..... 3

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APPENDIX 5

ATTACHMENTS: Resolution 19-007 and Agreement

Summary

The mixed use building will be three stories, with the first floor reserved for commercial/retail use. The upper floors will have 30 residential units. There will be a mix of one and two-bedroom units with six reserved for a household that earns 80-115 percent of the median income, adjusted by family size.

[**Note:** Excerpts from Camas Municipal Code (“CMC”) are shown in *italicized type* within this report.]

Discussion & Findings

The criteria for approval for the Multifamily Tax Exemption are provided at CMC§3.86.040(D) Project Eligibility and CMC§3.86.050 Downtown District Standards and Guidelines which are discussed below.

CMC§3.86.040(D) PROJECT ELIGIBILITY

1. *Location. The project must be located within a residential target area, as designated in Section 3.86.030.*

FINDINGS: Meets. The proposed project is located within the Downtown District Target Area.

2. *Tenant Displacement Prohibited. Property proposed to be rehabilitated must be vacant at least twelve months before submitting an application and fail to comply with one or more standards of the applicable city adopted state or local building or housing codes.*

FINDINGS: Not applicable. This is a new building on a vacant lot.

3. *Size. The project must include at least four units of multifamily housing within a residential structure or as part of a mixed-use development. A minimum of four new units must be constructed or at least four additional multifamily units must be added to existing occupied multifamily housing. Existing multifamily housing that has been vacant for twelve months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multifamily housing. More specific sizing requirements may be established for each residential target area.*

FINDINGS: Meets. There will be six units within a mixed use structure.

4. *Permanent Residential Housing. At least fifty percent of the space designated for multifamily housing must be provided for permanent residential occupancy, as defined in Section 3.86.020.*

FINDINGS: Meets. It will not be a hotel.

5. *Proposed Completion Date. New construction multifamily housing and rehabilitation improvements must be scheduled to be completed within three years from the date of approval of the application.*

FINDINGS: Meets. Construction is intended to be completed within three years.

6. *Compliance with Guidelines and Standards. The project must be designed to comply with the city's comprehensive plan, building, housing, and zoning codes and any other applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements must comply with all applicable housing codes. New construction must comply with the uniform building code. The project must also comply with any other standards and guidelines adopted by the city council for the residential target area in which the project will be developed.*

FINDINGS: Meets. Applications for Site Plan Review and Design Review were approved on August 17, 2018.

7. *Owner Occupancy. Projects within a residential target area that are developed for owner-occupancy shall include an agreement or other guarantee acceptable to the director ensuring that some or all of the units within the project are used for purposes of owner-occupancy.*

FINDINGS: Not applicable. The project is intended to create 30 residential rental units.

8. *Affordability. To be eligible for twelve-year tax abatements under this chapter, applicants must commit to renting or selling at least twenty percent of units as affordable housing to low and moderate income households as defined herein. Projects intended exclusively for owner occupancy may meet this standard through housing affordable to moderate-income households.*

DISCUSSION: The applicant requested a 12-year tax abatement. And for that reason, the applicant intends to provide 20% of the units (6 units) as affordable to moderate income households. The definitions for both "affordable" and "moderate income" per CMC§3.86.020 are as follows:

"Affordable housing" is "residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income."

"Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development."

The chart appended to this report includes the calculation based on family size for the Clark County median income of \$87,900. The calculation will be updated annually while the property is eligible for the abatement. Affordable rent is 30% of the family income.

FINDINGS: The applicant has stated that the units will meet the income guidelines as required. Refer to Exhibit "D" -Email from applicant.

CMC§3.86.050 DOWNTOWN DISTRICT STANDARDS AND GUIDELINES

A. Standards.

1. *Size. The project must include at least four new or additional units of multifamily housing located on the second floor or higher in a mixed use building in which the ground floor is dedicated in whole to commercial uses. The building shall include no ground floor residential units.*

FINDINGS: Meets. The application includes 30 units with six (6) of them targeted to be available to moderate-income tenants.

2. *Parking. All multifamily units regardless of the underlying zone shall include off-street parking and as provided in CMC [18.11.130](#) or alternately as otherwise specified through a development agreement.*

FINDINGS: The project includes restriping both sides of NE Birch to provide angled on-street parking. There will also be 19 spaces available off-street and located between the buildings. This is a reduced number of off-street parking based on the standard calculations of CMC18.11.130. The number of parking spaces was approved with the Site Plan Review permit that was issued on August 17, 2018, and was not appealed.

3. *Building Height. Maximum of forty-five feet and three stories.*

FINDINGS: Meets. Building will be three stories and no more than 45 feet high.

4. *Where the project includes six or more multifamily units, an outdoor commons consisting of a minimum two hundred square feet shall be provided and include seating and tables for a minimum twelve people. This requirement may be incorporated into seating or dining areas for commercial uses on the ground floor, through common balconies or rooftop improvements.*

FINDINGS: Meets. The applicant is providing 1,700 square feet of seating south of Building A.

B. Guidelines.

1. Connectivity. The project must demonstrate that pedestrian circulation from the project site to Northeast Fourth Avenue within the district is enhanced or improved.

FINDINGS: The development will repair the sidewalks and curb ramps along their frontage. There are no proposals to enhance or exceed requirements.

2. Parking. Demonstration that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking.

FINDINGS: The number of parking spaces was approved with the Site Plan Review permit that was issued on August 17, 2018, and was not appealed.

Conclusion

Based on the above findings and discussion provided in this report, staff concludes that the Multifamily Tax Exemption Application (MISC19-05) with attached Agreement should be approved through Resolution 19-007, because it complies with the following standards of CMC:

- MISC19-05 is in conformance with the CMC§3.86.040(D) PROJECT ELIGIBILITY.
- MISC19-05 is in substantial conformance with the requirements of CMC§3.86.050 DOWNTOWN DISTRICT STANDARDS AND GUIDELINES.
- MISC19-05 complied with the application and fee requirements of CMC§3.86.040(E).

Recommendation

Staff recommends that Council move to accept staff findings and conclusions, and adopt Resolution 19-007 for the Birch & Sixth Avenue Mixed Use Project.

Appendix

Income limits for affordable housing within the 80 to 115% of Clark County Median Income of \$87,900 based on family size.

2019 HUD Income Limits

Income level (% of AMI)	1-person	2-person	3-person	4-person	5-person	6-person
80%	49,280	56,320	63,360	70,320	76,600	81,600
100%	61,600	70,400	79,200	87,900	95,000	102,000
115%	70,840	80,960	91,080	101,085	109,250	117,300

Affordable Rent Including Utilities

Income level (% of AMI)	1-person	2-person	3-person	4-person	5-person	6-person
80%	1,232	1,408	1,584	1,758	1,915	2,040
100%	1,540	1,760	1,980	2,198	2,375	2,550
115%	1,771	2,024	2,277	2,527	2,731	2,933

*Updated annually. The above numbers are in effect for income/rent determinations completed on or after 4/15/19.

RESOLUTION NO. 19-007

A RESOLUTION approving a Multi-Family Housing Limited Property Tax Exemption Agreement with Camas PDX LLC pursuant to Camas Municipal Code Chapter 3.86

WHEREAS, Under Chapter 3.86 of the Camas Municipal Code the City enacted a program whereby property owners may qualify for a Final Certificate of Tax Exemption which certifies to the Clark County Assessor that the owner is eligible to receive a limited property tax exemption; and

WHEREAS, Camas PDX LLC has submitted a complete application requesting qualification for the limited property tax exemption; and

WHEREAS, the City and Camas PDX LLC have negotiated the terms of a Multi-Family Housing Tax Exemption Agreement as set forth in the attached Exhibit "A";

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

SECTION I

The Multi-Family Housing Property Tax Exemption Agreement between the City of Camas and Camas PDX LLC attached hereto as Exhibit "A" is hereby approved and the Mayor is hereby authorized to sign the same on the behalf of the City of Camas.

ADOPTED at a regular Council meeting this ____ day of _____, 2019.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



CITY OF CAMAS
MULTI-FAMILY HOUSING LIMITED
PROPERTY TAX EXEMPTION AGREEMENT

THIS AGREEMENT is entered into this__day of June, 2019, by and between CAMAS PDX LLC (hereinafter referred to as the "Owner"), and the CITY OF CAMAS, a municipal corporation of the State of Washington (hereinafter referred to as the "City").

WHEREAS the City has an interest in stimulating new construction or rehabilitation of multi-family housing in Residential Target Areas in order to reduce development pressure on single-family residential neighborhoods, to increase and improve housing opportunities, and to encourage development densities supportive of transit use, and

WHEREAS the City has, pursuant to the authority granted to it by Chapter 84.14 RCW, designated various Residential Target Areas for the provision of a limited property tax exemption for new multi-family residential housing, and

WHEREAS the City has, through Camas Municipal Code (hereinafter referred to as "CMC") Chapter 3.86, enacted a program whereby property owners may qualify for a Final Certificate of Tax Exemption which certifies to the Clark County Assessor that the owner is eligible to receive a limited property tax exemption, and

WHEREAS, The Owner is interested in receiving the multiple family property tax exemption for new multiple family residential housing units in the **Downtown District**, a residential targeted area; and

WHEREAS, The Owner has submitted to the City a complete application form for no fewer than thirty (30) units of new multifamily housing within a structure that includes commercial uses on the ground floor.

WHEREAS, The Owner has declared that twenty (20%) percent of the units (six units) will qualify as affordable to moderate-income households, which is 80-115% of the median family income adjusted for family size for Clark County.

WHEREAS the Owner has submitted to the City preliminary site plans and floor plans for multi-family residential housing to be constructed on said property legally described as:

608 NE Birch Street, in the City of Camas, Clark County. Assessor's Parcel Numbers 79865-000; 79870-000; 79900-000; and 79910-000, commonly known as Sixth & Birch Mixed Use, hereinafter referred to as the "Site," and

WHEREAS the City has determined that the improvements will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption;

NOW, THEREFORE, the City and the Owner do mutually agree as follows:

1. The City agrees to issue the Owner a Conditional Certificate of Acceptance of Tax Exemption.
2. The Owner agrees to construct on the Site multi-family residential housing substantially as described in the most recent site plans, floor plans, and elevations on file with the City as of the date of administrative approval of this Agreement. The affordable units will be substantially similar in amenities and construction to other units within the development. The Owner will make reasonable efforts to ensure that three of each of the unit types are available throughout the Site (e.g., one bedroom and two bedroom) for moderate income households.
3. The project shall comply with all applicable zoning requirements, land use requirements, design review requirements and all building, fire, and housing code requirements contained in the Camas Municipal Code (herein referred to as the "CMC") at the time a complete application for a building permit is received.
4. The new multiple-unit housing shall provide for a minimum of fifty (50) percent of the space for permanent residential occupancy.

5. The Owner shall complete construction of the agreed upon improvements within three years from the date the City issues the Conditional Certificate of Acceptance of Tax Exemption, or within any extension thereof granted by the City.

6. The Owner is requesting a twelve year limited property tax exemption. The Owner commits to renting or selling at least twenty percent (20%) of the multifamily housing units constructed on the site as housing units affordable for low or moderate-income households as defined by CMC Section 3.86.020. The Owner shall, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, to file with the City's Department of Community Development the following:

- a) A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property;
- b) A description of the completed work and a statement of qualification for the exemption;
- c) A statement that the work was completed within the required three (3) year period or any authorized extension; and
- d) A statement that the project meets the affordable housing requirements as described in RCW 84.14.020.

7. The City agrees, conditioned on the Owner's successful completion of the improvements in accordance with the terms of this Agreement and on the Owner's filing of the materials described in Paragraph 6 above, to file a twelve year Final Certificate of Tax Exemption with the Clark County Assessor.

8. The Owner, as a continuing condition of receipt of the limited tax exemption set forth herein, within 30 days following the first anniversary of the City's filing of the Final Certificate of Tax Exemption and each year thereafter for a period twelve years to file a notarized declaration with the City's Department of Community Development indicating the following:

- a) A statement identifying the total number of occupied and vacant multifamily units receiving a property tax exemption;
- b) A certification that the property continues to be in compliance with the contract with the city including any provisions related to affordable housing;
- c) A description of any improvements or changes to the property constructed after the issuance of the certificate of tax exemption;
- d) The total monthly rent or total sale amount for each unit;
- e) For exemptions granted under the affordable housing provisions of this chapter, the income of each renter household at the time of initial occupancy and the income of each initial purchaser of owner-occupied units at the time of purchase; and
- f) For exemptions granted under the affordable housing provisions of this chapter, documentation showing that twenty percent of the units were rented or sold as affordable housing to low or moderate income households.

9. The Owner shall maintain records to support the declarations made in Paragraph 8 above. The records and the multifamily units are subject to inspection by the City. Failure to submit the annual declaration, maintain adequate records, or deny access to the City for inspection of the units may result in tax exemption being canceled.

10. The parties acknowledge that a minimum of 30 units are to be used and occupied for residential use. The parties further acknowledge that the certificate of occupancy issued by the City is for multifamily residential units.

11. If the Owner intends to convert to another use any of the multi-family residential housing units constructed under this Agreement, the Owner shall notify the City's Department of Community Development in writing within 30 days prior to such change in use. The Owner shall notify Clark County upon conversion to a non-residential use.

12. The Owner agrees to notify the City within 15 days prior to any transfer of Owner's ownership interest in the Site or in the improvements made to the Site under this Agreement. The new owner shall sign and provide to the City an acknowledgment of continuing compliance with the terms of this Agreement.

13. For purposes of this agreement, "Owner" shall mean the Owners Association of a condominium complex in the event that such association is established which shall be responsible for all reporting requirements required herein on behalf of the owners of individual condominium units.

14. Subject to the provisions of CMC 3.86.040L, the City, in its sole discretion, reserves the right to cancel the **Final Certificate of Tax Exemption** should the Owner, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement.

15. The Owner acknowledges its awareness of the potential tax liability involved if and when the property ceases to be eligible for the incentive provided pursuant to this agreement. Such liability may include additional real property tax, penalties and interest imposed pursuant to RCW 84.14.110.

16. Nothing in this Agreement shall permit or be interpreted to permit either party to violate any provision of Chapter 84.14 RCW or CMC Chapter 3.86.

17. No modifications of this Agreement shall be made unless mutually agreed upon by the parties in writing.

18. The Owner acknowledges its awareness of the potential tax liability involved if and when the property ceases to be eligible for the incentive provided pursuant to this agreement. Such liability may include additional real property tax, penalties and interest imposed pursuant to RCW 84.14.110. The Owner further acknowledges its awareness and understanding of the process implemented by the Clark County Assessor's Office for the appraisal and assessment of property taxes. The Owner agrees that the City is not responsible for the property value assessment imposed by Clark County at any time during the exemption period.

19. In the event that any term or clause of this Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement which can be given effect without the conflicting term or clause, and to this end, the terms of this Agreement are declared to be severable.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF CAMAS

Property Owners:

By:

Shannon Turk, Mayor

Phil Bourquin, Director
Dept. of Community Development

Approved as to Form:

Shawn MacPherson, City Attorney

Multifamily Tax Exemption – Application

Residential Target Area: **Downtown District**

Applicant Information

Applicant/Contact:: Ross Kelley Phone: 503-221-2900

Address: 3621 NW Yeon Ave. rkelley@wdcproperties.com

Street Address *E-mail Address*

Portland OR 97210

City *State* *ZIP Code*

Owner's Name: Camas PDX LLC Phone: 503-221-2900

E mail Address: rkelley@wdcproperties.com

- I authorize the applicant to make this application.
- I grant permission for city staff to conduct site inspections of the property.
- I acknowledge that there is potential tax liability when the project ceases to be eligible for multifamily tax exemptions per CMC Chapter 3.86.
- I affirm that the information provided with this application is true and accurate.

Property Owner Signature: _____ Date: _____

Property Information

Property Address: 608 NE Birch St. (NE Corner of 6th Ave. & Birch St.), 79865000, 79870000, 79900000 & 79910000

Camas, WA

Street Address *County Assessor # / Parcel #*

New Construction or Rehabilitation;
 If rehabilitation, has building been vacant more than 12 months? Yes No

Description of Project

Include the following with application: Site plan; Floor plans; Elevation plans;
 Pedestrian circulation (from site to 4th or 6th Avenues, as applicable);
 Detailed project budget and financing plan; and Detailed operating projection

- | | |
|---|--|
| 1. Gross Floor Area: <u>33,008 sf</u> | 2. Number of Residential Units (min. of four): <u>30</u> |
| 3. Number of stories: <u>3</u> | 4. Height of building: <u>Building A = 41', Building B = 51'</u> |
| 5. Number of units for rent: <u>30</u>
(For specified number of units, the lease period must exceed 30 days.) | 6. Number of condominium or owner-occupied units: <u>0</u> |
| 7. Will any units qualify as affordable to low or moderate income households? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please describe: Like other affordable programs we have done in Clark County in recent years, we plan to make 20% of our units affordable at 115% Median Income. In these other affordable programs we have participated in, this has resulted in a 12 year tax abatement on all improvements. | |
| 8. Size of outdoor common area (if more than six units): <u>6,000 sf (on-site parking between Bldg. A and Bldg. B), & 1,700 sf (seating south of Bldg. A)</u> | 9. Number of off-street parking spaces: <u>19</u>
Submittal must demonstrate that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking. |

Site Plan



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN ANY ORIGINAL DRAWING AND THESE DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY OF THE REVISIONS HERETOBY, THE ORIGINAL DRAWING SHALL PREVAIL UNLESS OTHERWISE SPECIFIED IN WRITING.

PROJECT # 17-163
DATE: 11/19/2018

REVISIONS
DATE: 1/23/2019
CITY COMMENTS
DATE: 2/22/2019
CITY COMMENTS

NEW DEVELOPMENT FOR:
CAMAS MIXED-USE
NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

SHEET:
A1.01

SITE GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
3. EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
4. REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE SLOPS OF FWA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
5. JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS. SEE CIVIL.
6. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE PLAN LEGEND:

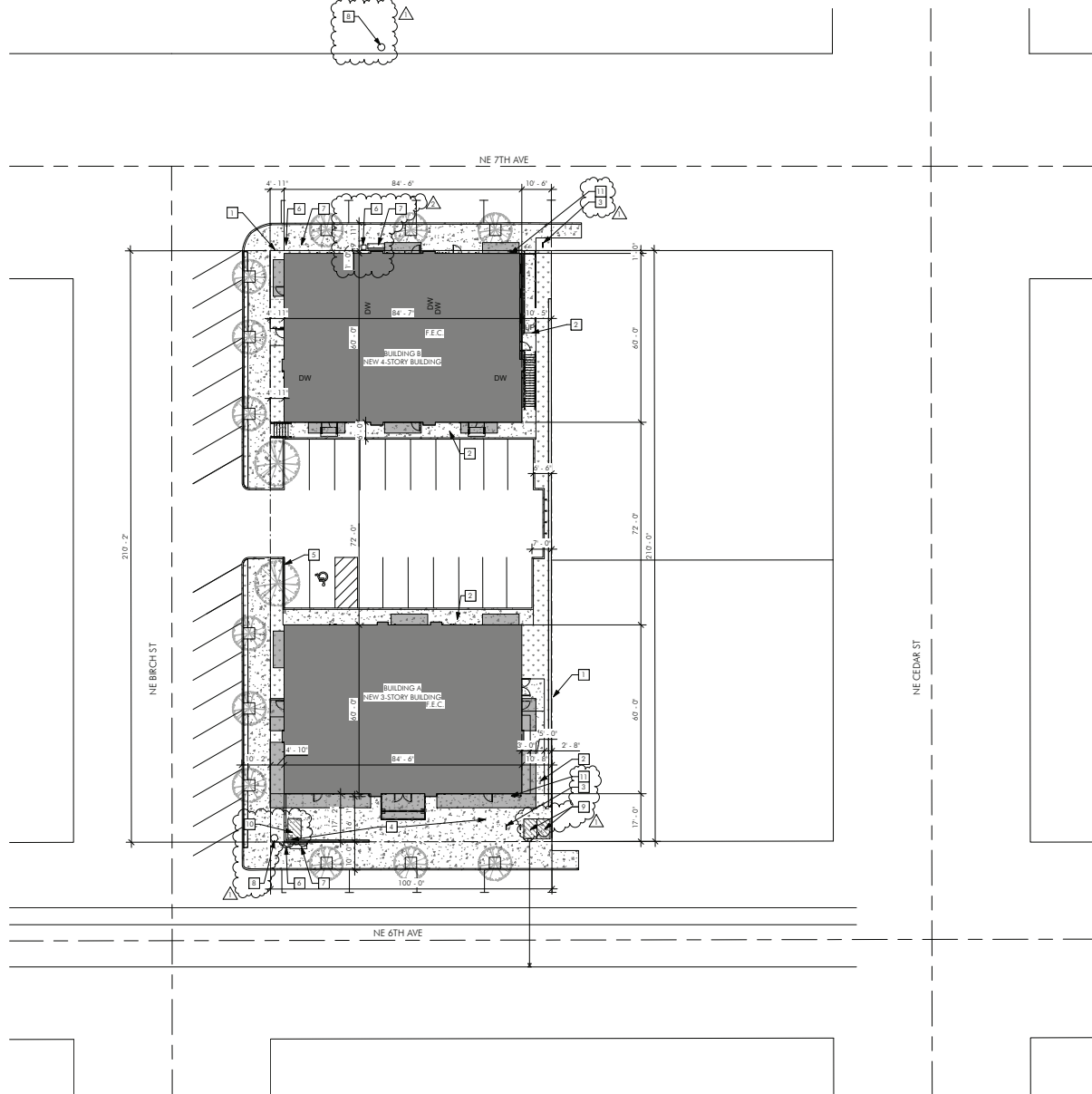
- BUILDING AREA
- BUILDING OVERHANG ABOVE
- LANDSCAPING
- CONCRETE FLOOR/SIDEWALK/PAD

SITE PLAN NOTES:

- PROPERTY LINE.
- CONCRETE WALKWAY, MIN 5' WIDTH TO ALL MAIN ENTRIES AND SITE AVENUES.
- BIKE RACKS, DESIGN TRIO, WILL CONTRIBUTE AS PUBLIC ART.
- PLAZA.
- RETAINING WALL TO BE NO TALLER THAN 6'. PROVIDE GAUDDRAL ABOVE.
- WASTE RECEPTACLE WITHIN R.O.W.
- BENCH WITHIN R.O.W.
- EXISTING FIRE HYDRANT
- FIRE SERVICE VAULTS (6 X 8)
- GREASE INTERCEPTOR (6 X 12)
- FIRE DEPARTMENT CONNECTION

CITY REQUIREMENTS:

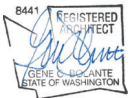
- PRIOR TO FABRICATION, PROVIDE A SAMPLE OF PUBLIC ART WORK (BIKE RACKS) FOR CITY REVIEW APPROVAL.
- PRIOR TO FABRICATION, PROVIDE WALL AND GAUDDRAL FENCING MATERIAL SAMPLE TO CITY CONSISTENT WITH CAMAS DOWNTOWN REVIEW MANUAL, PAGE 11.



1 SITE PLAN
0' 5' 10' 20' 40' 60' 1" = 20'-0"



Floor Plans



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL DRAWING AND THESE DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS, REVISIONS, AND/OR CORRECTIONS, THE ORIGINAL DRAWING SHALL PREVAIL.

PROJECT # 2017-163
DATE: 11/19/2018

REVISIONS

NEW DEVELOPMENT FOR:
CAMAS MIXED-USE BLDG A
NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

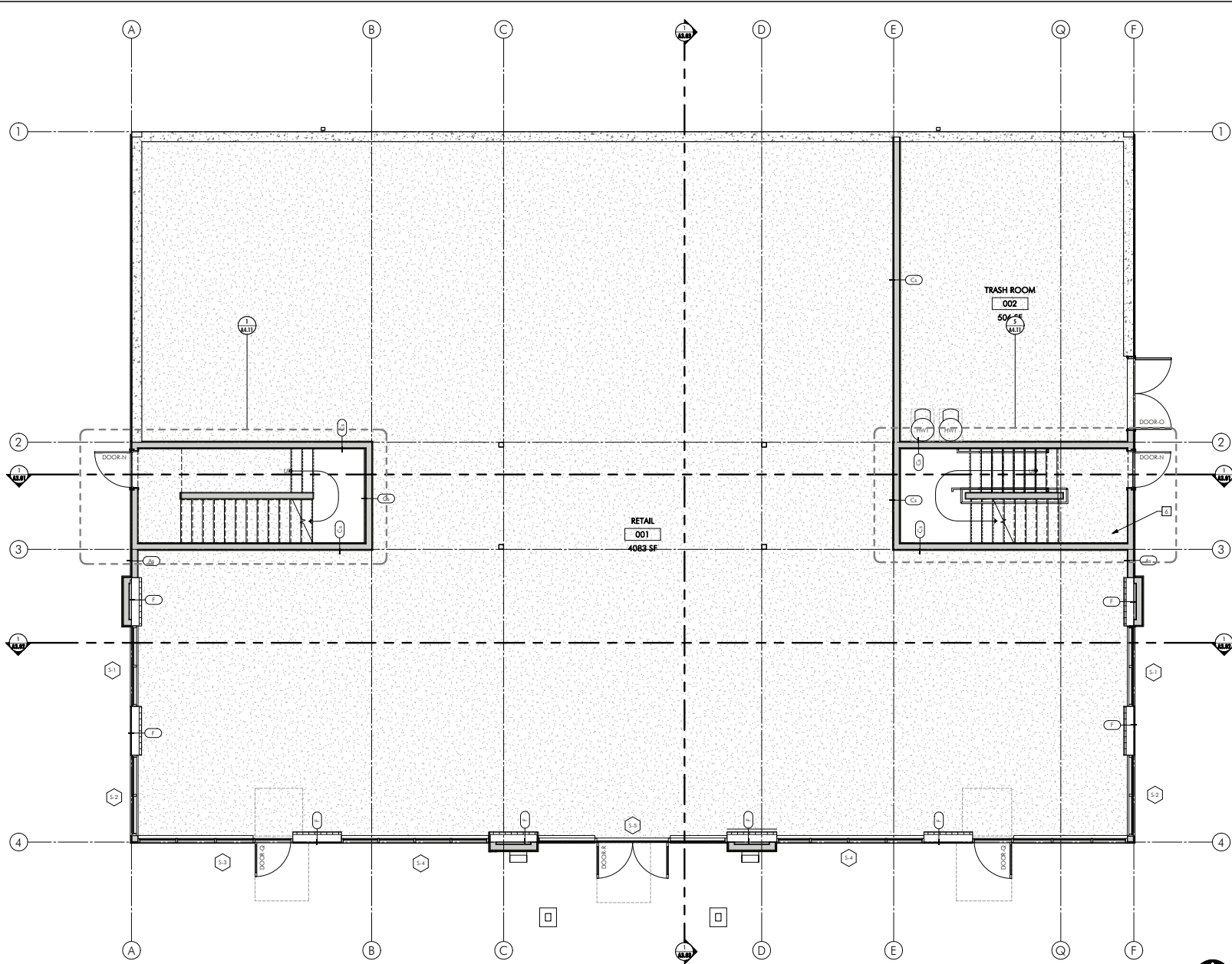
SHEET:
A1.22

PLAN LEGEND:

- NOTE: SEE C.O. 01 AND C.O. 02 FOR ADA CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.
- WASHER-DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS. COMBO UNIT IN THE 'A' UNITS, STACKED IN ALL OTHER UNITS.
 - 2-BURNER ELECTRIC STOVE TOP.
 - REFRIGERATOR.
 - VANITY MOUNTED LAVATORY.
 - SINGLE COMPARTMENT S.S. KITCHEN SINK.
 - FLOOR MOUNTED FLUSH TANK TOILET.
 - RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
 - RECESSED ELECTRICAL PANEL.
 - EXIT LIGHT: INTEGRAL EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL. MAX 5 WATTS AT SIGN.
 - EMERGENCY EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL.
 - SMOKE DETECTOR C/W SOUNDER BEACON.

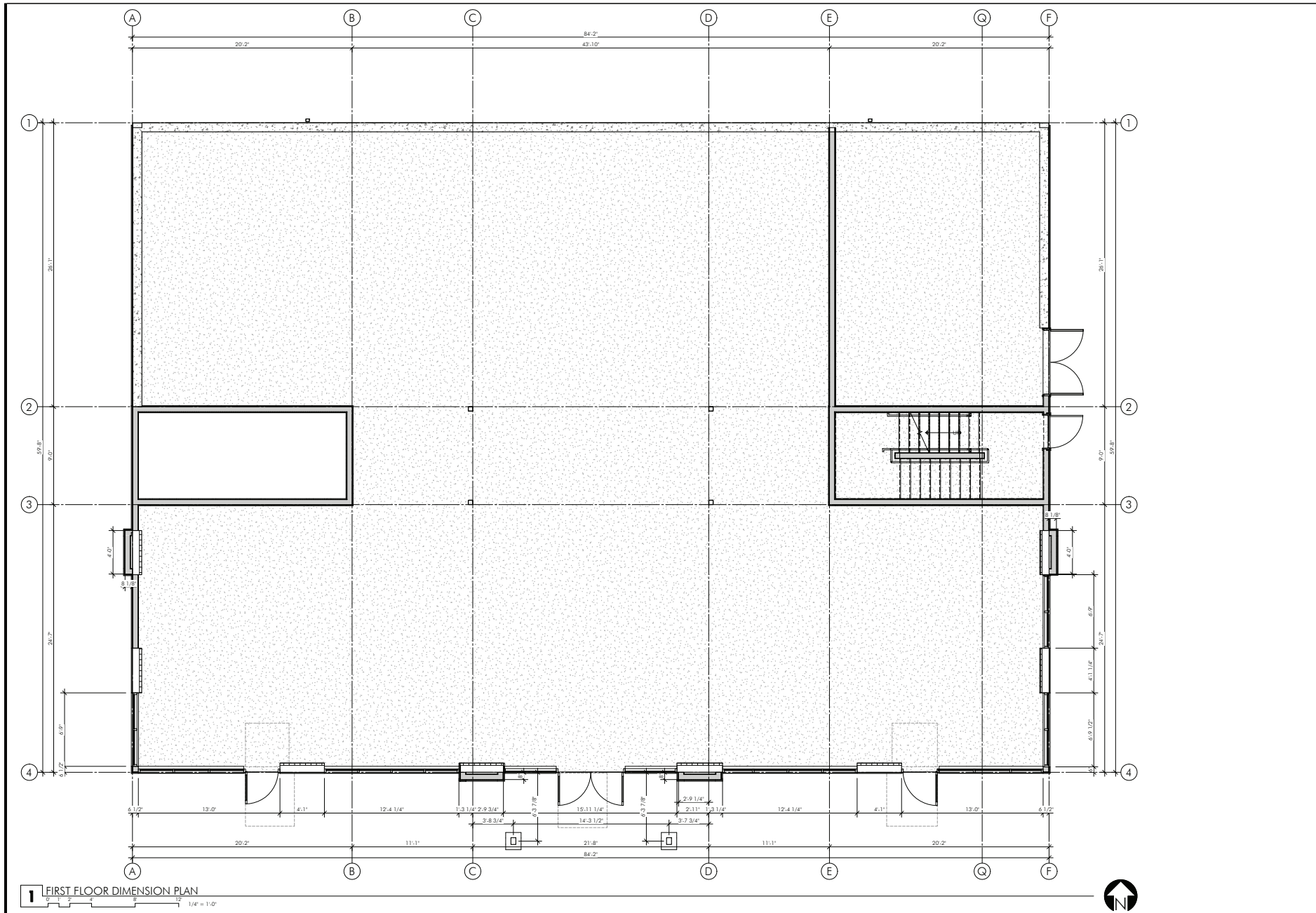
FLOOR PLAN NOTES:

- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- 18" WIDE x 48" DEEP CLEAR FLOOR SPACE ON PULL SIDE OF ENTRY DOORS.
- CLOSET ROD AND SHELF.
- ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.
- STACKED WASHER/DRYER UNIT.
- FIRE RISER LOCATED UNDERNEATH EAST STAIR.



1 BUILDING A - FIRST FLOOR PLAN
1/4" = 1'-0"

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 SALEM, OR 97301-3442
 P: 503.390.6500
 www.studio3architecture.com



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE GRAPHIC DATES AND THESE DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS REPRODUCED BY ANY MEANS, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SOURCE AND THESE DOCUMENTS SHALL GOVERN.

PROJECT # 2017-163
 DATE: 11/19/2018

REVISIONS

NEW DEVELOPMENT FOR:
CAMAS MIXED-USE BLDG A
 NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

SHEET:
A1.32

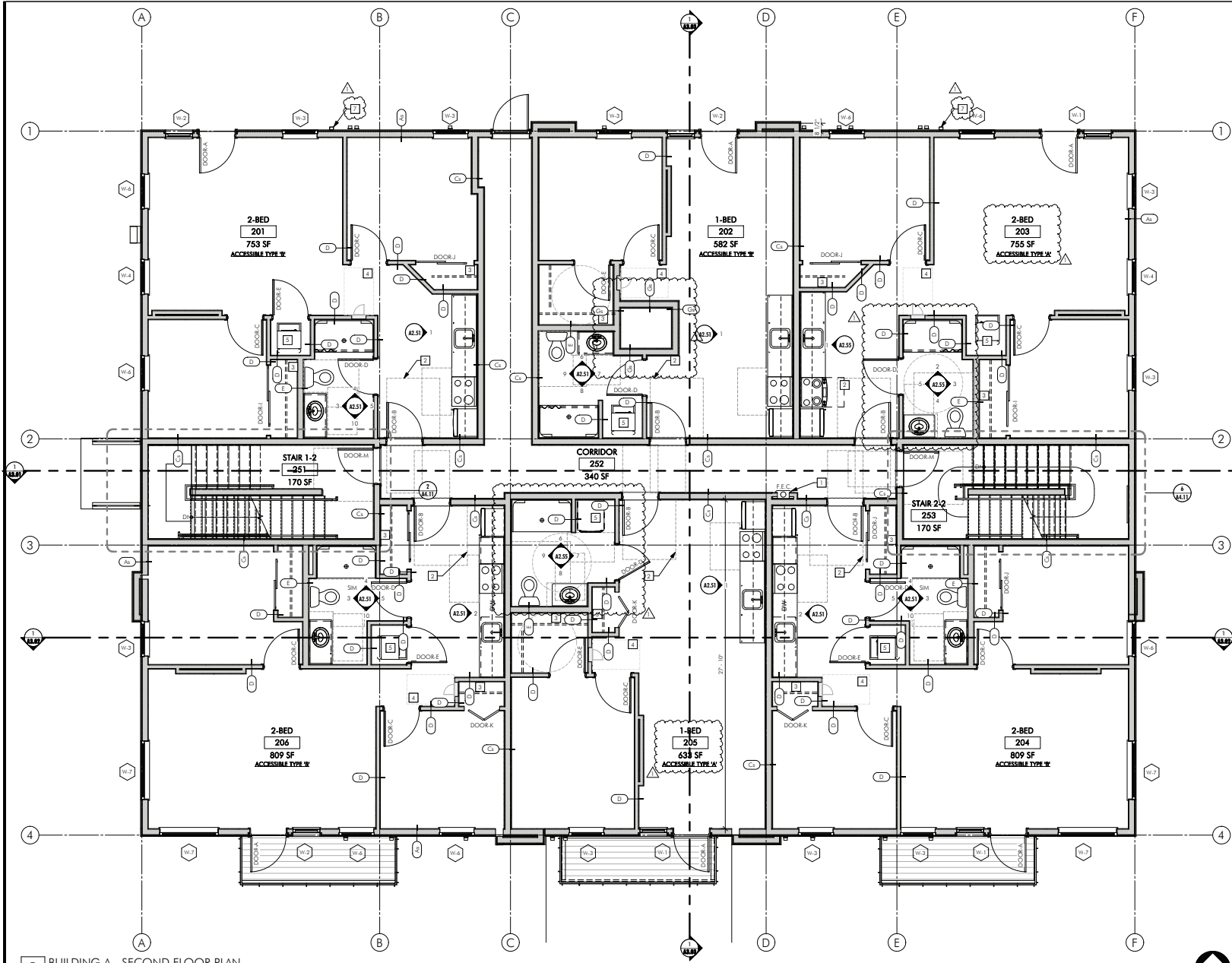
PLAN LEGEND:

NOTE: SEE G2.01 AND G2.02 FOR ADA CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.

- WASHER-DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS, COMBO UNIT IN THE 'A' UNITS, STACKED IN ALL OTHER UNITS.
- 2-BURNER ELECTRIC STOVE TOP.
- REFRIGERATOR.
- VANITY MOUNTED LAVATORY.
- SINGLE COMPARTMENT S.S. KITCHEN SINK.
- FLOOR MOUNTED FLUSH TANK TOILET.
- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- RECESSED ELECTRICAL PANEL.
- EXIT LIGHT: INTEGRAL EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL. MAX 5' WATS AT SIGN.
- EMERGENCY EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL.
- SMOKE DETECTOR C/W SOUNDER BEACON.

FLOOR PLAN NOTES:

- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- 18" WIDE x 40" DEEP CLEAR FLOOR SPACE ON PULL SIDE OF ENTRY DOORS.
- CLOSET ROD AND SHELF.
- ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.
- STACKED WASHER/DRYER UNIT.
- FIRE RISER LOCATED UNDERNEATH EAST STAIR.
- DOWNSPOUT. ROUTE TO SEWER DRAIN LINE.



1 BUILDING A - SECOND FLOOR PLAN
1/4" = 1'-0"



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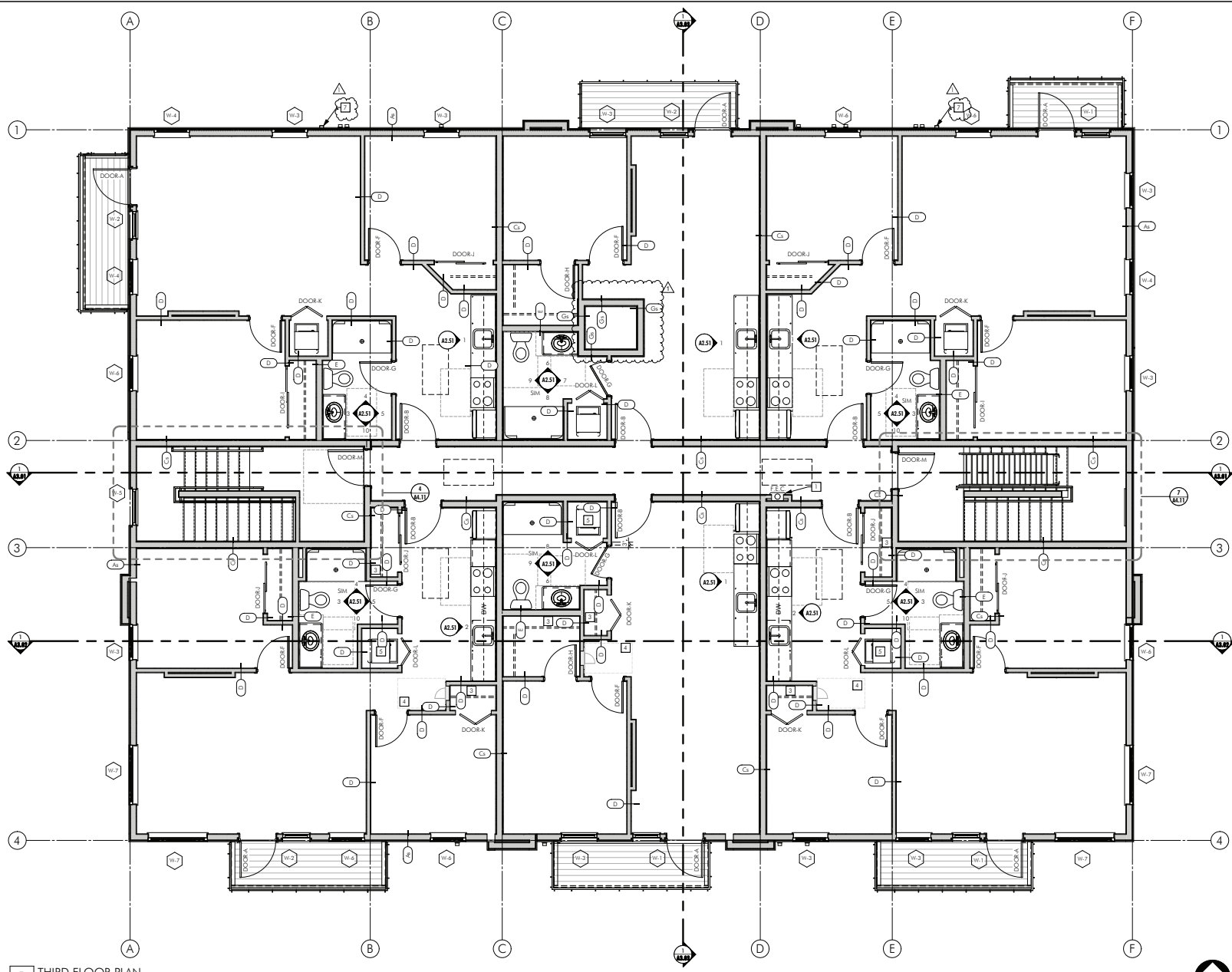
PLAN LEGEND:

NOTE: SEE GD 01 AND GD 02 FOR ADA CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.

- WASHER-DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS. COMBOS UNIT IN TYPE 'A' UNITS, STACKED IN ALL OTHER UNITS.
- 2-BURNER ELECTRIC STOVE TOP.
- REFRIGERATOR.
- VANITY MOUNTED LAVATORY.
- SINGLE COMPARTMENT S.S. KITCHEN SINK.
- FLOOR MOUNTED FLUSH TANK TOILET.
- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- RECESSED ELECTRICAL PANEL.
- EXIT LIGHT, INTEGRAL EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL. MAX 5 WATTS AT SIGN.
- EMERGENCY EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL.
- SMOKE DETECTOR C/W SOUNDER BEACON.

FLOOR PLAN NOTES:

- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- 18" WIDE x 48" DEEP CLEAR FLOOR SPACE ON PULL SIDE OF ENTRY DOORS.
- CLOSET ROD AND SHELF.
- ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.
- STACKED WASHER/DRYER UNIT.
- FIRE RISER LOCATED UNDERNEATH EAST STAIR.
- DOWNSPOUT, ROUTE TO SEWER DRAIN LINE.














1 THIRD FLOOR PLAN
1/4" = 1'-0"

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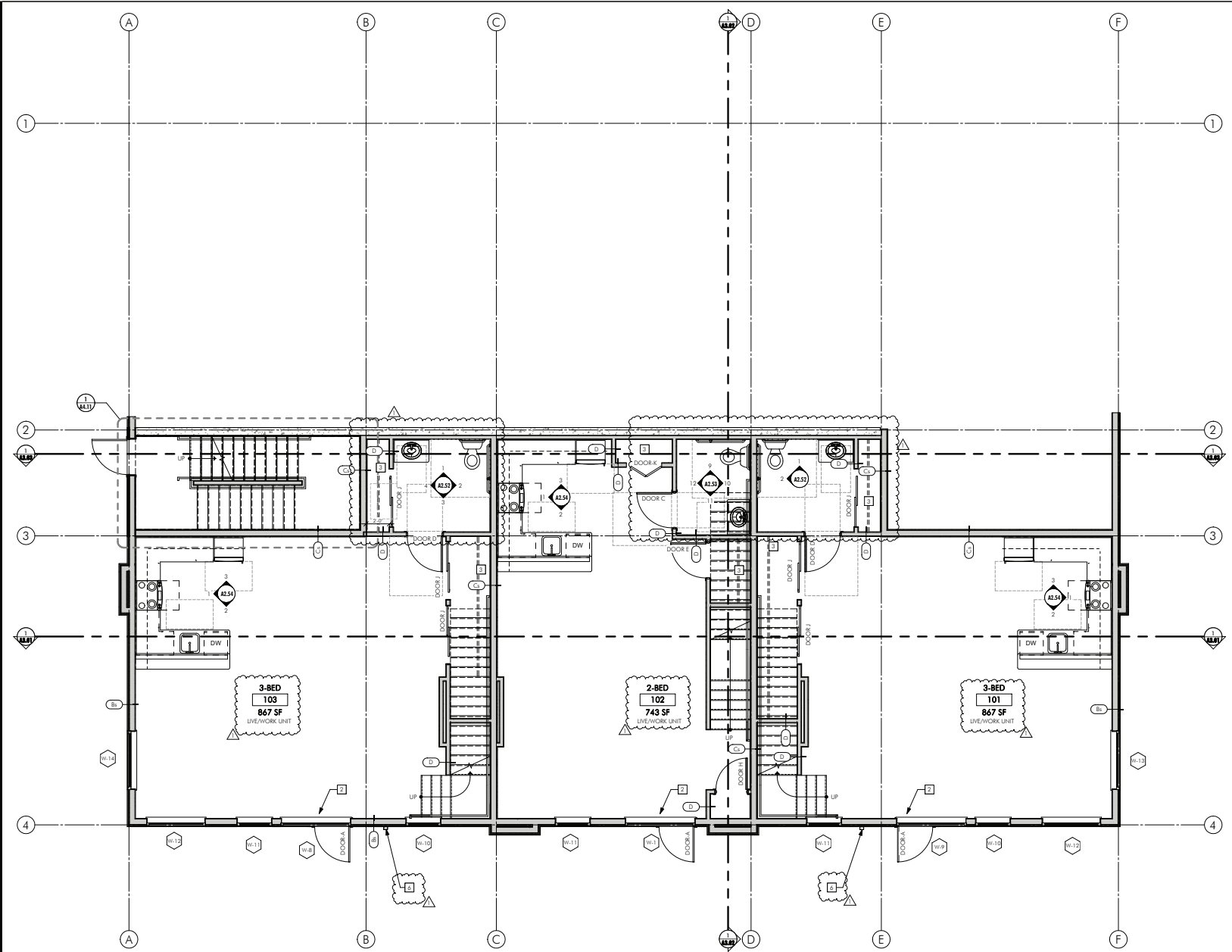
PLAN LEGEND:

NOTE: SEE G2.01 AND G2.02 FOR MIN. CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.

-  WASHER/DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS. COMBO UNIT IN TYPE 'A' UNITS; STACKED IN ALL OTHER UNITS.
-  2-BURNER ELECTRIC STOVE TOP.
-  REFRIGERATOR.
-  VANITY MOUNTED LAVATORY.
-  SINGLE COMPARTMENT S.S. KITCHEN SINK.
-  FLOOR MOUNTED FLUSH TANK TOILET.
-  RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
-  RECESSED ELECTRICAL PANEL.
-  EXIT LIGHT. INTEGRAL EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL. MAX 5 WATTS AT SIGN.
-  EMERGENCY EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL.
-  SMOKE DETECTOR C/W SOUNDER BEACON.

FLOOR PLAN NOTES:

- 1 RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- 2 18" WIDE x 60" DEEP CLEAR FLOOR SPACE ON PULL SIDE OF ENTRY DOORS.
- 3 CLOSET ROD AND SHELF.
- 4 ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.
- 5 FIRE RISER LOCATED UNDERNEATH EAST STAIR.
- 6 DOWNSPOUT ROUTE TO SEWER DRAIN LINE.



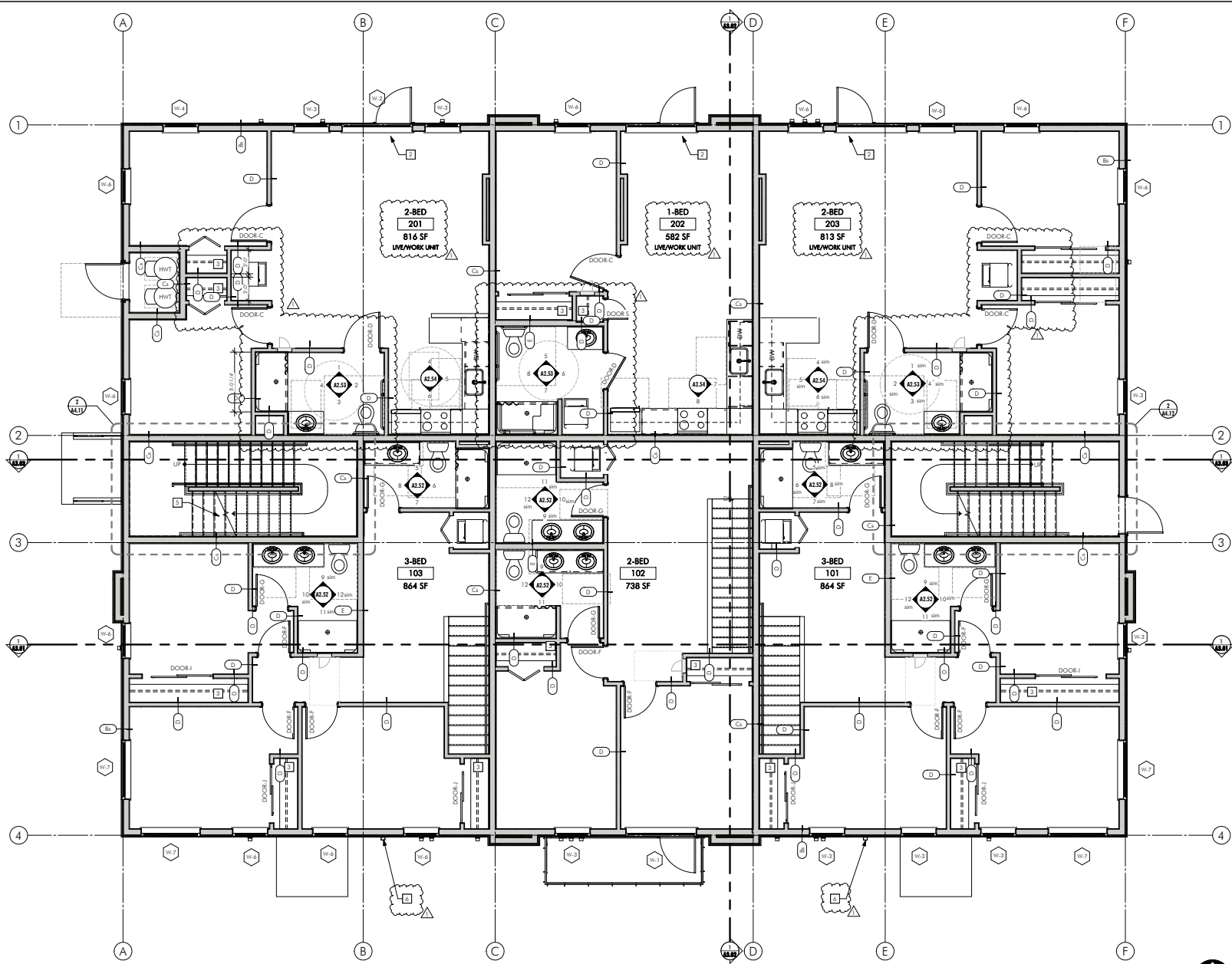
01 LEVEL 1 NOTE PLAN
1/4" = 1'-0"

PLAN LEGEND:

- NOTE: SEE G2.01 AND G2.03 FOR MIN. CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.
- WASHER/DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS. COMBO UNIT IN TYPE 'A' UNITS. STACKED IN ALL OTHER UNITS.
 - 2-BURNER ELECTRIC STOVE TOP.
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FLOOR PLAN NOTES:

- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- 18" WIDE x 60" DEEP CLEAR FLOOR SPACE ON PULL SIDE OF ENTRY DOORS.
- CLOSET ROD AND SHELF.
- ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.
- FIRE RISER LOCATED UNDER/EAST STAIR.
- DOWNSPOUT. ROUTE TO SEWER DRAIN LINE.



1 02 LEVEL 2 NOTE PLAN
1/4" = 1'-0"

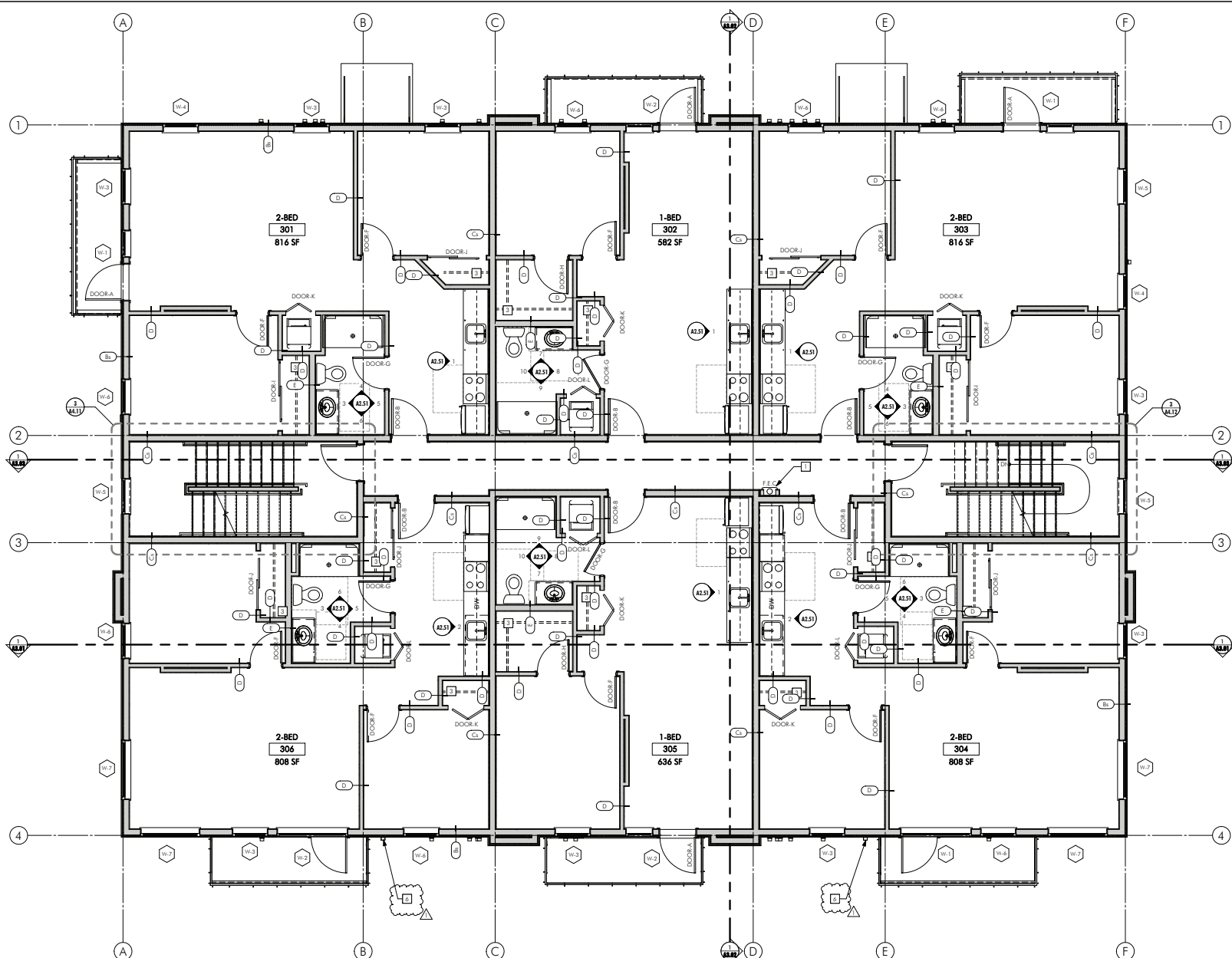
PLAN LEGEND:

NOTE: SEE G2.01 AND G2.02 FOR ADA CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.

- WASHER-DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS. COMBIO UNIT IN TYPE 'A' UNITS, STACKED IN ALL OTHER UNITS.
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- REFRIGERATOR.
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- SMOKE DETECTOR C/W SOUNDER BEACON.

FLOOR PLAN NOTES:

- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- 18" WIDE x 60" DEEP CLEAR FLOOR SPACE ON PULL SIDE OF ENTRY DOORS.
- CLOSET ROD AND SHELF.
- ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.
- FIRE RISER LOCATED UNDERNEATH EAST STAIR.
- DOWNSPOUT ROUTE TO SEWER DRAIN LINE.



1 03 LEVEL 3 NOTE PLAN
1/4" = 1'-0"



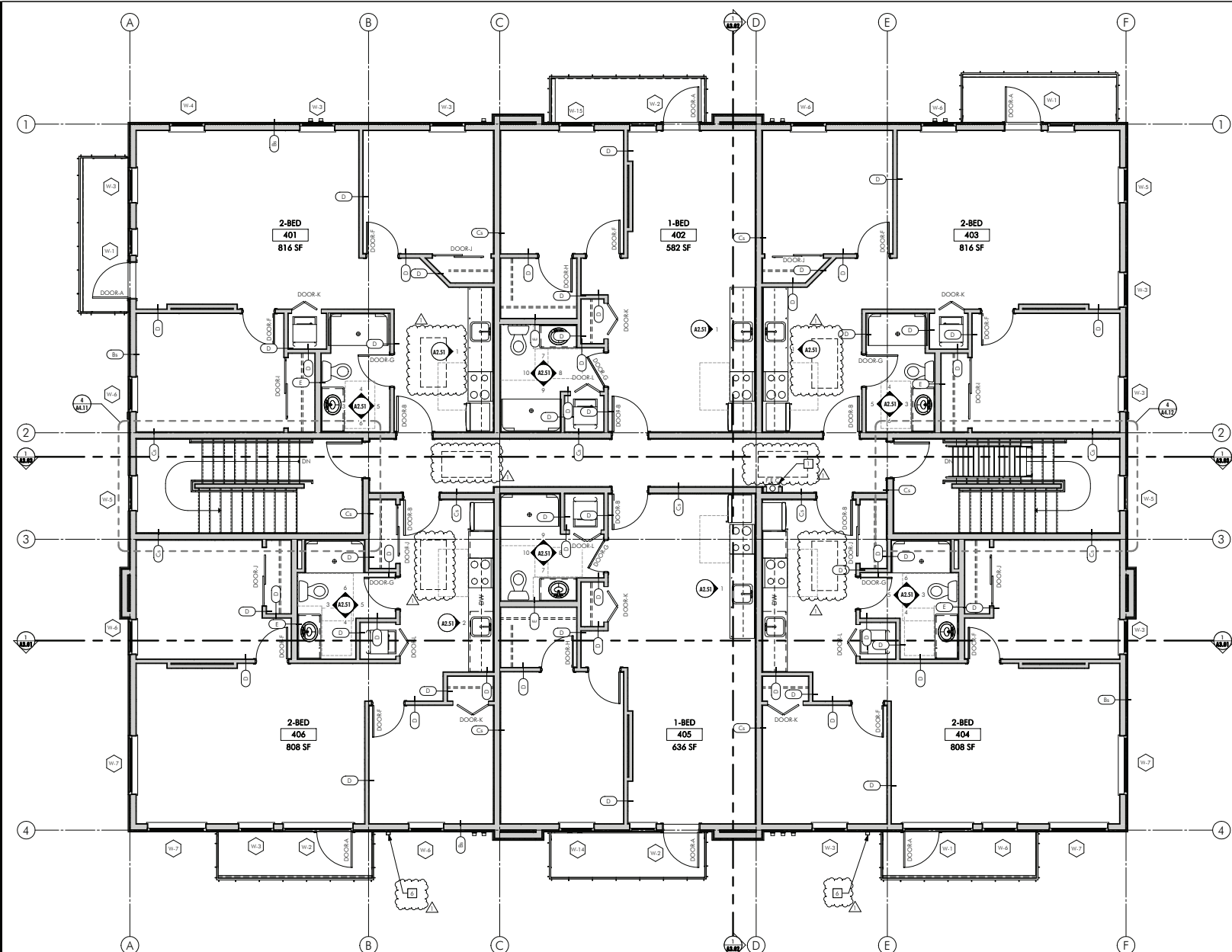
PLAN LEGEND:

NOTE: SEE GD 01 AND GD 02 FOR ADA CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.

- WASHER-DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS. COMBO UNIT IN TYPE 'A' UNITS, STACKED IN ALL OTHER UNITS.
- 2-BURNER ELECTRIC STOVE TOP.
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FLOOR PLAN NOTES:

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- 18" WIDE, 48" DEEP CLEAR FLOOR SPACE ON FULL SIDE OF ENTRY DOORS.
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- ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.
- FIRE RISER LOCATED UNDERNEATH EAST STAIR.
- DOWNSPOUT. ROUTE TO SEWER DRAIN LINE.



1 04 LEVEL 4 NOTE PLAN
1/4" = 1'-0"



Elevation Plans



IN ALL EVENT CONTRACTS ARE SUPERSEDED BY THE ORIGINAL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECTS AND THEIR CONSULTANTS, AND ANY OTHER DOCUMENTS REFERENCED BY THIS ARCHITECTURAL OR CHEMICAL. THE ORIGINAL WORK AND SALES DOCUMENTS SHALL GOVERN.

PROJECT # 2017-163
DATE: 11/19/2018

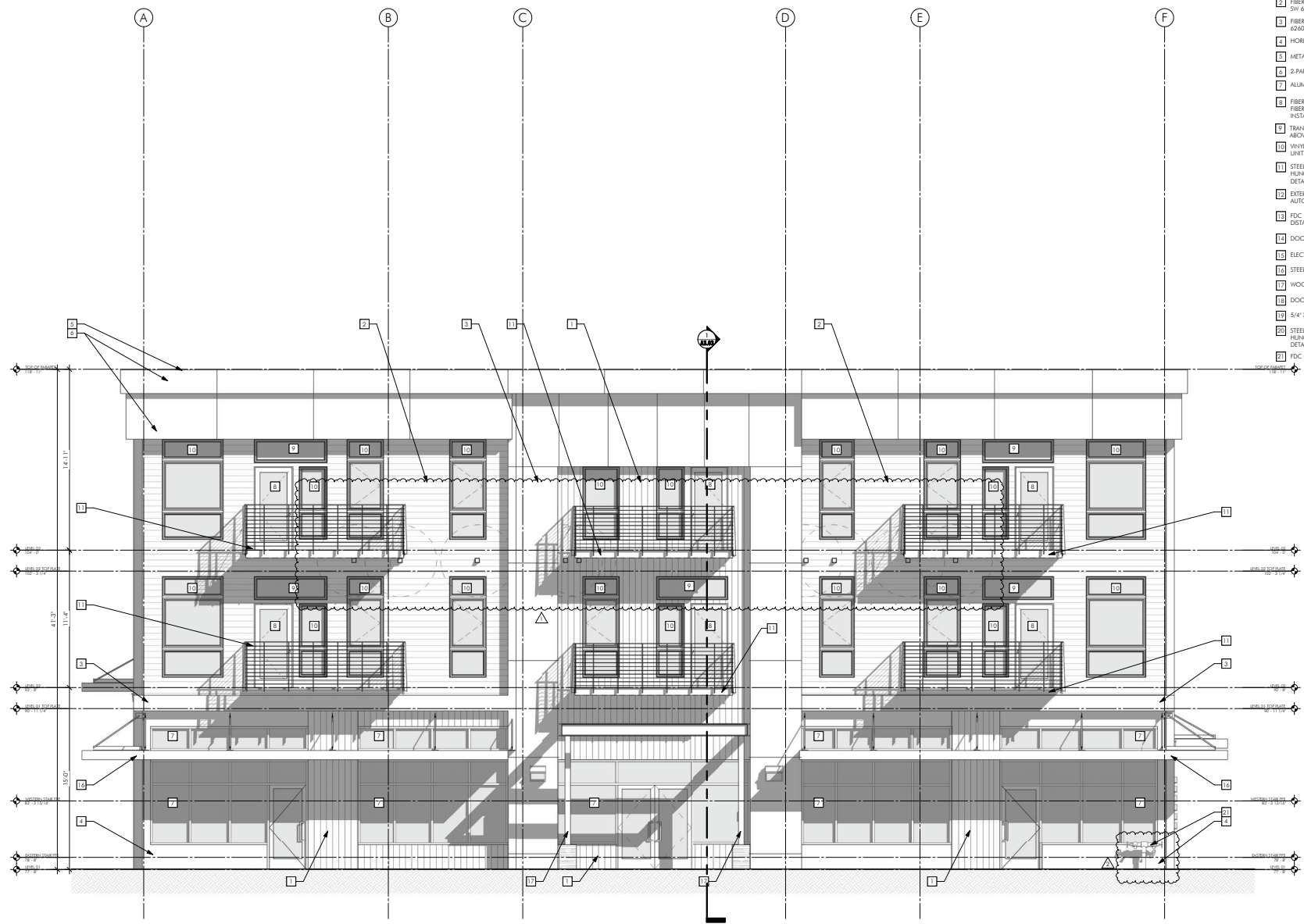
REVISIONS
 1-23-2019
 DATE: CITY COMMENTS
 2-22-2019
 DATE: CITY COMMENTS

NEW DEVELOPMENT FOR:
CAMAS MIXED-USE BLDG A
 NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

SHEET:
A2.01

ELEVATION NOTES:

- 1 VERTICAL WOOD SIDING W/ 6" EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 7" REVEAL. PAINT COLOR: SW 6536 SERIOUS GRAY.
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6260 UNIQUE GRAY.
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
- 6 2-PART FIBER CEMENT PANEL CORNICE.
- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH 2X6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-46. BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 36W LED, 3,350 LUMENS WITH AUTO LIGHT CONTROL, CREE LED #E-WP60303NZ.
- 13 FDC LOCATION WITH SIGNAGE, SEE C1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL.
- 17 WOOD AND STEEL CANOPY.
- 18 DOOR TO TRASH ENCLOSURE.
- 19 5/4" X 5 1/2" FIBER CEMENT TRIM BOARD.
- 20 STEEL FRAMED BALCONY WITH 2X6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-46. BALCONY TYPE 2.
- 21 FDC CONNECTION.



1 BUILDING A- SOUTH ELEVATION
 1/4" = 1'-0"



IN ALL EVENT CONTRACTS ARE SUPERSEDED BY THE ORIGINAL DRAWING AND THESE DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS AND ANY COPY OF THE DOCUMENTS REPRODUCED BY ANY MEANS, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL, SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2017-163
DATE: 11/19/2018

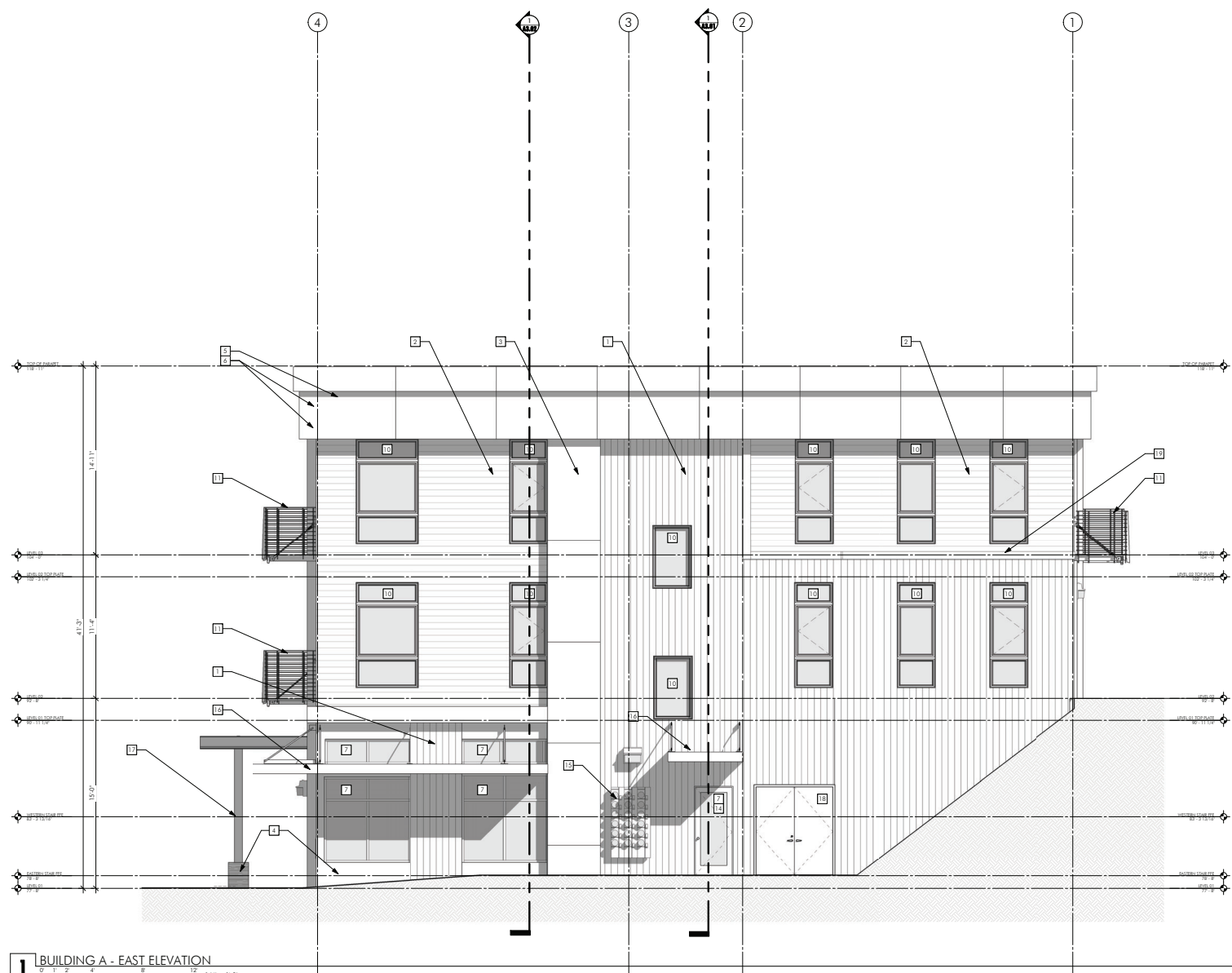
REVISIONS

NEW DEVELOPMENT FOR:
CAMAS MIXED-USE BLDG A
NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

SHEET:
A2.02

ELEVATION NOTES:

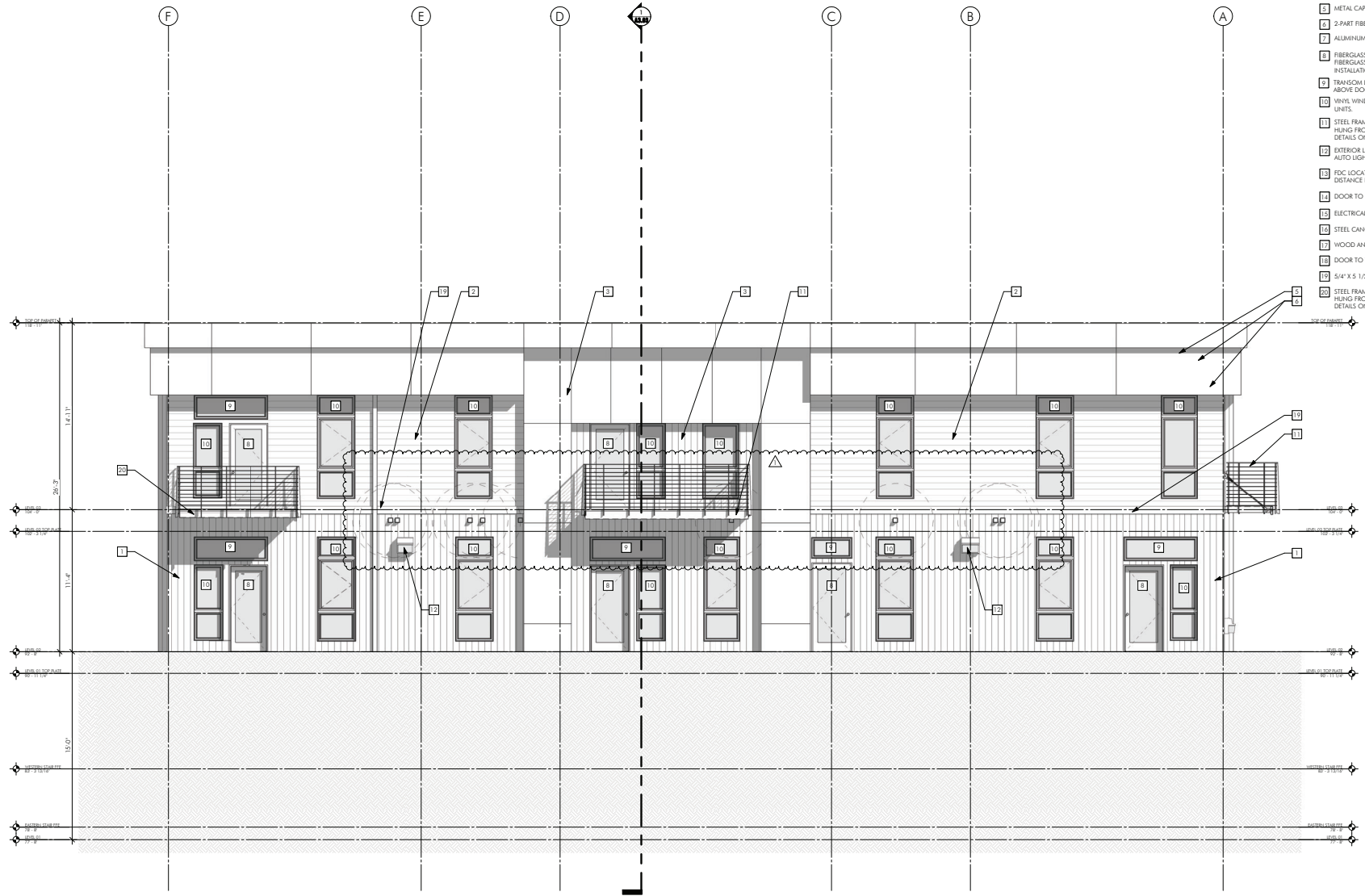
- 1 VERTICAL WOOD SIDING W/ 6" EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 7" REVEAL. PAINT COLOR: SW 6256 SERIOUS GRAY
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6260 UNIQUE GRAY
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
- 6 2-PART FIBER CEMENT PANEL CORNICE.
- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING FINISH FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-46. BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 3xW LED, 3,350 LUMENS WITH AUTO LIGHT CONTROL. CREE LED #E-WP6030Z.
- 13 FDC LOCATION WITH SIGNAGE, SEE C1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL.
- 17 WOOD AND STEEL CANOPY.
- 18 DOOR TO TRASH ENCLOSURE.
- 19 5/4" X 1/2" FIBER CEMENT TRIM BOARD
- 20 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING FINISH FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-46. BALCONY TYPE 2.



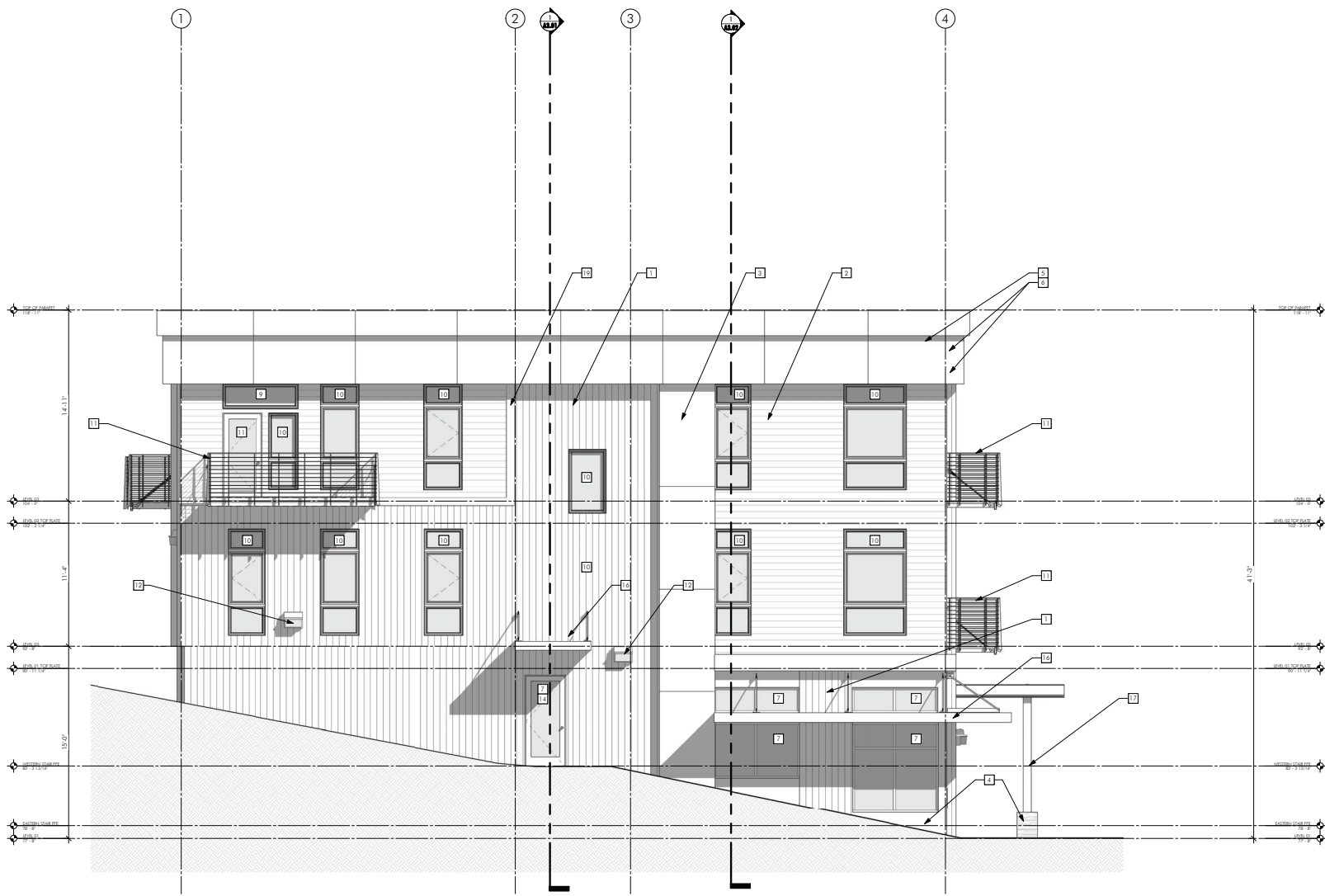
1 BUILDING A - EAST ELEVATION
1/4" = 1'-0"

ELEVATION NOTES:

- 1 VERTICAL WOOD SIDING W/ 6' EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 7" REVEAL. PAINT COLOR: SW 6256 SERIOUS GRAY
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6260 UNIQUE GRAY
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
- 6 2-PART FIBER CEMENT PANEL CORNICE.
- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-46. BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 36W LED, 3,350 LUMENS WITH AUTO LIGHT CONTROL. CREE LED #E-WR6030N2.
- 13 FDC LOCATION WITH SIGNAGE, SEE C1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL.
- 17 WOOD AND STEEL CANOPY.
- 18 DOOR TO TRASH ENCLOSURE.
- 19 5/4" X 5 1/2" FIBER CEMENT TRIM BOARD
- 20 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-46. BALCONY TYPE 2.



1 BUILDING A - NORTH ELEVATION
1/4" = 1'-0"



ELEVATION NOTES:

- 1 VERTICAL WOOD SIDING W/ 6" EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 7" REVEAL. PAINT COLOR: SW 6256 SERIOUS GRAY.
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6260 UNIQUE GRAY.
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
- 6 2-PART FIBER CEMENT PANEL CORNICE.
- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSCOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH Z66 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON A5-46, BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 36W LED, 3,350 LUMENS WITH AUTO LIGHT CONTROL, CREE LED #E-WP6032NZ.
- 13 FDC LOCATION WITH SIGNAGE, SEE C1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL.
- 17 WOOD AND STEEL CANOPY.
- 18 DOOR TO TRASH ENCLOSURE.
- 19 5/4" X 5 1/2" FIBER CEMENT TRIM BOARD.
- 20 STEEL FRAMED BALCONY WITH Z66 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON A5-46, BALCONY TYPE 2.

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ARCHITECTURE
INCORPORATED
275 COURT ST. NE
SALEAL, OR 97301-3442
P: 503.390.6500
www.studio3architecture.com



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PROJECT # 2017-163
DATE: 11/19/2018

REVISIONS

NEW DEVELOPMENT FOR:
CAMAS MIXED-USE BLDG A
NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

SHEET:
A2.04

1 BUILDING A - WEST ELEVATION
1/4" = 1'-0"

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PROJECT # 2017-163
DATE: 1/23/2019

REVISIONS
DATE: 1-23-2019
CITY COMMENTS

NEW DEVELOPMENT FOR:
CAMAS MIXED-USE BLDG B
NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

SHEET:
A2.01

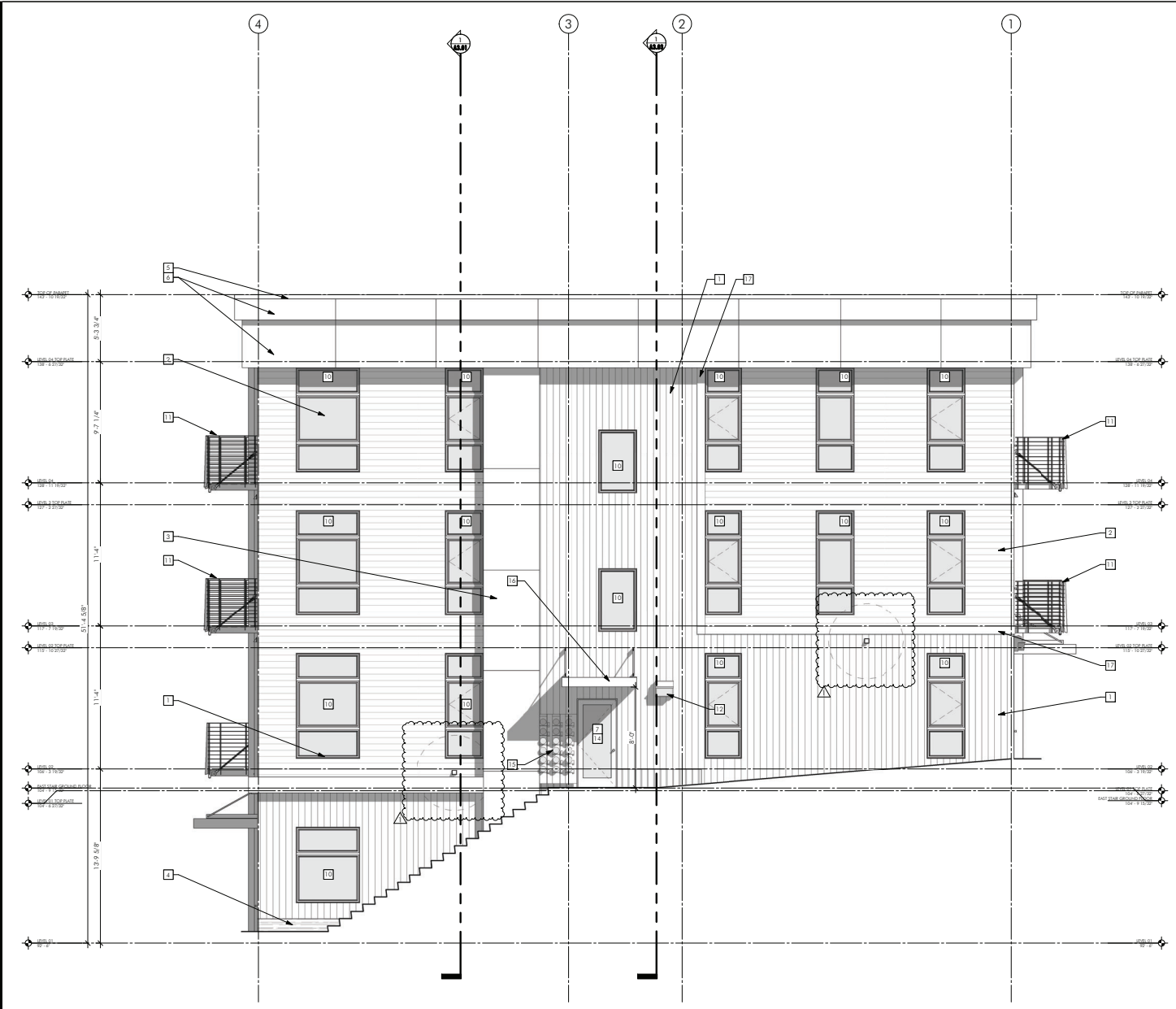
ELEVATIONS NOTES:

- 1 VERTICAL WOOD SIDING W/ 6" EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 7" REVEAL. PAINT COLOR: SW 6256 SERIOUS GRAY
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6250 UNIQUE GRAY
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
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- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS 46. BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 30W LED, 3,250 LUMENS WITH AUTO LIGHT CONTROL, CEE LED #E-WR6L03N2.
- 13 FDC LOCATION WITH SIGNAGE, SEE C1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL ABOVE ENTRIES.
- 17 5/4" X 1/2" FIBER CEMENT TRIM BOARD
- 18 DOOR TO BOILER ROOM.



BUILDING B - SOUTH ELEVATION
1/4" = 1'-0"

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ELEVATIONS NOTES:

- 1 VERTICAL WOOD SIDING W/ 4" EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 7" REVEAL. PAINT COLOR: SW 6256 SERVICIOUS GRAY.
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6260 UNIQUE GRAY.
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
- 6 2-PART FIBER CEMENT PANEL CORNICE.
- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSCOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-66. BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 36W LED, 3,350 LUMENS WITH AUTO LIGHT CONTROL, CREE LED #E-WP66030Z.
- 13 FDC LOCATION WITH SIGNAGE. SEE C1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL ABOVE ENTRIES.
- 17 5/4" X 5 1/2" FIBER CEMENT TRIM BOARD.
- 18 DOOR TO BOILER ROOM.

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PROJECT # 2017-163
DATE: 1/23/2019

REVISIONS
DATE: 1-23-2019
CITY COMMENTS

NEW DEVELOPMENT FOR:

CAMAS MIXED-USE BLDG B

NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

SHEET:

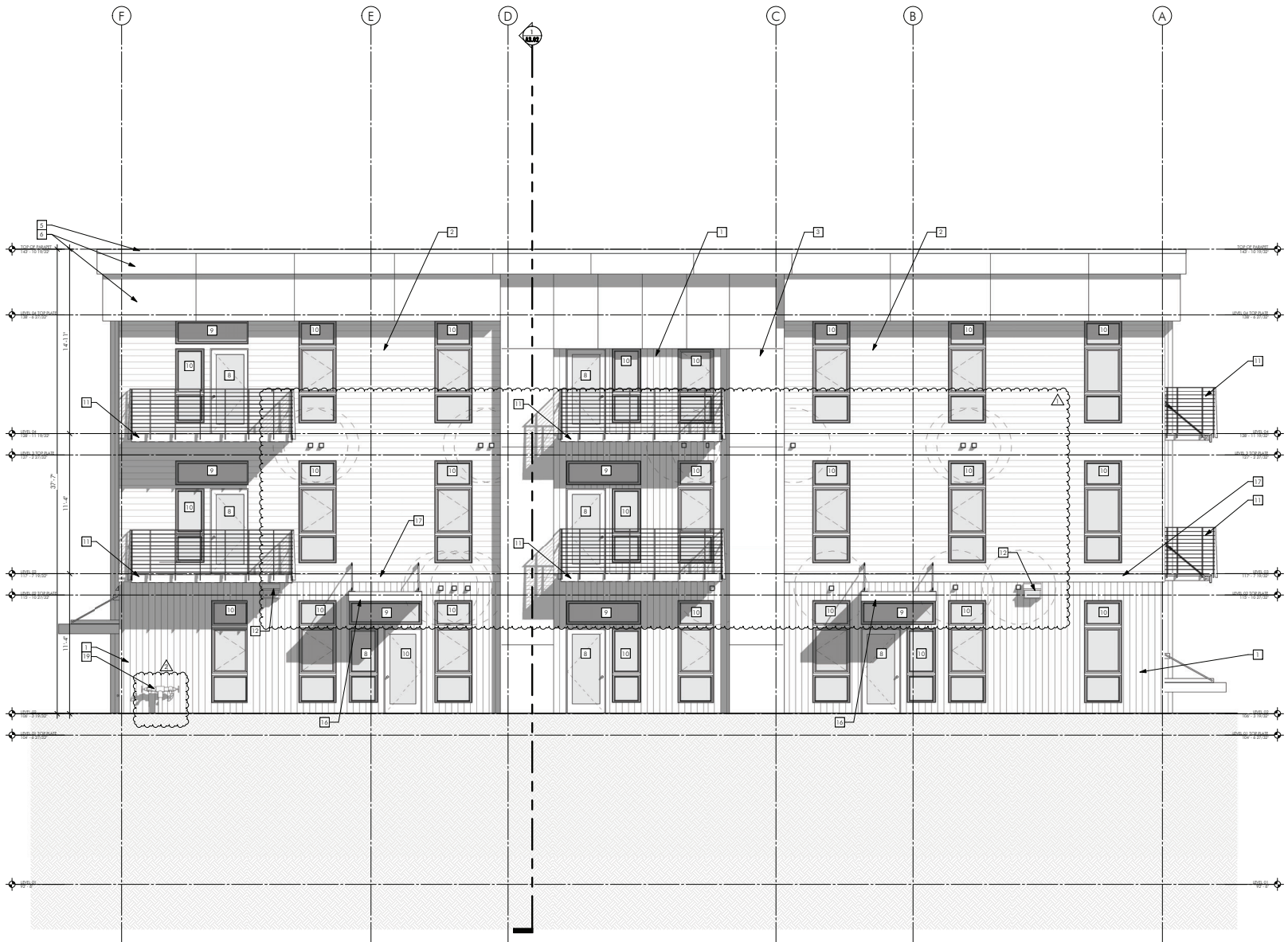
A2.02

1 BUILDING B - EAST ELEVATION
1/4" = 1'-0"

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ELEVATIONS NOTES:

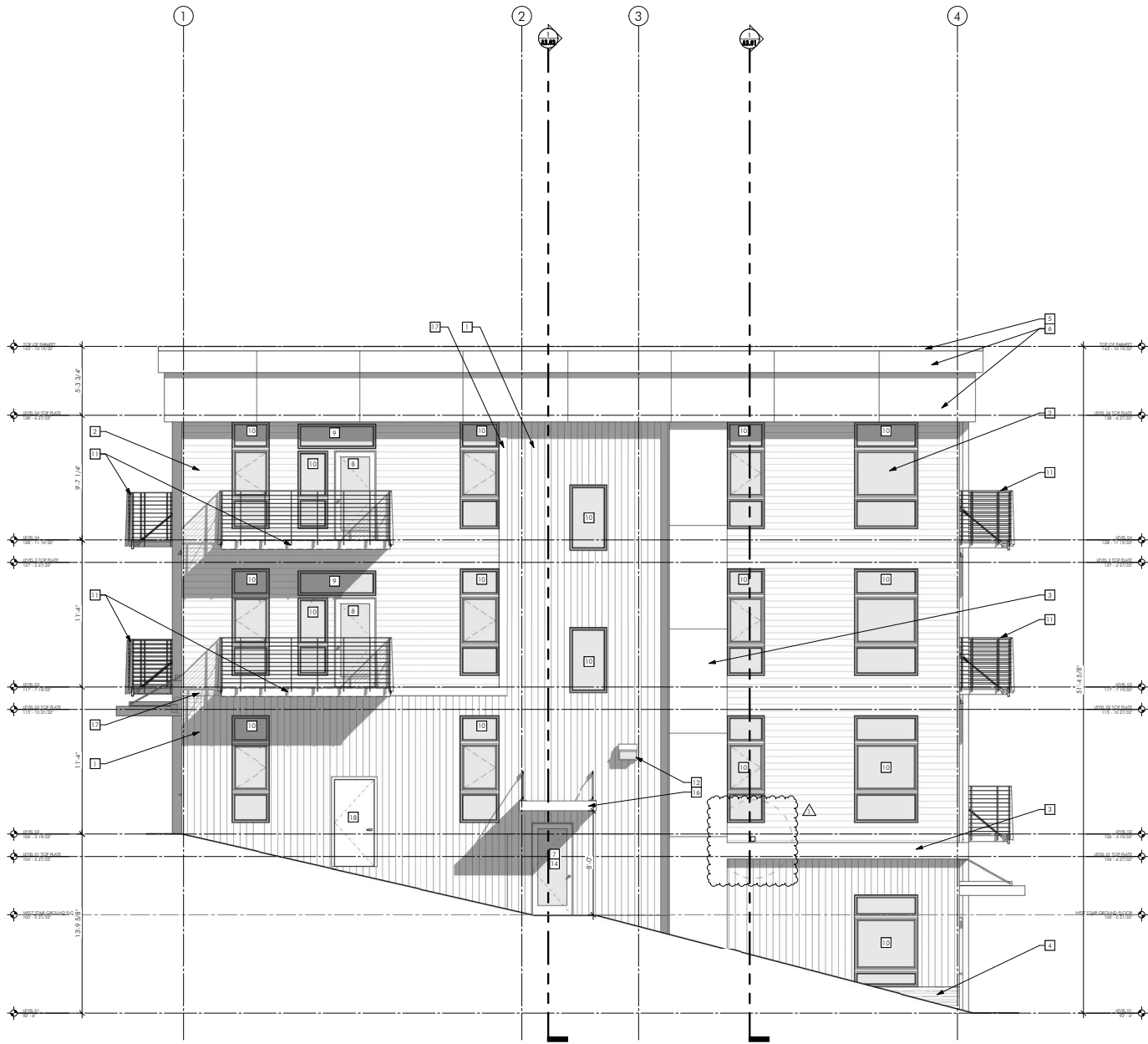
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- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON A4.6. BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 30W LED, 3.250 LUMENS WITH AUTO LIGHT CONTROL. CREE LED #E-W96L02NH.
- 13 FDC LOCATION WITH SIGNAGE. SEE C1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL ABOVE ENTRIES.
- 17 5/4" X 5 1/2" FIBER CEMENT TRIM BOARD
- 18 DOOR TO BOILER ROOM.
- 19 FIRE DEPARTMENT CONNECTION.



1 BUILDING B - NORTH ELEVATION
1/4" = 1'-0"

ELEVATIONS NOTES:

- 1 VERTICAL WOOD SIDING W/ 6' EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 2" REVEAL. PAINT COLOR: SW 6256 SERIOUS GRAY
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6260 UNIQUE GRAY
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
- 6 2-PART FIBER CEMENT PANEL CORNICE.
- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS 46. BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 30W LED, 3.250 LUMENS WITH AUTO LIGHT CONTROL, CREE LED #E-WR6L03N2.
- 13 FDC LOCATION WITH SIGNAGE, SEE C.1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL ABOVE ENTRIES.
- 17 5/4" X 1/2" FIBER CEMENT TRIM BOARD
- 18 DOOR TO BOILER ROOM.



1 BUILDING B - WEST ELEVATION
1/4" = 1'-0"

Detailed Project Budget and Financing Plan

Camas
Units 30

6/05/2018

PHASE 1

100 Site Work

101 Demo/Trees	\$10,000.00
103 Retain wall/Excavate	\$70,000.00
112 Utilities	\$60,000.00
113 Sewer Tap	\$10,000.00

200 Foundation

202 Footings/Foundation	\$140,000.00
203 <u>Underground Plumbing</u>	\$60,000.00

Sub-total Phase 1 \$350,000.00

PHASE 2

300 Rough Structure

301 Lumber- Rough	\$250,000.0
Hardware-Rough	w/301
302 Carpentry-Rough	\$180,000.00
303 Trusses/Roof reinforcement	w/301
Trusses-Labor	w/302

400 Roofing, Siding, Windows/Door

401 Windows & Exterior Doors	\$80,000.00
403 Roofing	\$60,000.00
404 Siding	\$160,000.00
405 <u>Gutter & Downspouts</u>	\$5,000.00

Sub-total Phase 2 \$735,000.00

PHASE 3

500 Rough Finishes

501 Plumbing/Radon-Rough	\$60,000.00
502 Electrical-Rough	\$80,000.00
503 Bathroom/Dryer/Micro Venting-Rough	\$20,000.00
504 Fire Sprinklers- Rough	\$68,000.00
506 Fire Alarm- Rough	\$15,000.00
507 Internal Insulation	\$55,000.00
508 Drywall	\$225,000.00

Specialties/Landseape

509 Decks	\$6,000.00
511 Landscape	\$10,000.00
<u>512 Fences & Gates</u>	<u>\$6,500.00</u>

Subtotal Phase 3 \$523,000.00

PHASE 4

600 Finishes

601 Millwork Labor	\$35,000.00
602 Interior Doors & Millwork	\$60,000.00
603 Electrical Finish-Labor	\$36,000.00
604 Electrical Finish-Fixtures	\$36,000.00
605 Plumbing Finish-Labor	\$32,000.00
606 Plumbing Fixtures	\$32,000.00
607 Fire Sprinkler- Finish	\$3,200.00
608 Fire Alarm- Finish	\$2,500.00
609 Hardware Finish/Blinds	\$6,300.00
610 Cabinets	\$75,000.00
611 Flooring	\$90,000.00
612 Countertops	\$33,000.00
613 Mirrors	\$6,000.00
615 Painting-Interior	\$33,000.00
616 Painting-Exterior	\$48,000.00
620 <u>Appliances</u>	\$64,000.00

Sub-total Phase 4 \$592,000.00

Total Hard costs **\$2,200,000.00**

TOTAL \$2,200,000 .00

Camas

Q3 - 2018

Details:

Site (sq. ft.)	20,000
Building (sq. ft.)	30,420
Buildings (#)	2
Floors	3
Units/Bedrooms	30/50

COSTS:

Land	\$559,500
Site/Demo/Excavate/closing	\$190,000
street/sidewalks/civil	\$130,000
Hard Shell & interiors	\$2,200,000
Permits	\$170,000
Insurance	\$45,500
Soft costs	\$200,000
Developer fee	\$280,000
A & E	\$100,000
Leasing/Marketing	\$50,000
GC/Supervision	\$160,000
Overhead and Admin.	\$120,000
Temporary Facilities	\$40,000
Contigency	\$105,000
Lender/fee/inspections	\$50,000
<u>Total</u>	\$4,400,000

INCOME

<u>Gross Income</u>	<u>Unit #/SF</u>	<u>\$</u>	<u>Total</u>
One bedrooms	10	\$1,100	\$132,000
Two bedrooms	20	\$1,450	\$348,000
Retail	4,118 SF	\$2.00/SF	\$98,832
Utility Surcharge (\$55)			\$19,800
Total Gross Income			\$598,632
Vacancy (4%)			(\$23,945)
Expenses (23%)			(\$132,178)
NOI			\$442,509

Detailed Operating Projection

Camas Apartments
Annual Proforma as Stabilized

<u>Projected Income</u>	<u>Monthly</u>	<u>Annual</u>	
Rents			
One-Bedrooms (10) @ \$1100/mo	11,000	132,000	
Two-Bedrooms (20) @ \$1450/mo	29,000	348,000	
Retail - 4118 SF @ \$2/SF/mo	8,236	98,832	
Utility Charges \$55/unit	1,650	19,800	
Average Vacancy 4%	(1,995)	(23,940)	
Gross Income	47,891	574,692	
<u>Estimated Annual Expenses</u>			
Property Management	1,916	22,992	4.00%
Leasing Fees	750	9,000	1.57%
Screening Fees	150	1,800	0.31%
Professional Services	250	3,000	0.52%
Office Supplies & Postage	75	900	0.16%
Website	150	1,800	0.31%
Marketing & Advertising	200	2,400	0.42%
Repair & Maintenance	1,120	13,440	2.34%
Maintenance Supplies	425	5,100	0.89%
Turnover Reserves	500	6,000	1.04%
Capital Reserves	300	3,600	0.63%
Janitorial	500	6,000	1.04%
Landscaping	350	4,200	0.73%
Utilites (Common Area Electricity, Water/Sewer, Trash)			0.00%
Electricity	750	9,000	1.57%
Garbage/Recycling	550	6,600	1.15%
Water/Sewer	900	10,800	1.88%
Alarm Monitoring	100	1,200	0.21%
Pest Control	90	1,080	0.19%
Property Taxes	1,500	18,000	3.13%
Insurance	420	5,040	0.88%
Total Expenses	10,996	131,952	22.96%
Net Operating Income	36,895	442,740	
Annual Net Operating Income		442,740	

Sarah Fox

From: Ross Kelley <Rkelley@wdcproperties.com>
Sent: Friday, May 17, 2019 10:50 AM
To: Sarah Fox
Subject: Re: Affordable housing units

Follow Up Flag: Follow up
Flag Status: Flagged

Sarah,

It was nice speaking with you today. Please see my responses **in bold** below. Let me know if you need anything else.

Best,
Ross

Ross Kelley

Vice President of Finance

WDC Properties
3621 NW Yeon Ave.

Portland, OR 97210

www.wdcproperties.com

Direct: (503) 221-2900
Mobile: (503) 901-9284
Fax: (503) 223-2567

rkelley@wdcproperties.com

From: Sarah Fox <SFox@cityofcamas.us>
Sent: Wednesday, May 15, 2019 12:10 PM
To: Ross Kelley
Subject: Affordable housing units

Hi Ross,

I reviewed the Operating Projection portion of your application and was wondering where I would find the calculations for the six units that would meet the affordable criteria for the low to moderate income households? **The proforma below does not include the 6 affordable units. They were not included as we did not have formal approval of the Tax Abatement Agreement. In other counties and cities where we are in similar programs, we tend to see the affordable one-bedroom units rent for around \$50 less, and \$75-\$100 less for the affordable two-bedrooms.** Also, is your plan to make available three one-bedroom units and three two bedroom units? **Yes, 3 of each unit type spread across the project.** Could you provide the rental rate for those units? **Please see my response to your first question.**

Thank you

<u>Projected Income</u>	<u>Monthly</u>	<u>Annual</u>
Rents		
One-Bedrooms (10) @ \$1100/mo	11,000	132,000
Two-Bedrooms (20) @ \$1450/mo	29,000	348,000
Retail - 4118 SF @ \$2/SF/mo	8,236	98,832
Utility Charges \$55/unit	1,650	19,800
Average Vacancy 4%	(1,995)	(23,940)
Gross Income	47,891	574,692

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

Chapter 3.86 - MULTIFAMILY HOUSING TAX
EXEMPTION

3.86.010 - PURPOSE.

It is the purpose of this chapter to encourage new private multi-housing development and redevelopment within designated urban centers to accommodate future population growth, provide places to live close to employment, shopping, entertainment, and transit services and encourage affordable housing where appropriate.

3.86.020 - DEFINITIONS.

"Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households.

"Director" means the director of the city's community development department or authorized designee.

"Growth management act" means RCW Chapter 36.70A.

"Household" means a single person, family or unrelated persons living together.

"Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States Department of Housing and Urban Development. For cities located in high-cost areas, "low-income household" means a household that has an income at or below one hundred percent of the median family income adjusted for family size, for the county where the project is located.

"Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban

development. For cities located in high-cost areas, "moderate-income household" means a household that has an income that is more than one hundred percent, but at or below one hundred fifty percent, of the median family income adjusted for family size, for the county where the project is located.

"Multifamily housing" means building(s) having four or more dwelling units designed for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings.

"Owner" means the property owner of record.

"Permanent residential occupancy" means multifamily housing that provides either rental or owner occupancy for a period of at least one month. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis.

"Rehabilitation improvements" means modifications to existing structures that are vacant for twelve months or longer, or modification to existing occupied structures which convert nonresidential space to residential space and/or increase the number of multifamily housing units.

"Residential target area" means an area within an urban center that has been designated by the city council as lacking sufficient, available, desirable, and convenient residential housing to meet the needs of the public.

"Urban center" means a compact identifiable district containing several business establishments, adequate public facilities, and a mixture of uses and activities, where residents may obtain a variety of products and services.

3.86.030 - RESIDENTIAL TARGET AREA DESIGNATION AND STANDARDS.

- A. Criteria. Following a public hearing, the city council may, in its sole discretion, designate one or more residential target areas. Each designated target area must meet the following criteria, as determined by the city council:

1. The target area is located within an urban center;
2. The target area lacks sufficient available, desirable, affordable, and convenient residential housing to meet the needs of the public who would likely live in the urban center if desirable, affordable, attractive, and livable places were available; and
3. The providing of additional housing opportunity in the target area will assist in achieving the following purposes:
 - a. Encourage increased residential opportunities within the target area, including affordable housing opportunities; or
 - b. Stimulate the construction of new multifamily housing and/or the rehabilitation of existing vacant and under-utilized buildings for multifamily housing; or
 - c. Where appropriate, stimulate the construction, rehabilitation or conversion of existing vacant and underutilized multifamily rental units to owner occupied multifamily housing as such property redevelops.
4. In designating a residential target area, the city council may also consider other factors, including, but not limited to: whether additional housing in the target area will attract and maintain an increase in the number of permanent residents; whether an increased residential population will help alleviate detrimental conditions in the target area; and whether an increased residential population in the target area will help to achieve the planning goals mandated by the Growth Management Act under RCW 36.70A.020. The city council may, by ordinance, amend or rescind the designation of a residential target area at any time pursuant to the same procedure as set forth in this chapter for original designation.
5. When designating a residential target area, the city council shall give notice of a hearing to be held on the matter and that notice shall be published once each week for two consecutive weeks,

not less than seven days nor more than thirty days before the date of the hearing. The notice must state the time, date, place and purpose of the hearing and generally identify the area proposed to be designated.

- B. Target Area Standards and Guidelines. After designation of a residential target area, the city council shall adopt and implement standards and guidelines for both new construction and rehabilitation, including the application process and procedures and requirements that address demolition of existing structures and site utilization. The decision making process must include findings of compliance with RCW 84.14.060. The city council may also adopt guidelines which include parking, height, density, environmental impact, home ownership, public benefit features, compatibility with the surrounding property and such other amenities as will attract and keep permanent residents and will properly enhance the livability of the residential target area.

The required amenities shall be relative to the size of the proposed project and the tax benefit to be obtained.

- C. Designated Target Areas. The "following residential target areas" are designated in the city of Camas:

1. Downtown District: Located between Northeast Adams Street and Northeast Garfield Street and between the area southeast of the Mill Ditch and northeast of the Burlington Northern Pacific Railway; together with that area of land located between Northeast Garfield and Northeast Joy and southeast of Northeast 3rd Avenue and northeast of the Washougal River; and, together with that area located between Northeast Division and Northeast Adams and southeast of the Mill Ditch and northeast of Northeast 6th Avenue.
2. Northwest 6th Avenue Corridor District: Located between Northwest Ivy Street and Northwest Drake and south of Northwest 7th Avenue and north of Northwest 6th Avenue.
3. Northeast 3rd Avenue District: Generally located south of Northeast 3rd Avenue, west of Northeast Sumner and northeast of Northeast 3rd Loop.

**3.86.040 - TAX EXEMPTIONS FOR
MULTIFAMILY HOUSING IN RESIDENTIAL
TARGET AREAS.**

- A. Intent. Limited eight- or twelve-year exemption from ad valorem property taxation for multifamily housing in urban centers are intended to:
 - 1. Encourage increased residential opportunities within urban centers designated by the city council as residential target areas;
 - 2. Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing in residential target areas to increase and improve housing opportunities;
 - 3. Assist in directing future population growth to designated urban centers, thereby reducing development pressure on single-family residential neighborhoods;
 - 4. Achieve development densities which are more conducive to transit use in designated urban centers;
 - 5. Encourage new construction or rehabilitation of owner-occupied multifamily housing where identified as desirable; and
 - 6. Encourage affordable housing.
- B. Duration of Exemption. The value of improvements qualifying under this chapter will be exempt from ad valorem property taxation for: (1) Eight successive years where all applicable criteria under this chapter except affordability criteria referenced at CMC 3.86.040.D.8 are met, or (2) twelve successive years if all applicable criteria herein including affordability are met. In both cases the duration of exemption shall be measured beginning January 1 of the year immediately following the calendar year after issuance of the final certificate of tax exemption.
- C. Limits on Exemption. The exemption does not apply to the value of land or the value of improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and non-qualifying improvements. In the case of

rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter.

- D. Project Eligibility. A proposed project must meet the following requirements for consideration for a property tax exemption:
 - 1. Location. The project must be located within a residential target area, as designated in Section 3.86.030.
 - 2. Tenant Displacement Prohibited. Property proposed to be rehabilitated must be vacant at least twelve months before submitting an application and fail to comply with one or more standards of the applicable city adopted state or local building or housing codes.
 - 3. Size. The project must include at least four units of multifamily housing within a residential structure or as part of a mixed-use development. A minimum of four new units must be constructed or at least four additional multifamily units must be added to existing occupied multifamily housing. Existing multifamily housing that has been vacant for twelve months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multifamily housing. More specific sizing requirements may be established for each residential target area.
 - 4. Permanent Residential Housing. At least fifty percent of the space designated for multifamily housing must be provided for permanent residential occupancy, as defined in Section 3.86.020.
 - 5. Proposed Completion Date. New construction multifamily housing and rehabilitation improvements must be scheduled to be completed within three years from the date of approval of the application.
 - 6. Compliance with Guidelines and Standards. The project must be designed to comply with the city's comprehensive plan, building, housing, and zoning codes and any other

applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements must comply with all applicable housing codes. New construction must comply with the uniform building code. The project must also comply with any other standards and guidelines adopted by the city council for the residential target area in which the project will be developed.

7. Owner Occupancy. Projects within a residential target area that are developed for owner-occupancy shall include an agreement or other guarantee acceptable to the director ensuring that some or all of the units within the project are used for purposes of owner-occupancy.
 8. Affordability. To be eligible for twelve-year tax abatements under this chapter, applicants must commit to renting or selling at least twenty percent of units as affordable housing to low and moderate income households as defined herein. Projects intended exclusively for owner occupancy may meet this standard through housing affordable to moderate-income households.
- E. Application Procedure. A property owner who wishes to propose a project for a tax exemption shall complete the following procedures:
1. File with the city's community development department the required application and the required fees. The initial application fee to the city shall consist of a base fee of three hundred dollars, plus fifty dollars per multifamily unit, up to a maximum total fee to the city of one thousand dollars. An additional one hundred dollar fee to cover the Clark County Assessor's administrative costs shall also be paid to the city. If the city denies the application, the city will retain that portion of the fee attributable to its own administrative costs and refund the balance to the applicant.
 2. A complete application shall include:
 - a. A completed city of Camas multifamily limited tax exemption

application form setting forth the grounds for the exemption;

- b. Preliminary floor and site plans of the proposed project demonstrating compliance with the guidelines and standards of this chapter;
 - c. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter;
 - d. Verification by oath or affirmation of the information submitted;
 - e. A detailed project budget, financing plan and operating projection; and
 - f. For rehabilitation projects, the applicant shall also submit an affidavit that existing dwelling units have been unoccupied for a period of twelve months prior to filing the application and shall secure from the city verification of property noncompliance with the city's minimum housing code.
- F. Application Review and Issuance of Conditional Certificate. The director may certify as eligible an applicant who is determined to comply with the requirements of this chapter. A decision to approve or deny an application shall be made within ninety days of receipt of a complete application.
1. Approval. If an application is approved, the applicant shall enter into a contract with the city, subject to approval by the city council in a form of a resolution, regarding the terms and conditions of the project. Upon council approval of the contract, the director shall issue a conditional certificate of acceptance of tax exemption. The conditional certificate shall expire three years from the date of approval unless an extension is granted as provided in this chapter.
 2. Denial. If an applicant is denied, the director shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within ten days of the denial. An applicant may appeal a

denial to the city council within thirty days of receipt of notice. On appeal, the director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the director's decision. The city council's decision on appeal will be final.

G. Extension of Conditional Certificate. The conditional certificate may be extended by the director for a period not to exceed twenty-four consecutive months. The applicant must submit a written request stating the grounds for the extension, accompanied by a one hundred dollar processing fee. An extension may be granted if the director determines that:

1. The anticipated failure to complete construction or rehabilitation within the required time period is due to circumstances beyond the control of the applicant;
2. The applicant has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and
3. All the conditions of the original contract between the applicant and the city will be satisfied upon completion of the project.

H. Application for Final Certificate.

1. Upon completion of the improvements agreed upon in the contract between the applicant and the city and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a final certificate of tax exemption. The applicant must file with the city's community development department the following:
 - a. A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property;
 - b. A description of the completed work and a statement that the rehabilitation improvements or new construction on the owner's property qualify the property for limited exemption;

c. If applicable, a statement that the project meets the affordable housing requirements as described in RCW 84.14.020; and

d. A statement that the work was completed within the required three-year period plus any authorized extension.

2. Within thirty days of receipt of all materials required for a final certificate, the director shall determine which specific improvements satisfy the requirements whether the work completed, and the affordability of the units, is consistent with the application and the contract approved by the city and is qualified for a limited tax exemption under this chapter.

I. Issuance of Final Certificate.

1. Review and Approval. If, after reviewing, the application for final certificate, the director determines that the project has been completed in accordance with the contract between the applicant and the city and has been completed within the authorized time period, the city shall, generally within ten days, file a final certificate of tax exemption with the Clark County Assessor.

2. Denial. The director shall notify the applicant in writing that a final certificate will not be filed if the director determines that:

a. The improvements were not completed within the authorized time period;

b. The improvements were not completed in accordance with the owner's application or the contract between the applicant and the city; including if applicable affordable housing requirements; or

c. The owner's property is otherwise not qualified under this chapter.

3. Appeal. Within fourteen days of receipt of the director's denial of a final certificate, the applicant may file an appeal with the city council. On appeal, the director's decision will be upheld unless the applicant can show that

there is no substantial evidence on the record to support the director's decision.

The city council's decision on appeal will be final.

J. Annual Compliance Review. Thirty days after the first anniversary of the date of filing the final certificate of tax exemption and each year thereafter, for the duration of the tax exemption, the owner of the rehabilitated or newly constructed property shall file a notarized declaration with the director that includes the following:

1. A statement identifying the total number of occupied and vacant multifamily units receiving a property tax exemption;
2. A certification that the property continues to be in compliance with the contract with the city including any provisions related to affordable housing;
3. A description of any improvements or changes to the property constructed after the issuance of the certificate of tax exemption;
4. The total monthly rent or total sale amount for each unit;
5. For exemptions granted under the affordable housing provisions of this chapter, the income of each renter household at the time of initial occupancy and the income of each initial purchaser of owner-occupied units at the time of purchase; and
6. For exemptions granted under the affordable housing provisions of this chapter, documentation showing that twenty percent of the units were rented or sold as affordable housing to low or moderate income households.

The property owner must maintain records supporting this declaration and those records and the multifamily units are subject to inspection by the city. Failure to submit the annual declaration

**3.86.050 - DOWNTOWN DISTRICT:
STANDARDS AND GUIDELINES.**

In approving a tax exemption under CMC 3.86.040 and in addition to compliance with the

or maintain adequate records may result in the tax exemption being canceled.

K. Annual Report. By December 31 of each year [if] the city has any outstanding limited multifamily tax exemptions, the city shall submit a report to the state providing the information required by RCW 84.14.

L. Cancellation of Tax Exemption. If the director determines the owner is not complying with the terms of the contract, the tax exemption will be canceled. This cancellation may occur in conjunction with the annual review or at any other time when noncompliance has been determined. If the owner intends to convert the multifamily housing to another use or otherwise discontinues compliance with this chapter, the owner must notify the director and the Clark County Assessor within sixty days of the change in use.

1. Effect of Cancellation. If a tax exemption is canceled due to a change in use or other noncompliance, the Clark County Assessor may impose an additional tax on the property, together with the interest and penalty, and a priority lien may be placed on the land, pursuant to RCW 84.14.

2. Notice and Appeal. Upon determining that a tax exemption is to be canceled, the director shall notify the property owner by certified mail. The property owner may appeal the determination by filing a notice of appeal with the city clerk within thirty days, specifying the factual and legal basis for the appeal. The city council will conduct a hearing at which all affected parties may be heard and all competent evidence received. The city council will affirm, modify, or repeal the decision to cancel the exemption based on the evidence received. An aggrieved party may appeal the city council's decision to the Clark County Superior Court.

([Ord. No. 2721](#), § I(Exh. A), 12-15-2014)

requirements of the underlying zone and design and developments standards under Title 17 and Title 18 of the Camas Municipal Code, the following standards and guidelines shall be applicable within the downtown district:

A. Standards.

1. **Size.** The project must include at least four new or additional units of multifamily housing located on the second floor or higher in a mixed use building in which the ground floor is dedicated in whole to commercial uses. The building shall include no ground floor residential units.
2. **Parking.** All multifamily units regardless of the underlying zone shall include off-street parking and as provided in CMC 18.11.130 or alternately as otherwise specified through a development agreement.
3. **Building Height.** Maximum of forty-five feet and three stories.
4. Where the project includes six or more multifamily units, an outdoor commons consisting of a minimum two hundred square feet shall be provided and include seating and tables for a minimum twelve people. This requirement may be incorporated into seating or dining areas for commercial uses on the ground floor, through common balconies or rooftop improvements.

B. Guidelines.

1. **Connectivity.** The project must demonstrate that pedestrian circulation from the project site to Northeast Fourth Avenue within the district is enhanced or improved.
2. **Parking.** Demonstration that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking.

3.86.060 - NORTHWEST 6TH AVENUE CORRIDOR DISTRICT: STANDARDS AND GUIDELINES.

In approving a tax exemption under CMC 3.86.040 and in addition to compliance with the requirements of the underlying zone and design and developments standards under Title 17 and

Title 18 of the Camas Municipal Code, the following standards and guidelines shall be applicable within the Northwest 6th Avenue district:

A. Standards.

1. **Size.** The project must include at least four new or additional units of multifamily housing located on the second floor or higher in a mixed use building in which the ground floor is dedicated in whole to commercial uses. The building shall include no ground floor residential units.
2. **Parking.** All multifamily units regardless of the underlying zone shall include off-street parking and as provided in CMC 18.11.130 or alternately as otherwise specified through a development agreement.
3. **Building Height.** Maximum of forty-five feet and three stories.
4. Where the project includes six or more multifamily units, an outdoor commons consisting of a minimum two hundred square feet shall be provided and include seating and tables for a minimum twelve people. This requirement may be incorporated into seating or dining areas for commercial uses on the ground floor, through common balconies or rooftop improvements.

B. Guidelines.

1. **Connectivity.** The project must demonstrate that pedestrian circulation from the project site to Northwest 6th Avenue within the district is enhanced or improved.
2. **Parking.** Demonstration that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking.

3.86.070 - NORTHEAST 3RD AVENUE DISTRICT: STANDARDS AND GUIDELINES.

In approving a tax exemption under CMC 3.86.040 and in addition to compliance with the requirements of the underlying zone and design and developments standards under Title 17 and Title 18 of the Camas Municipal Code, the following standards and guidelines shall be applicable within the Northeast 3rd Avenue District:

A. Standards.

1. Size. The project must include at least four new or additional units of multifamily housing located on the second floor or higher in a mixed use building in which the ground floor is dedicated in whole to commercial uses. The building shall include no ground floor residential units.
2. Parking. All multifamily units regardless of the underlying zone shall include off-street parking and as provided in CMC 18.11.130 or alternately as otherwise specified through a development agreement.
3. Building Height. Maximum of forty-five feet and three stories.
4. Where the project includes six or more multifamily units, an outdoor commons consisting of a minimum two hundred square feet shall be provided and include seating and tables for a minimum twelve people. This requirement may be incorporated into seating or dining areas for commercial uses on the ground floor, through common balconies or rooftop improvements.

B. Guidelines.

1. Connectivity. The project must demonstrate that pedestrian circulation from the project site to Northeast Fourth Avenue within the district is enhanced or improved.
2. Parking. Demonstration that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking.



Staff Report (Updated)

June 3, 2019 Council Regular Meeting

Public Hearing for the Six Year Transportation Improvement Program

Staff Contact	Phone	Email
James Carothers, Engineering Manager	360.817.7230	jcarothers@cityofcamas.us

PURPOSE: The Six Year Transportation Improvement Program, also known as the 6 Year Street Plan, is updated each year prior to commencement of the Washington State fiscal year of July 1 per the requirements of the Revised Code of Washington (RCW) 35.77.010. This year's program is for calendar years 2020 through 2025. Projects that have obligated construction funding are pulled from the list each year.

UPDATE: Staff asked for Council's input on the list of projects at the May 20, 2019 workshop. Staff has amended the list with Council's recommended changes as stated below:

- New project added for a pedestrian path on NW 16th/Hood/18th – Priority 9
- Crown Road has been moved up the list from Priority 31 to Priority 12

An additional Council comment was made regarding inclusion of NW Lacamas Lane intersection safety improvements with the Lake Road – Prior 7 project. Staff suggests that the west terminus of the project includes the intersection safety improvements; therefore, no change is needed to this project.

A public comment was also provided at the workshop. A resident near Woodburn drive asked that the project to complete Woodburn Drive (now shown as Priority 32) be removed from the list, stating that children ride their bikes on this street. Staff would note that this roadway is classified as a collector and is currently in the latest adopted (2012) Transportation Impact Fee (TIF) Study Update. There are no residential driveways allowed on this street, as all homes front side streets. The City has been collecting TIF for this route as well as issuing TIF credits for development construction of this roadway. Since this route has been designed to be the roadway that collects and moves the neighborhood traffic, staff recommends that this project remain on the list.

RECOMMENDATION: Staff recommends Council conduct the public hearing, consider testimony, provide any desired changes to staff and direct the City Attorney to prepare a resolution for the June 17, 2019 Council meeting.

Washington State Department of Transportation

Agency: City of Camas

Co. No.: 06

Co. Name: Clark Co.

City No.: 0145

MPO/RTPO: RTC

DRAFT

Six Year Transportation Improvement Program

FROM: 2020

TO: 2025

Hearing Date: 6/3/2019

Adoption Date: 6/17/2019

Amend Date:

Resolution No:

Functional Class	Priority Number	Project Identification A. Pin/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule (Local Agency)				Federally Funded Projects Only		
								Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required	
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
16	1	Lake Road & Everett Intersection improvements from: to:		03	P	0.00		RW CN	1/1/2020 6/1/2020					100 5865	100	100 5865						YES
Totals										0	0		0	5965	100	5965	0	0	0			
16	2	SR-500 (Everett St./Rd.) NW Lake Rd. to SE 4th St. from: to: Widen with bike lanes, sidewalks, illumination		03	P	1.08		ALL	6/1/2021			Other	11000	3000	14000		1000	2000	11000			
Totals										0	0		11000	3000	14000	0	1000	2000	11000			
16	3	New North Shore E/W Arterial NE 14th St. to Everett Rd. from: to: New construction Includes Critical Areas and Alignment Investigation		01	P	2.00		ALL	6/1/2022			Other	12000	3650	15650			2000	13650			
Totals										0	0		12000	3650	15650	0	0	2000	13650			
02	4	NE 3rd Avenue Washougal River Bridge from: to: Seismic rating, scour critical, and footing rehabilitation		14	S	00		RW CN	8/1/2019 6/1/2020	BR BR	60 1410		10	70	70 1000	410						NO
Totals										0	1470		0	10	70	1070	410	0	0			
14	5	ADA Access Upgrades from: Citywide (Ongoing) to:		28	P	0.00		ALL	1/1/2020				300	300	50	50	50	150			NO	
Totals										0	0		0	300	300	50	50	50	150			
00	6	NE 9th Street NE 232nd Ave. to NE 242nd Ave. from: to: New construction Includes Critical Areas and Alignment Investigation		15	P	0.50		PE	6/1/2023				218	218				218				
Totals										0	0		0	218	218	0	0	0	218			

Agency: City of Camas

Co. No.: 06

City No.: 0145

Co. Name: Clark Co.

MPO/RTPO: RTC

DRAFT

FROM: 2020 **TO:** 2025
 Hearing Date: 6/3/2019 Adoption Date: 6/17/2019
 Amend Date: _____ Resolution No: _____

Functional Class	Priority Number	Project Identification A. Pin/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule (Local Agency)				Federally Funded Projects Only	
								Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
16	7	Lake Road NW Lacamas Lane to NE Everett from: _____ to: _____ Widening, sidewalk		03	P	0.45		ALL	6/1/2022					3475	3475			3475			YES
								Totals		0	0	0	3475	3475	0	0	3475	0			
16	8	NW Lake Road @ NW Sierra St. from: _____ to: _____ Traffic signal		24	P	00		ALL	1/1/2022					350	350					350	NO
								Totals		0	0	0	350	350	0	0	0	0			
16	9	NW 18th Ave., et al. Path NW Astor to NW 16th, include NW Hood from: _____ to: _____ Pedestrian Path		28	P	0.40		ALL	1/1/2022					250	250			50	200		YES
								Totals		0	0	0	250	250	0	0	50				
17	10	NE Goodwin Road/28th Street NW Camas Meadows Dr. to NE 232nd Ave. from: _____ to: _____ Widen to 5 lanes with bike lanes west of Ingle Widen to 3 lanes with bike lanes east of Ingle		15	P	1.72		ALL	1/1/2024	STP(U)	6880	OTHER	7600	6380	20860					20860	CE YES
								Totals		0	6880	7600	6380	20860	0	0	0	20860			
17	11	NE Goodwin Road @ NE Ingle Rd. from: _____ to: _____ Traffic signal		15	P	00		PE	6/1/2022					5	5					5	
								Totals		0	0	0	5	5	0	0	0	5			
16	12	Crown Road from: SE 23rd St. to NE 3rd Ave. Multimodal turn lanes and intersection improvements		04	P	1.3		ALL	1/1/2022					2000	2000			200	1800		YES
								Totals		0	0	0	2000	2000	0	0	200	1800			

Agency: City of Camas

Co. No.: 06

City No.: 0145

Co. Name: Clark Co.

MPO/RTPO: RTC

DRAFT

FROM: 2020 TO: 2025
 Hearing Date: 6/3/2019 Adoption Date: 6/17/2019
 Amend Date: _____ Resolution No: _____

Functional Class	Priority Number	Project Identification A. Pin/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule (Local Agency)				Federally Funded Projects Only		
								Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required	
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
12	13	SR-14 West Camas Slough Bridge from: _____ to: _____ Widen to 4 lanes NOTE: PE phase began 1/2006		03	P	2.25		ALL	1/1/2025			WSDOT	3500		3500						NO	
Totals										0	0	3500	0	3500	0	0	0	3500				
17	14	Bybee Road Realignment SE 15th St. to SE 20th St. from: _____ to: _____ New construction		01	P	0.05	C S W G P T	ALL	1/1/2022				1690	1690			1690				YES	
Totals										0	0	0	1690	1690	0	1690	0		0			
14	15	NW/NE 6th Avenue Corridor Improvements NW Norwood to NE Garfield from: _____ to: _____ Access and multimodal upgrades		24	P	1.70		ALL	1/1/2022				1000	1000			1000				NO	
Totals										0	0	0	1000	1000	0	1000	0		1000	0		
16	16	NW 38th Avenue NW Parker to Grass Valley Park from: _____ to: _____ Widening, bike lanes		03	P	0.45	P C G T	ALL	1/1/2023				4090	4090						CE	YES	
Totals										0	0	0	4090	4090	0	4090	0		0	4090		
17	17	NW 23rd Avenue Nw Astor to NW Sierra from: _____ to: _____ Widening, sidewalk		04	P	0.23		ALL	1/1/2023				540	540							YES	
Totals										0	0	0	540	540	0	540	0		0	540		
17	18	NW Leadbetter Drive NW Lake Rd. to NW Fremont St. from: _____ to: _____ Sidewalk		28	P	0.15	P C T G W S	CN	1/1/2023				64	64							NO	
Totals										0	0	0	64	64	0	64	0		0	64		

Agency: City of Camas

Co. No.: 06

City No.: 0145

Co. Name: Clark Co.

MPO/RTPO: RTC

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								Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required	
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
17	19	NE 28th Street & NE 232nd Avenue from: _____ to: _____ Intersection improvements		24	P	0.00		ALL	6/1/2023					165	165					165		NO
Totals										0	0			0	165	165	0	0	0	165		
16	20	Brady Road McIntosh to West City Limits from: _____ to: _____ Bike & Pedestrian Improvements		04	P	.50		PE	1/1/2024					5	5					5		
Totals										0	0			0	5	5	0	0	0	5		
17	21	NW Astor Street/NW 11th Avenue NW 16th Ave. to McIntosh Rd. from: _____ to: _____ Widening, bike lanes Includes path on Forest Home Road from Forest Home Lane to Astor Street		03	P	0.62		PE RW CN	1/1/2023 1/1/2024 6/1/2025					130 130 2040	130 130 2040					130 130 2040		YES
Totals										0	0			0	2300	2300	0	0	0	2300		
16	22	NW 18th Avenue, et al NW Astor to NW 16th, include NW Hood from: _____ to: _____ Widen curb, sidewalk		03	P	0.51		PE	1/1/2023					5	5					5		YES
Totals										0	0			0	5	5	0	0	0	5		
16	23	NW 18th Avenue NW Whitman St. to NW Brady Rd. from: _____ to: _____ New construction with bike lanes		01	P	0.26		PE	1/1/2023					5	5					5		
Totals										0	0			0	5	5	0	0	0	5		
16	24	NW 18th Avenue NW Whitman St. to West City Limits from: _____ to: _____ Widening, bike lanes		03	P	0.40		PE	1/1/2024					5	5					5		
Totals										0	0			0	5	5	0	0	0	5		

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								Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
17	25	NE 43rd Avenue from: SR-500 to: East City Limits Widen to 3 lanes with bike lanes		03	P	0.36	C S G P T	ALL	1/1/2025					2190	2190						YES
								Totals		0	0	0	2190	2190	0	0	0	2190			
16	26	NW 43rd/NW Astor - NW Sierra to NW 38th from: to: Widening, bike lanes		03	P	.50	S P C G T	PE	1/1/2025					5	5						
								Totals		0	0	0	5	5	0	0	0	5			
17	27	NE 232nd Avenue NE 28th to NE 9th St. from: to: Widen to 3 lanes with bike lanes		15	P	0.97		PE	6/1/2024					5	5						
								Totals		0	0	0	5	5	0	0	0	5			
00	28	North Dwyer Creek Master Plan Street "B" NW Friberg St./Strunk to NW Larkspur St. from: to: New construction		15	P	0.90	C S W G P T	PE	1/1/2025					5	5						
								Totals		0	0	0	5	5	0	0	0	5			
00	29	NW Payne Street NW Lake Rd. to NW Camas Meadows Dr. from: to: Widening		03	P	0.40	C G P T	PE	1/1/2025					5	5						
								Totals		0	0	0	5	5	0	0	0	5			
00	30	North Dwyer Creek Master Plan Street "A" NW Lake Rd. to NW Camas Meadows Dr. from: to: New construction		15	P	0.64	C S W G P T	PE	1/1/2025					5	5						
								Totals		0	0	0	5	5	0	0	0	5			

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								Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
17	31	NW McIntosh Road NW Brady Rd. to NW 11th Ave. from: _____ to: _____ Widening, bike lanes		15	P	1.2	P G C T	PE	1/1/2025					5	5						
Totals										0	0			5	5	0	0	0	5		
00	32	NE Woodburn Drive SE 283rd Ave. to SE 15th St. from: _____ to: _____ New construction Includes 23rd St. realignment		01	P	.70	C S W G P T	ALL	1/1/2022					6100	6100						YES
Totals										0	0			6100	6100	0	0	0	6100		
07	33	SE 15th Street/Nourse Road from: Camas High School to: NE 283rd Ave. Widen to 3 lanes with bike lanes		15	P	0.59	C S W G P T	PE	1/1/2025					5	5						
Totals										0	0			5	5	0	0	0	5		
00	34	NE 18th Street NE 192nd Ave. to NE Goodwin Rd. from: _____ to: _____ New construction (potential alternate alignment)		15	P	0.67		PE	1/1/2025					5	5						
Totals										0	0			5	5	0	0	0	5		
17	35	NE 28th Street NE 232nd Ave. to NE 242nd Ave. from: _____ to: _____ Widen to 3 lanes with bike lanes		15	P	0.50		PE	1/1/2025					5	5						
Totals										0	0			5	5	0	0	0	5		
16	36	NW Camas Meadows Drive NE 13th St. to NE 18th St. from: _____ to: _____ New construction (potential alternate alignment)		15	P	0.20		PE	1/1/2025					5	5						
Totals										0	0			5	5	0	0	0	5		

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								Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
00	37	NE 242nd Avenue NE 28th St. to NE 9th St. from: _____ to: _____ Widen to 3 lanes with bike lane		15	P	0.70		PE	6/1/2025					5	5						
								Totals		0	0	0	5	5	0	0	0	5			
00	38	NE Ingle Road Extension Goodwin to 232nd Ave from: _____ to: _____ New construction		15	P	1.00		PE	6/1/2025					5	5						
								Totals		0	0	0	5	5	0	0	0	5			
19	39	NW Maryland Street NW 19th to NW 24th from: _____ to: _____ New construction		01	P	0.25	C S W G P T	ALL	6/1/2025					280	280						NO
								Totals		0	0	0	280	280	0	0	0	280			
19	40	NE Nevada Street NE 3rd to NE 6th from: _____ to: _____ Reconstruct		04	P	0.17		ALL	6/1/2025					280	280						NO
								Totals		0	0	0	280	280	0	0	0	280			
00	41	NE Goodwin Road @ NW Camas Meadows Drive from: _____ to: _____ Traffic signal		24	P	00		ALL	1/1/2024					350	350						NO
								Totals		0	0	0	350	350	0	0	0	350			
16	42	NW Pacific Rim @ Parker Street from: _____ to: _____ Traffic signal		15	P	00		PE	1/1/2025					5	5						
								Totals		0	0	0	5	5	0	0	0	5			

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								Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
16	43	SR-500 @ Leadbetter Road from: _____ to: _____ Access Control		15	P	00		PE	1/1/2025					5	5						
								Totals		0	0	0	5	5	0	0	0	5			
16	44	SR-500 @ New E/W Arterial from: _____ to: _____ Intersection improvements		15	P	00		PE	6/1/2025					5	5						
								Totals		0	0	0	5	5	0	0	0	5			
16	45	NE 28th Street @ 242nd Avenue from: _____ to: _____ Intersection improvements		15	P	00		PE	6/1/2025					5	5						
								Totals		0	0	0	5	5	0	0	0	5			
16	46	SR-500 @ NE 14th Ave. from: _____ to: _____ Controlled Access		24	P	00		PE	6/1/2025					5	5						
								Totals		0	0	0	5	5	0	0	0	5			
00	47	NE 232nd Avenue @ Ingle Extension from: _____ to: _____ Roundabout		15	P	00		PE	6/1/2025					5	5						
								Totals		0	0	0	5	5	0	0	0	5			
00	48	Pavement Treatments (maintenance & preservation) from: _____ to: _____ Overlays, surface treatments		47	P	00	P	CN	6/1/2020				4200	4200	700	700	700	2100		NO	
								Totals		0	0	0	4200	4200	700	700	700	2100			

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Functional Class	Priority Number	Project Identification A. Pin/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars									Expenditure Schedule (Local Agency)				Federally Funded Projects Only	
							Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required	
									Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
00	49	Reconstructs from: Citywide to:	04	P	00	G W	ALL	1/1/2020	CDBG	250			1250	1500	250	250	250	750		NO	
							Totals			0	250	0	1250	1500	250	250	250	750			
00	50	Sidewalk Projects from: to: Sidewalk installations Citywide	28	P	00		ALL	1/1/2020					150	150	25	25	25	75		NO	
							Totals			0	0	0	150	150	25	25	25	75			
0	51	Curb Ramp Projects from: to: Future curb ramp installations	28	P	00		ALL	1/1/2020					150	150	25	25	25	75		NO	
							Totals			0	0	0	150	150	25	25	25	75			
0	52	Shared Path Improvements Citywide from: to:	28	P	00		ALL	1/1/2022					200	200			50	150		NO	
							Totals			0	0	0	200	200	0	0	50	150			
00	53	Safety Projects from: to: Future safety projects Includes traffic revisions, NW Fargo Curve Safety Analysis	21	P	00		ALL	1/1/2020					300	300	50	50	50	150		NO	
							Totals			0	0	0	300	300	50	50	50	150			
00	54	Storm Grate Replacements (Bike Improvements) from: to: Storm grate replacements for bike lane improvements	38	P	00		CN	1/1/2020					20	20	20					NO	
							Totals			0	0	0	20	20	20	0	0	0	0		

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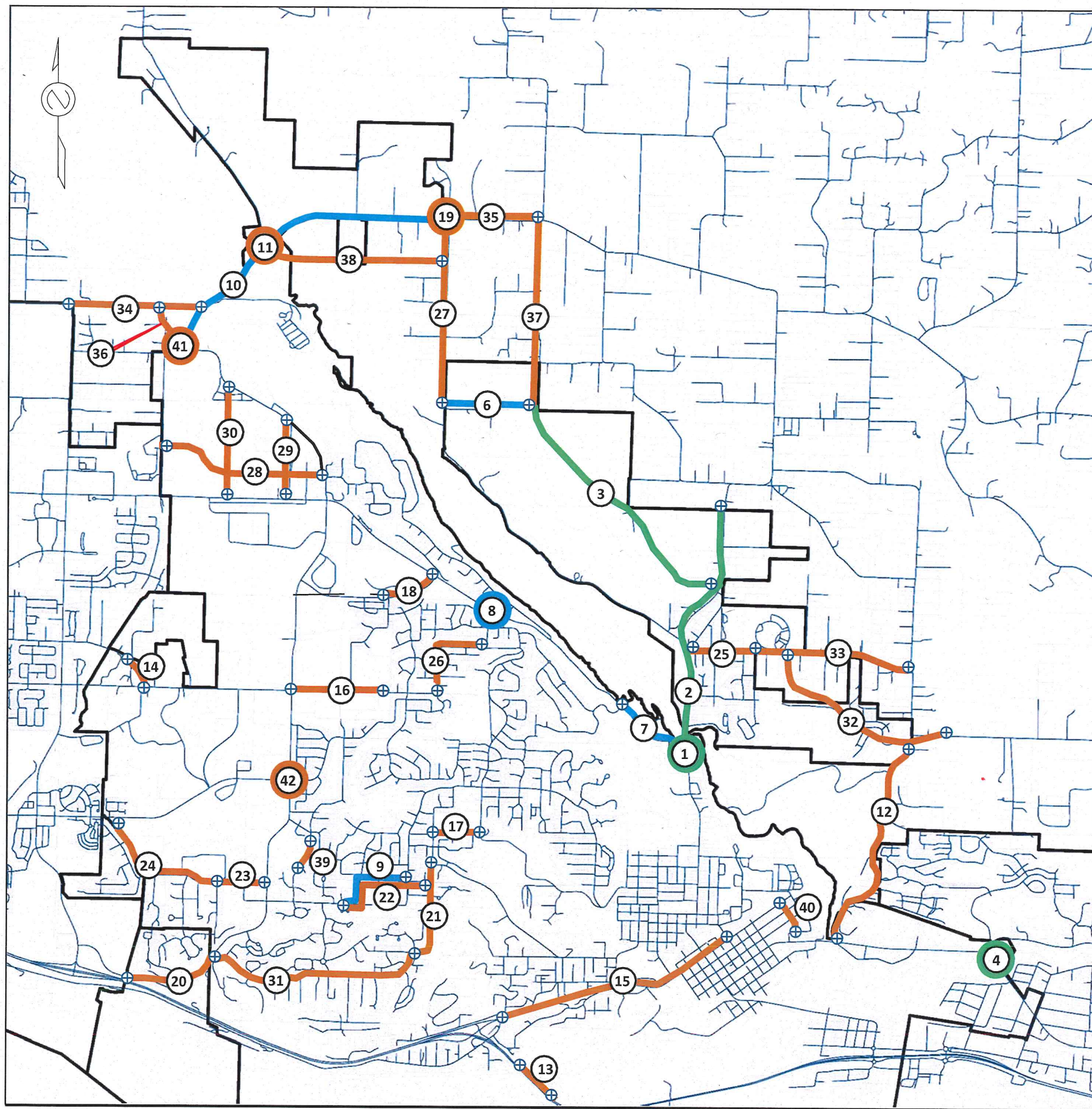
FROM: 2020 TO: 2025
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Functional Class	Priority Number	Project Identification A. Pin/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars									Expenditure Schedule (Local Agency)				Federally Funded Projects Only	
							Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required	
									Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
00	55	Future Bike Route Improvements Citywide from: _____ to: _____ Future bike route improvements	28	P	00		CN	1/1/2020					30	30	5	5	5	15		NO	
Totals									0	0		0	30	30	5	5	5	15			
00	56	Street Lighting Citywide from: _____ to: _____ Street Lighting	21	P	00		CN	1/1/2020					120	120	20	20	20	20		NO	
Totals									0	0		0	120	120	20	20	20	20			

City of Camas

2020 – 2025

Six Year Street Priorities



- 1 Lake Rd. & Everett St. Intersection Impr
- 2 SR 500 (Everett St/Rd)
- 3 North Shore East/West Arterial
- 4 Washougal River Bridge
- 5 ADA Access Upgrades Citywide (5)

- 6 NE 9th St
- 7 NW Lake Rd.
- 8 Lake Rd. & NW Sierra St. Signal
- 9 16th Ave/ Hood / 18th Ave Path
- 10 NE Goodwin Rd/28th St

- 11 NE Goodwin Road / Ingle Rd Signal
- 12 SE Crown Rd
- 13 SR 14 - West Camas Slough Bridge
- 14 Bybee Rd
- 15 NW/NE 6th Ave Corridor Imp
- 16 NW 38th Ave (Ph 3)
- 17 NW 23rd Ave
- 18 NW Leadbetter Dr Path
- 19 NE 28th St & NE 232nd Ave Intersection Imp.
- 20 NW Brady Rd Ped & Bike Improvements
- 21 NW Astor St.
- 22 NW 16th Ave/Hood/18th Ave
- 23 NW 18th Ave
- 24 NW 18th Ave/Payne Rd
- 25 NE 43rd Ave
- 26 NW Astor St. /43rd Ave
- 27 NE 232nd Ave
- 28 Street "B" (North Dwyer Creek Area)
- 29 NW Payne St.
- 30 Street "A" (North Dwyer Creek Area)
- 31 NW McIntosh Rd
- 32 NW Woodburn Dr.
- 33 SE 15th St./Norse Rd
- 34 NE 18th St (192nd to Goodwin)
- 35 NE 28th St
- 36 NW Camas Meadows Dr (West)
- 37 NE 242nd Ave
- 38 NW Ingle Rd Extension
- 39 NW Maryland St
- 40 NE Nevada St.
- 41 NE Goodwin / Camas Meadows Signal
- 42 NW Pacific Rim / Parker St. Signal

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9. Appendices

A. Six Year Form Instructions

Heading

Agency	Enter name of the sponsoring agency.
County No.	Enter the assigned number (see LAG Appendix 21.44).
City No.	Enter the assigned number (see LAG Appendix 21.45).
MPO/RTPO	Enter the name of the associated MPO (if located within urbanized area) or RTPO (if located in a rural area).
Hearing Date	Enter the date of the public hearing.
Adoption Date	Enter the date this program was adopted by council or commission.
Resolution No.	Enter Legislative Authority resolution number (if applicable.)
Amendment Date	Enter the date this program was amended by council or commission.

Column Number

1. **Functional Classification.** Enter the appropriate 2-digit code denoting the Federal Functional Classification. (**Note:** The Federal Functional Classification must be one approved by FHWA.)

Description

00- No Classification

Rural (< 5000 pop.)

- 01 - Interstate
- 02 - Principal Arterials
- 06 - Minor Arterials
- 07 - Major Collector
- 08 - Minor Collector
- 09 - Local Access

Urban (> 5000 pop.)

- 11 - Interstate
- 12 - Freeways & Expressways
- 14 - Other Principal Arterials
- 16 - Minor Arterial
- 17 - Collector
- 19 - Local Access

1. **Priority Numbers.** Enter local agency number identifying agency project priority (optional).

2. **Project Identification.** Enter (a) Federal Aid Number if previously assigned; (b) Bridge Number; (c) Project Title; (d) Street/Road Name or Number/Federal Route Number; (e) Beginning and Ending Termini (milepost or street names); and (f) Describe the Work to be Completed.

4. **Improvement Type Codes.** Enter the appropriate federal code number.

SEE APPENDIX A

5. **Funding Status.** Enter the funding status for the entire project or phase that describes the current status.

S - Project is 'selected' by the appropriate selection body and funding has been secured by the lead agency.

P - Project is subject to selection by an agency other than the lead and is listed for planning purposes. (Funding has **not** been determined.)

6. **Total Length.** Enter project length to the nearest hundredth (or code "00" if not applicable).

7. **Utility Code(s).** Enter the appropriate code letter(s) for the utilities that need to be relocated or are impacted by the construction project.

C - Cable TV

G - Gas

O - Other

P - Power

S - Sewer (other than agency-owned)

T - Telephone

W - Water

8. **Project Phase.** Select the appropriate phase code of the project.

PE - Preliminary Engineering, including Design (or Planning)

RW - Right of Way or land acquisition

CN - Construction only (**or transit planning or equipment purchase**)

ALL - All Phases: from Preliminary Engineering through Construction

9. **Phase Start Date.** Enter the **month/day/year** in MM/DD/YY format that the selected phase of the project is **actually** expected to start.

10. **Federal Fund Code.** Enter the Federal Fund code from the table.

SEE APPENDIX C

11. **Federal Funds.** Enter the total federal cost (**in thousands**) of the phase regardless of when the funds will be spent.

12. **State Fund Code.** Enter the appropriate code for any of the listed state funds to be used on this project.

SEE APPENDIX C

13. **State Funds.** Enter all funds from the State Agencies (**in thousands**) of the phase regardless of when the funds will be spent.

14. **Local Funds.** Enter all the funds from Local Agencies (**in thousands**) of the phase regardless of when the funds will be spent.

15. **Total Funds.** Enter the sum of columns 10, 12, and 14. (Auto-calculation in the “STIP Too” program.)

16-19. **Expenditure Schedule - (1st, 2nd, 3rd, 4th thru 6th years).** Enter the estimated expenditures (**in thousands**) of dollars by year. (***For Local Agency use.***)

20. **Environmental Data Type.** Enter the type of environmental assessment that will be required for this project. (This is “***required***” for ***Federally funded projects***, but may be filled in for state or locally funded projects.)

EIS - Environmental Impact Statement

EA - Environmental Assessment

CE - Categorical Exclusion

21. **R/W Certification.** Click **Y** if Right of Way acquisition is or will be required. If yes, enter R/W Certification Date, if known. (This is “***required***” for ***Federally funded projects***)

APPENDIX A
IMPROVEMENT TYPE CODES

- 01 New Construction Roadway
- 03 Reconstruction, Added Capacity
- 04 Reconstruction, No Added Capacity
- 05 4R Maintenance Resurfacing
- 06 4R Maintenance - Restoration & Rehabilitation
- 07 4R Maintenance - Relocation
- 08 Bridge, New Construction
- 10 Bridge Replacement, Added Capacity
- 11 Bridge Replacement, No Added Capacity
- 13 Bridge Rehabilitation, Added Capacity
- 14 Bridge Rehabilitation, No Added Capacity
- 15 Preliminary Engineering
- 16 Right of Way
- 17 Construction Engineering
- 18 Planning
- 19 Research
- 20 Environmental Only
- 21 Safety
- 22 Rail/Highway Crossing
- 23 Transit
- 24 Traffic Management/Engineering - HOV
- 25 Vehicle Weight Enforcement Program
- 26 Ferry Boats
- 27 Administration
- 28 Facilities for Pedestrians and Bicycles
- 29 Acquisition of Scenic Easements and Scenic or Historic Sites
- 30 Scenic or Historic Highway Programs
- 31 Landscaping and Other Scenic Beautification
- 32 Historic Preservation
- 33 Rehab & Operation of Historic Transp. Buildings, Structures, Facilities
- 34 Preservation of Abandoned Railway Corridors
- 35 Control and Removal of Outdoor Advertising
- 36 Archaeological Planning & Research
- 37 Mitigation of Water Pollution due to Highway Runoff
- 38 Safety and Education for Pedestrians/Bicyclists
- 39 Establishment of Transportation Museums
- 40 Special Bridge
- 41 Youth Conservation Service
- 42 Training
- 43 Utilities
- 44 Other
- 45 Debt Service
- 47 Systematic Preventive Maintenance

APPENDIX C
FEDERAL FUND CODES

5307	FTA Urbanized Area Formula Program
5309(Bus)	FTA Bus and Bus Facilities
5309(FG)	FTA Fixed Guideway Modernization
5309(NS)	FTA New Starts
5310	FTA Elderly Persons and Persons with Disabilities
5311	FTA Rural Area Formula Grants
5316	FTA Job Access & Reverse Commute Program (JARC)
5317	FTA New Freedom Program
FTA Discretionary	Discretionary Programs such as Alternatives Analysis (5339) and TIGGER Program
BIA	Bureau of Indian Affairs
BR	Bridge Replacement/Rehabilitation Program
CBI	Coordinated Border Infrastructure
CDBG	Community Development Block Grant (Dept. of Commerce)
CMAQ	Congestion Mitigation and Air Quality
DEMO	Demonstration Projects (High Priority, Sect. 112, 115, 117, 125 and 129)
Discretionary- FBD	Ferry Boat Discretionary
Discretionary- IMD	Interstate Maintenance Discretionary
Discretionary- ITS	Intelligent Transportation Systems
Discretionary- PLH	Public Lands Highways (Federal Lands)
Discretionary- SB	Scenic Byways
Discretionary- STP	Surface Transportation Priorities
Discretionary- TCSP	Transportation, Community & System Preservation Program
DOD	Department of Defense
FMSIB	Freight Mobility Strategic Investment Board
IM	Interstate Maintenance
IRR	Indian Reservation Roads
NHS	National Highway System
SRTS	Safe Routes to Schools
STP	Surface Transportation Program (WSDOT Use Only)
STP(E)	Surface Trans. Program - Enhancements
STP(L)	Surface Trans. Program - Legislative Earmarks
STP(S)	Surface Trans. Program- Safety (Includes Highway) Safety Improvement Program, Hazard Elimination, Railway/Highway Crossing Program and 2010-15 County Road Safety Program)
STP(R)	Surface Trans. Program - Rural Regionally Selected
STP(U)	Surface Trans. Program - Urban Regionally Selected

STATE FUND CODES

CRAB	County Road Administration Board
FMSIB	Freight Mobility Strategic Investment Board
PWTF	Public Works Trust Fund
SRTS	Safe Routes to Schools
TIB	Transportation Improvement Board
TPP	Transportation Partnerships Program
WSDOT	WSDOT funds
OTHER	Any other state funds not listed