



CITY COUNCIL REGULAR MEETING AGENDA
Monday, December 21, 2015, 7:00 PM
City Municipal Center, 616 NE 4th Avenue

NOTE: There are two public comment periods included on the agenda. Anyone wishing to address the City Council may come forward when invited; please state your name and address. Public comments are typically limited to three minutes, and written comments may be submitted to the City Clerk. Special instructions for public comments will be provided at the meeting if a public hearing or quasi-judicial matter is scheduled on the agenda.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

V. CONSENT AGENDA

- A. Approve the minutes of the December 7, 2015 Camas City Council Meeting and the Workshop minutes of December 7, 2015.

 [December 7, 2015 Camas City Council Regular Minutes - Draft](#)
[December 7, 2015 Camas City Council Workshop Minutes - Draft](#)

- B. Approve the claim checks as approved by the Finance Committee.

- C. Authorize Pay Estimate No. 7 to AAA Septic Service for Project WS-748 2015 STEP/STEF Tank Pumping in the amount of \$3,380.11 for work through November 30, 2015. This project provides for on-going pumping of STEP and STEF tanks throughout Camas and is funded by the Water/Sewer fund. (Submitted by James Carothers)


 [2015 Septic Tank Pumping Pay Estimate 7](#)


- D. Authorize Pay Estimate No. 6 to Rotschy, Inc., for Project WS-709C Slow Sand Water Treatment Plant in the amount of \$385,770.84 for work through November 30, 2015. This project is funded by a Drinking Water State Revolving Fund (SRF) Loan through the Washington State Department of Health. (Submitted by James Carothers)


 [Water Treatment Facility Pay Estimate 6](#)


- E. Authorize the Mayor to sign the five-year extension of the Pacific Northwest Interagency Cooperative Agreement for Grounds Equipment and Maintenance (GEM) services for 2016 through 2020. (Submitted by Steve Wall)


 [GEM Agreement 2011-2015](#)
[GEM Agreement Extension 2016-2020](#)


- F. Authorize the Mayor to sign the Safety and Compliance Program Contract with Fire District 5 for 2016. (Submitted by Steve Wall)
 [Safety and Compliance Program Contract](#)

- G. Authorize the Mayor to sign Change Order No. 2 for required additional work on Project WS-714 STEP Sewer Transmission Main Improvements to McDonald Excavating, Inc., in the amount of \$45,759.23 and to add 17 working days. This project is funded by a Public Works Trust Fund (PWTF) loan. (Submitted by James Carothers)
 [Sewer Transmission Main Change Order 2](#)

- H. Authorize Pay Estimate No. 5 to McDonald Excavating, Inc., for Project WS-714 STEP Sewer Transmission Main in the amount of \$434,483.43 for work through November 30, 2015. This project is funded through a Public Works Trust Fund (PWTF) Loan. (Submitted by James Carothers)
 [Sewer Transmission Pay Estimate 5](#)

- I. Authorize the Mayor to sign the professional services agreement with Global Transportation Engineering for the design and construction services for Project S-610 NW Pacific Rim Boulevard Illumination Project in an amount not to exceed \$35,665. Project design and construction are funded by the general obligation bond proceeds allocated for the Citywide Light Emitting Diode (LED) Street Lighting Upgrade. (Submitted by James Carothers)
 [Pacific Rim Blvd Lighting Agreement](#)

- J. Authorize Pay Estimate No. 16 (Final) to Nutter Corporation for Project S-565 NW 38th Avenue Phase 2 Roadway Improvements in the amount of \$6,600.55 and accept project as complete. (Submitted by James Carothers)
 [NW 38th Phase 2 Pay Estimate 16 Final](#)

- K. Authorize Pay Estimate No. 2 (Final) to Michael Green Construction, Inc., for Project P-893 Washougal River Greenway Trail Overlook Terrace in the amount of \$7,386.42 for work through December 15, 2015, and accept project as complete. (Submitted by James Carothers)
 [Washougal River Trail Overlook Pay Estimate 2 Final](#)

NOTE: Any item on the Consent Agenda may be removed from the Consent Agenda for general discussion or action.

VI. NON-AGENDA ITEMS


- A. Staff
- B. Council

VII. MAYOR

- A. Announcements

- B. Oath of Office
Details: City Attorney Shawn MacPherson will administer the Oath of Office for Mayor Scott Higgins, Council Members Tim Hazen in Position 1 of Ward 1, Bonnie Carter in Position 1 of Ward 2, Greg Anderson in Position 1 of Ward 3 and Don Chaney, Council Member at-large. The four-year terms will begin January 1, 2016, and end December 31, 2019.
Presenter: City Attorney Shawn MacPherson
-  [Mayor Scott Higgins - Oath of Office](#)
 - [Councilmember Greg Anderson - Oath of Office](#)
 - [Councilmember Bonnie Carter - Oath of Office](#)
 - [Councilmember Don Chaney - Oath of Office](#)
 - [Councilmember Tim Hazen - Oath of Office](#)
- C. Camas City Council 2016 Committee Appointments
-  [2016 Council Committees](#)
- D. Appointments to Boards, Commissions and Committees
-  [Appointment Listing](#)
- E. Camas High School Girls' Cross Country Team Proclamation
-  [CHS Girls Cross Country Team Appreciation Day Proclamation 2015](#)
- F. Santa Appreciation Day Proclamation
-  [Santa Appreciation Day Proclamation 2015](#)

VIII. MEETING ITEMS

- A. Ordinance No. 15-029 Amending the 2015 Budget
Details: Ordinance No. 15-029 amends the 2015 Budget with six budget packages. Five of the packages are supplemental budget items with the sixth as an administrative correction. The first package modifies the cemetery budget for \$5,000 in additional summer expenses. The second package is for \$3,000 in increased pension costs. The third is for \$20,000 in increased rental rates and repairs for the garbage trucks. The fourth is for \$25,000 in equipment not included in the original budget's Equipment Rental Fund. The fifth is a correction in capital projects for debt service of (\$68,568) and the sixth package is for \$200,000 in possible storm event repairs in the Street Budget.
Presenter: Cathy Huber Nickerson, Finance Director
Recommended Action: Staff recommends that Council conduct a public hearing, deliberate and move to approve Ordinance No. 15-029 amending the 2015 Budget.
-  [Ordinance 15-029 Amending 2015 Budget](#)
 - [2015 Ordinance 15-029 Attachment A](#)

- B. Public Hearing for Ordinance No. 15-031 Drinking Water State Revolving Fund Loan for Slow Sand Filter Water Treatment Facility
Details: In June, 2012, the City borrowed \$7,920,792 from the Drinking Water State Revolving Fund (DWSRF) for the Slow Sand Filter Water Treatment Facility and Water Supply Project. For the next phase of the project, the DWSRF has loaned the City \$2.6 million with 50% subsidy (or a loan principal forgiveness of \$1.3 million). The loan has a duration of 24 years with 1% interest rate. Attached is the loan ordinance authorizing the City to enter into the loan agreement. City Council has the opportunity to hear public testimony on the DWSRF loan.
Presenter: Cathy Huber Nickerson, Finance Director
Recommended Action: Staff recommends Council conduct a public hearing, deliberate and move to adopt Ordinance No. 15-031.

 [Drinking Water State Revolving Fund Loan Ordinance](#)

- C. Public Hearing for Kate's Close Subdivision Development Agreement
Details: The Development Agreement transfers the developer's requirement to build frontage improvements on Brady Road to the City of Camas in return for deeding property to the City that is needed for the Brady Road stormwater facilities.
Presenter: Peter Capell, City Administrator
Recommended Action: Staff recommends that Council conduct a public hearing, deliberate and move to approve the Development Agreement for Kate's Close Subdivision.

 [Kate's Close Developer Agreement](#)

- D. Public Hearing for Ordinance No. 15-030 Grand Ridge Island Annexation
Details: The City Council will conduct a public hearing regarding the annexation of unincorporated property located within the City's urban growth boundary known as the Grand Ridge Island Annexation. The annexation area is comprised of the Grand Ridge Subdivision and Vista Del Rio No. 2.
Presenter: Robert Maul, Planning Manager
Recommended Action: Staff recommends that Council conduct a public hearing, deliberate and move to approve Ordinance No. 15-030 Annexing the Grand Ridge Island.

 [Staff Report 12-21-15 Public Hearing](#)


[Ordinance No. 15-030 Annexing Real Property](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Map](#)

[Registered Voters in Grand Ridge](#)


- E. Green Mountain Planned Residential Development (PRD) Final Master Plan
Details: The applicant is seeking Final Master Plan approval for the Green Mountain PRD.
Presenter: Robert Maul, Planning Manager
Recommended Action: Staff recommends Council move to approve the Green Mountain PRD Final Master Plan.

 [Green Mountain Final Master Plan 1 of 3](#)
[Green Mountain Final Master Plan 2 of 3](#)
[Green Mountain Final Master Plan 3 of 3](#)
[Urban Village Narrative for Green Mountain PRD](#)


- F. Resolution No. 15-016 Green Mountain Planned Residential Development (PRD) Sanitary Sewer Development Agreement
Details: A resolution adopting the Green Mountain PRD Sanitary Sewer Development Agreement. A public hearing regarding the proposed development agreement was held on November 2, 2015. Upon closing the public hearing, the City Council provided direction for the City Attorney to draft a resolution approving the proposed development agreement with the amendment of making the effective date of the agreement the date of the recording. The changes to the effective date language have been made in the attached final development agreement.
Presenter: Steve Wall, Public Works Director
Recommended Action: Staff recommends Council move to adopt Resolution No. 15-016.

 [Resolution No. 15-016 Green Mountain Sewer DA](#)
[GM Sewer Development Agreement](#)
[GM Sewer DA Exhibit A - Legal Description](#)
[GM Sewer DA Exhibit B - Map](#)
[GM Sewer DA Exhibit C - Bond Debt Service Breakdown](#)
[GM Sewer DA Exhibit D - Legal Description](#)


- G. Resolution No. 15-021 Revising the Information Systems Manager Position and Adopting the 2016 Salary Scales for Non-Represented Positions
Details: This resolution will revise the Information Systems Manager job description, title and salary scale effective January 1, 2016. The new title of the position will be Information Technology Director and this resolution will create the changes for that position. Additionally, this resolution will set the salary scales for all non-represented positions for 2016. The changed scales reflect a 2.5% cost-of-living increase over 2015 scales with the exception of the Information Technology Director and the Parks and Recreation Manager positions. These pay scales have been adjusted as a result of a review of position comparables and the incumbents will receive an approximate 6% wage adjustment above the cost-of-living increase.
Presenter: Jennifer Gorsuch, Administrative Services Director
Recommended Action: Staff recommends Council move to adopt Resolution No. 15-021.

 [Resolution 15-021 2016 Non-Represented Position Changes](#)
[Exhibit A - Information Technology Director Job Description](#)
[Exhibit B - 2016 Non-Represented Salary Scales](#)


- H. Ordinance No. 15-026 Regarding the Camas School District Capital Facilities Plan 2015-2021
Details: An ordinance approving and adopting the Camas School District 2015-2021 Capital Facilities Plan.
Presenter: Phil Bourquin, Community Development Director
Recommended Action: Staff recommends Council move to adopt Ordinance No. 15-026.

 [Ordinance No. 15-026 for Capital Facilities Plan of Camas School District](#)
[Camas Capital Facilities Plan 2015-2021](#)

- I. Ordinance No. 15-027 Regarding the Evergreen School District Capital Facilities Plan 2015-2021
Details: An ordinance approving and adopting the Evergreen School District 2015-2021 Capital Facilities Plan.
Presenter: Phil Bourquin, Community Development Director
Recommended Action: Staff recommends Council move to adopt Ordinance No. 15-027.

 [Ordinance No. 15-027 for Capital Facilities Plan of Evergreen School District](#)
[Evergreen Capital Facilities Plan 2015-2021](#)

- J. Ordinance No. 15-028 Regarding the Washougal School District Capital Facilities Plan 2015-2021
Details: An ordinance approving and adopting the Washougal School District 2015-2021 Capital Facilities Plan.
Presenter: Phil Bourquin, Community Development Director
Recommended Action: Staff recommends Council move to adopt Ordinance No. 15-028.

 [Ordinance No. 15-028 for Capital Facilities Plan of Washougal School District](#)
[Washougal Capital Facilities Plan 2015-2021](#)

IX. PUBLIC COMMENTS

X. ADJOURNMENT

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.



CITY COUNCIL REGULAR MEETING MINUTES - DRAFT

Monday, December 7, 2015, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Scott Higgins called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Tim Hazen, Steve Hogan, Melissa Smith and Shannon Turk

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, James Carothers, Jennifer Gorsuch, Cathy Huber Nickerson, Robert Maul, Shawn MacPherson, Steve Wall and Eliezza Soriano (intern)

Press: No one from the press was present

- A. City Attorney Shawn MacPherson administered the Oath of Office for Council Member Bonnie Carter in Position 1 of Ward 2 for the term ending December 31, 2015.

 [Oath of Office](#)

IV. PUBLIC COMMENTS

No one from the public wished to speak.


V. CONSENT AGENDA

- A. Approved the minutes of the November 16, 2015 Camas City Council Meeting and the Workshop minutes of November 16, 2015.

 [November 16, 2015 Camas City Council Workshop Meeting Minutes - Draft](#)
[November 16, 2015 Camas City Council Regular Meeting Minutes - Draft](#)

- B. Approved claim checks numbered 127951-128103 in the amount of \$511,066.56.
- C. Authorized the write-off of five unpaid final utility bills in the amount of \$1,071.74. This amount represents outstanding water, sewer, garbage, recycling and storm water charges that are left unpaid by previous property owners. (Submitted by Pam O'Brien)
- D. Authorized the write-off of 62 utility accounts in the amount of \$9,831.45. These accounts represent unpaid water, sewer, garbage, recycling and storm water charges on closed accounts that were turned over to a collection agency. (Submitted by Pam O'Brien)
-

- E. Authorized the write-off of 211 Emergency Medical Services (EMS) billings in the amount of \$179,570.65. These accounts represent billings prior to 2014 that have been submitted to a collection agency in which the City has not received payment. (Submitted by Pam O'Brien)
- F. Authorized the write-off of the November 2015 Emergency Medical Services (EMS) billings in the amount of \$87,576.27. This is the monthly uncollectable balance of Medicare and Medicaid accounts that are not collectable after receiving payments from Medicare, Medicaid and secondary insurance. (Submitted by Pam O'Brien)
- G. Authorized Pay Estimate No. 15 to Nutter Corporation for Project S-565 NW 38th Avenue Phase 2 in the amount of \$62,119.66 for work completed through October 2015. (Submitted by James Carothers)

 [NW 38th Phase 2 Pay Estimate 15](#)

- H. Authorized Pay Estimate No. 1 to Michael Green Construction, Inc., for Project P-893 Washougal River Greenway Trail Overlook Terrace in the amount of \$49,736.43 for work completed through November 25, 2015. (Submitted by James Carothers)

 [Washougal Trail Overlook Pay Estimate 1](#)

It was moved by Council Member Carter, seconded by Council Member Smith, to approve the Consent Agenda. The motion carried unanimously.

VI. NON-AGENDA ITEMS

- A. Staff

There were no comments from staff.

- B. Council

Anderson thanked the Building Department staff for decorating City Hall for the holidays.

VII. MAYOR

- A. Announcements

Mayor Higgins had no announcements.

- B. Recognition of 15-Year Anniversary for Phil Bourquin, Community Development Director
Details: Phil Bourquin celebrated 15 years of employment with the City of Camas on November 1, 2015, and Pete Capell, City Administrator, congratulated him on his achievements and presented him with his 15-year service pin.
Presenter: Pete Capell, City Administrator

- C. Recognition of 10-Year Anniversary for Steve Hogan, Camas City Council Member
Details: Steve Hogan celebrated 10 years of service with the City of Camas on November 1, 2015, and Mayor Scott Higgins congratulated him on his achievements and presented him with his 10-year service pin.
Presenter: Scott Higgins, Mayor

VIII. MEETING ITEMS

- A. Public Hearing Considering the Vacation of NW Utah Street
Details: This hearing was to allow the public to comment on the proposed vacation of the NW Utah Street right-of-way stub located adjacent north of the north right-of-way line of NW 6th Place. Information on this proposal was provided in the attached staff report.
Presenter: James Carothers, Engineering Manager

 [NW Utah Vacation Hearing Staff Report](#)

[NW Utah Agreement 11-09-15](#)

Mayor Scott Higgins opened and closed the public hearing at 7:09 p.m. as no one from the public wished to speak.

It was moved by Council Member Turk, seconded by Council Member Smith, to direct the City Attorney to prepare the vacation ordinance to be brought back to Council, and that Mr. Anderson should comply with the terms of the agreement as a condition, which includes securing the public easement across lots 23 and 80 and constructing the drainage ditch within the northwest Utah Street right-of-way. The motion carried unanimously.

- B. Public Hearing for the School District Capital Facilities Plans (CFP)
Details: This was a public hearing to consider the 2015-2021 Camas, Evergreen and Washougal School District CFPs.
Presenter: Phil Bourquin, Community Development Director

 [Staff Report School Capital Facilities Plans \(CFP\)](#)

[Camas CFP 2015-2021](#)

[Evergreen CFP 2015-2021](#)


[Letter Marnie Allen 061015](#)

[Washougal CFP 2015-2021](#)

Mayor Scott Higgins opened and closed the public hearing at 7:12 p.m. as no one from the public wished to speak.

It was moved by Council Member Chaney, seconded by Council Member Hogan, to direct the City Attorney to prepare an ordinance for Council's consideration reflecting the proposal in this staff report for the School Capital Facilities Plans and this will be placed on the December 21, 2015 Regular Meeting Agenda. The motion carried unanimously.

- C. Public Hearing for Lofts at Camas Meadows Development Agreement - Proposed Modification
Details: City Council approved a Development Agreement for the Lofts at Camas Meadows under Resolution No. 15-004 in July of 2015. Prior to recording of the agreement, the design of the project was proposed to be modified from the proposal that was presented to Council. The modification is to Exhibit "F" of the agreement and specifically eliminates parking under the apartment units and to the rear of the property.
Presenter: Phil Bourquin, Community Development Director

-  [Narrative of Project Changes](#)
- [November 6, 2015 Letter](#)
- [Proposed Modifications - Renderings](#)
- [Prior Development Agreement Hearing Exhibit 16 - Renderings](#)
- [Material Board - 061215](#)
- [City Kirkland Agreement](#)
- [Exhibit A - Legal Description](#)
- [Exhibit B - Long Drive Agreement](#)
- [Exhibit C](#)
- [Exhibit D](#)
- [Exhibit E](#)
- [Exhibit F](#)
- [Exhibit G - Revised Development Standards](#)
- [Exhibit H](#)

Mayor Scott Higgins opened the public hearing at 7:18 p.m.

The following members of the public spoke:

Jonathon Dunn, Architect Portland, Oregon

Dean Kirkland, Kirkland Development

Andrew Gunther, PLS Engineering

Adam Kluka, 7021 NW Friberg-Strunk Street, Camas

Kirkland, Dunn and Bourquin addressed questions and comments that were made.

The public hearing was closed at 7:42 p.m.

It was moved by Council Member Chaney, seconded by Council Member Carter, to deny the proposed amendment for Lofts at Camas Meadows development as presented before Council at this time. The motion passed by the following vote:


Yes: Council Member Anderson, Council Member Carter, Council Member Chaney, Council Member Hazen, Council Member Hogan and Council Member Turk

No: Council Member Smith

D. Resolution No. 15-018 2016 Fee Schedule

Details: This resolution provides for the new fees rates for 2016 to be effective on January 1, 2016. These new fees rates are incorporated into the 2016 Budget. The Fee Schedule's incorporated rates have been adjusted for inflation as well as eliminating fees for services no longer provided by the City.

Presenter: Cathy Huber Nickerson, Finance Director

-  [Resolution No. 15-018 Adopting Modified Fee Schedule for 2016 Budget](#)
- [2016 Budget Final Fee Schedule](#)

It was moved by Council Member Turk, seconded by Council Member Anderson, that Resolution No. 15-018 be read by title only. The motion carried unanimously.

It was moved by Council Member Hogan, seconded by Council Member Turk, that

Resolution No. 15-018 be adopted. The motion carried unanimously.

- E. Resolution No. 15-021 Adopting the 2016 Salary Scales for Non-Represented Positions
Details: This resolution will set the salary scales for all non-represented positions for 2016. The changed scales reflect a 2.5% cost of living increase over 2015 scales.
Presenter: Jennifer Gorsuch, Administrative Services Director


 Resolution No. 15-021

Exhibit A 2016 Non-Represented Salary Scales

This item was pulled from the agenda and will be added to the December 21, 2015 Regular Meeting Agenda.

- F. Resolution No. 15-022 Grand Ridge Island Annexation
Details: Staff presented the City Council with a resolution to set a public hearing date for the annexation of the Grand Ridge and Vista Del Rio II Subdivisions as unincorporated islands.
Presenter: Robert Maul, Planning Manager

 [Resolution No. 15-022](#)

[Exhibit A](#)

[Exhibit B Map](#)

[Registered Voters in Grand Ridge](#)

It was moved by Council Member Hogan, seconded by Council Member Anderson, that Resolution No. 15-022 be read by title only. The motion carried unanimously.

It was moved by Council Member Chaney, seconded by Council Member Anderson, that Resolution No. 15-022 be adopted. The motion carried unanimously.

IX. PUBLIC COMMENTS

No one from the public wished to speak.

X. ADJOURNMENT

The meeting adjourned at 8:06 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.



CITY COUNCIL WORKSHOP MEETING MINUTES - DRAFT

Monday, December 7, 2015, 4:30 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Scott Higgins called the meeting to order at 4:30 p.m.

II. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Tim Hazen, Steve Hogan, Melissa Smith and Shannon Turk

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, James Carothers, Sarah Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Robert Maul, Randy Miller, Shyla Nelson, Nick Swinhart, Steve Wall and Eliezza Soriano (intern)

Press: Heather Acheson, Camas-Washougal Post-Record

III. PUBLIC COMMENTS

No one from the public wished to speak.

IV. WORKSHOP TOPICS

A. City of Camas Employee Position Roster

Details: This presentation provided an overview of a new employee roster to include permanent full time and part time positions as well as funded seasonal positions. It is intended to provide a complete roster for funded and authorized positions by the City Council. The position numbers will remain with a job position (title) and employees can be assigned to a job position. This number is intended to be utilized within the Payroll and Human Resource modules in the City's financial software system. Feedback was solicited from City Council prior to implementation. The City of Camas Employee Positions Listing as found in the 2015-2016 Budget document is attached.

Presenter: Cathy Huber Nickerson, Finance Director and Jennifer Gorsuch, Administrative Services Director

 [2016 Job Roster](#)

[2015-2016 Employee List from 2015-2016 Budget Document](#)

This item will be placed on the December 21, 2015 Workshop Agenda.

B. 2015 Winter Omnibus Budget Presentation

Details: This presentation covered five decision packages to close out the 2015 fiscal year. Four of the packages are supplementals totaling \$53,000 for the Cemetery, Firemen's Pension, Solid Waste and the Equipment Rental Fund. There is also one package for an administrative correction for the Light-Emitting Diode (LED) Street Lighting Project to reduce

the budget by \$68,568. The presentation provided more detailed information as well as an opportunity for City Council to discuss the packages with staff.

Presenter: Cathy Huber Nickerson, Finance Director

 [2015 Winter Omnibus](#)

This item will be placed on the December 21, 2015 Regular Meeting Agenda for Council's consideration, following a public hearing.

C. Technology Department Position Description Revisions

Details: All position descriptions within the department are being revised to meet the changing needs of the department and the overall City operations. Additionally, a new position is being created for the department.

Presenter: Jennifer Gorsuch, Administrative Services Director

 [Memorandum to Council](#)

[Information Technology Director](#)

[Information Technology Analyst/Programmer](#)

[Information Technology Support Specialist](#)

[Information Technology Network Administrator](#)

This item was pulled from the agenda and will be added to a future Workshop Agenda.

D. Green Mountain Planned Residential Development (PRD) Final Master Plan

Details: The applicant has submitted the final master plan request to be heard by the City Council on December 21, 2015.

Presenter: Robert Maul, Planning Manager

 [Final Master Plan Submittal Narrative](#)

[Green Mountain Final Master Plan 1 of 3](#)

[Green Mountain Final Master Plan 2 of 3](#)

[Green Mountain Final Master Plan 3 of 3](#)

[Urban Village Narrative for Green Mountain PRD](#)

This item will be placed on the December 21, 2015 Regular Meeting Agenda for Council's consideration, following a public meeting.

E. Camas 2035 Comprehensive Plan Update

Details: Status of the Camas 2035 Comprehensive Plan project was provided. Staff highlighted a few proposed goals and policies of the draft elements of the comprehensive plan for discussion.

Presenter: Sarah Fox, Senior Planner

Fox and Bourquin provided a Camas 2035 status summary and discussion ensued. Council did not have any objections to the recommendations of staff regarding the 2035 policy updates and the outreach timeline.

F. Community Development Miscellaneous and Updates

Details: This is a placeholder for miscellaneous or emergent items.

Presenter: Phil Bourquin, Community Development Director

There were no miscellaneous updates from staff.

- G. STEP Sewer Transmission Main Change Order
Details: This change order includes additional work for removal and disposal of boulders and buried concrete pavement, extra depth sawcutting where the pavement depth was greater than anticipated, additional sawcutting for a required route change, and other various minor repairs and necessary appurtenance installations. The contractor is also being paid for standby time due to archaeological finds. The total amount of this change order is \$47,975.48 including tax. This project, including this change order, is funded by a Public Works Trust Fund loan.
Presenter: James Carothers, Engineering Manager

 [Sewer Transmission Main Change Order 2](#)

This item will be placed on the December 21, 2015 Consent Agenda for Council's consideration.

- H. Pacific Rim Boulevard Illumination Contract
Details: Global Transportation Engineering has been selected to design the illumination for NW Pacific Rim Boulevard from the west City limits to NW Parker Street. The cost of this design is estimated at \$35,655.00. The cost of design and construction is covered by the general obligation bond allocated for citywide Light-Emitting Diode (LED) street lighting.
Presenter: James Carothers, Engineering Manager

 [Pacific Rim Boulevard Lighting Design Contract](#)

This item will be placed on the December 21, 2015 Consent Agenda for Council's consideration.

- I. Grounds Equipment and Maintenance (GEM) Services Intergovernmental Agreement
Details: The City of Camas has long-partnered with other cities in Clark County in the inter-agency Ground, Equipment and Maintenance (GEM) cooperative. This sharing of resources in Southwest Washington saves tax dollars with public works maintenance and operations activities. The current agreement extension through 2020, requires Council approval.
Presenter: Steve Wall, Public Works Director

 [GEM Interlocal Agreement](#)

[GEM Interlocal Extension](#)

This item will be placed on the December 21, 2015 Consent Agenda for Council's consideration.

- J. Safety and Compliance Program Contract with Fire District 5
Details: The Public Works Department has traditionally relied on the Northwest Regional Training Center, operated through Fire District 5, to provide the majority of the training for each employee that is needed to meet Occupational Safety and Health Administration (OSHA) requirements. The attached agreement would allow for Fire District 5 to continue providing the necessary training for 2016. Fire District 5 has proposed that the per employee rate for 2016 remain the same as it was for 2015.
Presenter: Steve Wall, Public Works Director

This item will be placed on the December 21, 2015 Consent Agenda for Council's consideration.

K. Public Works Miscellaneous and Updates

Details: This is a placeholder for miscellaneous or emergent items.

Presenter: Steve Wall, Public Works Director

Wall updated Council on the Department of Health State Revolving Fund (SRF) loan, Fallen Leaf Lake Park and the City's American Public Works Association (APWA) accreditation.

Wall informed Council about the City's response to the recent storm event.

L. City Administrator Miscellaneous Updates and Scheduling

Details: This is a placeholder for miscellaneous or scheduling items.

Presenter: Pete Capell, City Administrator

Capell updated Council about another opportunity for bell-ringing volunteers on Saturday, December 19, 2015. Capell stated that the City has a Development Agreement for Kate's Close Subdivision on Brady Road that will be coming forward for a public hearing on December 21, 2015. Capell also invited Council to the December 10, 2015 Employee Holiday Luncheon.

V. COUNCIL COMMENTS AND REPORTS

Hazen will attend Thursday's Employee Holiday Luncheon, he attended the November 30, 2015 Salvation Army bell-ringing event, and will attend the December 9, 2015 Parks & Recreation Commission meeting.

Hazen, Hogan, Anderson, Carter, Chaney and Turk attended the Hometown Holiday event.

Hogan provided a Camas-Washougal Economic Development Association (CWEDA) board meeting update about development in the area.

Anderson will attend the December 8, 2015 C-TRAN meeting and distributed handouts to Council regarding C-TRAN's next Service Enhancements update. Anderson attended the Camas-Washougal East County Fire and Rescue (ECFR) meeting on November 19, 2015 and the Camas-Washougal Fire Department Joint Policy Advisory Committee (JPAC) meeting. Anderson also commented about the oil terminal and train traffic impact.

Carter attended the Library Board of Trustees meeting.

Chaney commended Krista Bashaw and staff for their efforts surrounding the preparations for Hometown Holidays.

Smith attended the Regional Transportation Council (RTC) meeting and will attend the December 10, 2015 Chamber Christmas Luncheon.

Mayor Higgins commented about the Hometown Holidays event. He announced that he will be making Council appointments at the December 21, 2015 Council meeting. He stated

that all of the newly elected Council Members will be sworn in on the same night. There will also be a visit from the Camas High School Girls Cross Country State Champions and a visit from Santa.

VI. PUBLIC COMMENTS

No one from the public wished to speak.

VII. ADJOURNMENT

The meeting adjourned at 5:43 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.

CITY OF CAMAS PROJECT NO. WS-748 2015 STEP/STEF Tank Pumping			PAY ESTIMATE: SEVEN PAY PERIOD: 11/1/15 Through 11/30/15					AAA Septic Service PO Box 1668 Brush Prairie, WA 98606 (360) 687-8960			
			ORIGINAL CONTRACT AMOUNT: \$99,973.17								
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE

SANITARY SEWER											
1	Residential STEP & STEF Tank Pumping	EA	725	\$119.93	\$86,949.25	373.00	\$44,733.89	25.00	\$2,998.25	398.00	\$47,732.14
2	EMERGENCY Residential STEP & STEF Tank Pumping	EA	10	\$119.93	\$1,199.30	10.00	\$1,199.30	1.00	\$119.93	11.00	\$1,319.23
3	After Hours EMERGENCY STEP & STEF Tank Pumping	EA	5	\$239.86	\$1,199.30	2.00	\$479.72	0.00	\$0.00	2.00	\$479.72
4	Commercial STEP and STEF Tank Pumping	1000 Gal	24	\$119.93	\$2,878.32	3.00	\$359.79	0.00	\$0.00	3.00	\$359.79

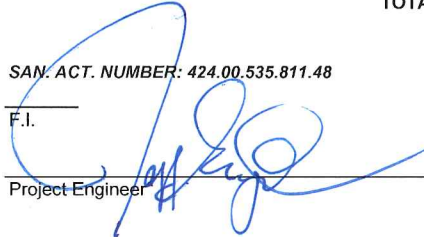
SUBTOTAL:					\$92,226.17		\$46,772.70		\$3,118.18		\$49,890.88
Sanitary Sales Tax (8.4%):					\$7,747.00		\$3,928.91		\$261.93		\$4,190.83
Total:					\$99,973.17		\$50,701.61		\$3,380.11		\$54,081.71

	ORIGINAL CONTRACT TOTAL	CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
	ADDITIONS / DELETIONS	\$92,226.17	\$46,772.70	\$3,118.18	\$49,890.88
	SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00
	SALES TAX (8.4%)	\$92,226.17	\$46,772.70	\$3,118.18	\$49,890.88
	TOTAL CONTRACT	\$7,747.00	\$3,928.91	\$261.93	\$4,190.83
	LESS 5% RETAINAGE	\$99,973.17	\$50,701.61	\$3,380.11	\$54,081.71
	TOTAL LESS RETAIN.		(\$2,338.64)	(\$155.91)	(\$2,494.54)
			\$48,362.97	\$3,224.20	\$51,587.17

SAN. ACT. NUMBER: 424.00.535.811.48

SAN. THIS PAY EST:

\$3,224.20

F.I.  12.4.15
Project Engineer Date

 12/7/15
Contractor Date

 12/4/15
Project Manager Date

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 6 PAY PERIOD: 11/1/2015/ Through 11/30/2015 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57				Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101				
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ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
SCHEDULE 1A: MOBILIZATION											
1A.1	MOBILIZATION	LS	1.00	\$530,000.00	\$530,000.00	0.75	\$397,500.00	0.25	\$132,500.00	1.00	\$530,000.00
SCHEDULE 1A SUBTOTAL					\$530,000.00		\$397,500.00		\$132,500.00		\$530,000.00

SCHEDULE 1B: PIPE											
1B.1	STORMLINE	LS	1.00	\$68,750.00	\$68,750.00	0.80	\$55,000.00		\$0.00	0.80	\$55,000.00
1B.2	OFFSITE WATERLINE	LS	1.00	\$405,625.00	\$405,625.00	1.00	\$405,625.00		\$0.00	1.00	\$405,625.00
1B.3	Onsite Waterline	LS	1.00	\$68,750.00	\$68,750.00	1.00	\$68,750.00		\$0.00	1.00	\$68,750.00
1B.4	Sanitary	LS	1.00	\$6,875.00	\$6,875.00	1.00	\$6,875.00		\$0.00	1.00	\$6,875.00
SCHEDULE 1B SUBTOTAL					\$550,000.00		\$536,250.00		\$0.00		\$536,250.00

SCHEDULE 1C: SITE WORK											
1C.1	Clearing and Grubbing	LS	1.00	\$20,000.00	\$20,000.00	1.00	\$20,000.00		\$0.00	1.00	\$20,000.00
1C.2	Excavation/Preparation	LS	1.00	\$61,906.56	\$61,906.56	0.90	\$55,715.90	0.10	\$6,190.66	1.00	\$61,906.56
1C.3	Admin Excavation/Slab Preparation	LS	1.00	\$26,000.00	\$26,000.00	1.00	\$26,000.00		\$0.00	1.00	\$26,000.00
1C.4	Base Rock	LS	1.00	\$82,875.00	\$82,875.00	0.65	\$53,868.75		\$0.00	0.65	\$53,868.75
1C.5	Site Finish Grading	LS	1.00	\$5,030.94	\$5,030.94		\$0.00		\$0.00	0.00	\$0.00
1C.6	Wall	LS	1.00	\$8,125.00	\$8,125.00		\$0.00		\$0.00	0.00	\$0.00
1C.7	Curb	LS	1.00	\$13,000.00	\$13,000.00		\$0.00		\$0.00	0.00	\$0.00
1C.8	HMA	LS	1.00	\$48,750.00	\$48,750.00		\$0.00		\$0.00	0.00	\$0.00
1C.9	Final Cleanup/Seeding	LS	1.00	\$4,875.00	\$4,875.00		\$0.00		\$0.00	0.00	\$0.00
1C.10	Bollard	LS	1.00	\$2,437.50	\$2,437.50		\$0.00		\$0.00	0.00	\$0.00
1C.11	Fencing	LS	1.00	\$52,000.00	\$52,000.00		\$0.00		\$0.00	0.00	\$0.00
SCHEDULE 1C SUBTOTAL					\$325,000.00		\$155,584.65		\$6,190.66		\$161,775.31

SCHEDULE 1D: ADMIN BUILDING											
1D.1	Accessories	LS	1.00	\$7,400.00	\$7,400.00		\$0.00		\$0.00	0.00	\$0.00
1D.2	Admin Building Reinforcing Steel	LS	1.00	\$22,200.00	\$22,200.00	1.00	\$22,200.00		\$0.00	1.00	\$22,200.00
1D.3	Admin Building Slab and Stem Wall	LS	1.00	\$88,800.00	\$88,800.00	1.00	\$88,800.00		\$0.00	1.00	\$88,800.00
1D.4	Casework	LS	1.00	\$11,100.00	\$11,100.00		\$0.00	0.95	\$10,545.00	0.95	\$10,545.00
1D.5	CMU	LS	1.00	\$74,000.00	\$74,000.00	1.00	\$74,000.00		\$0.00	1.00	\$74,000.00
1D.6	Doors	LS	1.00	\$29,600.00	\$29,600.00	0.75	\$22,200.00		\$0.00	0.75	\$22,200.00
1D.7	Drywall	LS	1.00	\$44,400.00	\$44,400.00	0.90	\$39,960.00		\$0.00	0.90	\$39,960.00
1D.8	Electrician	LS	1.00	\$161,249.93	\$161,249.93	0.53	\$85,462.46	0.10	\$16,124.99	0.63	\$101,587.46
1D.9	Generator	LS	1.00	\$37,000.00	\$37,000.00	0.50	\$18,500.00	0.48	\$17,760.00	0.98	\$36,260.00
1D.10	Excavation/Sub Base	LS	1.00	\$7,400.00	\$7,400.00	1.00	\$7,400.00		\$0.00	1.00	\$7,400.00
1D.11	Flooring	LS	1.00	\$3,700.00	\$3,700.00		\$0.00	1.00	\$3,700.00	1.00	\$3,700.00
1D.12	HVAC	LS	1.00	\$48,100.00	\$48,100.00	0.50	\$24,050.00	0.40	\$19,240.00	0.90	\$43,290.00
1D.13	Ironwork	LS	1.00	\$2,771.38	\$2,771.38	1.00	\$2,771.38		\$0.00	1.00	\$2,771.38
1D.14	Louvers	LS	1.00	\$2,010.64	\$2,010.64		\$0.00	0.80	\$1,608.51	0.80	\$1,608.51
1D.15	Metal Roof	LS	1.00	\$29,727.10	\$29,727.10	0.90	\$26,754.39	0.10	\$2,972.71	1.00	\$29,727.10
1D.16	Overhead Door	LS	1.00	\$7,400.00	\$7,400.00		\$0.00		\$0.00	0.00	\$0.00
1D.17	Painter	LS	1.00	\$37,000.00	\$37,000.00	0.10	\$3,700.00	0.75	\$27,750.00	0.85	\$31,450.00
1D.18	Plumbing	LS	1.00	\$81,400.00	\$81,400.00	0.60	\$48,840.00	0.10	\$8,140.00	0.70	\$56,980.00

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 6 PAY PERIOD: 11/1/2015/ Through 11/30/2015 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57				Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101				
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ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1D.19	Roof Framing	LS	1.00	\$7,740.95	\$7,740.95	1.00	\$7,740.95		\$0.00	1.00	\$7,740.95
1D.20	Signage	LS	1.00	\$3,700.00	\$3,700.00		\$0.00		\$0.00	0.00	\$0.00
1D.21	Trusses	LS	1.00	\$22,200.00	\$22,200.00	1.00	\$22,200.00		\$0.00	1.00	\$22,200.00
1D.22	Windows	LS	1.00	\$11,100.00	\$11,100.00		\$0.00	1.00	\$11,100.00	1.00	\$11,100.00
SCHEDULE 1D SUBTOTAL					\$740,000.00		\$494,579.18		\$118,941.22		\$613,520.40

SCHEDULE 1E: ADMIN BUILDING - EQUIPMENT											
1E.1	Flouride System	LS	1.00	\$91,628.35	\$91,628.35		\$0.00		\$0.00	0.00	\$0.00
1E.2	Hypochlorite System Submittal Approval	LS	1.00	\$40,992.11	\$40,992.11		\$0.00	1.00	\$40,992.11	1.00	\$40,992.11
1E.3	Hypochlorite System	LS	1.00	\$144,947.96	\$144,947.96		\$0.00		\$0.00	0.00	\$0.00
1E.4	Process Piping	LS	1.00	\$14,479.40	\$14,479.40		\$0.00		\$0.00	0.00	\$0.00
1E.5	Mono Rail	LS	1.00	\$20,684.88	\$20,684.88		\$0.00	1.00	\$20,684.88	1.00	\$20,684.88
1E.6	Pumps	LS	1.00	\$25,856.10	\$25,856.10		\$0.00		\$0.00	0.00	\$0.00
1E.7	Starup	LS	1.00	\$7,127.79	\$7,127.79		\$0.00		\$0.00	0.00	\$0.00
SCHEDULE 1E SUBTOTAL					\$345,716.59		\$0.00		\$61,676.99		\$61,676.99

SCHEDULE 1F: Filter Structure											
1F.1	Process Piping	LS	1.00	\$84,000.00	\$84,000.00		\$0.00	0.30	\$25,200.00	0.30	\$25,200.00
1F.2	Painting/Coating	LS	1.00	\$18,000.00	\$18,000.00		\$0.00		\$0.00	0.00	\$0.00
1F.3	Ironwork/Railing	LS	1.00	\$144,000.00	\$144,000.00	0.10	\$14,400.00		\$0.00	0.10	\$14,400.00
1F.4	Slide Gates	LS	1.00	\$60,000.00	\$60,000.00		\$0.00	0.40	\$24,000.00	0.40	\$24,000.00
1F.5	Water Test	LS	1.00	\$6,000.00	\$6,000.00		\$0.00	1.00	\$6,000.00	1.00	\$6,000.00
1F.6	Excavation/Preparation	LS	1.00	\$180,000.00	\$180,000.00	1.00	\$180,000.00		\$0.00	1.00	\$180,000.00
1F.7	Filter Media	LS	1.00	\$600,439.87	\$600,439.87		\$0.00		\$0.00	0.00	\$0.00
1F.8	Base Rock	LS	1.00	\$107,560.13	\$107,560.13	1.00	\$107,560.13		\$0.00	1.00	\$107,560.13
SCHEDULE 1F SUBTOTAL					\$1,200,000.00		\$301,960.13		\$55,200.00		\$357,160.13

SCHEDULE 1G: Filter Structure - Slab Construction											
1G.1	Slab Construction	SF	25,214.00	\$20.00	\$504,280.00	23,953.00	\$479,060.00		\$0.00	23953.00	\$479,060.00
SCHEDULE 1G SUBTOTAL					\$504,280.00		\$479,060.00		\$0.00		\$479,060.00

SCHEDULE 1H: Filter Structure - Wall Construction											
1H.1	Wall Construction	SF	13,996.00	\$49.00	\$685,804.00	13,296.00	\$651,504.00		\$0.00	13296.00	\$651,504.00
SCHEDULE 1H SUBTOTAL					\$685,804.00		\$651,504.00		\$0.00		\$651,504.00

SCHEDULE 1J: Filter Structure - Reinforcing Steel											
1J.1	Reinforcing Steel	SF	39,210.00	\$9.00	\$352,890.00	37,249.00	\$335,241.00		\$0.00	37249.00	\$335,241.00
SCHEDULE 1J SUBTOTAL					\$352,890.00		\$335,241.00		\$0.00		\$335,241.00

SCHEDULE 2: Shoring Trench Safety System											
2.1	Shoring Trench Safety System	LF	5,400.00	\$1.00	\$5,400.00	5,400.00	\$5,400.00		\$0.00	5400.00	\$5,400.00
SCHEDULE 2 SUBTOTAL					\$5,400.00		\$5,400.00		\$0.00		\$5,400.00

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 6 PAY PERIOD: 11/1/2015/ Through 11/30/2015 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57				Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101				
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ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
SCHEDULE 3: Overexcavation and Backfill with Granular Fill											
3.1	Overexcavation and Backfill with Granular Fill	CY	1,500.00	\$20.00	\$30,000.00		\$0.00		\$0.00	0.00	\$0.00
SCHEDULE 3 SUBTOTAL					\$30,000.00		\$0.00		\$0.00		\$0.00

SCHEDULE 4: Cash Allowance for Furnishings and Laboratory Supplies											
4.1	Furnishings and Laboratory Supplies	LS	1.00	\$10,000.00	\$10,000.00		\$0.00		\$0.00	0.00	\$0.00
SCHEDULE 2 SUBTOTAL					\$10,000.00		\$0.00		\$0.00		\$0.00

SCHEDULE 5: Erosion Control and Water Pollution Control											
5.1	Erosion Control and Water Pollution Control	LS	1.00	\$16,000.00	\$16,000.00	0.35	\$5,600.00	0.07	\$1,120.00	0.42	\$6,720.00
SCHEDULE 5 SUBTOTAL					\$16,000.00		\$5,600.00		\$1,120.00		\$6,720.00

SCHEDULE 6: Project Documentation											
6.1	Project Documentation	LS	1.00	\$25,000.00	\$25,000.00		\$0.00		\$0.00	0.00	\$0.00
SCHEDULE 6 SUBTOTAL					\$25,000.00		\$0.00		\$0.00		\$0.00

Change Order 1											
1	Upsize TW & RW Pipes & Extend RW Pipe to R.O.W.	LS	1.00	\$34,831.21	\$34,831.21	1.00	\$34,831.21		\$0.00	1.00	\$34,831.21
2	Groundface CMU Block	LS	1.00	\$2,934.80	\$2,934.80	1.00	\$2,934.80		\$0.00	1.00	\$2,934.80
CHANGE ORDER 1 SUBTOTAL					\$37,766.01		\$37,766.01		\$0.00		\$37,766.01

Change Order 2											
1					\$0.00	1.00	\$0.00		\$0.00	1.00	\$0.00
2					\$0.00	1.00	\$0.00		\$0.00	1.00	\$0.00
CHANGE ORDER 2 SUBTOTAL					\$0.00		\$0.00		\$0.00		\$0.00

	CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
ORIGINAL CONTRACT TOTAL	\$5,320,090.59	\$3,362,678.97	\$375,628.86	\$3,738,307.83
CHANGE ORDERS TO DATE	\$37,766.01	\$37,766.01	\$0.00	\$37,766.01
ORIGINAL CONTRACT & CHANGE ORDERS SUBTOTAL	\$5,357,856.60	\$3,400,444.98	\$375,628.86	\$3,776,073.84
SALES TAX (7.7%)	\$412,554.96	\$261,834.26	\$28,923.42	\$290,757.69
TOTAL CONTRACT	\$5,770,411.56	\$3,662,279.24	\$404,552.28	\$4,066,831.52
Retainage (5%)		(\$170,022.25)	(\$18,781.44)	(\$188,803.69)
TOTAL		\$3,492,256.99	\$385,770.84	\$3,878,027.83

SAN. ACT. NUMBER: 424-00-594-341-65

SAN. THIS PAY EST: \$385,770.84

Stu Dupak 12/14/15
Project Engineer Date

Scott G. Semanson Dec/11/2015
Contractor Date

James Hodges 12/14/2015
Project Manager Date

To be posted on CITY of Vancouver website

Pacific Northwest Interagency Cooperative
Intergovernmental Agreement
For
Grounds Equipment and Maintenance (“GEM”) Services
1/1/2011 – 12/31/2015

This Agreement is made and entered into effective January 1, 2011, by and between the undersigned parties under virtue of Titles 39.34 and 47.28 RCW and ORS 190.007.

WHEREAS, the parties hereto are charged with the responsibility of constructing and maintaining their facilities, streets, roads, and highways and maintaining staff, equipment and materials to perform the necessary work; and

WHEREAS, a number of the parties to this Agreement have had in place since 2005 an Interlocal Agreement for the sharing of equipment and labor for services, roadway construction, roadway maintenance and facilities support, (filed under Clark County Auditor’s File No. 4391926IA); and

WHEREAS, the parties and public have benefited from the earlier Interlocal Agreement through greater efficiencies and economies of scale; and

WHEREAS, such interlocal cooperative effort has commonly been known as the “GEM” Agreement, which stands for grounds, equipment and maintenance; and

WHEREAS, this successor Interlocal Agreement is formed to be consistent with the provisions and term of the “Interlocal Cooperation Act” pursuant to Chapter 39.34 RCW, the provisions of the “Highways and Transportation Improvements Cooperative Agreements Act” pursuant to RCW 47.28.140, and with the provisions of ORS 190.007, Intergovernmental Cooperation; and

WHEREAS, it is believed that the need today for efficiencies and economies of scale for public agencies is greater than ever.

NOW THEREFORE, in consideration of the terms, conditions, covenants and performances contained herein, or attached and incorporated and made part hereof,

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THE PARTIES AGREE AS FOLLOWS:

1. PURPOSES

It is the purpose of this Agreement to permit the parties to make the most efficient use of their resources by enabling them to cooperate by furnishing each other labor, equipment and materials when available on a reimbursable basis for services, roadway construction, maintenance activities, and facilities support. This will be done with the understanding that the work of the owner of the requested resources takes first priority.

2. PARTICIPATION

The initial parties to this Agreement are:

- Washington State, by and through the Washington State Department of Transportation (hereinafter referred to as “WASHDOT”)
- City of Vancouver, Washington (hereinafter referred to as “Vancouver”)
- Clark County, by and through its Public Works Department (hereinafter referred to as “Clark County”)
- City of Camas, Washington (hereinafter referred to as “Camas”)
- City of Battle Ground, Washington (hereinafter referred to as “Battle Ground”)
- City of Washougal, Washington (hereinafter referred to as “Washougal”), a municipal corporation organized under the laws of the state of Washington
- City of Ridgefield, Washington (hereinafter referred to as “Ridgefield”)
- City of Woodland, Washington (hereinafter referred to as “Woodland”)
- Town of Yacolt, Washington (hereinafter referred to as “Yacolt”)
- City of La Center, Washington (hereinafter referred to as “La Center”)
- City of Gresham, Oregon
- City of Portland, Oregon
- Clark County Fire District No. 5
- Clark County Fire District No. 6
- Port of Camas/Washougal
- Port of Vancouver
- Clark Public Utilities
- Clark Regional Transportation Agency (hereinafter known as “C-Tran”)
- Clark Regional Wastewater District (formerly known as the Hazel Dell Sewer District)
- Vancouver Public Schools
- Camas School District #117
- Battle Ground School District #119
- Evergreen School District #114
- Educational School District #112 (hereinafter known as “ESD 112”)
- Clark Regional Emergency Services Agency (hereinafter referred to as “CRESA”)

General purpose governmental jurisdictions and public service providers may in the future join in this agreement by executing a signature page pursuant to Section 21 of this Agreement.

Other organizations who are neither general purpose governmental jurisdictions nor public service providers may also be allowed to participate in similar or identical, but separate, service agreements.

3. TERM OF AGREEMENT

The term of this Agreement is for the period from January 1, 2011, through December 31, 2015. Such term may be extended in accordance with Section 4 of this Agreement. This Agreement supersedes the Interlocal Agreement dated December 19, 2005, filed under Clark County Auditor's File No. 4391926IA.

4. EXTENSIONS

The term of this Agreement may be extended in five-year increments from the date that this Agreement was initially executed by mutual written agreement of one or more of the parties. The extension agreements shall be executed at least fifteen (15) days prior to the expiration of the Agreement. If such Agreement is extended, then there will be a review of the cost of services provided under this Agreement. If such review(s) result in a finding of increased costs, then such increased costs will be available upon request. The Administrator for each respective party is authorized to approve and execute such five-year extensions without further authorization from the legislative or governing body of the respective governmental parties.

5. REQUEST FOR SERVICES

Each request for service shall be in writing and shall specify the particular service required, the amounts and types of labor, equipment, and materials required, the location of the work, the estimated cost of the work and other information pertinent to the request. Upon receipt of the request, the party which has been requested to supply the service shall indicate its acceptance or rejection of the request, provide an estimated cost of the work by their forces, have it signed by their authorized official, and return one copy to the requesting party. In cases of emergency or unforeseen circumstance necessitating prompt action the request and approval may be done verbally but must be documented in writing within forty eight (48) hours of the verbal request.

The party supplying the services or the vehicles, machinery, and equipment shall be designated as the "Provider" herein. The party receiving the services or assuming the use of vehicles, machinery or equipment shall be designated the "User" herein.

6. PAYMENT

The parties to this Agreement agree that the User under this Agreement shall reimburse, upon request, the Provider for its actual direct and related indirect costs including any administrative overhead charges. Administrative charges between two separate parties may be waived by virtue of a written separate reciprocal agreement between the parties. Users will pay Provider's invoices in full within thirty (30) days of billing.

The maximum amount payable for work performed under this Agreement is fifty thousand dollars (\$50,000) per calendar year by each party to the Agreement.

7. RECORDS RETENTION AND AUDIT

The parties agree to maintain records of all costs incurred under this Agreement, in accordance with an accounting system as prescribed and approved by the Washington State Auditors Office or by the Oregon Secretary of State Audits Division, as applicable. These records shall be kept available for inspection and audit by the party requesting the service for six (6) years after payment of the requested service.

8. CARE AND MAINTENANCE OF EQUIPMENT

The parties agree that any time a request is made for the use of equipment, that the User shall be responsible for the proper care, maintenance and security of the equipment until the equipment is returned to the Provider. The User shall permit the equipment to be used only by properly trained and supervised operators. Any damage other than normal wear and tear will be the responsibility of the party in possession of the equipment at the time the equipment is damaged. The Provider may require, at its sole discretion, that only Provider's personnel operate certain equipment. In doing so, Provider shall be deemed an independent contractor and Provider's employees shall not be deemed employees of the User. The Provider's operator shall perform under the general direction and control of the User but shall retain full control of the manner and means of using the equipment.

9. RIGHT OF ENTRY

The parties to this Agreement hereby grant and convey to each other the right to enter upon all land in which the parties have an interest, within or adjacent to the right of way of a highway, road or street for the purpose of accomplishing all work or services requested as part of this Agreement.

10. ADMINISTRATORS

The respective parties to this Agreement shall select one Administrator per governmental entity. The Administrator will be specifically appointed by the legislative and/or governing body of the governmental entity/organization, and shall have full powers to act on behalf of his or her respective governmental entity/organization. The Administrator may appoint another person to act in his or her capacity as Administrator for purposes of this Agreement.

11. DISPUTE CLAUSE, CHOICE OF LAW AND VENUE

In the event that a dispute arises under this Agreement, it shall be resolved as follows:

The Administrator for the Provider and the User shall each appoint a member to a disputes board. These two members of the disputes board shall select a third member not affiliated with either Agency. The dispute resolution hearing shall be informal and unrecorded. An attempt at such dispute resolution in compliance with aforesaid process shall be a prerequisite to the filing of any litigation concerning the dispute.

In the event that any Party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this Agreement, the Parties hereto agree that any such action or proceedings shall be brought in a court of competent jurisdiction in Clark County, Washington. The laws of the State of Washington shall apply to this Agreement.

12. HOLD HARMLESS AND INDEMNIFICATION

A. Usage of Equipment. When using Provider equipment only, the User will protect, save and hold harmless and indemnify the Provider and its officers, agents, and employees from all claims, actions, damages, or expenses of any nature whatsoever by reasons of the acts or omissions of the Provider or its assigns, agents, contractors, licensees, invitees, employees, or any person whomsoever arising out of or in connection with any acts or activities authorized by this Agreement arising solely out of the User's use of the Provider's equipment. In such cases, the User further agrees to defend the Provider and its officers, agents, employees, assigns, agents, contractors, licensees, invitees, and employees in any litigation, including payment of any costs or attorney fees for any claims or action commenced thereon arising out of or in connection with the acts or activities authorized by this Agreement. This obligation shall not include such claims, costs, damages or expenses which are caused by the sole negligence of the Provider or its officers, agents, employees, assigns, contractors, licensees, invitees, or employees.

B. Usage of Both Equipment and Labor. When the Provider provides both equipment and labor, the Provider will protect save and hold harmless and indemnify the User and its officers, agents, and employees from all claims, actions, damages, or expenses of any nature whatsoever by reasons of the acts or omissions of the User or its officers, agents, employees, assigns, contractors, licensees, invitees, or employees arising out of or in connection with any acts or activities authorized by this Agreement arising out of the use of both the Provider's equipment and labor. In such cases, the Provider further agrees to defend the User and its officers, agents, employees, assigns, agents, contractors, licensees, invitees, and employees in any litigation, including payment of any costs or attorney fees for any claims or action commenced thereon arising out of or in connection with the acts or activities authorized by this Agreement. This obligation shall not include such claims, costs, damages or expenses which are caused by the sole negligence of the User or its officers, agents, employees, assigns, contractors, licensees, invitees, or employees.

C. Waiver of Worker's Compensation Immunity. This hold harmless and indemnification shall include any claim made against a party by an employee of another party or an employee of an agent or subcontractor of a party even if the party is thus otherwise immune from liability pursuant to the Washington workers' compensation statute, Title 51 RCW or the Oregon workers' compensation statute, Ch 656 ORS.

D. Concurrent Negligence. If the claims or damages are caused by or result from the concurrent negligence of the Provider and their agents or employees, and the User, its agents or employees, and involves those actions covered by RCW 4.24.115, both the Provider and the User shall be liable only to the proportional extent of their respective negligence.

13. CIVIL RIGHTS ACT

A. Nondiscrimination --Title VI of the Civil Rights Act. All participants agree to comply, and assure the compliance of each third party contractor and each sub-recipient at any tier of the Project, with all requirements prohibiting discrimination on the basis of race, color, or national origin of Title VI of the Civil Rights Act of 1964, as amended, 42 U.S.C. § 2000(d) and (e), et seq., and U.S. DOT regulations, "Nondiscrimination in Federally-Assisted Programs of the Department of Transportation--Effectuation of Title VI of the Civil Rights Act," 49 C.F.R. Part 21, and any implementing requirements the Federal Transit Authority (hereinafter referred to as "FTA") may issue.

B. Equal Employment Opportunity – Title VII of the Civil Rights Act. All participants agree to comply, and assures the compliance of each third party contractor and each sub-recipient at any tier

of the Project, with all requirements of Title VII of the Civil Rights Act of 1964, as amended, 42 U.S.C. § 2000e, and 49 U.S.C. § 5332 and any implementing requirements the FTA may issue.

14. FRAUD OR FALSE STATEMENTS

By executing this Agreement, each party affirms the truthfulness and accuracy of any statement it has made, it makes, or may make or cause to be made, pertaining to use of any C-Tran / Federal Transit Agency (“FTA”) funded or assisted equipment used pursuant to this Agreement .

Each party also acknowledges that if it makes, or causes to be made, a false, fictitious or fraudulent claim, statement, submission or certification to the Federal Government under a contract that is financed in whole, or in part, by Federal assistance, the Government reserves the right to impose the penalties of 18 USC sec 1001 and 49 USC sec 5307 to the extent the Federal Government deems appropriate.

15. FTA APPROVAL AND FEDERAL CHANGES

Each party, when contracting with an FTA regulated agency, shall at all times comply with all applicable FTA regulations, policies, procedures and directives, including those listed by reference in the Agreement between C-TRAN and the FTA, as they may be amended or promulgated from time to time during the term of this Agreement at any tier of the project. The party’s failure to do so shall constitute a material breach of this contract.

16. DRUG AND ALCOHOL TESTING

If involved with the maintenance, repair or operation of C-Tran revenue service vehicles, the contracting agency shall agree to participate in a drug and alcohol program established in compliance with the federal Department of Transportation 49 CFR 653 and 654. Employees who perform “safety-sensitive” functions must be included in the substance abuse management program. The FTA has determined that safety-sensitive functions are performed by the following personnel who:

- 1) operate revenue service vehicles including when not in revenue service,
- 2) operate non-revenue service vehicles that require drivers to hold commercial driver’s licenses (CDLs),
- 3) dispatch or control revenue service vehicles,
- 4) maintain revenue service vehicles or equipment used in revenue service except for contractors to Section 18 transit agencies,
- 5) provide security and carry a firearm.

The FTA has also determined that regulations apply to employees of a contractor hired by participants to provide transit and/or maintenance services. These categories included supervisors who perform these functions. Supervisors of employees in these categories who do not themselves perform these functions are excluded.

C-Tran may request copies of signatory agency’s Drug and Alcohol Policy from their respective Human Resources Departments.

17. ACCESS TO RECORDS

All participating agencies agree to maintain records and reports required under this Agreement for a period of not less than three (3) years after the date of termination or expiration, except in the event of litigation or settlement of claims arising from the performance of any part of this Agreement, in which case all records shall be retained until the participating agency, the FTA, or the Comptroller General have disposed of all litigations, appeals or claims related to this cooperative activity.

18. INCORPORATION OF FTA TERMS AND CONDITIONS

The preceding provisions include, in part, certain Terms and Conditions required by the United States Department of Transportation (hereinafter referred to as "DOT") whether or not expressly set forth in the preceding contract provision. All contractual provisions required by DOT as set forth in the FTA Circular 4220.1F, dated November 1, 2008 are hereby incorporated by reference. Anything to the contrary herein notwithstanding, all FTA-mandated terms shall be deemed to control in the event of a conflict with other provisions contained in this Agreement. The parties shall not perform any act, fail to perform any act, or refuse to comply with any participating agency's requests, which would cause other participating agencies such as C-Tran to be in violation of the FTA terms and conditions.

19. TERMINATION OF AGREEMENT

The right is reserved by the parties to this Agreement to terminate the agreement at any time by giving thirty (30) days written notice to the other party or parties.

20. INTERLOCAL COOPERATION ACT COMPLIANCE

This is an Agreement entered into pursuant to Chapter 39.34 and Chapter 47.28 RCW and pursuant to ORS 190.007, Intergovernmental Cooperation. Its purpose is as set forth in Section 1. Its duration is as specified in Sections 3 (Term) and 4 (Extensions). Its method of termination is set forth in Section 18. Its manner of financing and of establishing and maintaining a budget therefore is described in Section 6 (Payment). No property shall be acquired pursuant to this Agreement which will need to be disposed of upon partial or complete termination of this Agreement.

21. DOCUMENT EXECUTION AND POSTING

The parties agree that this Agreement may be executed in any number of counterparts and by the parties on separate counterparts, any one of which shall constitute an agreement between and among the parties who have executed this Agreement; provided that each party shall transmit to the attention of the Vancouver City Clerk an original, executed signature page of this Agreement, the template for which is attached to this Agreement as Exhibit A.

The Vancouver City Clerk shall cause a copy of this Agreement and a copy of each executed signature page of each party to be posted on the Vancouver City website pursuant to Chapter 32, Laws of Washington 2006 (RCW 39.34.040). Upon execution of an original of this Agreement, and posting of a copy of a party's executed signature page on the City of Vancouver's website, each such counterpart shall constitute an agreement binding upon all who have so executed this Agreement.

The parties agree that subsequent parties may also sign original signature pages to this Agreement that incorporate by reference all the terms of this Agreement. Subsequent parties shall transmit signed signature pages to the attention of the Vancouver City Clerk, who shall cause a copy of such

signature pages to be posted on the City of Vancouver website. Upon receipt and posting of such signature pages, this Agreement shall likewise be binding up such subsequent parties.

22. RATIFICATION

Acts taken in conformity with this Agreement prior to its execution are hereby ratified and affirmed.

23. WAIVER

No waiver by either party of any term or condition of this Agreement incorporated in this Agreement shall be deemed or construed to constitute a waiver of any other term or condition or of any subsequent breach, whether of the same or different provision.

24. SEVERABILITY

If any section or part of this Agreement is held by a court to be invalid, such action shall not affect the validity of any other part of this Agreement.

EXHIBIT A – SIGNATURE PAGE

To be posted on City of Vancouver website

RETURN ADDRESS

City of Vancouver
City Clerk’s Office
PO Box 1995
Vancouver, WA 98668-1995

Pacific Northwest Interagency Cooperative
Intergovernmental Agreement
For
Grounds Equipment and Maintenance (“GEM”) Services
1/1/2011 – 12/31/2015
(SIGNED BY EACH PARTICIPATING ENTITY)

The undersigned agrees to abide by the Pacific Northwest Interagency Cooperative Agreement for Equipment and Services (“GEM” Interlocal) - 1/1/2011 – 12/31/2015, the terms and conditions of which are hereby incorporated by this reference as if fully set forth herein.

AGENCY NAME

(Signature)

(Printed Name/ Title)

(Date)

Attested to:

(Signature)

(Printed Name/ Title)

By: _____

Approved as to Form:

(Signature)

(Printed Name/ Title)

Attorney for _____

EXHIBIT B – SIGNATURE PAGE – EXTENSION

To be posted on City of Vancouver website

RETURN
ADDRESS City of
Vancouver City
Clerk’s Office PO
Box 1995
Vancouver, WA 98668-1995

Pacific Northwest Interagency Cooperative
Extension of
Intergovernmental Agreement For
Grounds Equipment and Maintenance (“GEM”) Services
1/1/2016 – 12/31/2020
(SIGNED BY EACH PARTICIPATING ENTITY)

The undersigned agrees to extend and abide by the Pacific Northwest Interagency Cooperative Agreement for Equipment and Services (“GEM” Interlocal – 1/1/2011 to 12/31/2015) from 1/1/2016 – 12/31/2020, the terms and conditions of which are hereby incorporated by this reference as if fully set forth herein.

AGENCY NAME

(Signature)

(Printed Name/ Title)

(Date)

Attested to:

(Signature)

(Printed Name/ Title)

By: _____

Approved as to Form:

(Signature)

(Printed Name/ Title)

Attorney for

CONTRACT FOR SERVICES

SAFETY AND COMPLIANCE PROGRAM

The Northwest Regional Training Center (Training Center), under the direction of Clark County Fire District 5, and the City of Camas (City) hereby agree to the following program for calendar year 2016.

A. Services to be Provided – The Training Center shall provide safety training to City employees as follows:

1. Classroom Instruction and Training – The Training Center will make available to City employees classroom instruction and training in all OSHA and WISHA required areas, as outlined in Appendix B. This training may occur at the Training Center facilities or at another site designated by the City, as agreed upon by the Safety Program Manager and the City.
2. Maintenance of all Training Records – The Training Center will maintain a database of all training that is conducted for the City. Reports showing all training conducted year-to-date will be provided to the City monthly.
3. Notification and Scheduling of Training Classes – The Training Center will provide the City with notification of classes to be conducted. This information will be provided by the fifteenth of the month prior to the upcoming quarter. For example, the City will be notified by March 15 of classes to be provided during April, May, and June.
4. Assistance with Labor and Industries Audits – Training Center personnel will be available to assist the City with all records and information associated with training conducted by the Training Center. This will include copies of class rosters, training curriculum, and competency records (if needed).

B. Responsibilities of the City – The City shall be responsible for the following:

1. Listing of Employees by Division - The City shall provide the Training Center with a roster of employees who will need training, broken down by division.
2. Assistance in Determining Required Training – The City shall work with the Safety Program Manager in determining what type of training is needed for personnel in each division.
3. Notification of Intent to Attend Classes – At least 7 calendar days prior to a class being conducted, the City shall notify the Training Center of their intent to have employees participate, and if so, the number who will be participating.
4. Promptly Pay Training Center Invoices – Appendix A includes the annual 2016 charges which the City is agreeing to pay. The Training Center will bill the City in the months of January, April, July, and October. These billings will be for the current quarter, and will be due upon receipt.

C. Additional Training

The classes provided under this agreement are listed in Appendix B. The City may participate in other classes offered by the Training Center, however, they will pay the same rate for such classes as other customers.

D. Liability – Each party agrees to assume responsibility for all liabilities that occur or arise in any way out of the performance of this agreement by its personnel and to save and hold the other parties, including their respective employees and officials, harmless from all costs, expenses, losses and damages, including the cost of defense, incurred as a result of any acts or omissions of the parties' employees relating to the performance of this agreement.

E. Modification of This Agreement – This agreement may be modified only with the consent of both parties.

F. Termination of This Agreement – Either party may terminate their participation in this agreement by providing 120 days' notice of their intent to withdraw. In the event the Training Center is unable to provide services as outlined in this agreement, the City shall be reimbursed for any services paid for but not yet received.

EXECUTED on _____, 2015

FIRE DISTRICT 5 – NORTHWEST REGIONAL TRAINING CENTER

By: 

David Vial, District Administrator

CITY OF CAMAS

By: _____

Approved as to Form: _____

APPENDIX A

Normal Training Charges

For 2016 the City of Camas shall pay to the Training Center a total of **\$10,080.00 for normal training conducted.**

This is based on an employee count of **60** employees, representing a cost of approximately **\$168.00** per employee per year for all training outlined in Appendix B.

Summer Crew Charges

In addition to the 60 regular employees covered under this contract, the City of Camas utilizes Summer Crew employees and desires to have those employees trained as well. Summer Crew employees will not be trained in all disciplines each year, but will receive training in up to five classes each summer. The City of Camas shall pay \$100 per employee for Summer Crew personnel. It is anticipated that Camas will utilize 10 Summer Crew employees during 2016. This will result in a cost of **\$1,000 in addition to normal training conducted.**

Total Training Charges

The sum of Normal Training and Summer Crew Training is \$11,080 for 2016. This will be billed to the City of Camas in four quarterly invoices of \$2,770.00 each.

APPENDIX B

Training Courses Provided Under This Agreement

It is understood that employees who are required to have a particular type of training will receive that training as soon as possible following their date of hire. Refresher courses will then be provided for employees at the intervals noted below.

<u>Training Course Provided</u>	<u>Refresher</u>
Bloodborne Pathogens	12 Months
Fall Protection & Aerial Platforms	48 Months
Confined Space Training	48 Months
Rigging	60 Months
Defensive Driving	60 Months
Fire Extinguishers/Evacuation	12 Months
First Aid/CPR	24 Months
Flagging & Traffic Control	36 Months
Forklift Training	36 Months
Emergency Response Awareness	12 Months
Hearing Conservation and Testing	12 Months
Lockout/Tagout Training	48 Months
Respirator Protection and Fit Testing	12 Months
Trenching & Shoring Training	48 Months



City of Camas
Contract Change Order

Order No. 2 Date November 25, 2015

Contract for WS-714 STEP Sewer Transmission Main Project

To McDonald Excavating, Inc.
(Contractor)

You are hereby requested to comply with the following changes from the contract plans and specifications:

Description of Changes (Supplemental Plans and Specifications Attached)	Decrease in Contract Price	Increase in Contract Price
A. Over Excavation of Trench due to Boulders At Polk Street - L.S.		\$22,169.82
B. Additional Saw Cutting Depth on NE 3rd, SG2 STA 70+00 to 88+00 – L.S.		\$10,533.91
C. Removal & Disposal of Concrete Pavement SG2 STA 70+00 to 88+00 - L.S.		\$5,607.11
D. Additional Sawcutting for Route Change L.S.		\$2,209.70
E. 3rd Loop Archaeological Excavation L.S.		\$7,164.46
F. Conflict with Existing 24" Water Main L.S.		\$8,231.99
G. Repair Unmarked Irrigation System At Oak Park – L.S.		\$2,296.32
H. Delete Bid Item #18 – Handling and Removal of Contaminated Soil – 200 CY @ \$80 – CREDIT	(\$16,000.00)	
	Subtotal:	\$42,213.31
	8.4% Sales Tax:	\$3,545.92
	Net Change in Contract Price:	\$ 45,759.23

NOTES: **A)** Numerous large boulders were encountered within and along the pipe trench in Polk Street, making the trench wider in places, and requiring additional material removal and backfill. Approved by Jim Hodges, P.M. **B)** The plans did not accurately show the location of the underlying Old Evergreen Hwy, which had to be sawcut and removed between Sta 70+00 to 88+00, on Segment 2. The additional sawcutting included 12" depth of ACP

over 10" depth of Reinforced Cement Concrete Pavement. Approved by Jim Hodges, P.M. **C)** This item reflects the costs to remove and dispose of the additional cement concrete pavement referenced in Item "B", above. **D)** The original pipe route drifted into the Left WB lane. Staff relayed the route in a manner that confined the new pipe in the Right WB Lane for a much greater distance. The effect was to significantly reduce damage to existing traffic signal components and needed surface restoration on NE 3rd. Approved by Jim Hodges, P.M. **E)** Archaeological discoveries on 3rd Loop required suspending work and facilitating hand excavation and artifact retrieval by the Project Archaeological Consultant. Approved by Jim Hodges, P.M. **F.)** The Contractor encountered a concrete thrust block on the existing 24" water transmission main that required Field Changes to the Step Main route. The change required the installation of (2) additional 45-degree pipe bends and related sawcutting and excavation. Approved by Jim Hodges, P.M. **G)** The Contractor damaged an unmarked underground irrigation system at Oak Park. The system was in direct conflict with our pipeline route, and was replaced after work concluded. Approved by Jim Hodges, P.M. **H)** Bid Item #18 will not be used and can be deleted from the Contract. Approved by Jim Hodges, P.M. **I)** Contract Calendar Days for this project shall be changed to Contract Working Days, effective July 8th, 2015; approved by Jim Hodges, P.M.

The amount of the contract will be **increased** by the sum of: Forty Five Thousand Seven Hundred Fifty Nine and 23/100 Dollars (\$45,759.23)

The contract total, including the original contract total, this and previous change orders will be **increased** to Two Million Four Hundred Seventy Seven Thousand Eighty and 29/100 Dollars (\$2,477,080.29)

The contract period provided for completion will be (**increased**) (decreased) (unchanged): **17 days**

This document will become a supplement to the contract and all provisions will apply hereto.

Requested	<u>James Hodges</u> Project Manager	<u>12/14/2015</u> Date
Recommended	<u>Jim E. Cuthbert</u> Engineering Manager	<u>12/14/2015</u> Date
Accepted	<u>[Signature]</u> Contractor	<u>12/14/15</u> Date
Approved	_____ Mayor	_____ Date

CITY OF CAMAS PROJECT NO. WS-714 STEP Sewer Transmission Main Project	PAY ESTIMATE: FIVE	McDonald Excavating, Inc. 2719 Main Street Washougal, WA 98671
	PAY PERIOD: 11/1/15 Through 11/30/15	
	ORIGINAL CONTRACT AMOUNT: \$2,378,135.30	

Schedule A - Water

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1	Mobilization	LS	1.00	\$193,500.00	\$193,500.00	1.00	\$193,500.00		\$0.00	1.00	\$193,500.00
2	Minor Change	CALC	1.00	\$20,000.00	\$20,000.00		\$0.00		\$0.00	0.00	\$0.00
2A	Minor Change	CALC	1.00	\$16,744.54	\$16,744.54	1.00	\$16,744.54		\$0.00	1.00	\$16,744.54
3	Record Drawings	LS	1.00	\$10,000.00	\$10,000.00		\$0.00		\$0.00	0.00	\$0.00
4	Construction Documentation	LS	1.00	\$25,000.00	\$25,000.00		\$0.00		\$0.00	0.00	\$0.00
5	SPCC Plan	LS	1.00	\$1,500.00	\$1,500.00	1.00	\$1,500.00		\$0.00	1.00	\$1,500.00
6	Archaeological Standby Time	HR	100.00	\$50.00	\$5,000.00		\$0.00		\$0.00	0.00	\$0.00
7	Project Temporary Traffic Control	LS	1.00	\$37,000.00	\$37,000.00	0.89	\$32,930.00	0.11	\$4,070.00	1.00	\$37,000.00
8	Clearing and Grubbing	LS	1.00	\$6,680.00	\$6,680.00	1.00	\$6,680.00		\$0.00	1.00	\$6,680.00
9	Remove (Abandon) Joy Street Odor Control Facility	LS	1.00	\$31,245.00	\$31,245.00		\$0.00		\$0.00	0.00	\$0.00
10	Roadway Excavation Incl. Haul	CY	130.00	\$22.00	\$2,860.00		\$0.00		\$0.00	0.00	\$0.00
11	Controlled Density Fill Backfill Substitution	CY	550.00	\$116.00	\$63,800.00	112.00	\$12,992.00	209.00	\$24,244.00	321.00	\$37,236.00
12	Crushed Surfacing Base Course	CY	1375.00	\$30.00	\$41,250.00	1,136.00	\$34,080.00	472.00	\$14,160.00	1608.00	\$48,240.00
13	HMA Cl. 1/2" Pg 64-22	TON	410.00	\$112.00	\$45,920.00		\$0.00		\$0.00	0.00	\$0.00
14	HMA Cl. 1/2" Pg 64-22 (Trench Patch)	TON	950.00	\$119.00	\$113,050.00	652.95	\$77,701.05	278.05	\$33,087.95	931.00	\$110,789.00
15	Planing Bituminous Pavement	SY	3620.00	\$3.00	\$10,860.00		\$0.00		\$0.00	0.00	\$0.00
16	Shoring***	LF	6150.00	\$2.00	\$12,300.00	4,865.00	\$9,730.00	1,311.00	\$2,622.00	6176.00	\$12,352.00
17	Clay Dams	EA	4.00	\$730.00	\$2,920.00	4.00	\$2,920.00		\$0.00	4.00	\$2,920.00
18	Handling and Disposal of Contaminated Soil	CY	200.00	\$80.00	\$16,000.00		\$0.00		\$0.00	0.00	\$0.00
19	Removal and Replacement of Unsuitable Material	CY	600.00	\$10.00	\$6,000.00	12.33	\$123.30		\$0.00	12.33	\$123.30
20	Gate Valve 3 In.	EA	2.00	\$525.00	\$1,050.00		\$0.00		\$0.00	0.00	\$0.00
21	Plug Valve 12 In.	EA	1.00	\$3,400.00	\$3,400.00		\$0.00		\$0.00	0.00	\$0.00
22	Plug Valve 18 In.	EA	1.00	\$5,700.00	\$5,700.00		\$0.00		\$0.00	0.00	\$0.00
23	Plug Valve 24 In.	EA	2.00	\$10,160.00	\$20,320.00		\$0.00		\$0.00	0.00	\$0.00
24	Tapping Sleeve and Valve Assembly 8x18 In.	EA	1.00	\$4,525.00	\$4,525.00	1.00	\$4,525.00		\$0.00	1.00	\$4,525.00
25	Tapping Sleeve and Valve Assembly 18x18 In.	EA	1.00	\$22,900.00	\$22,900.00		\$0.00		\$0.00	0.00	\$0.00
26	Vault #1 (Wellfield Air/Vacuum Structure)	EA	1.00	\$22,200.00	\$22,200.00	0.90	\$19,980.00		\$0.00	0.90	\$19,980.00
27	Vault #2 (Bridge Air/Vacuum and Odor Control Structure)	EA	1.00	\$27,100.00	\$27,100.00	0.90	\$24,390.00		\$0.00	0.90	\$24,390.00
28	Vault #3 (Wetland Air Release and Odor Control Structure)	EA	1.00	\$13,100.00	\$13,100.00	0.75	\$9,825.00		\$0.00	0.75	\$9,825.00
29	Vault #4 (3rd Ave Air/Vacuum & Odor Control Structure)	EA	1.00	\$42,665.00	\$42,665.00		\$0.00	0.75	\$31,998.75	0.75	\$31,998.75
30	Vault #5 (3rd Ave Odor Control Injection Structure)	EA	1.00	\$19,100.00	\$19,100.00	0.85	\$16,235.00		\$0.00	0.85	\$16,235.00
31	48 In. Steel Casing	LF	17.00	\$790.00	\$13,430.00	15.00	\$11,850.00		\$0.00	15.00	\$11,850.00
32	PVC Sanitary Sewer Pipe 24 In. Diam.	LF	6235.00	\$174.80	\$1,089,878.00	4,157.00	\$726,643.60	1,311.00	\$229,162.80	5468.00	\$955,806.40
33	DIPS HDPE DR17 Sanitary Sewer Pipe 24 In. Diam.	LF	708.00	\$205.00	\$145,140.00	708.00	\$145,140.00		\$0.00	708.00	\$145,140.00
34	Ductile Iron Sanitary Sewer Pipe 8 In. Diam.	LF	430.00	\$38.00	\$16,340.00	450.00	\$17,100.00		\$0.00	450.00	\$17,100.00
35	Ductile Iron Sanitary Sewer Pipe 18 In. Diam.	LF	43.00	\$410.00	\$17,630.00		\$0.00		\$0.00	0.00	\$0.00
36	Force Main Locator Station	EA	18.00	\$150.00	\$2,700.00	14.00	\$2,100.00		\$0.00	14.00	\$2,100.00
37	Sanitary Sewer Bypass (6th and Joy)	LS	1.00	\$23,500.00	\$23,500.00		\$0.00		\$0.00	0.00	\$0.00
38	ESC Lead	DAY	60.00	\$30.00	\$1,800.00	48.00	\$1,440.00		\$0.00	48.00	\$1,440.00
39	Stabilized Construction Entrance	SY	220.00	\$21.00	\$4,620.00	110.00	\$2,310.00		\$0.00	110.00	\$2,310.00
40	Inlet Protection	EA	24.00	\$46.01	\$1,104.24	8.00	\$368.08	16.00	\$736.16	24.00	\$1,104.24
41	Erosion/Water Pollution Control	EST	1.00	\$10,000.00	\$10,000.00	1.46	\$14,600.00		\$0.00	1.46	\$14,600.00
42	High Visibility Silt Fence	LF	2500.00	\$2.50	\$6,250.00	2,800.00	\$7,000.00		\$0.00	2800.00	\$7,000.00
43	Wattle	LF	100.00	\$4.00	\$400.00		\$0.00		\$0.00	0.00	\$0.00
44	Biodegradable Erosion Control Blanket	SY	370.00	\$3.00	\$1,110.00		\$0.00		\$0.00	0.00	\$0.00
45	Seeding, Fertilizing, and Mulching (Native Grasses)	ACRE	0.75	\$4,500.00	\$3,375.00	1.00	\$4,500.00		\$0.00	1.00	\$4,500.00

CITY OF CAMAS PROJECT NO. WS-714 STEP Sewer Transmission Main Project			PAY ESTIMATE: FIVE PAY PERIOD: 11/1/15 Through 11/30/15 ORIGINAL CONTRACT AMOUNT: \$2,378,135.30				McDonald Excavating, Inc. 2719 Main Street Washougal, WA 98671				
46	High Visibility Fence	LF	685.00	\$3.50	\$2,397.50	675.00	\$2,362.50		\$0.00	675.00	\$2,362.50
47	Topsoil Type B	CY	300.00	\$7.00	\$2,100.00		\$0.00	300.00	\$2,100.00	300.00	\$2,100.00
48	PSIPE Deciduous Tree, 2" Cal.	EA	8.00	\$460.00	\$3,680.00	8.00	\$3,680.00		\$0.00	8.00	\$3,680.00
49	Seeded Lawn Installation	SY	1560.00	\$1.00	\$1,560.00	3,269.00	\$3,269.00		\$0.00	3269.00	\$3,269.00
50	Cement Conc. Traffic Curb	LF	45.00	\$40.00	\$1,800.00		\$0.00		\$0.00	0.00	\$0.00
51	Utility Marker Posts	EA	3.00	\$140.00	\$420.00		\$0.00	3.00	\$420.00	3.00	\$420.00
52	Cement Conc. Sidewalk	SY	30.00	\$80.00	\$2,400.00		\$0.00		\$0.00	0.00	\$0.00
53	Conduit Pipe 4 In. Diam.	LF	1335.00	\$5.00	\$6,675.00	1,900.00	\$9,500.00		\$0.00	1900.00	\$9,500.00
54	Traffic Signal System Loop Replacement	LS	1.00	\$5,500.00	\$5,500.00		\$0.00		\$0.00	0.00	\$0.00
55	Paint Line	LF	42.00	\$6.00	\$252.00		\$0.00		\$0.00	0.00	\$0.00
56	Painted Stop Line	LF	65.00	\$10.00	\$650.00		\$0.00		\$0.00	0.00	\$0.00
57	Plastic Crosswalk Line	SF	160.00	\$12.00	\$1,920.00		\$0.00		\$0.00	0.00	\$0.00
58	Plastic Traffic Arrow	EA	1.00	\$275.01	\$275.01		\$0.00		\$0.00	0.00	\$0.00
A	Milestone #1 Incentive (Max \$10,000)	EA	5.00	\$2,000.00	\$10,000.00	5.00	\$10,000.00		\$0.00	5.00	\$10,000.00
B	Milestone #2 Incentive (Max \$10,000)	EA	5.00	\$2,000.00	\$10,000.00	5.00	\$10,000.00		\$0.00	5.00	\$10,000.00
C	Milestone #3 Incentive (Max \$10,000)	EA		\$2,000.00	\$0.00		\$0.00		\$0.00	0.00	\$0.00
Schedule B SUBTOTAL:					\$2,230,596.29	\$1,435,719.07	\$342,601.66	\$1,778,320.73			

Change Order 1											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
A	Additional Sewer Services	LS	1.00	\$5,171.73	\$5,171.73	1.00	\$5,171.73		\$0.00	1.00	\$5,171.73
B	Additional Clearing	LS	1.00	\$1,820.97	\$1,820.97	1.00	\$1,820.97		\$0.00	1.00	\$1,820.97
C	Archeological Standby Time	LS	1.00	\$5,327.12	\$5,327.12	1.00	\$5,327.12		\$0.00	1.00	\$5,327.12
Change Order 1 SUBTOTAL:					\$12,319.82	\$12,319.82	\$0.00	\$12,319.82			

Change Order 1											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
A	Over Excavation of Trench due to Boulders At Polk Street	LS	1.00	\$22,169.82	\$22,169.82		\$0.00	1.00	\$22,169.82	1.00	\$22,169.82
B	Additional Saw Cutting Depth on NE 3rd	LS	1.00	\$10,533.91	\$10,533.91		\$0.00	1.00	\$10,533.91	1.00	\$10,533.91
C	Removal & Disposal of Concrete Pavement	LS	1.00	\$5,607.11	\$5,607.11		\$0.00	1.00	\$5,607.11	1.00	\$5,607.11
D	Additional Sawcutting for Route Change	LS	1.00	\$2,209.70	\$2,209.70		\$0.00	1.00	\$2,209.70	1.00	\$2,209.70
E	3rd Loop Archeological Excavation	LS	1.00	\$7,164.46	\$7,164.46		\$0.00	1.00	\$7,164.46	1.00	\$7,164.46
F	Conflict with Existing 24" Water Main	LS	1.00	\$8,231.99	\$8,231.99		\$0.00	1.00	\$8,231.99	1.00	\$8,231.99
G	Repair Unmarked Irrigation System At Oak Park	LS	1.00	\$2,296.32	\$2,296.32		\$0.00	1.00	\$2,296.32	1.00	\$2,296.32
H	Delete Bid Item #18 – Handling and Removal of Contaminated Soil	CY	-200.00	\$80.00	(\$16,000.00)		\$0.00		\$0.00	0.00	\$0.00
Change Order 1 SUBTOTAL:					\$42,213.31	\$0.00	\$58,213.31		\$58,213.31		

CITY OF CAMAS
 PROJECT NO. WS-714
 STEP Sewer Transmission Main Project

PAY ESTIMATE: FIVE
 PAY PERIOD: 11/1/15 Through 11/30/15
 ORIGINAL CONTRACT AMOUNT: \$2,378,135.30

McDonald Excavating, Inc.
 2719 Main Street
 Washougal, WA 98671

	CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
ORIGINAL CONTRACT TOTAL	\$2,230,596.29	\$1,435,719.07	\$342,601.66	\$1,778,320.73
CHANGE ORDERS	\$54,533.13	\$12,319.82	\$58,213.31	\$70,533.13
SUBTOTAL	\$2,285,129.42	\$1,448,038.89	\$400,814.97	\$1,848,853.86
SALES TAX (8.4%)	\$191,950.87	\$121,635.27	\$33,668.46	\$155,303.72
TOTAL CONTRACT	\$2,477,080.29	\$1,569,674.16	\$434,483.43	\$2,004,157.58
LESS 0% RETAINAGE*		\$0.00	\$0.00	\$0.00
TOTAL LESS RETAINAGE		\$1,569,674.16	\$434,483.43	\$2,004,157.58

*There is a Retainage Bond posted for this project by the Contractor

SAN. ACT. NUMBER: 424-00-594-351-65

SAN. THIS PAY EST: \$434,483.43

F.I.

Steve Durspek 12/14/15
 Project Engineer Date

[Signature] 12/14/15
 Contractor Date

James Hodges 12/14/2015
 Project Manager Date

RFC
 ENTERED
 12/14/15

November 16, 2015

Jim Hodges
City of Camas
616 NE Fourth Avenue
Camas, Washington 98607

Subject: Scope of Services for the NW Pacific Rim Roadway Illumination Design

Dear Jim:

GTEng is pleased to present you this proposal to provide roadway lighting design services for NW Pacific Rim Boulevard between SE Payne Road and SE Brady Road in the City of Camas, Washington. It is our understanding the City will be using LED roadway lighting for the application and that a roadway lighting analysis and design will be required.

SCOPE OF SERVICES

Task 1: Project Management

GTEng will provide project management and coordinate with the City. GTEng will prepare a written summary of activities completed over the billing cycle and in progress. These progress reports will be provided with each invoice for the billing cycle.

GTEng will prepare a project schedule and present it at the Kickoff Meeting. The schedule will be prepared in Microsoft Project. Up to two updates to the schedule will be provided.

Assumptions:

- This Scope of Services is estimated to be completed in a four month period.
- Four billing cycles are assumed.

Deliverables:

- *Progress report with summary of activities during the billing period (four invoices)*
- *Project schedule with up to two updates.*

Task 2 – Meetings

This task identifies the meetings to be attended under this Scope of Services. Each meeting will be attended at the City of Camas by a minimum of two GTEng staff members and one of the other team members as identified in the following:

- **Kick-off Meeting** – up to one kick-off meeting will be attended by all project team members. This meeting will be held to ensure all members of the team have a clear understanding of the tasks and deliverables required by the City.
- **Lighting Analysis Review Meeting** – up to one lighting analysis review meeting will be attended under this scope of services. This meeting will be held to go over the results of the lighting analysis prior to proceeding with the lighting plans, specifications, and estimates (PS&E).
- **Progress/Submittal Review Meetings** – up to two progress/submittal review meetings will be attended under this scope of services. These meetings will be held after the 60% and 90% submittals reviews and will be used to review comments received by the City and discuss project progress.

3636 NE 76th Avenue
Portland, OR 97222
971-313-1533

For each meeting, GTEng will provide an agenda two days in advance. Should the City have any edits to the agenda, those will be addressed and a final agenda provided a day in advance of the meeting. GTEng will summarize each meeting in draft meeting minutes and provided those to the City for review within five working days of the meeting. Based on review comments from the City, GTEng will finalize the meeting minutes and provide those to the City for their records.

Deliverables:

- *Draft Meeting Agendas (up to four)*
- *Final Meeting Agendas (up to four)*
- *Draft Meeting Minutes (up to four)*
- *Final Meeting Minutes (up to four)*

Task 3 – Lighting Analysis

GTEng will conduct a detailed lighting analysis using the AGI32 software package to determine light levels for the proposed roadway lighting along NW Pacific Rim Boulevard. The lighting will be designed to achieve average maintained illuminance and uniformity values per the Illumination Engineering Society of North America's RP-8-14 requirements. GTEng will determine the appropriate luminaire mounting heights, pole setback, spacing, and pole configuration along the alignment. It is our understanding through discussion with City Engineers that the lighting analysis will use the Autobahn luminaire that has already been chosen by the City. No luminaire selection process other than the appropriate wattage luminaire will be required as part of this scope of services.

Base mapping for the lighting analysis will be GIS mapping in AutoCAD format obtained from the City of Camas. IES files for the luminaire(s) used in the analysis will be obtained by GTEng from the manufacturer.

The results of the lighting analysis will be summarized in a graphical output of the obtained light levels along with a brief memorandum documenting lighting standards, methodology followed and results. Based on review comments received from the City, GTEng will update the lighting analysis and provide a final graphical output and memorandum.

Deliverables:

- *Draft Graphical Lighting Output and Lighting Summary Memorandum.*
- *Final Graphical Lighting Output and Lighting Summary Memorandum.*

Task 4 – Roadway Illumination Design

GTEng will prepare roadway illumination plans along Pacific Rim Boulevard from SE Payne Road to SE Brady Road (the length of the project). The plans will be based on the outcome of the approved lighting analysis from Task 3. The plans shall identify pole types, conduit, junction boxes, wiring, and power sources. GTEng will coordinate with Clark Public Utilities to locate and confirm power service locations. Once power service locations have been identified, GTEng will perform voltage drop calculations to determine required lighting circuits, wire sizes, and conduit sizes. The roadway lighting design will be closely coordinated with City of Camas Staff and the design team. Up to two field visits have been included under this task.

GTEng will work with local utilities to resolve possible conflicts with the roadway lighting systems. One utility meeting has been included under this Task. The final submittal will consist of the following plan sheets:

- Cover Sheet (one sheet) – not to scale.
- Roadway Illumination Plans (six sheets) - layout sheet showing the project area, conduit, wiring, junction boxes, light pole locations, light pole schedule power connections – (1"=20')
- Wiring Schematic (one sheet) – not to scale.
- Standard Drawings (three sheets) – not to scale.

Base plans showing curbs, sidewalks, right-of-way, and existing utilities will be based on GIS mapping obtained from the City in AutoCAD format. GTEng will use the most current version of the City of Camas Specifications for roadway lighting in preparing special provisions for this project. Cost estimates will be provided for each submittal. All submittals will be provided in electronic format. The final submittal will be provided in hardcopy format.

GTEng anticipates three formal review cycles will be required through the course of the project. Submittals will be provided at the 60%, 90%, and Final (100%) design levels. For each review cycle, GTEng will provide the City with plans in electronic half size (11"x 17") pdf format. GTEng will address and incorporate comments received for each of the review cycles into each subsequent submittals. It is assumed that GTEng will be responsible for distribution of the PS&E to each of the reviewers at the City. For the Final PS&E submittal, GTEng will provide full size (22" x 24") signed plans, special provisions, and cost estimate.

Assumptions:

- The City of Camas will be responsible for the development of Division 1 of the Contract Documents.
- The City of Camas will provide the GIS mapping in AutoCAD format.

Deliverables:

- *Voltage Drop Calculations – to be included with 60% submittal.*
- *Special Provisions – to be included with 90% and Final (100%) submittals.*
- *Cost Estimate – to be provided at the 60%, 90% and final submittals.*
- *Six roadway illumination plan sheets prepared at 1"=20' scale – to be included with all submittals.*
- *Detail sheet(s) showing light poles, foundations, pull boxes and other details as necessary – to be included with all submittals.*

Task 5 - Construction Services

GTEng will be available to address questions on the lighting system components during the bidding process. All questions will be routed through the City. Up to 10 hours have been allocated to addressing questions during bidding.

During Construction, GTENG will be available for review submittals from the contractor related to lighting elements of the project. It is assumed the contractor will submit a single submittal package for review. GTENG will provide review and comments on the review package until all is accepted.

GTEng will respond to RFI's Submitted by the contractor. All RFI's are expected to come through City staff. GTEng will keep a record of responses to pertaining to each RFI. It has been estimated that up to five RFI's will be received during the course of construction. Responses to RFI's will be via email to expedite

Up to one addendum has been estimated to the final plans during construction. GTEng will coordinate design all addendum changes with the City of Camas staff. All plan addenda will be submitted electronically to the City.

Two field visits has been included under this Task. Each field visit will be made at the discretion of the City of Camas.

GTEng will prepare "As-Built" drawings related to the roadway lighting along Pacific Rim Boulevard at the completion of construction. As-built drawings will be based on the final electronic drawings for the project. The plans will be updated with red-line markups provided by the contractor.

Assumptions:

- All responses to questions during the bidding process will be routed through the City.
- All submittals and RFI's from the contractor submitted for review will come through the City. All responses will be provided to the City for submittal back to the contractor.
- One submittal on roadway illumination elements from the contractor.
- Day to day construction inspection will be completed by the City of Camas staff.
- "As-built" drawings will be based on contractor markups

Deliverables:

- *Up to one submittal review.*
- *Documentation and response on up to five RFI's.*
- *Up to one plan addendum.*
- *"As-built" drawings based on contractor markups.*

BUDGET

In consideration of the performance of these services, GTEng will be compensated on a time and materials basis in accordance with the hourly billing rates set forth in the attached Table 1 for a maximum fee of \$35,655.00. This fee is based upon the scope of services and level of effort presented above.

Sincerely,
Global Transportation Engineering

Dana M. Beckwith, P.E., P.T.O.E.
Principal

City of Camas Date


CITY OF CAMAS PROJECT NO. S-565 DESCRIPTION: NW 38th Avenue Roadway Improvements, Ph. 2 PAY ESTIMATE #16 - Final Council Meeting Date: December 21, 2015 Work Period Date: Final Estimate 2015					NUTTER CORPORATION 7211 NE 43rd Avenue, Vancouver, WA 98661 Phone: (360) 573-2000 Original Contract Total: \$4,219,597.22 (Includes Sales Tax Amount: \$6,646.42) ORIGINAL QUANTITIES, ETC.			STP / TIB / REET TRACKING OF FUNDING		WATER / SEWER ACCOUNT TRACKING		Previous Estimate Totals		Current Estimate Totals		Totals to Date	
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	Quantity	Amount	Quantity	Amount	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE		
Schedule A																	
A 1	Mobilization	LS	1.0	\$314,000.00	\$314,000.00	1.00	\$314,000.00			1.00	\$314,000.00			1.00	\$314,000.00		
A 2	Roadway Surveying	LS	1.0	\$30,000.00	\$30,000.00	1.00	\$30,000.00			1.00	\$30,000.00			1.00	\$30,000.00		
A 3	SPCC Plan	LS	1.0	\$1,000.00	\$1,000.00	1.00	\$1,000.00			1.00	\$1,000.00			1.00	\$1,000.00		
Traffic Control																	
A 4	Traffic Control Supervisor	LS	1.0	\$25,000.00	\$25,000.00	1.00	\$25,000.00			1.00	\$25,000.00			1.00	\$25,000.00		
A 5	Flaggers and Spotters	HR	2,350.0	\$49.00	\$115,150.00	2,951.50	\$144,623.50			2,951.50	\$144,623.50			2,951.50	\$144,623.50		
A 6	Other Traffic Control Labor	HR	200.0	\$49.00	\$9,800.00	310.50	\$15,214.50			310.50	\$15,214.50			310.50	\$15,214.50		
A 7	Construction Signs, Class A	SF	120.0	\$24.00	\$2,880.00	160.00	\$3,840.00			160.00	\$3,840.00			160.00	\$3,840.00		
A 8	Portable Changeable Message Sign	HR	336.0	\$15.00	\$5,040.00	289.00	\$4,335.00			289.00	\$4,335.00			289.00	\$4,335.00		
A 9	Other Temporary Traffic Control	LS	1.00	\$7,000.00	\$7,000.00	1.00	\$7,000.00			1.00	\$7,000.00			1.00	\$7,000.00		
Grading																	
A 10	Clearing and Grubbing	LS	1.0	\$75,000.00	\$75,000.00	1.00	\$75,000.00			1.00	\$75,000.00			1.00	\$75,000.00		
A 11	Removal of Structures and Obstructions	LS	1.0	\$40,000.00	\$40,000.00	1.00	\$40,000.00			1.00	\$40,000.00			1.00	\$40,000.00		
A 12	Roadway Excavation, Incl. Haul	CY	3,000.0	\$18.00	\$54,000.00	3,009.50	\$54,171.00			3,009.50	\$54,171.00			3,009.50	\$54,171.00		
A 13	Unsuitable Foundation Excavation, Incl. Haul	CY	1,600.0	\$9.60	\$15,360.00												
A 14	Gravel Borrow, Incl. Haul	CY	14,300.0	\$18.50	\$264,550.00	4,285.00	\$79,272.50			4,285.00	\$79,272.50			4,285.00	\$79,272.50		
A 15	Ditch Excavation, Incl. Haul	CY	550.0	\$25.00	\$13,750.00	543.00	\$13,575.00			543.00	\$13,575.00			543.00	\$13,575.00		
A 16	Channel Excavation, Incl. Haul	CY	29,000.0	\$8.50	\$246,500.00	28,805.00	\$244,842.50			28,805.00	\$244,842.50			28,805.00	\$244,842.50		
A 17	Stormwater Facility Excavation, Incl. Haul	CY	10,000.0	\$8.50	\$85,000.00	9,999.40	\$84,994.90			9,999.40	\$84,994.90			9,999.40	\$84,994.90		
A 18	Construction Geotextile for Separation	SY	235.0	\$3.00	\$705.00	413.80	\$1,241.40			413.80	\$1,241.40			413.80	\$1,241.40		
Bases																	
A 19	Crushed Surfacing Base Course	TON	11,020.0	\$20.00	\$220,400.00	11,917.41	\$238,348.20			11,917.41	\$238,348.20			11,917.41	\$238,348.20		
A 20	In Place Cement Amended Base	SY	6,450.0	\$3.40	\$21,930.00	7,038.00	\$23,929.20			7,038.00	\$23,929.20			7,038.00	\$23,929.20		
A 21	Cement for CAB	TON	193.0	\$116.00	\$22,388.00	189.47	\$21,978.52			189.47	\$21,978.52			189.47	\$21,978.52		
Surface Treatment and Pavements																	
A 22	HMA CL 1/2 In. PG 64-22	TON	4,040.0	\$76.00	\$307,040.00	4,177.15	\$317,463.40			4,177.15	\$317,463.40			4,177.15	\$317,463.40		
A 23	Preparation of Existing Surfaces	TON	4.0	\$570.00	\$2,280.00	4.64	\$2,644.80			4.64	\$2,644.80			4.64	\$2,644.80		
A 24	HMA for Approach CL 1/2 In. PG 64-22	TON	105.0	\$85.00	\$8,925.00	137.77	\$11,710.45			137.77	\$11,710.45			137.77	\$11,710.45		
Structures																	
A 25	Precast Reinf. Conc. Three Sided Structure No. 1	LS	1.0	\$235,000.00	\$235,000.00	1.00	\$235,000.00			1.00	\$235,000.00			1.00	\$235,000.00		
A 26	Precast Reinf. Conc. Three Sided Structure No. 2	LS	1.0	\$230,000.00	\$230,000.00	1.00	\$230,000.00			1.00	\$230,000.00			1.00	\$230,000.00		
Storm Sewer, Sanitary Sewer, and Water Mains																	
A 27	Underdrain Pipe, 8 In. Diam.	LF	390.0	\$43.00	\$16,770.00	433.00	\$18,619.00			433.00	\$18,619.00			433.00	\$18,619.00		
A 28	Aluminized Steel Culvert Arch Pipe 41-In. x 53-In. Diam.	LF	312.0	\$140.00	\$43,680.00	312.00	\$43,680.00			312.00	\$43,680.00			312.00	\$43,680.00		
A 29	Tapered End Sect with Debris Barrier 12 In. Diam.	EA	2.0	\$650.00	\$1,300.00	2.00	\$1,300.00			2.00	\$1,300.00			2.00	\$1,300.00		
A 30	Corrugated Polyethylene Storm Sewer Pipe, 10 In. Diam.	LF	950.0	\$48.00	\$43,700.00	909.00	\$41,814.00			909.00	\$41,814.00			909.00	\$41,814.00		
A 31	Corrugated Polyethylene Storm Sewer Pipe, 12 In. Diam.	LF	2,735.0	\$48.00	\$131,280.00	2,703.00	\$129,744.00			2,703.00	\$129,744.00			2,703.00	\$129,744.00		
A 32	Corrugated Polyethylene Storm Sewer Pipe, 18 In. Diam.	LF	400.0	\$55.00	\$22,000.00	454.00	\$24,970.00			454.00	\$24,970.00			454.00	\$24,970.00		
A 33	Testing Storm Sewer Pipe	LF	4,020.0	\$2.00	\$8,040.00	3,862.00	\$7,724.00			3,862.00	\$7,724.00			3,862.00	\$7,724.00		
A 34	Manhole 48 In. Diam. Type 1	EA	14.0	\$2,500.00	\$35,000.00	14.00	\$35,000.00			14.00	\$35,000.00			14.00	\$35,000.00		
A 35	Manhole 60 In. Diam. Flow Control	EA	2.0	\$5,200.00	\$10,400.00	1.00	\$5,200.00			1.00	\$5,200.00			1.00	\$5,200.00		
A 36	Manhole 96 In. Diam. Type 3, Stormwater Filtration	EA	2.0	\$39,000.00	\$78,000.00	2.00	\$78,000.00			2.00	\$78,000.00			2.00	\$78,000.00		
A 37	Curb Inlet	EA	13.0	\$1,800.00	\$23,400.00	13.00	\$23,400.00			13.00	\$23,400.00			13.00	\$23,400.00		
A 38	Double Curb Inlet	EA	16.0	\$3,100.00	\$49,600.00	16.00	\$49,600.00			16.00	\$49,600.00			16.00	\$49,600.00		
A 39	Catch Basin Type 1	EA	1.0	\$1,300.00	\$1,300.00	1.00	\$1,300.00			1.00	\$1,300.00			1.00	\$1,300.00		
A 40	Adjust Manhole	EA	2.0	\$500.00	\$1,000.00	2.00	\$1,000.00			2.00	\$1,000.00			2.00	\$1,000.00		
A 41	Adjust Catch Basin	EA	2.9	\$400.00	\$1,160.00												
A 42	Removal and Replacement of Unsuitable Material	CY	310.0	\$65.00	\$20,150.00	12.70	\$825.50			12.70	\$825.50			12.70	\$825.50		
A 43	Shoring	LF	4,725.0	\$2.00	\$9,450.00	3,408.00	\$6,816.00			3,408.00	\$6,816.00			3,408.00	\$6,816.00		
A 44	Adjust Valve Box	EA	7.0	\$220.00	\$1,540.00	11.00	\$2,420.00			11.00	\$2,420.00			11.00	\$2,420.00		
Erosion Control and Water Pollution Control																	
A 45	ESC Lead	DAY	50.0	\$60.00	\$3,000.00	34.00	\$2,040.00			34.00	\$2,040.00			34.00	\$2,040.00		
A 46	Seed Mix B	AC	2.6	\$2,900.00	\$7,540.00	2.60	\$7,540.00			2.60	\$7,540.00			2.60	\$7,540.00		
A 47	Stabilized Construction Entrance	SY	300.0	\$20.00	\$6,000.00	381.50	\$7,630.00			381.50	\$7,630.00			381.50	\$7,630.00		
A 48	Street Cleaning	HR	60.0	\$130.00	\$7,800.00	8.00	\$1,040.00			8.00	\$1,040.00			8.00	\$1,040.00		
A 49	Silt Fence	LF	6,960.0	\$2.00	\$13,920.00	6,980.00	\$13,960.00			6,980.00	\$13,960.00			6,980.00	\$13,960.00		
A 50	High Visibility Fence	LF	2,865.0	\$2.00	\$5,730.00	2,380.00	\$4,760.00			2,380.00	\$4,760.00			2,380.00	\$4,760.00		
A 51	Inlet Protection	EA	45.0	\$60.00	\$2,700.00	53.00	\$3,180.00			53.00	\$3,180.00			53.00	\$3,180.00		
A 52	Wattle	LF	100.0	\$7.00	\$700.00	25.00	\$175.00			25.00	\$175.00			25.00	\$175.00		

CITY OF CAMAS PROJECT NO. S-565 DESCRIPTION: NW 38th Avenue Roadway Improvements, Ph. 2 PAY ESTIMATE #16 - Final Council Meeting Date: December 21, 2015 Work Period Date: Final Estimate 2015					NUTTER CORPORATION 7211 NE 43rd Avenue, Vancouver, WA 98661 Phone: (360) 573-2000 Original Contract Total: \$4,219,597.22 (Includes Sales Tax Amount: \$6,646.42) ORIGINAL QUANTITIES, ETC.			STP / TIB / REET TRACKING OF FUNDING		WATER / SEWER ACCOUNT TRACKING		Previous Estimate Totals		Current Estimate Totals		Totals to Date	
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	Quantity	Amount	Quantity	Amount	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE		
Streambank Stabilization																	
A 53	Work Area Isolation	LS	1.0	\$60,000.05	\$60,000.05	1.00	\$60,000.05			1.00	\$60,000.05			1.00	\$60,000.05		
A 54	Weir Log	EA	12.0	\$1,400.00	\$16,800.00	13.00	\$18,200.00			13.00	\$18,200.00			13.00	\$18,200.00		
A 55	Log with Root Wad	EA	50.0	\$1,200.00	\$60,000.00	50.00	\$60,000.00			50.00	\$60,000.00			50.00	\$60,000.00		
A 56	Streambed Gravel	TN	1,660.0	\$43.00	\$71,380.00	1,274.38	\$54,798.34			1,274.38	\$54,798.34			1,274.38	\$54,798.34		
A 57	Stream Boulder, 18 In. Diam.	TON	40.0	\$130.00	\$5,200.00	54.04	\$7,025.20			54.04	\$7,025.20			54.04	\$7,025.20		
A 58	Stream Boulder, 24 In. Diam.	TON	60.0	\$130.00	\$7,800.00	50.91	\$6,618.30			50.91	\$6,618.30			50.91	\$6,618.30		
A 59	Woven Coir Matting	SY	8,820.0	\$3.30	\$29,106.00	8,291.51	\$27,361.98			7,200.51	\$23,761.68	1,091.00	\$3,600.30	8,291.51	\$27,361.98		
A 60	Non-Woven Coir Matting	SY	8,820.0	\$2.75	\$24,255.00	8,259.61	\$22,713.93			7,168.61	\$19,713.68	1,091.00	\$3,000.25	8,259.61	\$22,713.93		
A 61	Light Loose Riprap	TON	290.0	\$55.00	\$15,950.00	398.51	\$21,918.05			398.51	\$21,918.05			398.51	\$21,918.05		
A 62	Quarry Spalls	TON	33.0	\$40.00	\$1,320.00	231.96	\$9,278.40			231.96	\$9,278.40			231.96	\$9,278.40		
Landscaping																	
A 63	Landscaping	LS	1.0	\$147,000.00	\$147,000.00	1.00	\$147,000.00			1.00	\$147,000.00			1.00	\$147,000.00		
A 64	Irrigation System, Design/Build	LS	1.0	\$168,000.00	\$168,000.00	1.00	\$168,000.00			1.00	\$168,000.00			1.00	\$168,000.00		
Wetland Mitigation Planting																	
A 65	Wetland Mitigation	LS	1.0	\$114,000.00	\$114,000.00	1.00	\$114,000.00			1.00	\$114,000.00			1.00	\$114,000.00		
Traffic																	
A 66	Cement Conc. Traffic Curb	LF	2,215.0	\$10.00	\$22,150.00	2,224.00	\$22,240.00			2,224.00	\$22,240.00			2,224.00	\$22,240.00		
A 67	Cement Conc. Traffic Curb and Gutter	LS	5,510.0	\$10.00	\$55,100.00	5,521.00	\$55,210.00			5,521.00	\$55,210.00			5,521.00	\$55,210.00		
A 68	Cement Concrete Driveway Entrance, Type 1	SY	55.0	\$70.00	\$3,850.00	57.00	\$3,990.00			57.00	\$3,990.00			57.00	\$3,990.00		
A 69	Cement Concrete Driveway Entrance, Type 3	SY	300.0	\$60.00	\$18,000.00	338.00	\$20,280.00			338.00	\$20,280.00			338.00	\$20,280.00		
A 70	Raised Pavement Marker Type 2	HUND	1.5	\$760.00	\$1,140.00	1.60	\$1,216.00			1.60	\$1,216.00			1.60	\$1,216.00		
A 71	Black Vinyl Coated Chainlink Fence Type 3	LF	94.0	\$29.00	\$2,726.00	87.00	\$2,523.00			87.00	\$2,523.00			87.00	\$2,523.00		
A 72	Cement Conc. Sidewalk	SY	4,120.0	\$38.00	\$156,560.00	4,144.40	\$157,487.20			4,144.40	\$157,487.20			4,144.40	\$157,487.20		
A 73	Cement Conc. Curb Ramp Type 1	EA	8.0	\$1,100.00	\$8,800.00	8.00	\$8,800.00			8.00	\$8,800.00			8.00	\$8,800.00		
A 74	Cement Conc. Curb Ramp Type Directional	EA	2.0	\$1,200.00	\$2,400.00	2.00	\$2,400.00			2.00	\$2,400.00			2.00	\$2,400.00		
A 75	Illumination System	LS	1.0	\$140,000.00	\$140,000.00	1.00	\$140,000.00			1.00	\$140,000.00			1.00	\$140,000.00		
A 76	Traffic Signal System Modification - NW 38th Ave/ NW Parker St	LS	1.0	\$44,000.00	\$44,000.00	1.00	\$44,000.00			1.00	\$44,000.00			1.00	\$44,000.00		
A 77	Permanent Signing	LS	1.0	\$3,500.00	\$3,500.00	1.00	\$3,500.00			1.00	\$3,500.00			1.00	\$3,500.00		
A 78	Paint Line	LF	5,655.0	\$0.25	\$1,413.75	5,837.00	\$1,459.25			5,837.00	\$1,459.25			5,837.00	\$1,459.25		
A 79	Painted Wide Lane Line	LF	5,960.0	\$0.35	\$2,086.00	6,661.00	\$2,331.35			6,661.00	\$2,331.35			6,661.00	\$2,331.35		
A 80	Plastic Traffic Arrow	EA	14.0	\$100.00	\$1,400.00	5.00	\$500.00			5.00	\$500.00			5.00	\$500.00		
A 81	Plastic Crosswalk Line	SF	180.0	\$5.00	\$900.00	400.00	\$2,000.00			400.00	\$2,000.00			400.00	\$2,000.00		
A 82	Plastic Stop Line	LF	46.0	\$5.00	\$230.00	69.00	\$345.00			69.00	\$345.00			69.00	\$345.00		
A 83	Plastic Bicycle Lane Symbol	EA	13.0	\$260.00	\$3,380.00	5.00	\$1,300.00			5.00	\$1,300.00			5.00	\$1,300.00		
Other Items																	
A 84	Joint Utility Trench, Incl. Backfill	LF	3,120.0	\$9.00	\$28,080.00	2,992.50	\$26,932.50			2,992.50	\$26,932.50			2,992.50	\$26,932.50		
Subtotal					\$4,113,826.80	\$3,944,350.92				\$3,937,750.37	\$6,600.55	\$3,944,350.92					
Schedule A Change Orders																	
CO 1	Item A - Bid Item A14 to be measured by TN, paid by CY, conversion factor 1.6 TN/CY.						No Cost				No Cost				No Cost		
	Item B - Bid Item A14 original bid quantity adjusted from 14,300 CY to 4,285 CY. Original unit cost to remain at \$18.50/CY for the adjusted quantity.						No Cost				No Cost				No Cost		
	Item C - Common Borrow/Native Material to be used in-place of Bid Item A14. Remaining balance of 10,015 CY to be paid at \$8.50/CY.	CY	10,015.40	\$8.50		10,015.40	\$85,130.90			10,015.40	\$85,130.90			10,015.40	\$85,130.90		
CO 2	Item A - Bid Item A36 Manhole 96-In Diam., Type 3, Stormwater Filtration, change in method of acceptance.						No Cost				No Cost				No Cost		
CO 3	Item A - Bid Items A25 & A26 - 3-Sided Concrete Structures, Approved Repair Procedure						No Cost				No Cost				No Cost		
CO 4	Item A - 2" Milling of NW 38th Sta 61+74 to Sta 65+20 (Intersection of NW Parker St.)						No Cost				No Cost				No Cost		
	Item B - Loss of Productivity due to paving under traffic.	LS	1.0	\$20,904.54		1.00	\$20,904.54			1.00	\$20,904.54			1.00	\$20,904.54		
CO 5	Item A - Removal of Existing Pavement Markings	LS	1.0	\$939.62		1.00	\$939.62			1.00	\$939.62			1.00	\$939.62		
Subtotal						\$106,975.06				\$106,975.06		\$106,975.06					
Schedule B - Plant Establishment																	
B 1	1-Year Plant Establishment Performance Bond-Landscape Plant	LS	1.00	\$10,000.00	\$10,000.00					1.00	\$10,000.00			1.00	\$10,000.00		
B 2	1-Year Plant Establishment Performance Bond-Wetland Mitigation	LS	1.00	\$10,000.00	\$10,000.00					1.00	\$10,000.00			1.00	\$10,000.00		
Subtotal					\$20,000.00					\$20,000.00		\$20,000.00					

CITY OF CAMAS PROJECT NO. S-565 DESCRIPTION: NW 38th Avenue Roadway Improvements, Ph. 2 PAY ESTIMATE #16 - Final Council Meeting Date: December 21, 2015 Work Period Date: Final Estimate 2015						NUTTER CORPORATION 7211 NE 43rd Avenue, Vancouver, WA 98661 Phone: (360) 573-2000 Original Contract Total: \$4,219,597.22 (Includes Sales Tax Amount: \$6,646.42) ORIGINAL QUANTITIES, ETC.				STP / TIB / REET TRACKING OF FUNDING		WATER / SEWER ACCOUNT TRACKING		Previous Estimate Totals		Current Estimate Totals		Totals to Date		
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	Quantity	Amount	Quantity	Amount	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE					
Schedule C - Water / Sewer																				
Water																				
B 1	Ductile Iron Pipe for Water Main, 6" Dia.	LF	68.00	\$53.00	\$3,604.00			39.00	\$2,067.00	39.00	\$2,067.00			39.00	\$2,067.00					
B 2	Ductile Iron Pipe for Water Main, 8" Dia.	LF	40.00	\$59.00	\$2,360.00			80.00	\$4,720.00	80.00	\$4,720.00			80.00	\$4,720.00					
B 3	Ductile Iron Pipe for Water Main, 12" Dia.	LF	330.00	\$62.00	\$20,460.00			148.00	\$9,176.00	148.00	\$9,176.00			148.00	\$9,176.00					
B 4	Blowoff Assembly	EA	5.00	\$1,000.00	\$5,000.00			5.00	\$5,000.00	5.00	\$5,000.00			5.00	\$5,000.00					
B 5	Tapping Sleeve and Valve Assembly, 12 In.x8 In.	EA	1.00	\$3,500.00	\$3,500.00			2.00	\$7,000.00	2.00	\$7,000.00			2.00	\$7,000.00					
B 6	Tapping Sleeve and Valve Assembly, 12 In.x12 In.	EA	4.00	\$5,000.00	\$20,000.00			3.00	\$15,000.00	3.00	\$15,000.00			3.00	\$15,000.00					
B 7	Resetting Existing Hydrant	EA	3.00	\$1,500.00	\$4,500.00			3.00	\$4,500.00	3.00	\$4,500.00			3.00	\$4,500.00					
B 8	Service Connection, 1-In. Dia.	EA	1.00	\$1,100.00	\$1,100.00			1.00	\$1,100.00	1.00	\$1,100.00			1.00	\$1,100.00					
Sanitary Sewer																				
B 9	Class 200 Sewer Pipe, 6 In. Diam.	LF	180.00	\$50.00	\$9,000.00			180.00	\$9,000.00	180.00	\$9,000.00			180.00	\$9,000.00					
B 10	Tapping Sleeve and Assembly, 10 In. x 6 In.	EA	3.00	\$2,900.00	\$8,700.00			3.00	\$8,700.00	3.00	\$8,700.00			3.00	\$8,700.00					
B 11	Sanitary Sewer Service Connection 1 In. Diam.	EA	1.00	\$900.00	\$900.00			1.00	\$900.00	1.00	\$900.00			1.00	\$900.00					
Subtotal					\$79,124.00			\$67,163.00		\$67,163.00				\$67,163.00						
Schedule B Change Orders																				
B 1																				
ORIGINAL CONTRACT TOTAL					\$4,212,950.80	Funding Totals		\$3,944,350.92	Water/Sewer Totals		\$67,163.00	Previous Estimate		\$4,024,913.37	Current Estimate		\$6,600.55	Totals to Date		\$4,031,513.92
CHANGE ORDERS TO DATE					----	CO'S To Date		\$106,975.06	CO'S To Date			CO'S To Date		\$106,975.06	CO'S To Date		\$106,975.06	CO'S To Date		\$106,975.06
SUBTOTAL					\$4,212,950.80	Subtotal		\$4,051,325.98	Subtotal		\$67,163.00	Subtotal		\$4,131,888.43	Subtotal		\$6,600.55	Subtotal		\$4,138,488.98
SALES TAX (8.4%) - SCHEDULE C ONLY					\$6,646.42	Sales Tax (8.4%)		\$5,641.69	Sales Tax (8.4%)		\$5,641.69	Sales Tax (8.4%)		\$5,641.69	Sales Tax (8.4%)		\$5,641.69	Sales Tax (8.4%)		\$5,641.69
TOTAL CONTRACT					\$4,219,597.22	Total =		\$4,051,325.98	Total =		\$72,804.69	Total =		\$4,137,530.12	Total =		\$6,600.55	Total =		\$4,144,130.67

This information is for internal use/tracking purposes only.			
	Current Estimate Totals	Previous Estimate Totals	Totals-to-Date
Sch. A & B - STP / TIB / REET Account Number: 313-20-595-300-65	\$6,600.55	\$4,064,725.43	\$4,071,325.98
Sch. C - Water Account Number: 424-00-594-340-65		\$47,764.29	\$47,764.29
Sch. C - Sewer Account Number: 424-00-594-350-65		\$20,162.40	\$20,162.40
Sch. C - Fire Suppression Acct. No.: 115-09-522-500-48		\$4,878.00	\$4,878.00
Total This Estimate =	\$6,600.55	\$4,137,530.12	\$4,144,130.67

<i>Anita Ashton</i> Project Engineer	12/15/15 Date	<i>Edward Schupp</i> Contractor	12/15/15 Date	<i>Jim P. Cavatone</i> Engineering Manager	12/15/15 Date
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CITY OF CAMAS PROJECT NO. P-893 DESCRIPTION: WRG Trail Overlook Terrace		Michael Green Construction, Inc. P.O. Box 142 Washougal, WA 98671 Phone: (360) 817-9948 Original Contract Total: \$57,161.49 (incl. tax)									
PAY ESTIMATE #2-Final Council Meeting Date: December 21, 2015 Work Period Date: November 26, 2015 thru December 15, 2016		ORIGINAL QUANTITIES, ETC.			Previous Estimate Totals		Current Estimate Totals		Totals to Date		
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1	Mobilization	LS	1.0	\$6,000.00	\$6,000.00					1.00	\$6,000.00
2	Clearing & Grubbing	LS	1.0	\$2,800.00	\$2,800.00	1.00	\$6,000.00			1.00	\$2,800.00
3	Roadway Excavation, Incl. Haul	CY	95.0	\$60.00	\$5,700.00	95.00	\$5,700.00			95.00	\$5,700.00
4	Crushed Surfacing Base Course	CY	19.0	\$79.00	\$1,501.00						
5	HMA Cl. 1/2 In. PG 64-22, 3" Depth	TON	11.0	\$230.00	\$2,530.00			45.56	\$3,599.24	45.56	\$3,599.24
6	Erosion/Water Pollution Control	LS	1.0	\$1,800.00	\$1,800.00	1.00	\$1,800.00	15.41	\$3,544.30	15.41	\$3,544.30
7	Stamped, Colored Concrete Terrace	SF	305.0	\$31.48	\$9,601.40	305.00	\$9,601.40			305.00	\$9,601.40
8	CIP, Colored Concrete Wall/Seat Walls with Textured Wall Face	SFF	140.0	\$137.14	\$19,199.60	140.00	\$19,199.60			140.00	\$19,199.60
9	Natural Rock Wall with Existing On-Site Boulders	LS	1.0	\$3,000.00	\$3,000.00	1.00	\$3,000.00			1.00	\$3,000.00
10	Remove & Relocate Existing Bench	EA	4.0	\$600.00	\$2,400.00						
					\$52,732.00	\$48,101.00		\$7,143.54		\$55,244.54	
					ORIGINAL CONTRACT TOTAL \$52,732.00	Previous Estimate \$48,101.00		Current Estimate \$7,143.54		Totals to Date \$55,244.54	
					CHANGE ORDERS -----	CO'S To Date		CO'S To Date		CO'S To Date	
					SUBTOTAL \$52,732.00	Subtotal \$48,101.00		Subtotal \$7,143.54		Subtotal \$55,244.54	
					SALES TAX (8.4%) \$4,429.49	Sales Tax (8.4%) \$4,040.48		Sales Tax (8.4%) \$600.06		Sales Tax (8.4%) \$4,640.54	
					TOTAL CONTRACT \$57,161.49	Total = \$52,141.48		Total = \$7,743.60		Total = \$59,885.08	
					RETAINAGE WITHHELD (5%) (\$2,636.60)	Retainage Withheld (5%)= (\$2,405.05)		Retainage Withheld (5%)= (\$357.18)		Retainage Withheld (5%)= (\$2,762.23)	
					TOTAL - RETAINAGE \$54,524.89	Total W/O Retainage = \$49,736.43		Total W/O Retainage = \$7,386.42		Total W/O Retainage = \$57,122.85	
Anita Ashton Project Engineer		12/15/15 Date		 Contractor		12/15/15 Date		James Hedges Project Manager		12/15/15 Date	

STATE OF WASHINGTON }

} ss.

OATH OF OFFICE

County of Clark }

*I, **SCOTT HIGGINS**, do solemnly swear (or affirm) that I am a Citizen of the United States and of the State of Washington; that I will support the Constitution and Laws of the United States and the Constitution and Laws of the State of Washington, and will to the best of my judgment, skill and ability, truly, faithfully, diligently and impartially perform the duties of the office of **MAYOR, CITY OF CAMAS**, in and for Clark County, Washington, as such duties are prescribed by law.*

Subscribed and sworn to before me this _____ day of _____ 20_____.

STATE OF WASHINGTON }

} ss.

OATH OF OFFICE

County of Clark }

*I, **GREG ANDERSON**, do solemnly swear (or affirm) that I am a Citizen of the United States and of the State of Washington; that I will support the Constitution and Laws of the United States and the Constitution and Laws of the State of Washington, and will to the best of my judgment, skill and ability, truly, faithfully, diligently and impartially perform the duties of the office of **COUNCIL, WARD 3, POSTION NO. 1, CITY OF CAMAS**, in and for Clark County, Washington, as such duties are prescribed by law.*

Subscribed and sworn to before me this _____ day of _____ 20_____.

STATE OF WASHINGTON }

} ss.

OATH OF OFFICE

County of Clark }

*I, **BONNIE CARTER**, do solemnly swear (or affirm) that I am a Citizen of the United States and of the State of Washington; that I will support the Constitution and Laws of the United States and the Constitution and Laws of the State of Washington, and will to the best of my judgment, skill and ability, truly, faithfully, diligently and impartially perform the duties of the office of **COUNCIL, WARD 2, POSTION NO. 1, CITY OF CAMAS**, in and for Clark County, Washington, as such duties are prescribed by law.*

Subscribed and sworn to before me this _____ day of _____ 20_____.

STATE OF WASHINGTON }

} ss.

OATH OF OFFICE

County of Clark }

*I, **DON CHANEY**, do solemnly swear (or affirm) that I am a Citizen of the United States and of the State of Washington; that I will support the Constitution and Laws of the United States and the Constitution and Laws of the State of Washington, and will to the best of my judgment, skill and ability, truly, faithfully, diligently and impartially perform the duties of the office of **COUNCIL, POSTION AT-LARGE, CITY OF CAMAS**, in and for Clark County, Washington, as such duties are prescribed by law.*

Subscribed and sworn to before me this _____ day of _____ 20_____.

STATE OF WASHINGTON }

} ss.

OATH OF OFFICE

County of Clark }

*I, **TIM HAZEN**, do solemnly swear (or affirm) that I am a Citizen of the United States and of the State of Washington; that I will support the Constitution and Laws of the United States and the Constitution and Laws of the State of Washington, and will to the best of my judgment, skill and ability, truly, faithfully, diligently and impartially perform the duties of the office of **COUNCIL, WARD 1, POSTION NO. 1, CITY OF CAMAS**, in and for Clark County, Washington, as such duties are prescribed by law.*

Subscribed and sworn to before me this _____ day of _____ 20_____.

COUNCIL APPOINTMENTS - 2016
Effective January - 2016

Camas/Washougal Chamber of Commerce:

Melissa Smith – Liaison
Bonnie Carter - Alternate

Design Review Committee:

Melissa Smith

Finance Committee:

Don Chaney
Tim Hazen
Shannon Turk

Economic Development Strategy Committee for Economic Incentives:

Mayor Scott Higgins
Greg Anderson
Tim Hazen

Georgia Pacific Mill Advisory Committee:

Steve Hogan
Mayor Scott Higgins - Alternate

Library Board:

Bonnie Carter - Liaison
Shannon Turk - Alternate

Mayor Pro-Tem – 1 year term:

(1-year term expires 12/31/16)

Mosquito Control Board – 2 Year Term:

Citizen Linda Dietzman
(2-year term expires 12/31/16)

Community Center Development Committee (CCDC):

Shannon Turk - Liaison
Bonnie Carter – Alternate

Parks & Recreation Commission

Tim Hazen - Liaison
Melissa Smith - Alternate

Fire/Emergency Medical Services (EMS) Partnership:

Mayor Scott Higgins
Greg Anderson

Planning Commission:

Bonnie Carter – Liaison
Tim Hazen - Alternate

Shoreline Management Review Committee:

Don Chaney

Sister City Committee:

Shannon Turk - Liaison
Mayor Scott Higgins - Alternate

C-Tran:

Greg Anderson - Liaison
Scott Higgins – Alternate

Community Development Block Grant (CDBG):

Mayor Scott Higgins

Columbia River Economic Development Council (CREDC):

Mayor Scott Higgins

Clark Regional Emergency Services Agency (CRESA) – Small Cities:

Don Chaney, Camas
(1-year term expires 12/31/16)

Camas Youth Advisory Council (CYAC):

Mayor Scott Higgins

Regional Transportation Council (RTC)

– 2 year term:

Paul Greenlee – Washougal City
Council

(2-year term expires 12/31/17)

Melissa Smith – Alternate

Lower Columbia Fish Recovery Board –

Regional Cities Representative:

Vacant

Camas-Washougal Economic
Development Association (CWEDA):

Mayor Scott Higgins

Steve Hogan – Alternate

Pete Capell

Port of Camas-Washougal:

Mayor Scott Higgins

Lodging Tax Advisory Committee:

Shannon Turk

East County Ambulance Advisory Board
(ECAAB):

Greg Anderson - Liaison

Don Chaney - Alternate

School/City:

Mayor Scott Higgins

Don Chaney

Downtown Camas Association:

Steve Hogan – Liaison

Bonnie Carter – Alternate

Fire Joint Policy Advisory Committee
(JPAC):

Greg Anderson

Don Chaney

Shannon Turk

Administrative Committee:

Greg Anderson

Steve Hogan

Melissa Smith

APPOINTMENT INFORMATION FOR COUNCIL MEETING (12/21/15)

Board of Adjustment:

Reappoint Matthew McBride for a five-year term to expire December 31, 2020.
Appoint Mark Swenson to fill an unexpired term ending December 31, 2017.

Parking Advisory Committee:

Reappoint Debi Johnson for a four-year term to expire December 31, 2019.
Reappoint Al Steinmann for a four-year term to expire December 31, 2019.

Library Board of Trustees:

Appoint Shawn High for a five-year term to expire December 31, 2020.

Planning Commission:

Reappoint Tim Hein for a three-year term to expire December 31, 2018.
Reappoint Jaima Johnson for a three-year term to expire December 31, 2018.

Parks & Recreation Commission:

Reappoint Randy Curtis for a three-year term to expire December 31, 2018.
Reappoint Juli Bradley for a three-year term to expire December 31, 2018.

Salary Commission:

Reappoint Matt Ransom for a four-year term to expire December 31, 2019.

~ PROCLAMATION ~

WHEREAS, the Camas High School Girls' Cross-Country Team are the Washington Interscholastic Activities Association (WIAA) 2015 Washington State XC-5K Girls 4A Champions; and

WHEREAS, the Girls' Cross-Country Team are repeat State Champions and have been State Champions for four out of the last five years; and

WHEREAS, at the 2015 Washington State Class 4A Cross-County Meet, freshman Rachel Blair finished 4th, sophomore Emma Jenkins finished 7th, sophomore Emily Wilson finished 13th, senior Captain Maddie Woodson finished 28th, sophomore Kaylee Merritt finished 52nd, sophomore Ellie Postma finished 62nd and sophomore Madison Child finished 75th; and

WHEREAS, Cross-Country is a team sport that requires hard work, determination and a willingness to put in countless hours of grueling training; and

WHEREAS, six of the seven top runners can compete for two or more years; and

WHEREAS, these dedicated student athletes have had a Championship Season and have unlimited potential in their future high school and beyond careers; and

WHEREAS, the Camas High School Girls' Cross-Country Team demonstrates the meaning of "Camas Pride"; and

THEREFORE, as Mayor of the City of Camas, I do hereby declare December 21, 2015, as:

"Camas High School Girls' Cross-Country Team Appreciation Day"



in the City of Camas.

In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 21st day of December, 2015.

Scott Higgins, Mayor

~ PROCLAMATION ~

WHEREAS, Santa brings joy to all the children of Camas, young and old; and

WHEREAS, Santa, despite his busy schedule during this busy season, has taken the time to greet the children of Camas for many years at Hometown Holidays; and

WHEREAS, Santa has put smiles on the faces of thousands of Camas youth and parents, as the children sat on his lap and told him what they wanted for Christmas; and

WHEREAS, Santa has been photographed more times in Camas than the Mayor; and

WHEREAS, those Santa pictures and memories fill many Camas residents with joy and are treasured keepsakes for a lifetime; and

WHEREAS, Santa has incredible patience and skill to coax a smile out of a crying child and to keep a smile and laugh on his face, despite the long lines of kids that are anxious to see him; and

WHEREAS, Santa has contributed greatly to making Camas' Hometown Holidays the best Christmas Tree Lighting event around;

THEREFORE, as Mayor of the City of Camas, do hereby proclaim December 21, 2015, as:

“Santa Appreciation Day”

in the City of Camas and call on all citizens, young and old, to join with me in this worthy observance, today and throughout the holiday, by taking time to appreciate Santa for the joy that he brings to the children of Camas.



In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 21st day of December, 2015.

Scott Higgins, Mayor

ORDINANCE NO. 15-029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMAS, WASHINGTON AMENDING THE CITY'S 2015-2016 BUDGET ORDINANCE 2719 and ORDINANCE 15-022.

WHEREAS, the City Council of the City of Camas approved Ordinance No. 2719, Ordinance No. 15-022, and adopted a budget for the 2015-2016 biennium; 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 will receive additional revenues that were not anticipated at the time of adopting the budget for 2015-2016; 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 [RCW 35A.33.120(4)]; and,

WHEREAS, the City desires to undertake activities, which were not foreseen at the time of adopting the 2015-2016 budget; and,

WHEREAS, the financial activities in the following funds could not have been reasonably foreseen at the time of adopting the 2015-2016 budget;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

SECTION 1

Budget Amendment: The City of Camas 2015-2016 Budget as adopted in Ordinance No. 2719 and Ordinance No. 15-022 is to be amended as follows:

1. Supplement the 2015 Budget for Cemetery seasonal costs.

2. Supplement the 2015 Budget for increased Firemen Retiree Medical Costs in the Firemen’s Pension Fund.
3. Supplement the 2015 Budget for increase in rental and repair rates on new garbage trucks in Solid Waste Fund.
4. Supplement the 2015 Budget for equipment for new police vehicles in the Equipment Rental Fund.
5. Modify the 2015 Budget for debt service costs which were overstated in the Street LED Lighting Project Fund.
6. Supplement the 2015 Budget for a major storm event in the Street Fund (potential reimbursement from FEMA).

SECTION 2

Budget Amendment- Effect on Fund Revenues and Expenses. The foregoing increases affect the City funds as shown on Attachment A.

SECTION 3

This ordinance shall take effect and be in force five (5) days from and after its passage, approval, and publication, as accordance with law.

PASSED by the Council and APPROVED by the Mayor this 21th day of December 2015.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

2015 Budget Amendment - Fund Summary

	Budget	Budget	Estimated	Budget Amendment	Amended			
	Beg Fund Balance	Revenues (1)	Expenses (1)	End Fund Balance	Revenues	Expenses	Fund Balance	Note: Budget Packages
Operating Funds								
General	\$ 3,416,716	\$ 18,455,117	\$ (19,253,119)	\$ 2,618,714		\$ (5,000)	\$ 2,613,714	1
Streets	\$ 187,320	\$ 2,282,793	\$ (2,276,945)	\$ 193,168			\$ 193,168	
Camas/Washougal Fire & EMS	\$ 267,167	\$ 8,420,877	\$ (8,607,054)	\$ 80,990			\$ 80,990	
Cemetery	\$ 4,371	\$ 181,500	\$ (180,340)	\$ 5,531	\$ 5,000	\$ (5,000)	\$ 5,531	1
Capital/Enterprise Funds								
Unlimited GO Debt Service	\$ 34,561	\$ 625,000	\$ (622,137)	\$ 37,424			\$ 37,424	
Limited GO Debt Service	\$ -	\$ 1,075,875	\$ (1,075,875)	\$ -			\$ -	
Growth Management Act Projects	\$ 1,442,700	\$ 2,212,113	\$ (2,572,855)	\$ 1,081,958			\$ 1,081,958	
NW 38th Ave. Construction	\$ -	\$ 1,131,000	\$ (1,131,000)	\$ -			\$ -	
Friberg Rd. Construction	\$ -	\$ 1,000,000	\$ (1,000,000)	\$ -			\$ -	
Community Center Construction	\$ (83,379)	\$ 84,500	\$ -	\$ 1,121			\$ 1,121	
Brady Road Construction	\$ -	\$ 839,000	\$ (839,000)	\$ -			\$ -	
6th and Norwood Construction	\$ -	\$ 3,000,000	\$ (1,900,000)	\$ 1,100,000			\$ 1,100,000	
Street Lighting LED Project	\$ -	\$ 2,500,000	\$ (2,568,568)	\$ (68,568)	\$ 68,568		\$ -	5
Bond Fund Capital Projects	\$ -	\$ 800,000	\$ -	\$ 800,000			\$ 800,000	
Storm Drainage	\$ 1,103,305	\$ 1,187,301	\$ (1,296,635)	\$ 993,971			\$ 993,971	
Solid Waste	\$ 1,084,810	\$ 2,168,192	\$ (2,018,202)	\$ 1,234,800	\$ (20,000)		\$ 1,214,800	3
Water/Sewer	\$ 4,366,864	\$ 21,048,040	\$ (21,814,401)	\$ 3,600,503			\$ 3,600,503	
WS Capital Reserve	\$ 2,383,597	\$ 1,407,701	\$ (804,000)	\$ 2,987,298			\$ 2,987,298	
WS Bond Reserve	\$ 904,332	\$ 658,000	\$ -	\$ 1,562,332			\$ 1,562,332	
NUGA Sewer Construction Project	\$ -	\$ 17,223,000	\$ (590,000)	\$ 16,633,000			\$ 16,633,000	
				\$ -				
				\$ -				
Reserve Funds								
Lodging Tax	\$ 16,948	\$ 7,094	\$ (15,000)	\$ 9,042			\$ 9,042	
Firemen's Pension	\$ 2,533,361	\$ 57,429	\$ (15,522)	\$ 2,575,268	\$ (3,000)		\$ 2,572,268	2
Equipment Rental and Replacement	\$ 1,614,226	\$ 1,783,546	\$ (2,793,655)	\$ 604,117	\$ 25,000		\$ 629,117	4
				\$ -				
				\$ -				
	\$ 19,276,899	\$ 88,148,078	\$ (71,374,308)	\$ 36,050,669	\$ 5,000	\$ 60,568	\$ 36,116,237	
				\$ -			\$ -	

(1) Budgeted revenues and expenses reflect the 2015 Adopted Budget

Attachment A

Adjustment #	Description	Note	Fund	Current Budget		Proposed Budget		Rev Increase	Rev Decrease	Impact to Budget
								Exp Decrease	Exp Increase	
1	Transfer to Cemetery	Supplemental	001	\$ 133,718	\$ 138,718	001-00-597-112-25		\$ (5,000)	\$ (5,000)	
1	Adjust Fund Balance	Supplemental	001	\$ 2,618,714	\$ 2,613,714	001.00.508.000.00	\$ 5,000		\$ 5,000	
1	Transfer from General Fund	Supplemental	125	\$ 133,718	\$ 138,718	125.00.397.000.00	\$ 5,000		\$ 5,000	
1	Public Utilities	Supplemental	125	\$ 2,838	\$ 7,838	125-00-536-500-47		\$ (5,000)	\$ (5,000)	
2	Pension and Disability	Supplemental	611	\$ 15,522	\$ 18,522	611.00.522.200.29		\$ (3,000)	\$ (3,000)	
2	Adjust Fund Balance	Supplemental	611	\$ 2,575,268	\$ 2,572,268	611.00.508.000.00	\$ 3,000		\$ 3,000	
3	Interfund Oper Rentals & Leases	Supplemental	422	\$ 369,926	\$ 389,926	422.00.537.900.45		\$ (20,000)	\$ (20,000)	
3	Adjust Fund Balance	Supplemental	422	\$ 1,234,800	\$ 1,214,800	422.00.508.000.00	\$ 20,000		\$ 20,000	
4	Repairs and Maintenance	Supplemental	523	\$ 51,436	\$ 76,436	523.00.548.650.48		\$ (25,000)	\$ (25,000)	
4	Adjust Fund Balance*	Supplemental	523	\$ 604,117	\$ 579,117	523.00.508.000.00	\$ 25,000		\$ 25,000	
5	Construction	Administrative	317	\$ 2,500,000	\$ 2,431,432	317.00.595.630.65	\$ 68,568		\$ 68,568	
5	Adjust Fund Balance	Administrative	317	\$ (68,568)	\$ -	317.00.508.000.00		\$ (68,568)	\$ (68,568)	

Winter 2015 Omnibus List

DP	Description	Department	Fund	Type of Package	Revenue	Expenditure	Note
1	Seasonal Help and Utilities		GF/Cemetery	Supplemental	\$ 5,000	\$ 10,000	Summer Irrigation and Help
2	Pension Costs		Firemen's Pension	Supplemental		\$ 3,000	Increase in Retiree Costs
3	Solid Waste Costs	Public Works	Solid Waste	Supplemental		\$ 20,000	Rental Rate and Repairs
4	Police Car Equipment	Public Works	ERR	Supplemental		\$ 25,000	Equipment not included in Replacement
5	Administrative Adjustment for DS		Street Lighting LED	Administrative		\$ (68,568)	Adjustment for DS from Grant Reimb.
6	Storm Event - Possible FEMA Reimb.	Public Works	Streets	Supplemental		\$ 200,000	Placeholder for all expenses in Street

Carry Forward		
Supplemental	\$ 5,000	\$ 258,000
Administrative		\$ (68,568)
		\$ 189,432

CITY OF CAMAS, WASHINGTON

ORDINANCE NO. 15-031

AN ORDINANCE of the City of Camas, Washington, to enter into a Drinking Water State Revolving Fund Loan with the Washington State Department of Health to provide funds to construct the Slow Sand Filter Water Treatment Facility.

WHEREAS, the City of Camas, Washington (the “City”) applied for a Drinking Water State Revolving Fund Loan (the “Loan”) through the Washington State Department of Health (the “DOH”) in the amount of \$2,600,000 to provide funds to Slow Sand Filter Water Treatment Facility (the “Project”); and

WHEREAS, on December 11, 2015, the City received authorization of a Loan in the amount \$2,600,000 for the Project;

THE CITY COUNCIL OF THE CITY OF CAMAS, WASHINGTON, DOES RESOLVE AS FOLLOWS:

1. Terms of the Loan. The Loan will be in the principal amount of \$2,600,000, of which 50% (or \$1,300,000) will be forgiven by the DOH. The Loan matures in 24 years, and bears interest at the rate of 1%, as shown in Exhibit A attached hereto. The City Council hereby authorizes the City Administrator or Finance Director to enter into the Loan on behalf of the City to finance the Project.

2. General Authorization and Ratification. The Mayor, City Administrator, Finance Director and other appropriate officers of the City are severally authorized to take such actions and to execute such documents as in their judgment may be necessary or desirable to carry out the transaction contemplated in connection with this ordinance and for the proper application, use and investment of the proceeds of the Loan. All actions taken prior to the effective date of

this ordinance in furtherance of the purposes described in this ordinance and not inconsistent with the terms of this ordinance are ratified and confirmed in all respects.

3. Effective Date of Ordinance. This ordinance shall take effect and be in force from and after its passage and five days following its publication as required by law.

PASSED by the City Council and APPROVED by the Mayor of the City of Camas, Washington, at an open public meeting thereof, this 21st day of December, 2015.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

DRINKING WATER STATE REVOLVING FUND LOAN ALLOCATION

CERTIFICATE

I, the undersigned, City Clerk of the City of Camas, Washington, (the “City”) and keeper of the records of the City Council (the “Council”), DO HEREBY CERTIFY:

1. That the attached resolution is a true and correct copy of Ordinance No. 15-031 of the Council (the “Ordinance”), duly passed at a regular meeting thereof held on the 21st day of December, 2015.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a legally sufficient number of members of the Council voted in the proper manner for the passage of said Ordinance; that all other requirements and proceedings incident to the proper passage of said Ordinance have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this certificate.

Dated this 21st day of December 2015.

City Clerk

When Recorded, Return to:

Randall B. Printz
Landerholm, Memovich, Lansverk
& Whitesides, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Parcels: Above Space for Recording Information Only
125186-000 and 125185-000
Sec 4, T1N, R3E WM

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into by and between the City of Camas, a Washington Municipal Corporation, (“City,”); and, Kate’s Close LLC, (“Kate’s”) collectively referred to as the “Parties”;

RECITALS

WHEREAS, a Final Order dated September 26, 2006, was issued by the City of Camas hearing examiner reference City File No. SUB #06-07; and

WHEREAS, said Final Order related to a preliminary plat application for certain real property situate at Clark County tax parcel numbers 125186-000 and 125185-000; and

WHEREAS, said Final Order included as a condition of approval the following:

22. For Brady Road improvements, the Applicant shall be required to provide standard half-width roadway improvements, subject to sidewalk deviation that has been approved, unless the Applicant may enter into a Development Agreement to pay a fee to the City in lieu of actual construction of those improvements. The fee shall be in the amount of estimated costs of constructing the improvement.

and

WHEREAS, Kates owns or controls the property otherwise subject to the Final Order as referenced herein; and

WHEREAS, Kate's further owns or controls certain real property located in the City of Camas, Washington, under Clark County tax parcel number 127358-066, more particularly described in the attached Exhibit "A" and is incorporated by reference herein ("the Property"); and

WHEREAS, the City intends on making improvements to Brady Road in the vicinity of the Property; and

WHEREAS, the City desires to obtain the Property from Kate's for use in conjunction with the Brady Road improvements; and

WHEREAS, the City has determined that the collective costs of the conditioned frontage improvements is approximately equivalent to the fair market value of the Property; and

WHEREAS, the City provided language in the condition of approval the developer may pay the City the estimated cost of the ½ street improvement in lieu of developer making improvements to Brady Road avoiding waste and maximizing benefit to the City; and,

WHEREAS, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and,

WHEREAS, the City, has the authority to enter into Development Agreements pursuant to RCW 36.70B.170; and,

The Legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all is set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development; and,

WHEREAS, the City is further authorized to enter into Development Agreement pursuant to Camas Municipal Code ("CMC") 18.55.340 and CMC 18.22.060; and,

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Development Agreement

This Agreement is a Development Agreement to be implemented in accordance with RCW 36.70B.170 through RCW 36.70B.210, CMC 18.55.340 and CMC 18.22.060. It shall become a contract between Kates and the City upon the City's approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170, CMC 18.55.340 and CMC 18.22 and execution of the Agreement by all Parties.

Section 2. Effective Date and Duration of Agreement

This Agreement shall take effect immediately upon its adoption by the City Council and recording and shall terminate on the earlier of six months from the date of execution by all parties or closing of the sale of the Property to the City, whichever shall occur earlier.

Section 3. City Obligation

The consideration for the transfer shall be the City's assumption of the obligation to construct the Brady Road improvements identified in Engineering condition 22 in SUB #06-07.

Section 4. Transfer of Property

Transfer of the Property shall occur by execution by Kate's Close LLC of a statutory warranty deed to the City of Camas in conjunction with final plat recording of the Subdivision, but in no event later than six months from the date of recording of this Agreement. City shall accept escrowed funds for required improvements that have not been completed at time of final plat. Upon final acceptance of project the funds will be released to Kate's Close, LLC. The City shall assume and pay all closing costs, including any policy of title insurance, associated with recording the Warranty Deed referenced herein.

Section 5. Waiver

Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the parties' rights hereunder to enforce the same, nor shall any waiver by a party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

Section 6. Venue

This Agreement shall be construed in accordance with, and governed by, the laws of the State of Washington. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.

Section 7. Entire Agreement/Modifications

This Agreement constitutes the entire agreement between and among the Parties with respect to the subject matter herein contained and all prior negotiations, discussions, writings and agreements between the Parties with respect to the subject matter herein contained are superseded and of no further effect, unless expressly provided for in this Agreement. This Agreement cannot be amended or modified without a writing signed by all of the Parties hereto. Pursuant to RCW 36.70B.170(4), the City reserves the authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

Section 8. Captions

The captions contained in this Agreement were inserted for the convenience of reference only. They do not in any manner define, limit, or describe the provisions of this Agreement or the intentions of the Parties.

Section 9. Gender/Singular/Plural

Whenever masculine, feminine, neutral, singular, plural, conjunctive, or disjunctive terms are used in this Agreement, they shall be construed to read in whatever form is appropriate to make this Agreement applicable to all the Parties and all circumstances, except where the context of this Agreement clearly dictates otherwise.

Section 10. Severability

If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

Section 11. Inconsistencies

If any provisions of the Camas Municipal Code are deemed inconsistent with the provisions of this Agreement, the provisions of this Amendment shall prevail.

Section 12. Binding on Successors and Recording.

This Agreement shall run with the land and be binding upon and inure to the benefit of the Parties, and their respective heirs, successors and assigns. This Agreement shall be recorded against the real property situate at Clark County tax parcel numbers 125186-000 and 125185-000.

Section 13. Recitals.

Each of the recitals contained herein are intended to be, and are incorporated as, covenants between the parties and shall be so construed.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the dates set forth below:

CITY OF CAMAS, WASHINGTON

By (person signing) _____ Date _____
Title _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the _____ of the CITY OF CAMAS, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2015.

NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: _____

KATE'S CLOSE LLC

By (person signing) _____ Date _____
Title _____

STATE OF WASHINGTON)
) ss.
County of _____)

I certify that I know or have satisfactory evidence that David Lugliani signed this instrument, on oath stated that he was authorized to execute this instrument on behalf of Kate's Close LLC, and to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2015.

NOTARY PUBLIC for the State of _____
Residing in the County of _____
My Commission Expires: _____



CITY OF CAMAS STAFF REPORT

To: City Council
From: Robert Maul, Planning Manager
Date: December 21, 2015
Proceeding Type: Public Hearing
Subject: Unincorporated Island Annexation Grand Ridge (ANNEX15-01)

Legislative History:

- | | |
|------------------------|----------------------------------|
| • First Presentation: | November 2 nd , 2015 |
| • Second presentation: | December 7 th , 2015 |
| • Action: | December 21 st , 2015 |
-

Background:

On October 5th, 2015 the City of Camas adopted Ordinance 15-016, which annexed property into the city limits known officially as the Grand Ridge Annexation Area (ANNEX14-04). In doing so the City created an “unincorporated island” of properties located within the Grand Ridge Subdivision and several lots immediately to the south (See Figure 1 map). The area highlighted in blue was annexed and the area in yellow is now the unincorporated island. The unincorporated island area contains approximately 159 parcels that total approximately 60 acres.

The City Council passed resolution No. 15-022 on December 7th, 2015 which set the public hearing date for December 21st, 2015. Two consecutive public notices were published in the Columbian newspaper on December 8th and 15th, 2015 (publication number 550267). Notice of hearing was also sent to all registered voters located within the affected areas.

Process:

The annexation statutes provide for an abbreviated procedure to annex unincorporated island or pockets of property within a city. When there is an unincorporated area containing less than 175 acres and having all of the boundaries of such area contiguous to the code city; or the area is of any size containing residential property owners and having at least 80% of the boundaries of such are contiguous to the City, and it must be in the same County.

The property qualifies based on the qualification that is less than 175 acres and 100% of its boundary is contiguous to the City. The Annexation of unincorporated islands process is as follows:

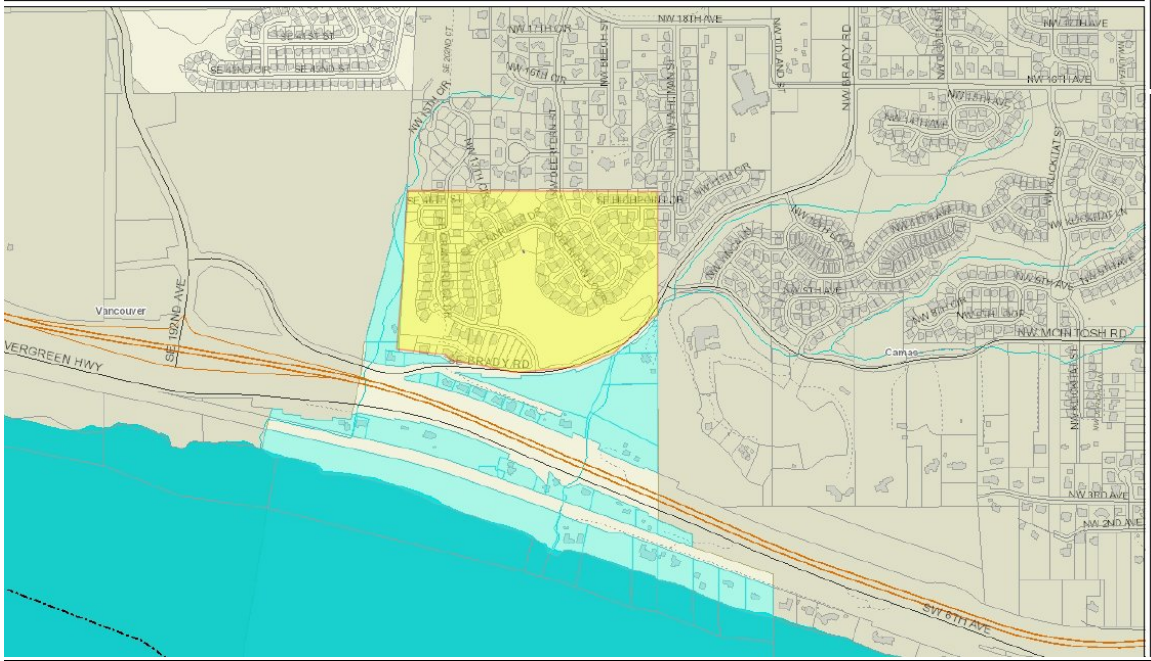
1. City council must adopt a resolution for annexation of the unincorporated island. This resolution must describe the boundaries of the area to be annexed, state the number of voters residing in the area as nearly as possible, and set a date for the public hearing on the resolution.
2. Notice of the hearing on the annexation resolution is to be given by publication of the resolution at least once a week for two weeks prior to the date of the hearing.
3. Conduct a public hearing, giving residents and property owners an opportunity to be heard.
4. After the hearing, city council may by ordinance annex the territory described in the resolution. The ordinance may also provide for the adoption of the proposed zoning regulations or for the assumption of indebtedness by the area to be annexed. The effective date of the annexation ordinance may not be less than 45 days after passage, to allow for a referendum period.
5. Notice of the proposed effective date of the annexation, including a description of the property to be annexed, is to be published at least once a week for two weeks after the passage of the ordinance.
6. The annexation ordinance is subject to a referendum for 45 days after passage. A referendum petition must be signed by qualified electors in number equal to not less than 10% of the votes cast in the last general state election in the area to be annexed. If a timely sufficient referendum petition is filed with the city council, the question of annexation is to be submitted to the voters.
7. If no referendum petition is filed, the annexation will be effective on the date fixed in the ordinance.

Recommendation:

Staff recommends that the City Council conduct a public hearing, take testimony, deliberate and then take final action. If Council wishes to annex the island as proposed, staff recommends passing Ordinance No. 15-030.

Figure 1: Grand Ridge Annexation Area

Grand Ridge Option 2



ORDINANCE NO. 15-030

AN ORDINANCE annexing real property to the City of Camas.

WHEREAS, the Council of the City of Camas on December 7, 2015 adopted Resolution No. 15-022, which Resolution set forth the intent of the City of Camas to annex an island of unincorporated Clark County known as the Grand Ridge Subdivision pursuant to the island annexation method established in RCW Chapter 35A.14; and

WHEREAS, pursuant to Resolution No. 15-022 and RCW Chapter 35A.14, the City scheduled a hearing on the proposed annexation for December 21, 2015 and caused the same to be duly noticed according to law and has further given notice pursuant to RCW 35A.14.801(6) to the County Treasurer and Assessor, and appropriate fire and library districts; and

WHEREAS, the Council of the City of Camas has determined that the interests of the citizens of Camas and of Grand Ridge Subdivision would be served by annexation to the City of Camas.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS as follows:

Section I

Pursuant to the island annexation method provided for in RWC Chapter 35A.14, the real property described in Exhibit "A", attached hereto and by this reference incorporated herein, being a portion of Clark County not heretofore incorporated as a city or town, and further being within the urban growth area for the City of Camas, is hereby annexed to the City of Camas and made a part thereof.

Section II

The effective date of the Annexation Ordinance and assignment of the City of Camas zoning shall be February 5, 2016. All property within the area hereby annexed shall be assessed and taxed to pay for the outstanding general obligation indebtedness of the City of Camas existing as of the effective date of said annexation.

Section III

This annexation ordinance shall be subject to referendum for 45 days after its passage. Pursuant to RCW 35A.14.299, upon the filing of a timely referendum petition signed by qualified electors in number equal to not less than 10 percent of the votes cast in the last general state election in the Grand Ridge Subdivision, the question of annexation shall be submitted to the voters of the Grand Ridge Subdivision in a general election if one is to be held within 90 days or at a special election called for that purpose according to RCW 29A.04.330. Notice of such election shall be given as provided in RCW 35A.14.070 and the election shall be conducted as provided in RCW 35A.29.151. The annexation shall be deemed approved by the voters unless a majority of the votes cast on the proposition are in opposition thereto. After the expiration of the 45th day from but excluding the date of passage of this annexation ordinance, which 45th day is February 4, 2016, if no timely and sufficient referendum petition has been filed, Grand Ridge Subdivision shall become a part of Camas on the effective date of February 5, 2016.

Section IV

The real property hereby annexed to the City of Camas is zoned in accordance with Exhibit "B", attached hereto and by this reference incorporated herein. The City Community Development Director is hereby authorized and instructed to alter the district boundary lines of "The Map(s) of the Zoning Ordinance of the City of Camas," established pursuant to Chapter

18.16 of the Camas Municipal Code, to include the property described in Section I hereof with the zoning classification as set forth in Exhibit "B".

Section V

Once final, the City Clerk is hereby directed to file with the Board of Clark County Commissioners of Clark County, Washington, a certified copy of this ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required by RCW 35A.14.700 within thirty (30) days of the effective date of this annexation. The City Clerk is further directed to take all other steps and to inform all other agencies of said annexation as may be necessary and proper.

Section VI

Pursuant to RCW 35A.14.297 notice of the effective date of annexation, the adoption of Camas zoning and the provision for assumption of indebtedness, and a description of the annexation, shall be published at least once a week for two weeks subsequent to passage of this Ordinance.

PASSED by the Council and APPROVED by the Mayor this 21st day of December, 2015.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

EXHIBIT "A"



LAND SURVEYORS
ENGINEERS

(360) 695-1385
222 E. Evergreen Blvd.
Vancouver, WA
98660

LEGAL DESCRIPTION FOR CITY OF CAMAS
Grand Ridge Annexation – 2 Perimeter Description

September 28, 2015

A parcel of property in the Joel Knight and the Lafayette Durgan Donation Land Claims and being a portion of Section 8, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Southwest corner of Breckenridge, a subdivision recorded in Book 311 at Page 715, Clark County records and the West boundary of that annexation parcel described in City of Camas Ordinance 2435, approved January 3, 2006;

THENCE South $89^{\circ} 45' 44''$ East along the South line of said Plat of Breckenridge and the North lines of Grand Ridge Phase IV as recorded in Book 311 of Plats at Page 367 of Plats and Grand Ridge Phase I as recorded in Book 310 at Page 590 of Plats of Clark County records, a distance of 659.52 feet to an angle point in the North line of said Grand Ridge Phase 1;

THENCE North $00^{\circ} 42' 41''$ West along said North line a distance of 27.00 feet to an angle point in said North line;

THENCE North $88^{\circ} 05' 40''$ East along said North line a distance of 718.98 feet to the West line of Grand Ridge Phase II as recorded in Book 310 of Plats at Page 854 of said Clark County records;

THENCE North $01^{\circ} 52' 08''$ East along said West line a distance of 34.62 feet to the North line of said Grand Ridge Phase II;

THENCE South $89^{\circ} 02' 51''$ East along said North line a distance of 49.53 feet to an angle point in said North line;

THENCE South $00^{\circ} 32' 18''$ East along said North line a distance of 41.49 feet to an angle point in said North line;

THENCE North $88^{\circ} 19' 36''$ East along said North line a distance of 556.62 feet to the Northeast corner of said Grandview Ridge Phase II Plat;

THENCE South $01^{\circ} 10' 42''$ East along the East line of said Grand Ridge Phase II plat a distance of 847.79 feet to the Northerly right-of-way line of S.E. Brady Road;

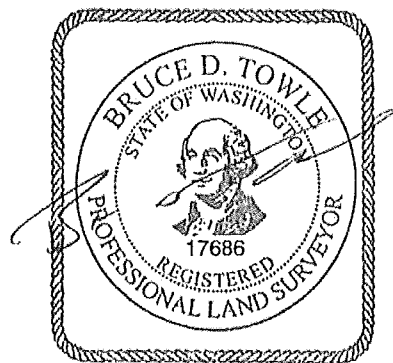
THENCE Southwesterly along said Northerly right-of-way line a distance of 1740 feet more or less to the Southeast corner of Lot 3 of Vista Del Rio No. 2, a subdivision recorded as Vista Del Rio No. 1 & 2 in Volume G of Plats at Page 165 of said Clark County records;

THENCE Northwesterly along the South line of said Lot 3 a distance of 69.80 feet to the Southeast corner of Lot 2 of said Vista Del Rio No. 2 subdivision;

THENCE Westerly along the South line of Lots 1 and 2 of said subdivision a distance of 220 feet more or less to the Southwest corner of said Lot 1;

THENCE Westerly along the North line of those tracts conveyed to Jada Z. Prane and Richard C. Woolfe by deed recorded under Auditor's File No. 4981817 of said Clark County records a distance of 120 feet more or less to said West line of the Joel Knight Donation Land Claim;

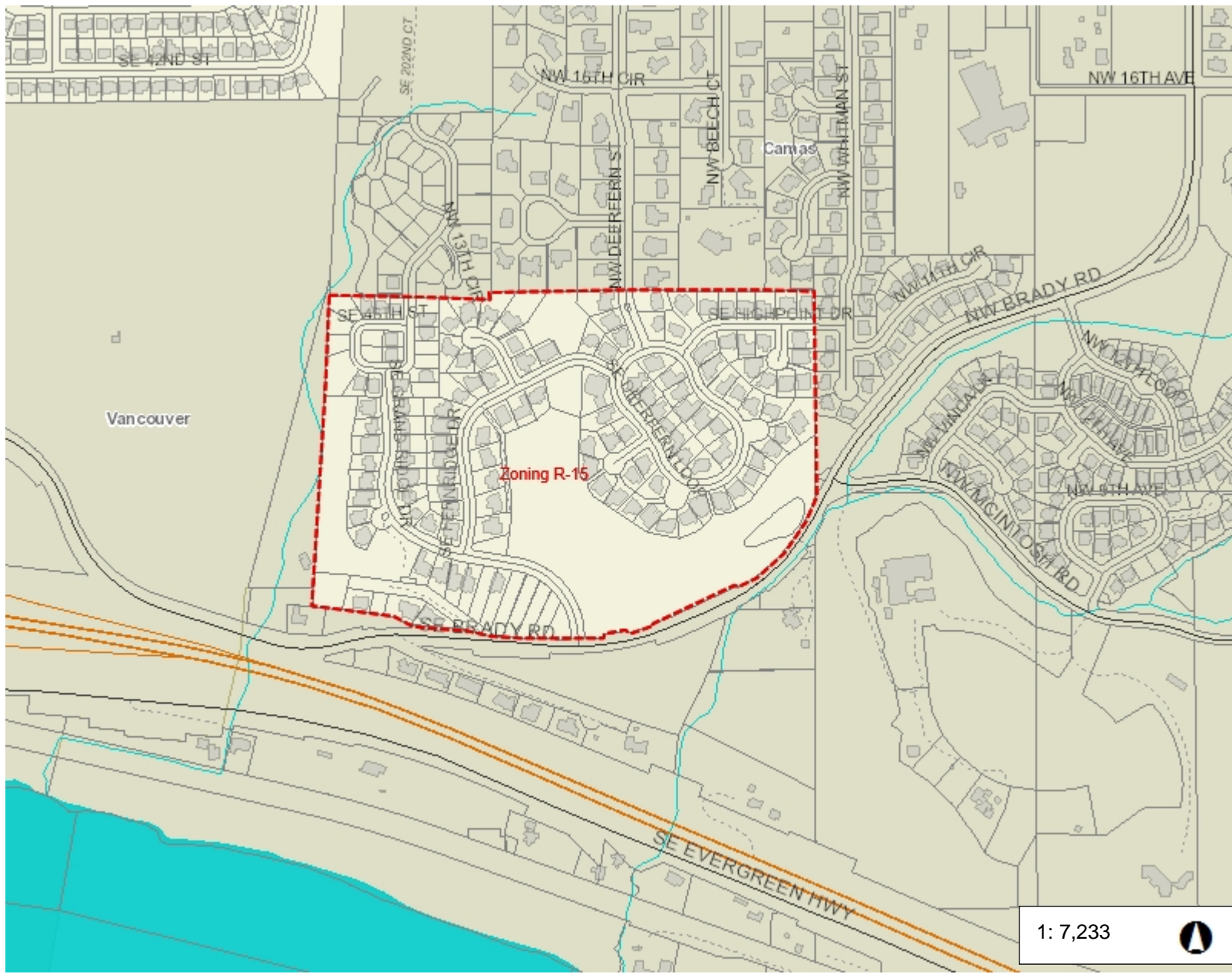
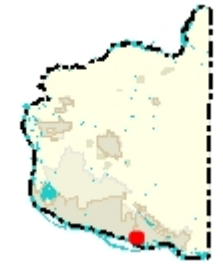
THENCE North $01^{\circ} 56' 30''$ East along the West line of said Knight Donation Land Claim a distance of 1260 feet more or less to the POINT OF BEGINNING.



9/29/15



Exhibit B



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Exhibit B for Ord. No. 15-030 annexing the Grand Ridge Island

1: 7,233



WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

voter_id	stat	name_last	name_first	middle	suff	#	dir	street	type	city	state	zip	prec#	reg_date
6216958	A	WELLS	KENT	MARK		4600	SE	201ST	AVE	CAMAS	WA	98607	957	8/28/2015
6216959	A	WELLS	AMANDA	MARIE		4600	SE	201ST	AVE	CAMAS	WA	98607	957	8/28/2015
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6144421	A	DOMANSKIY	VALENTINA	L		4604	SE	201ST	AVE	CAMAS	WA	98607	957	3/16/2012
6190370	A	STOTT	JOHN	RICHARD		4523	SE	202ND	AVE	CAMAS	WA	98607	957	4/18/2014
6190372	A	CASE-STOTT	ANGELINE			4523	SE	202ND	AVE	CAMAS	WA	98607	957	4/18/2014
6196346	A	OLSON	LANCE	ELLSWORTH		4601	SE	202ND	AVE	CAMAS	WA	98607	957	8/14/2014
4627789	A	CULVER	NANCY	ANN		4602	SE	202ND	AVE	CAMAS	WA	98607	957	5/3/2003
6115555	A	CULVER	KEVIN	LEE		4602	SE	202ND	AVE	CAMAS	WA	98607	957	9/8/2010
6165340	A	CULVER	NATHAN	LEE		4602	SE	202ND	AVE	CAMAS	WA	98607	957	10/9/2012
4630889	A	CARLSON	JONATHAN	WILLIAM		4606	SE	202ND	AVE	CAMAS	WA	98607	957	5/27/2003
6090888	A	CARLSON	APRIL	LOUISE		4606	SE	202ND	AVE	CAMAS	WA	98607	957	10/17/2008
4769954	A	CAMPBELL	COLIN	GEORGE		4609	SE	202ND	AVE	CAMAS	WA	98607	957	4/19/2004
6157982	A	CAMPBELL	REBECCA	JOANN		4609	SE	202ND	AVE	CAMAS	WA	98607	957	9/5/2012
3431521	A	FERMENICK	AMANDA			4611	SE	202ND	AVE	CAMAS	WA	98607	957	2/9/2007
3977181	A	FERMENICK	DONALD	LEE		4611	SE	202ND	AVE	CAMAS	WA	98607	957	2/9/2007
6179714	A	FERMENICK	REGAN	MACKENZIE		4611	SE	202ND	AVE	CAMAS	WA	98607	957	8/25/2013
6041768	A	MILLER	THOMAS	M		4615	SE	202ND	AVE	CAMAS	WA	98607	957	5/19/2006
4759073	A	FACKLAM	KARIJO	ANN		20100	SE	46TH	ST	CAMAS	WA	98607	957	4/14/2004
4759091	A	FACKLAM	NATHANIEL	D		20100	SE	46TH	ST	CAMAS	WA	98607	957	4/14/2004
6118495	A	DUDLEY	SAMANTHA	L		20104	SE	46TH	ST	CAMAS	WA	98607	957	11/12/2013
4642423	A	NGUYEN	TAI	D		20105	SE	46TH	WAY	CAMAS	WA	98607	957	6/5/2003
6209616	A	NGUYEN	HONG	VAN		20105	SE	46TH	WAY	CAMAS	WA	98607	957	4/23/2015
3042508	A	MCCLELLAN	JANELLE	ANN		20108	SE	46TH	ST	CAMAS	WA	98607	957	1/20/1994
6162662	A	MCCLELLAN	DOUGLAS	EDWARD		20108	SE	46TH	ST	CAMAS	WA	98607	957	10/7/2012
6162663	A	MCCLELLAN	CONNOR	DOUGLAS		20108	SE	46TH	ST	CAMAS	WA	98607	957	10/7/2012
6126473	A	JORGENSEN	LYNDA	LEE		20112	SE	46TH	ST	CAMAS	WA	98607	957	5/20/2011
6126481	A	JORGENSEN	TERRY	ALAN		20112	SE	46TH	ST	CAMAS	WA	98607	957	5/20/2011
6011938	A	MORELAND	DENNIS	JOHN		20115	SE	46TH	WAY	CAMAS	WA	98607	957	9/7/2004
6011953	A	MORELAND	VICKIE	JAY		20115	SE	46TH	WAY	CAMAS	WA	98607	957	9/13/2004
4584702	A	KIM	LANCE	C		4603	SE	AUTUMN	CT	CAMAS	WA	98607	957	8/21/2004
6147276	A	KIM	MINJUNG	CHO		4603	SE	AUTUMN	CT	CAMAS	WA	98607	957	5/8/2012
6155036	A	KIM	KENDRICK	JUNGHWAN		4603	SE	AUTUMN	CT	CAMAS	WA	98607	957	7/17/2012
6161265	A	KIM	JESSIE	ANN		4603	SE	AUTUMN	CT	CAMAS	WA	98607	957	10/2/2012
6055801	A	MILLER	JOHANNA	S		4605	SE	AUTUMN	CT	CAMAS	WA	98607	957	6/12/2007
6005478	A	EICHEN	TERRI			4608	SE	AUTUMN	CT	CAMAS	WA	98607	957	8/4/2004
6005480	A	EICHEN	STEPHEN			4608	SE	AUTUMN	CT	CAMAS	WA	98607	957	8/4/2004
6037364	A	EICHEN	SHAYNA	D		4608	SE	AUTUMN	CT	CAMAS	WA	98607	957	1/19/2006

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3874237	A	LEE	TAMMY			4610	SE	AUTUMN	CT	CAMAS	WA	98607	957	5/1/1998
6107795	A	LEE	DAVID	TECHANG		4610	SE	AUTUMN	CT	CAMAS	WA	98607	957	3/19/2010
6060172	A	UNELL	RENEE	L		4611	SE	AUTUMN	CT	CAMAS	WA	98607	957	10/5/2007
6075922	A	UNELL	EDWARD	LEE		4611	SE	AUTUMN	CT	CAMAS	WA	98607	957	6/12/2008
3675569	A	WARNER	TABITHA	J		20117	SE	BRADY	RD	CAMAS	WA	98607	957	3/12/1997
3757536	A	WARNER	MICHAEL	R		20117	SE	BRADY	RD	CAMAS	WA	98607	957	9/16/1997
3394153	A	OLANDER	LAURIE			20212	SE	BRADY	RD	CAMAS	WA	98607	957	12/29/1995
6168743	A	OLANDER	CARLY	RAE		20212	SE	BRADY	RD	CAMAS	WA	98607	957	1/3/2013
6174994	A	OLANDER	ABBY	LAUREN		20212	SE	BRADY	RD	CAMAS	WA	98607	957	5/28/2013
6099029	A	MILLS	MILFORD	MARVIN		20216	SE	BRADY	RD	CAMAS	WA	98607	957	6/26/2009
6099761	A	MILLS	EILEEN	JOANNE		20216	SE	BRADY	RD	CAMAS	WA	98607	957	7/20/2009
6171663	A	WONG	VINCENT	I		1205	NW	DEERFERN	ST	CAMAS	WA	98607	957	3/9/2013
2304231	A	KONDO	JANET			1227	NW	DEERFERN	ST	CAMAS	WA	98607	957	9/6/1990
4757168	A	ATTAR	KRISHA	LEE		1234	NW	DEERFERN	ST	CAMAS	WA	98607	957	9/2/2008
6113791	A	JACOBS	BENJAMIN	JOHN		1241	NW	DEERFERN	ST	CAMAS	WA	98607	957	8/13/2010
6113792	A	JACOBS	HOLLY	GILL		1241	NW	DEERFERN	ST	CAMAS	WA	98607	957	8/13/2010
2618922	A	LILIENTHAL	FRANCES	S		20503	SE	DEERFERN	LP	CAMAS	WA	98607	957	7/27/1992
6214246	A	PACE	NOLY			20504	SE	DEERFERN	LP	CAMAS	WA	98607	957	7/15/2015
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3723428	A	EMBERLIN	WILLIAM	P		20508	SE	DEERFERN	LP	CAMAS	WA	98607	957	6/12/1997
6088613	A	FERDOWS	MEHDI	SHAHAB		20509	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/4/2008
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6218921	A	STOCKWELL	MICHAEL	S		20510	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/22/2015
6217487	A	LIU	JIANN	LIANG		20511	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/20/2015
6130444	A	HUMPHREY	JENNIFER	HOUGHTON		20513	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/2/2011
6130818	A	HUMPHREY	PATRICK	PAUL		20513	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/11/2011
4771115	A	TAN	SUR	LEE		20516	SE	DEERFERN	LP	CAMAS	WA	98607	957	4/23/2004
6187880	A	KIM	BOYEONG			20516	SE	DEERFERN	LP	CAMAS	WA	98607	957	2/23/2014
6118353	A	CHOONG	DOMINIC	A	JR	20517	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/13/2010
6147205	A	HENG	IRENE	M		20517	SE	DEERFERN	LP	CAMAS	WA	98607	957	5/11/2012
6059706	A	PARK	JENNIFER			20518	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/17/2007
6087150	A	PARK	JEONGHO			20518	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/4/2008
4329586	A	FRENCH	JOYCE	E		20520	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/20/2000
6182710	A	POLICAR	RICHARD	RALPH		20522	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/11/2013
6182729	A	BUTTKE POLICAR	LOREENE	RENEE		20522	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/11/2013
6145274	A	ERICKSON	JUDITH	ANNE		20524	SE	DEERFERN	LP	CAMAS	WA	98607	957	4/5/2012

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6051449	A	OBEROI	ARVINDER	K		20525	SE	DEERFERN	LP	CAMAS	WA	98607	957	1/18/2007
6070252	A	OBEROI	DEVINDER	SINGH		20525	SE	DEERFERN	LP	CAMAS	WA	98607	957	3/12/2008
6100528	A	CASABONA	GARY			20526	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/21/2009
6100530	A	COZZA	MARY	BETH		20526	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/21/2009
4358641	A	ARAQUE	LIZETTENICOLE	M		20528	SE	DEERFERN	LP	CAMAS	WA	98607	957	2/14/2007
4148372	A	MATTHEWS	ANN	ELIZABETH		20602	SE	DEERFERN	LP	CAMAS	WA	98607	957	3/9/2000
4186796	A	MATTHEWS	WILLIAM	SCULLY		20602	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/2/2008
6197806	A	MATTHEWS	THOMAS	SCULLY		20602	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/4/2014
6159948	A	DAI	KUO-KUANG			20604	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/27/2012
6159949	A	HSU	WEI-LEE			20604	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/27/2012
6204986	A	ULMER	DAVID	DERALD		20605	SE	DEERFERN	LP	CAMAS	WA	98607	957	1/13/2015
6204987	A	ROVANG ULMER	LINDA	M		20605	SE	DEERFERN	LP	CAMAS	WA	98607	957	1/13/2015
4541266	A	CYMOREK	BEATA			20606	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/9/2002
4736642	A	CYMOREK	JAROSLAW			20606	SE	DEERFERN	LP	CAMAS	WA	98607	957	2/5/2004
4664870	A	LAM	MAI			20608	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/28/2003
6016433	A	DO	SON	T		20608	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/25/2004
6021216	A	LAM	TUYET	T		20608	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/14/2004
6096458	A	LE	THU	ANH		20608	SE	DEERFERN	LP	CAMAS	WA	98607	957	3/21/2009
1877806	A	WAGNER	DEBRA	K		20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	3/10/1986
2007065	A	WAGNER	DENNIS	D		20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	2/25/1988
4183973	A	WAGNER	AARON			20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/14/2004
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6160842	A	ZEA	NATALIA	CECILIA		20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/20/2012
6169990	A	ZEA	URBANO			20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	2/5/2013
6195605	A	ZEA	SOFIA	ALEXANDRA		20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	7/30/2014
6197027	A	ZEA	URBANO	ARTURO		20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/3/2014
3192602	A	SUMMERS	SARA	ELLEN		20612	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/22/2005
6019669	A	SUMMERS	QUENTIN	WAYNE		20612	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/3/2004
4337132	A	JONES	COLLEEN	M		20616	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/19/2000
6155991	A	JONES	NATHAN	DOUGLAS		20616	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/4/2012
6215806	A	NGUYEN	MATTHEW	TRI-DUNG		20616	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/11/2015
6046672	A	WARD	JEANNETTE	ANN		20617	SE	DEERFERN	LP	CAMAS	WA	98607	957	3/20/2008
6046673	A	WARD	STUART	JOHNATHAN		20617	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/28/2006
6169011	A	WARD	ROBERT	EUGENE		20617	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/19/2012
6217684	A	WARD	JOHNATHAN	STUART		20617	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/26/2015
4794019	A	TRAN	KHAI			20618	SE	DEERFERN	LP	CAMAS	WA	98607	957	6/7/2004
6040143	A	CONTRERAS	TODD	A		20619	SE	DEERFERN	LP	CAMAS	WA	98607	957	4/15/2006

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6206126	A	NESTER	RHONDA	FAYE		20619	SE	DEERFERN	LP	CAMAS	WA	98607	957	2/11/2015
6200625	A	VOSE	MARTIN	ALLEN		20620	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/7/2014
6209123	A	VOSE	TERRI	MARIE		20620	SE	DEERFERN	LP	CAMAS	WA	98607	957	4/10/2015
6037231	A	DE GROAT	MICHEL	K		20621	SE	DEERFERN	LP	CAMAS	WA	98607	957	1/11/2006
6085656	A	DEGROAT	JOHN	M		20621	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/24/2008
6124336	A	COAKLEY	PAUL	E	JR	20622	SE	DEERFERN	LP	CAMAS	WA	98607	957	3/24/2011
6219852	A	COAKLEY	AZARIA			20622	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/1/2015
6207007	A	CHUNG	MING SHAN			20623	SE	DEERFERN	LP	CAMAS	WA	98607	957	2/5/2015
6210547	A	WANG	SHENG-WEN			20623	SE	DEERFERN	LP	CAMAS	WA	98607	957	4/10/2015
6129842	A	MURROW	MARK	DAVID		20625	SE	DEERFERN	LP	CAMAS	WA	98607	957	7/19/2011
6129901	A	MURROW	ELIZABETH	ELAINE		20625	SE	DEERFERN	LP	CAMAS	WA	98607	957	7/20/2011
4415607	A	BADIEI	BASHEER			20627	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/9/2001
6008909	A	BADIEI	SIMIN	ENAYATI		20627	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/16/2004
6047648	A	PENG	CHIN	TE		20628	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/6/2006
6047649	A	KUAN	YU-PING			20628	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/6/2006
6196584	A	PENG	YUSHUAN	TIFFANY		20628	SE	DEERFERN	LP	CAMAS	WA	98607	957	7/18/2014
4807151	A	RANDOLPH	SALLE			4600	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	6/16/2004
4808471	A	RANDOLPH	DAVID	E		4600	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	6/16/2004
6145396	A	OH	ANDREW	HYUNHWAN		4601	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	4/6/2012
6197057	A	OH	JENNIFER	YEH JIN		4601	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	8/19/2014
2540913	A	BUSIEK	KURT			4604	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	2/22/2008
2580849	A	BUSIEK	ANN	H		4604	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	5/9/1992
6026150	A	WRIGHT	DAN	WILLIAM		4605	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	11/22/2004
6061728	A	WRIGHT	JANICE	ANN		4605	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	11/1/2007
6037890	A	HAMMERQUIST	MATTHEW	RYAN		4608	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	1/31/2006
6131473	A	HAMMERQUIST	JENNIFER	DAWN		4608	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	8/30/2011
6129074	A	MUNSON YOUNG	ADAM	JOSEPH		4609	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	7/7/2011
6129080	A	ODONNELL	KATIE	ROSE		4609	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	7/7/2011
6021594	A	LYONS	JENNIFER	M		4612	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	10/1/2004
6021597	A	LYONS	WILLIAM	P		4612	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	10/1/2004
6104289	A	HARDING	MEGAN	JOSEPHINE		4613	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	12/4/2009
6104290	A	HARDING	PAUL	STEVEN		4613	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	12/4/2009
3311438	A	RAWLINGS	SCOTT			20211	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	7/27/1995
6220110	A	LEE	KAREN	LYNN		20214	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	10/4/2015
6030628	A	GOLB	GEORGENE	B		20215	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	6/24/2005
6030629	A	GOLB	RICHARD	KEVIN		20215	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	6/24/2005
6150761	A	TIMCHENKO	GALINA			20218	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	6/15/2012

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2582979	A	SCHOLTES	WILLIAM	J		20219	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	5/16/1992
3825901	A	SCHOLTES	DIANA	KIRCHOFF		20219	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	1/13/1998
6219469	A	CAO	XIAN			20220	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	9/25/2015
3433918	A	WILKERSON	EILEEN	L		20300	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	2/27/1996
3433928	A	WILKERSON	VICTOR	L.		20300	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	2/27/1996
6178347	A	DOMINGE	BENJAMIN	DAVID		20301	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	8/14/2013
6178348	A	KALLMAN DOMINGE	CHRISTINE	L		20301	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	8/14/2013
2571176	A	HART	STEVEN			20304	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	4/4/1992
6103586	A	VELAYUTHAM	RAVI			20304	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	11/19/2009
6110816	A	VEERAPPAN	LALITHA			20304	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	6/6/2010
2737798	A	FREDRICKSON	ERIK	EMIL		20305	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	7/30/2004
3721005	A	FREDRICKSON	REBECCA	HANAUER		20305	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	7/28/2004
4298368	A	WEEDMAN	DAVID			20308	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	10/5/2000
4298378	A	WEEDMAN	LEONA	R		20308	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	10/5/2000
4488025	A	KANDARIAN	ANNE			20312	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	5/3/2002
4589437	A	KANDARIAN	NEAL			20312	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	10/8/2002
6211101	A	KANDARIAN	KARI	LYNN		20312	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	5/20/2015
3583067	A	BATES	JAY	ALLEN		20316	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	9/18/1996
3654609	A	BATES	BRENDA	JENELL		20316	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	1/17/1997
6217681	A	BATES	JACOB	RYAN		20316	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	8/26/2015
4631071	A	MORRIS	JAMES	H		20320	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	6/5/2003
6062052	A	NICHOLS	DAVID	ALBERT		20320	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	10/26/2007
6062068	A	NICHOLS	SONDRA			20320	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	10/26/2007
6128878	A	NICHOLS	DAVID	ANDREW		20320	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	6/26/2011
4612680	A	TISHCENKO	MARK			20321	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	2/27/2003
6020067	A	TISHENKO	NELLY			20321	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	9/7/2004
6020069	A	TISHENKO	PETER			20321	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	9/7/2004
6051365	A	LIN	CHIN	MOU		20322	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	2/10/2007
6058348	A	CHEN	LI	LING		20322	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	8/29/2007
6142973	A	LIN	SAMUEL	YEN-WEN		20322	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	2/2/2012
6201760	A	ACUESTA	DIANA	MARIE		20323	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	11/3/2014
4495206	A	ZALUTKO	SUZANNE	M		20405	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	3/6/2002
4495210	A	ZALUTKO	THOMAS	M		20405	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	3/14/2002
6200192	A	ZALUTKO	SARAH	NICOLE		20405	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	10/5/2014
2717101	A	ALLEN	CHRISTINA			20416	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	9/25/1992
4537879	A	ALLEN	GREGORY			20416	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	8/6/2002
6080635	A	SODERBERG	PATRICK	A		20402	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	8/25/2008
6080636	A	SODERBERG	CHARLETTE	A		20402	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	8/25/2008

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6148984	A	SODERBERG	ANDREA			20402	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	6/9/2012
1966718	A	MICHAELIS	ROGER	A		20403	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	9/23/1987
1966728	A	MICHAELIS	TERESA	M		20403	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	9/23/1987
3944738	A	WHITE	TOUTOU			20406	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	9/18/1998
4065141	A	WHITE	PETER	T		20406	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	7/15/1999
6096655	A	WHITE	NICOLE	W		20406	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	3/27/2009
4632025	A	RIVERA-GIUSTI	FRANCISCO	J		20410	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	6/13/2003
6017263	A	RIVERA GIUSTI	REGINA	M		20410	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	9/17/2004
6132877	A	KEIDERLING	JASON	E		20411	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	9/15/2011
6134150	A	KEIDERLING	JENNIFER	L		20411	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	10/3/2011
4283943	A	BOLIO	WAYNE	M		20414	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	9/21/2000
4416509	A	MADONIA	GRACE			20414	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	8/13/2001
3771653	A	NGO	HUY			20415	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	9/23/1997
6072712	A	NGUYEN	THOA	KIM		20415	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	4/18/2008
3258158	A	HAYES	RICHARD			4706	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	4/4/1995
3299648	A	ALAGAR-HAYES	BRENDA			4706	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	7/1/1995
6144303	A	MILLER	SEAN	CORY		4707	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	3/16/2012
6171291	A	POIGNARD	RENEE	DENISE		4707	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	1/22/2013
6171292	A	POIGNARD	ROZELLE	F		4707	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	1/22/2013
6184305	A	STOKES	LISA	ANN		4707	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	11/20/2013
6200608	A	STOKES	KIRK	WILLIAM		4707	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	10/7/2014
4809593	A	QIANG	XUEFENG			4711	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	6/17/2004
6049479	A	CHENG	XIN			4711	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	11/17/2006
6052114	A	JIANG	LEI			4711	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	2/28/2007
2907357	A	HART	CHRISTINE	MARIE		4712	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	1/21/1993
3435429	A	HART	JOSEPH	LE ROY		4712	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	3/5/1996
6122785	A	WESTMORELAND	KASSIE	ADORA		4717	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	1/28/2011
6202863	A	BUCHANAN	TAMARA	ANNE		4717	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	12/2/2014
6030455	A	BEALL	BRUCE			4718	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	6/14/2005
6030743	A	BEALL	PAIGE			4718	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	7/9/2004
6103776	A	BEALL	BROCK			4718	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	10/26/2009
6157266	A	BEALL	JACK	BRIDGES		4718	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	9/12/2012
6008933	A	BECERRA	BRENDA	M N		4800	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	9/1/2004
6034456	A	BECERRA	TERRY	MICHAEL		4800	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	10/27/2005
6085492	A	DEOCHAND	LENARD	GOBIN		4801	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	9/16/2008
6159805	A	DEOCHAND	GLORIA	A		4801	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	9/26/2012
6162735	A	DEOCHAND	PATIENCE	MURTIE		4801	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	10/8/2012
6027475	A	CLEGG	MICHAEL	VANCE		4804	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	2/2/2005

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6030564	A	CLEGG	DENISE	B		4804	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	6/27/2005
6178130	A	TATE	TIM			4805	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	8/9/2013
6084919	A	SCHULL	GARY	MICHAEL		4810	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	9/18/2008
4116911	A	LE	ANDREW	KHOA		4811	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	11/16/1999
6093217	A	AMATO	JEANNINE	MARIE		4816	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	12/19/2008
6140908	A	ERICKSON	KIRK	ALLEN		4816	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	1/14/2012
6126376	A	YE	GANG			4820	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	5/18/2011
6145450	A	YE	GLEN			4820	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	3/2/2012
4778864	A	THORBURN	ANDREW	ALLAN		4821	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	5/22/2004
6174574	A	DELOS REYES	MARTHA	LILIANA		4821	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	5/17/2013
4389121	A	CHEN	JOHN	T		4907	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	4/3/2001
4449732	A	CHEN	EILEEN	E		4907	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	11/28/2001
6045878	A	KING	TAMARA	J		4908	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	9/7/2006
4377685	A	DAVIS	KURT	W		4912	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	2/21/2001
4385062	A	DAVIS	NADIA			4912	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	3/22/2001
6102522	A	REESE	JEFFREY	DONALD		4916	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	10/6/2009
6102523	A	REESE	TRINA	MARIE		4916	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	10/6/2009
6032495	A	PATEL	JESSICA	CRITCHFIELD		4918	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	8/29/2007
6049709	A	PATEL	CHIRAG	RAMAN		4918	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	11/16/2006
4584061	A	HSU	ALARIC	HUNG KUO		4922	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	11/12/2002
4588914	A	HSU	PATRICIA	MENG		4922	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	10/11/2002
6143118	A	ESHGHI	MAHSA			4924	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	2/23/2012
6006959	A	LAM	TUYET	NHUNG		20708	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	3/31/2009
6019638	A	LE	HOANG	N		20708	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	10/12/2004
6055756	A	RODAKOWSKI	BERNADET	A		20711	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	6/6/2007
6126771	A	PARKER	JAMES	BRIAN		20711	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	5/27/2011
3061067	A	HOAGLAND	SUSAN			20712	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	3/9/1994
3444186	A	BACKSTRAND	KARL	ALLEN		20712	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	4/6/1996
6032912	A	BALLANCE	CHANIN	MARTELE		20716	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	9/10/2005
6067192	A	HERBER	SCOTT	ARTHUR		20716	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	2/8/2008
6202954	A	GYALNUB	NAMGYAL	DOLMA		20719	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	12/4/2014
6107384	A	TONEY	CHARLES	ELLIS		20720	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	3/9/2010
6192804	A	KUSSAD	JAMAL	ALEXANDER		20800	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	6/4/2014
6193588	A	MORAD	BOCHRA	HUSSIN		20800	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	6/20/2014
3268998	A	FEATHERSTONE	PAUL	C		20804	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	4/13/1995
4813461	A	BROWN	JASON			20804	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	6/9/2004

GREEN MOUNTAIN

FINAL MASTER PLAN FOR A MIXED USE PLANNED RESIDENTIAL DEVELOPMENT

CAMAS, WASHINGTON
GREEN MOUNTAIN LAND, LLC.

TOTAL SITE AREA 283.3 AC

SITE AREA TABLE

R10 ZONE	119.7 AC
R6 ZONE	54.8 AC
MF10 ZONE	93.0 AC
CC ZONE	15.8 AC

DENSITY TABLE

POD	ACRES	APPROX. LOT SIZE RANGE	DENSITY RANGE	UNIT / LOT RANGE
A	12.2 (A1-A3)	HD	16-18	195-220
B	15.5 (B1-B5)	1000-3000	12 - 16	186-248
C	11.9 (C1-C2)	3000-5000	7-12	83-143
D	41.3 (D1-D6)	4000-7000	5 - 8	207-330
E	26.5 (E1-E4)	4500-9000	4 - 7	106-185
F	28.6 (F1-F4)	5500-11,000	3.5 - 5	100-143
G	30.0 (G1)	15,000-40,000	1.5 - 2	30-60
H	15.4 (CC)			100-150

TOTALS 181.4 AC 1007-1300 *

* TOTAL UNITS /LOTS NOT TO EXCEED 1300

URBAN VILLAGE AREA (H, A1, A2, A3, B5)
A COMMERCIAL, MIXED USE AND RESIDENTIAL COMMUNITY CENTER (± 33.5 AC GROSS, 24.2 AC NET)

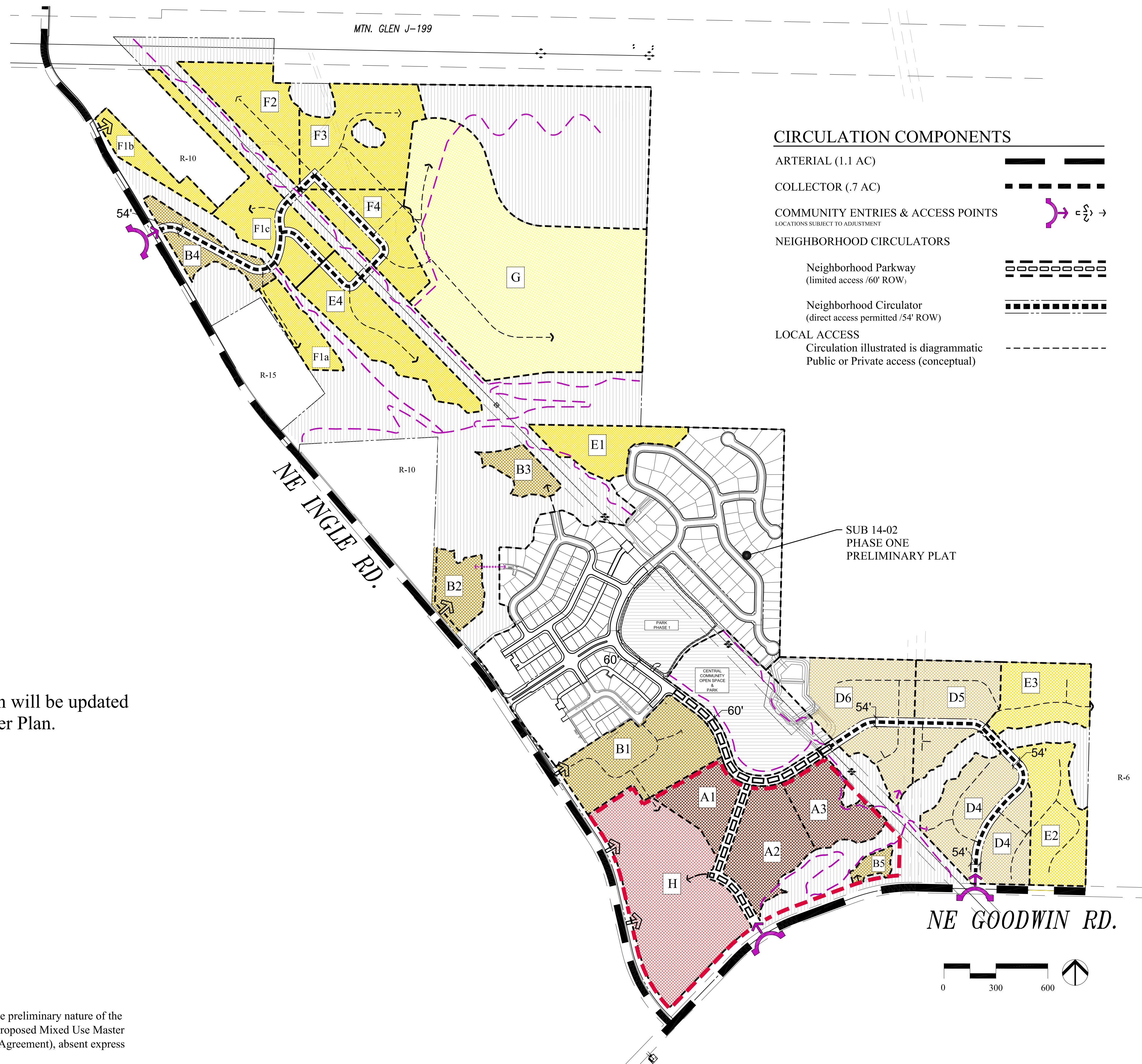
PARK & OPEN SPACE COMPONENTS

- OPEN SPACE (± 89.0 AC)
- CENTRAL COMMUNITY OPEN SPACE & PARK (± 14.0 AC)
- COMMUNITY TRAIL SYSTEM

MASTER PLAN IMPLEMENTATION

As subdivisions of the PRD occur, the Master Plan will be updated to graphically depict the subdivisions on the Master Plan.

NOTE:
The precise location and number of units within the pods are approximate due to the preliminary nature of the design. While unit numbers per pod may change, the total number of units of the proposed Mixed Use Master Plan will not be exceeded (except as provided for in section 5 of the Development Agreement), absent express consent from the City after appropriate regulatory process.



CIRCULATION COMPONENTS

- ARTERIAL (1.1 AC)
- COLLECTOR (.7 AC)
- COMMUNITY ENTRIES & ACCESS POINTS
LOCATIONS SUBJECT TO ADJUSTMENT
- NEIGHBORHOOD CIRCULATORS
 - Neighborhood Parkway (limited access /60' ROW)
 - Neighborhood Circulator (direct access permitted /54' ROW)
- LOCAL ACCESS
Circulation illustrated is diagrammatic
Public or Private access (conceptual)



Land Planning
Landscape
Architecture

P.O. BOX 2392
LAKE OSWEGO, OR
97035
503-294-0222

SCALE: AS NOTED

DESIGNED BY: WPH
DRAWN BY:
CHECKED BY:

DATE: 11/09/15
REVISED:



WILLIAM F. HORNING
CERTIFICATE NO. 382

GREEN MOUNTAIN
FINAL MASTER PLAN
GREEN MOUNTAIN LAND, LLC.
CAMAS, WASHINGTON

GREEN MOUNTAIN

DEVELOPMENT STANDARDS & PHASING PLAN

CAMAS, WASHINGTON
GREEN MOUNTAIN LAND, LLC.



Land Planning
Landscape
Architecture

PO BOX 2302
LAKE OSWEGO, OR
97036
503-294-0222

SCALE: AS NOTED

DESIGNED BY: WPH
DRAWN BY: SH
CHECKED BY: WPH

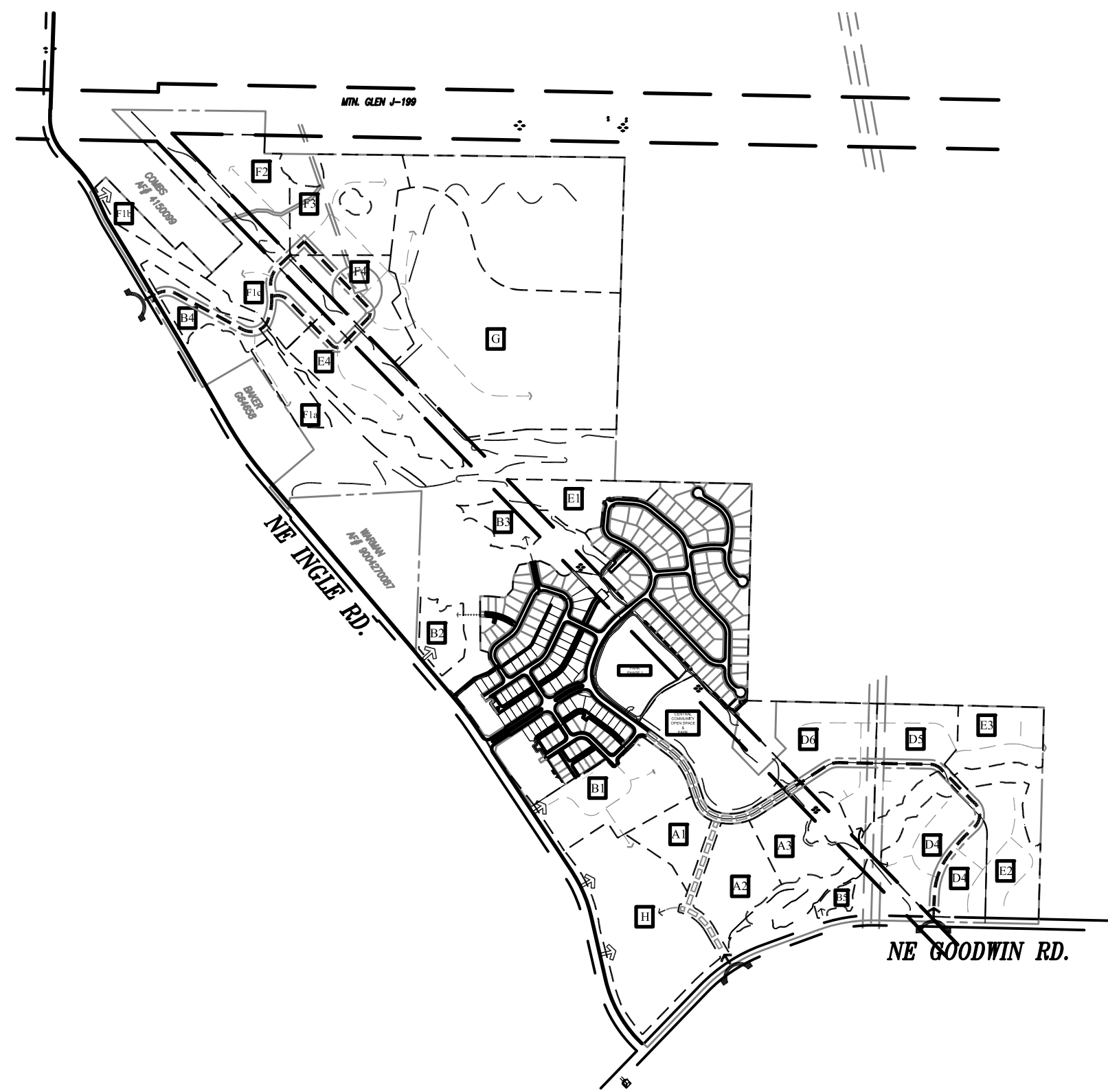
DATE: 11/09/15
REVISED:



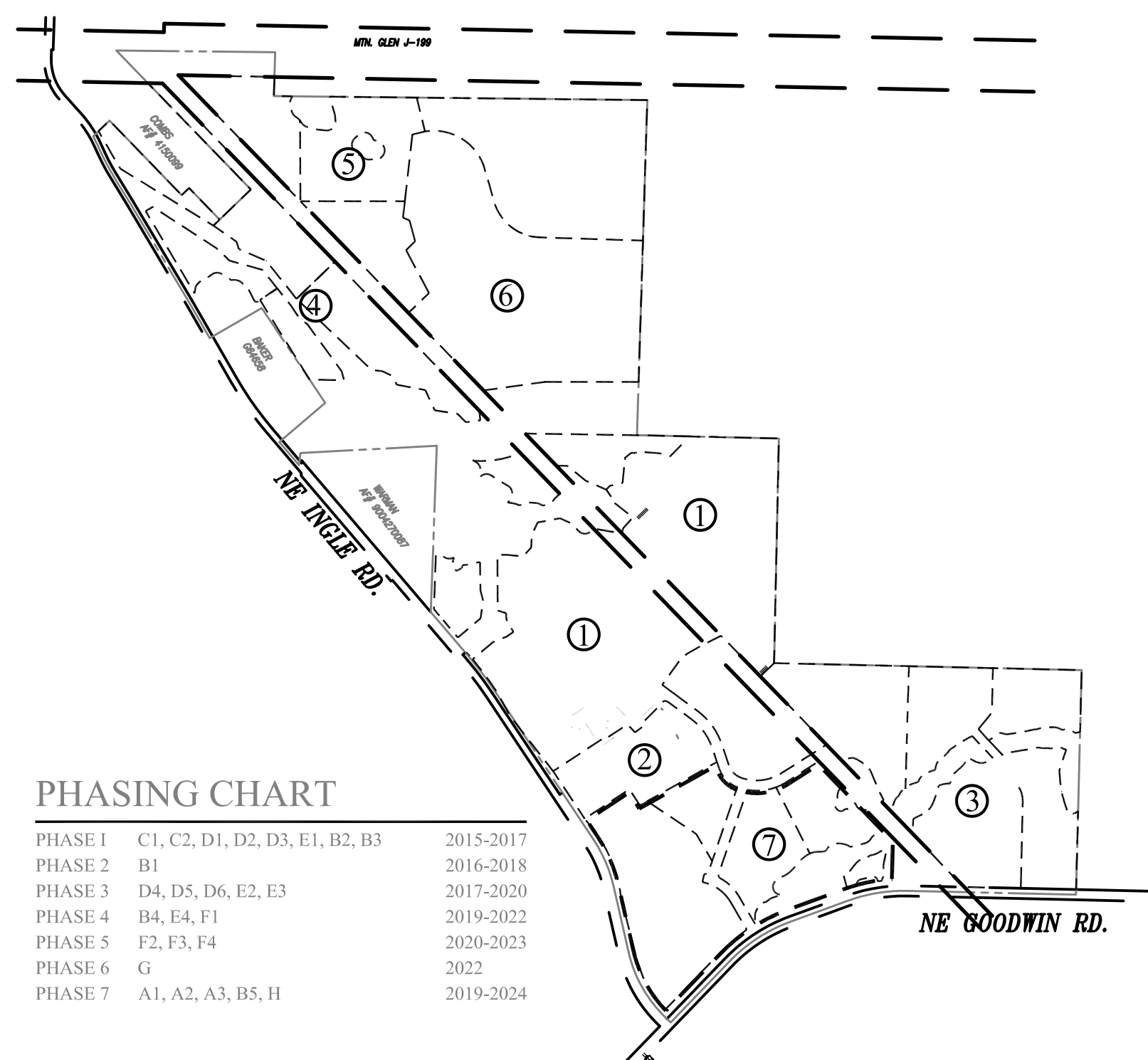
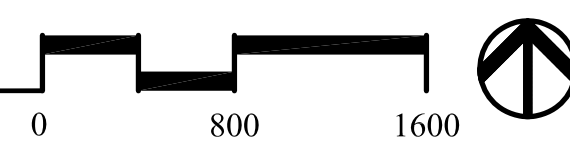
WILLIAM F. HORNING
CERTIFICATE NO. 382

GREEN MOUNTAIN
DEVELOPMENT STANDARDS & PHASING PLAN
GREEN MOUNTAIN LAND, LLC.
CAMAS, WASHINGTON

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of
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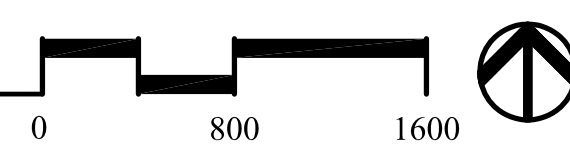
PLANNING UNITS



PHASING CHART

PHASE 1	C1, C2, D1, D2, D3, E1, B2, B3	2015-2017
PHASE 2	B1	2016-2018
PHASE 3	D4, D5, D6, E2, E3	2017-2020
PHASE 4	B4, E4, F1	2019-2022
PHASE 5	F2, F3, F4	2020-2023
PHASE 6	G	2022
PHASE 7	A1, A2, A3, B5, H	2019-2024

PHASING PLAN



PLANNING STANDARDS

URBAN VILLAGE AREA

URBAN VILLAGE AREA - Mixed Use, Community Commercial, A and B PODS
Minimum of 8.8 acres with ground floor Employment/Commercial Use (as provided for in 28.07.030 Table 1).
Allow horizontal and vertical Mixed Use
PODs H, A1, A2, A3, B5 and 100 Units at the Village Center

DENSITY & DIMENSIONS

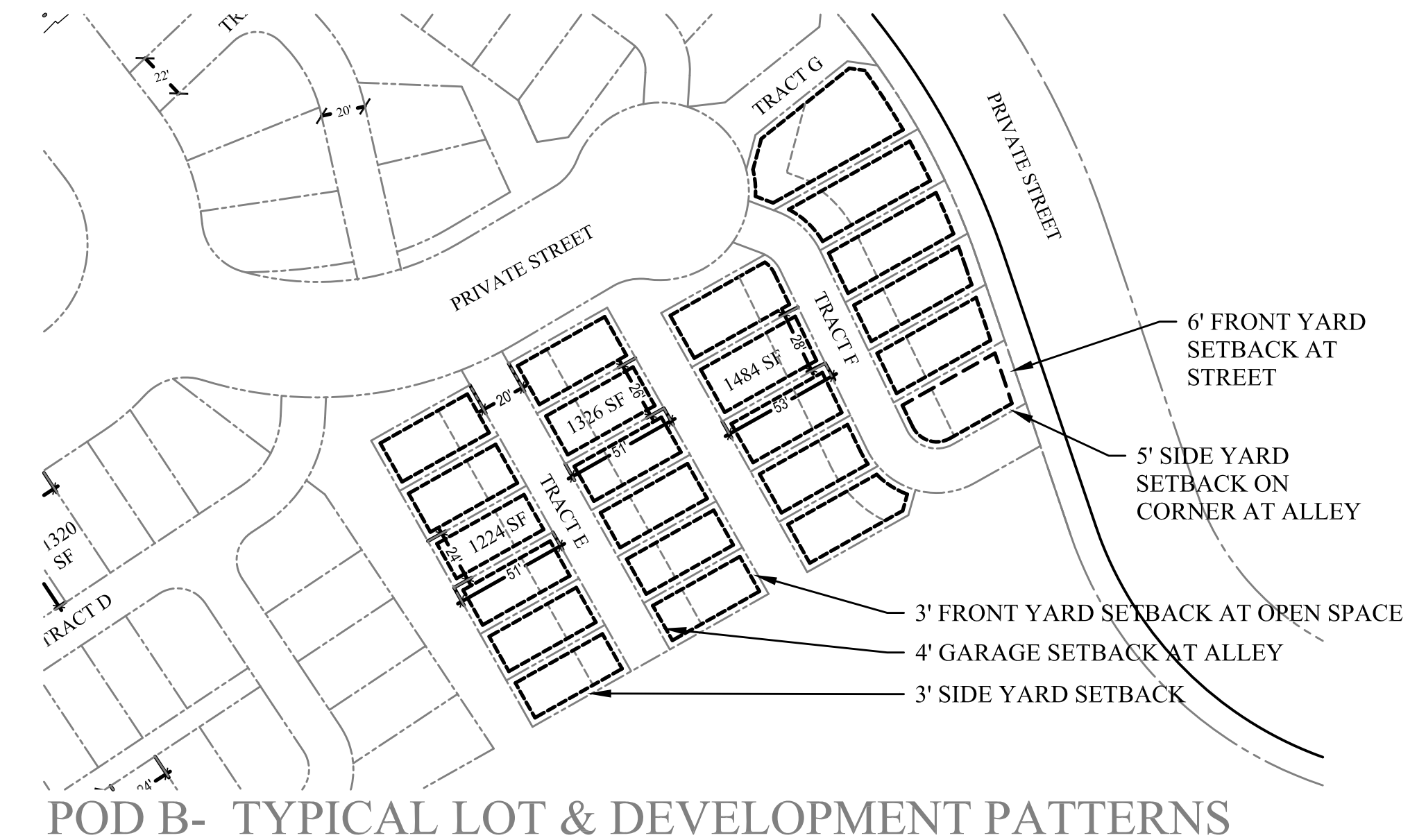
Green Mountain PRD PODs A-G and corresponding Camas Zones

	A POD	B POD	C POD
DENSITY	MF-24	MF-18	MF-10
Max. du/gross ac	24	18	10
Min. du/gross ac	6	6	6
STANDARD LOTS			
Min. lot SF	3,800 <i>(a)</i>	3,000 <i>(a)</i>	3,000 <i>(a)</i>
Min. lot width	20	20	30
Min. lot depth	60-80	60-80	70
Max. Floor Area per du	No Max	No Max	No Max
SETBACKS			
Min. front/at garage	10/16 <i>None</i>	10 <i>6/2 @ 05/18</i>	10/16 <i>10/18</i>
Min. side	3 [1]	3 [1] <i>(a)</i>	3 [1] <i>(a)</i>
Min. side flanking street	15 <i>None (a)</i>	15 <i>(a)</i>	15 <i>(a)</i>
Min. rear garage	10 <i>None (a)</i>	10 <i>(a)</i>	10 <i>(a)</i>
Min. rear setback	10 <i>(a)</i>	10 <i>(a)</i>	10 <i>(a)</i>
LOT COVERAGE, Max.	75% <i>None (a)</i>	60% <i>None</i>	55%
BUILDING HEIGHT, Max.	45 [2]	45 [2]	35 [2]

- a. Single Family Detached homes to be permitted. For SFD in A POD apply B Pod setbacks.
 - b. 10 foot rear yard for front access easement.
 - c. Minimum rear yard for alley accessed garage is either 4' or 18'.
 - d. Minimum side yard at alley is 5'.
 - e. Franchise utilities to be located in front or side yard easements abutting right of way.
1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum building height: three stories and a basement but not to exceed maximum building height.

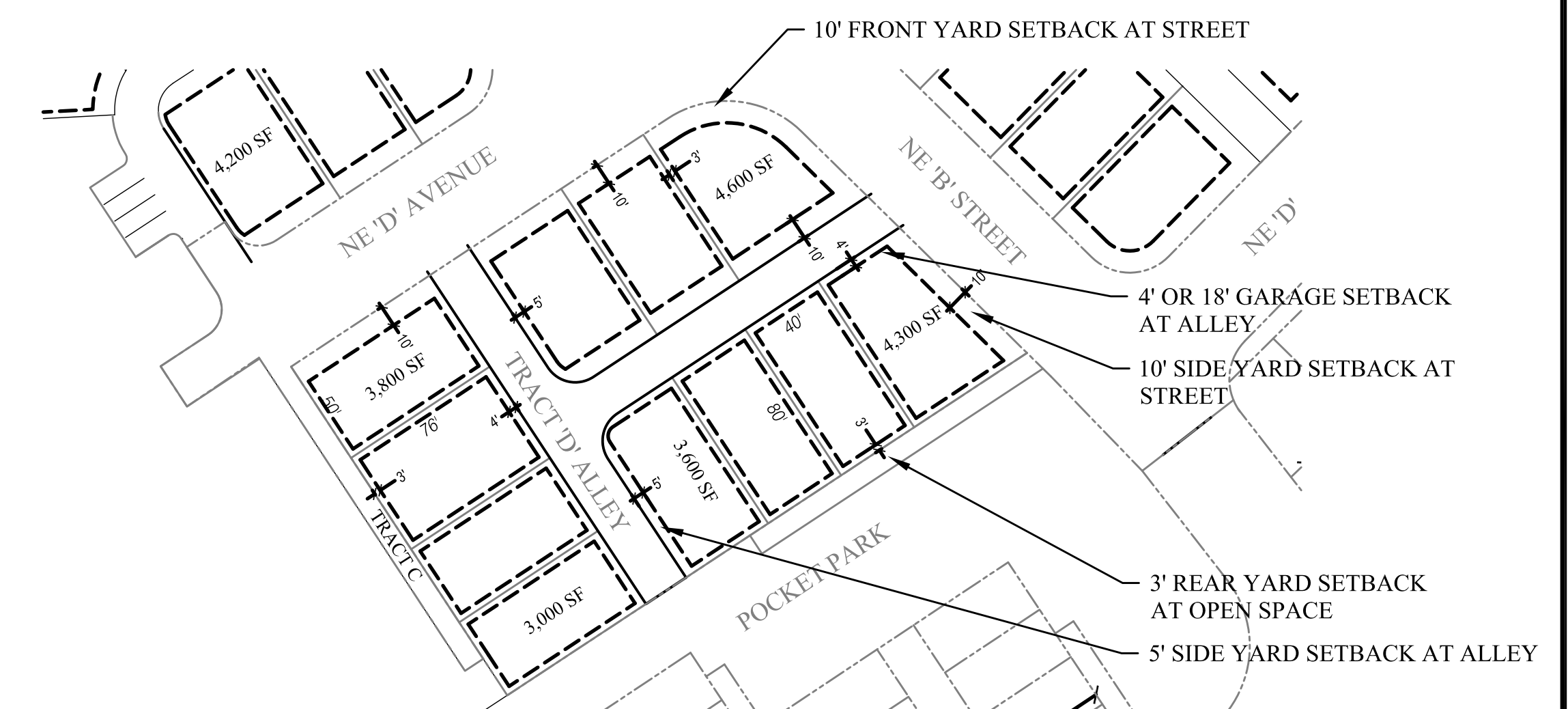
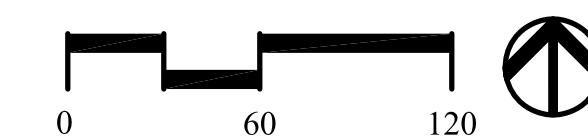
Density Transfer Lots	D POD	E POD	F POD	G POD
DENSITY	R-5	R-6	R-7.5	R-20
Max. du/gross ac	8.7	7.2	5.8	2.1
DENSITY TRANSFER LOTS				
Min. lot size (sq. ft.)	3,500 <i>(a)</i>	4,200	5,250	14,000
Max. lot size (sq. ft.)	6,000 <i>(a)</i>	7,000 <i>(a)</i>	8,000 <i>(a)</i>	24,000 <i>(a)</i>
Min. lot width	40	50	60	90
Min. lot depth	80	80	80	100
LOT COVERAGE, Max.				
	45%	40%	40%	30%
BUILDING HEIGHT, MAX. (ft.)				
	35	35	35	35
SETBACKS based on max. lot size				
Min. front/at garage	Up to 4,999 sq. ft.	5,000 to 7,499 sq. ft.	7,500 to 14,999 sq. ft.	15,000 to 60,000 sq. ft.
Min. side and corner lot rear yard (ft.)	5-8	5	5	15
Min. side yard flanking a street	15 <i>(a)</i>	15 <i>(a)</i>	15 <i>(a)</i>	30
Min. rear garage setback	10-15 <i>(a)</i>	10-20 <i>(a)</i>	10-20 <i>(a)</i>	30
Min. lot frontage on a cul-de-sac or curve (ft.)	25	30	30	40

- a. Single Family detached homes to be permitted.
 - b. 10 foot rear yard for rear access easement.
 - c. Minimum rear yard for alley accessed garage is either 4' or 18'.
 - d. Minimum side yard at alley is 5'.
- NOTE: POD lot sizes are not subject to lot size averaging.



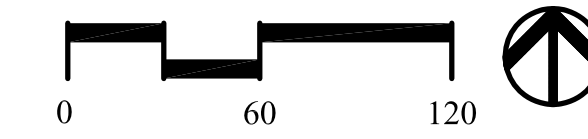
POD B- TYPICAL LOT & DEVELOPMENT PATTERNS

LOT DIMENSIONS & BUILDING ENVELOPES



POD C- TYPICAL LOT & DEVELOPMENT PATTERNS

LOT DIMENSIONS & BUILDING ENVELOPES



GREEN MOUNTAIN

DEVELOPMENT STANDARDS & PHASING PLAN

CAMAS, WASHINGTON
GREEN MOUNTAIN LAND, LLC.



Land Planning
Landscape
Architecture

PO BOX 2382
LAKE OSWEGO, OR
97035
503-294-0222

SCALE: AS NOTED

DESIGNED BY: WPH
DRAWN BY: SH
CHECKED BY: WPH

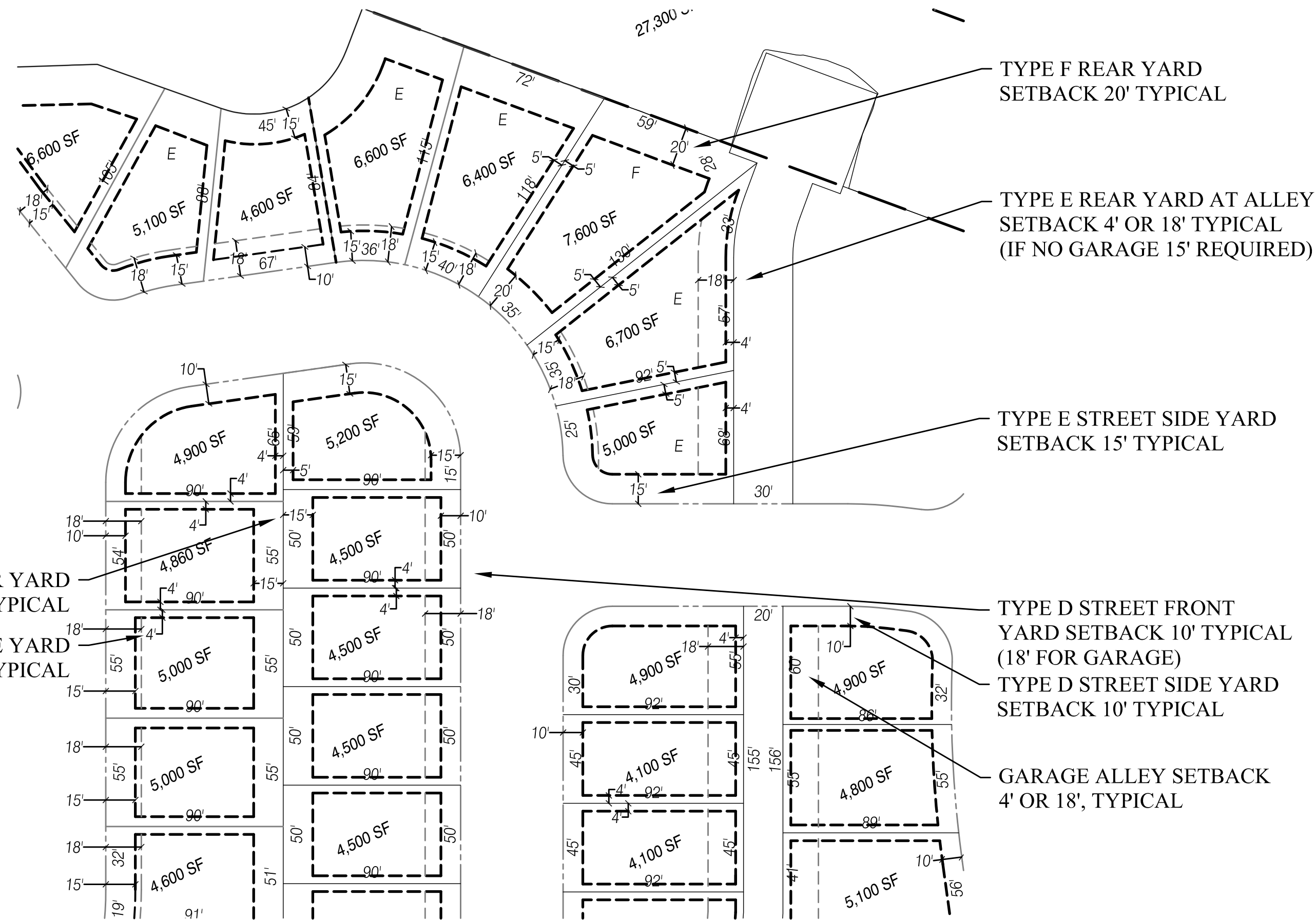
DATE: 11/09/15
REVISED:



WILLIAM F. HORNING
CERTIFICATE NO. 382

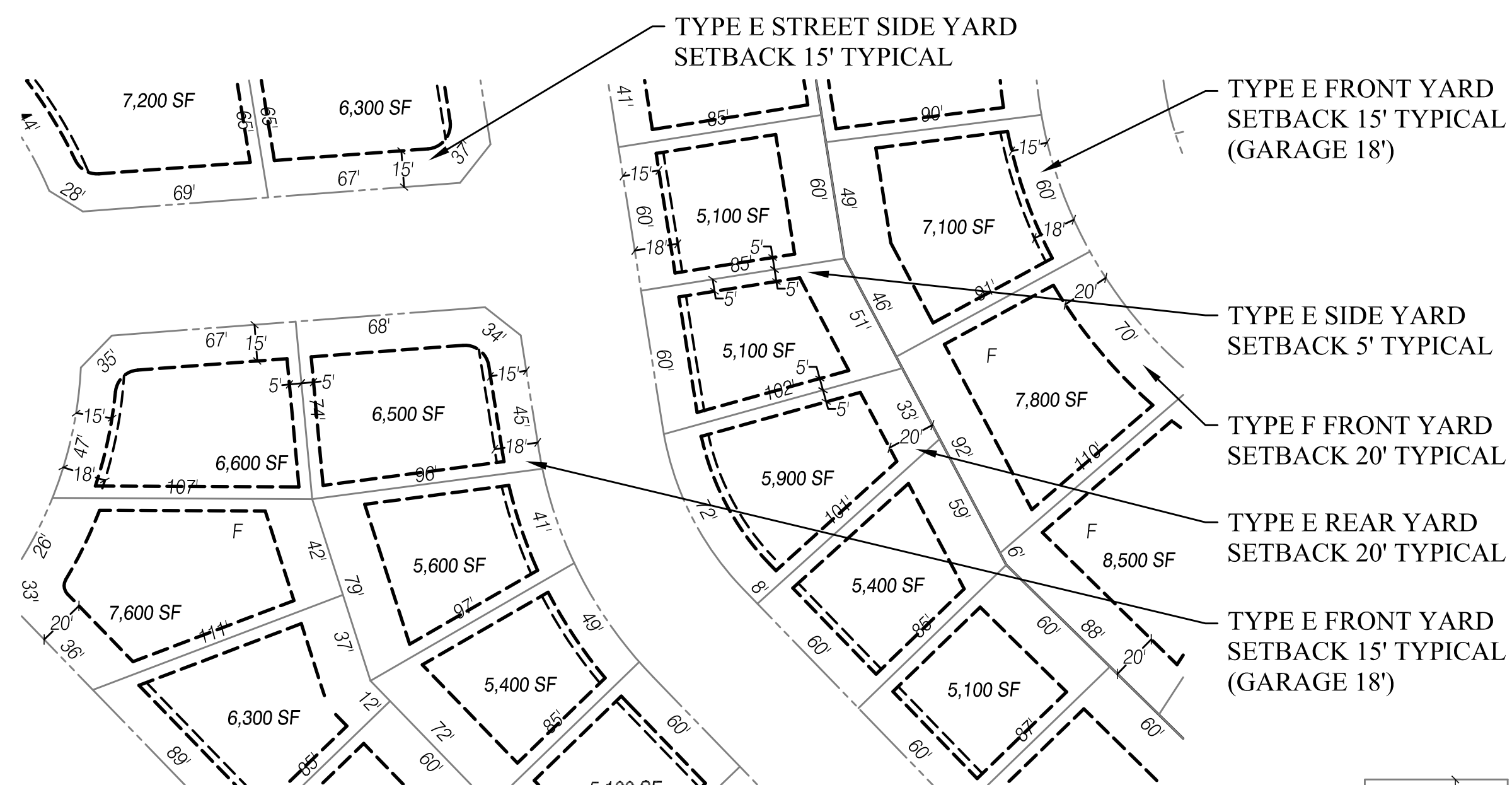
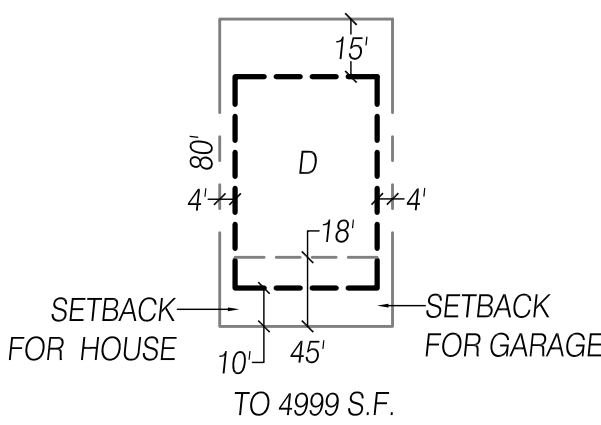
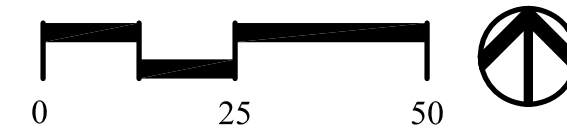
GREEN MOUNTAIN
DEVELOPMENT STANDARDS
GREEN MOUNTAIN LAND, LLC.
CAMAS, WASHINGTON

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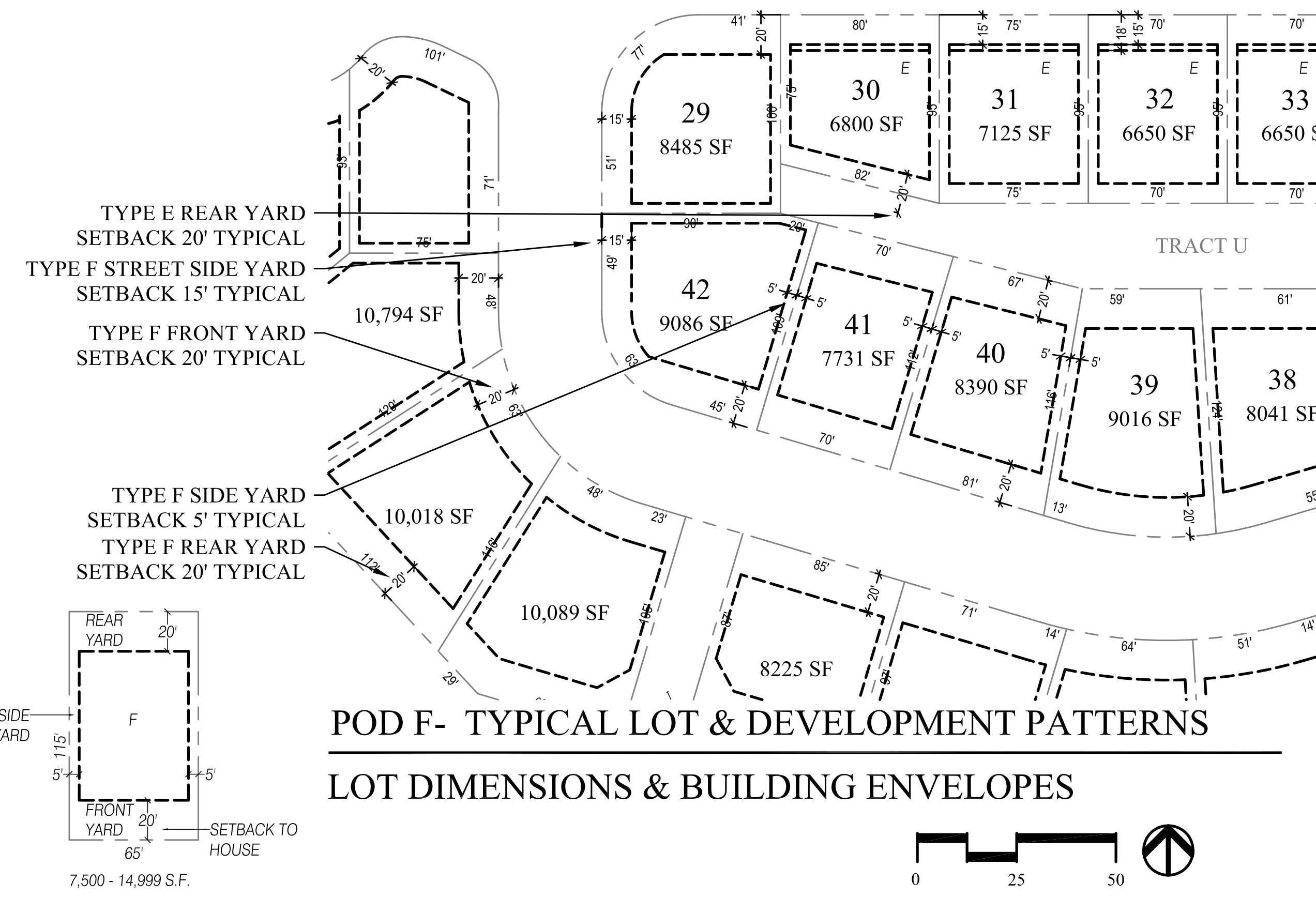
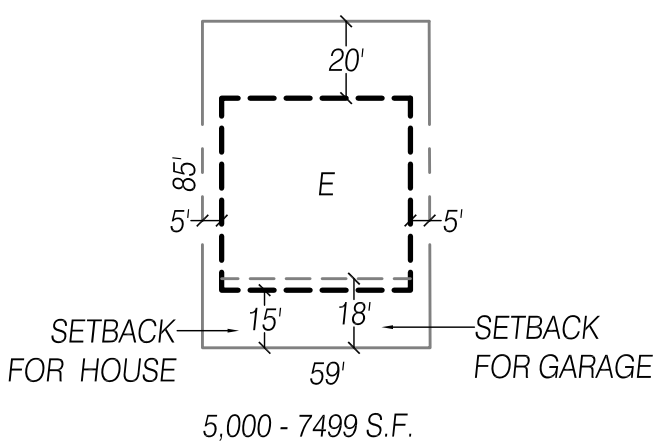
POD D- TYPICAL LOT & DEVELOPMENT PATTERNS

LOT DIMENSIONS & BUILDING ENVELOPES



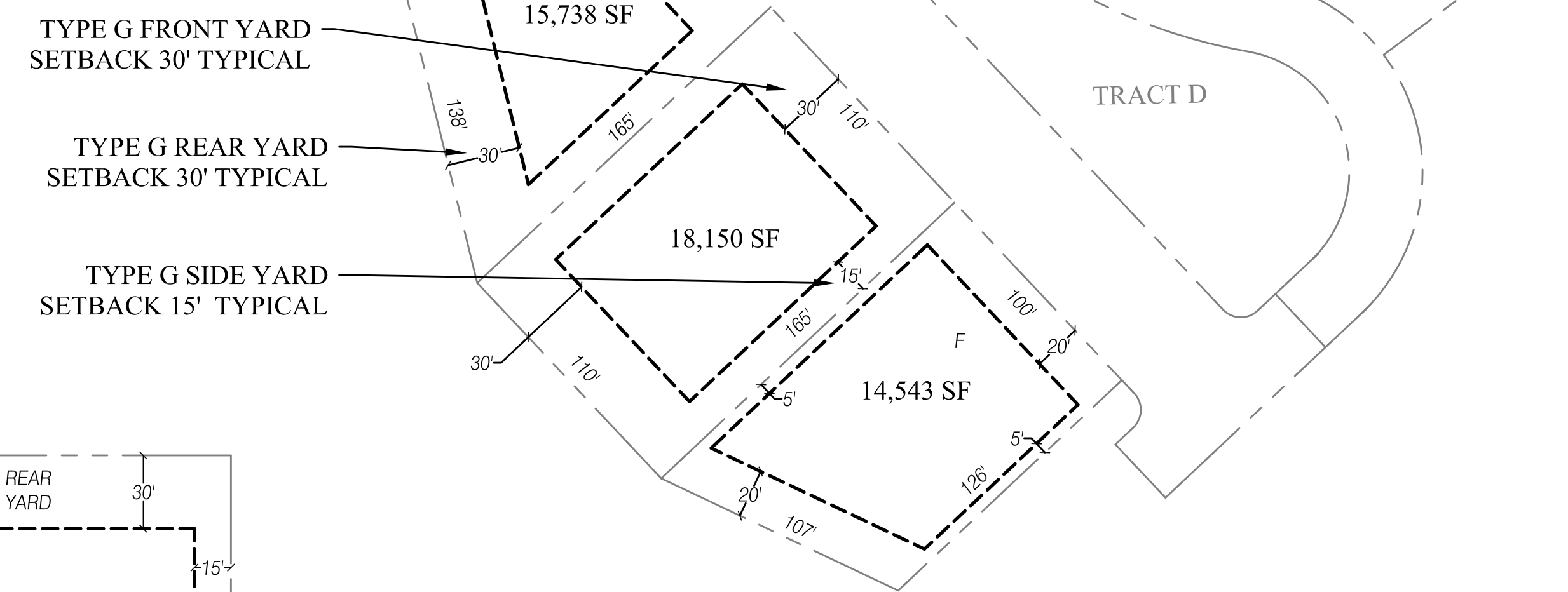
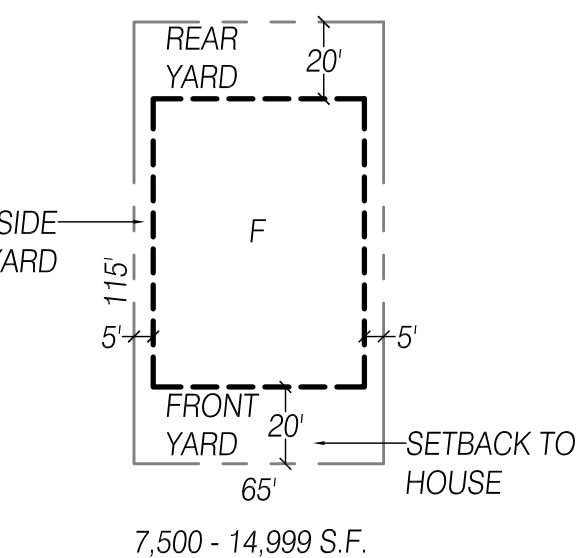
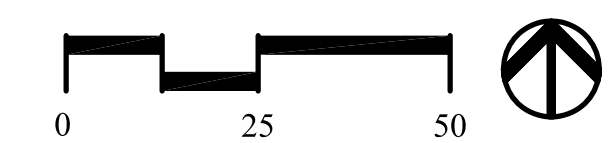
POD E- TYPICAL LOT & DEVELOPMENT PATTERNS

LOT DIMENSIONS & BUILDING ENVELOPES



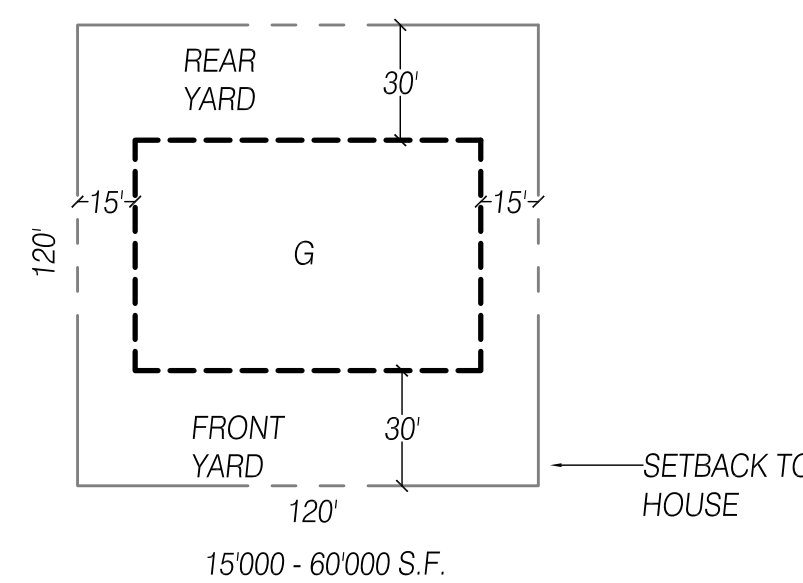
POD F- TYPICAL LOT & DEVELOPMENT PATTERNS

LOT DIMENSIONS & BUILDING ENVELOPES



POD G- TYPICAL LOT & DEVELOPMENT PATTERNS

LOT DIMENSIONS & BUILDING ENVELOPES



URBAN VILLAGE NARRATIVE for GREEN MOUNTAIN PRD

(in supplement to PRD narrative submitted with original application)

The Urban Village component of the master plan provides a community commercial and higher density residential mixed use center for Green Mountain. The goal of the Urban Village is to create an environment that is pedestrian and transit friendly, and provides a successful mix of uses that are compatible, easily accessible and functionally integrated. The Urban Village is intended to create a vibrant live, work, shop area that will be connected with the surrounding PRD through landscaping, parks, trails and open spaces.

The Urban Village is approximately 33 acres in size and contains about 12.5 acres of underlying multi-family zoned property and 15.2 acres of underlying community commercial zoned property. The currently approved PRD functionally eliminates the underlying zoning and replaces it with a more detailed master plan that provides for and now requires a blending of the underlying permitted uses. The balance of this area is open space and a 'parkway' circulator street. The center of the Urban Village is intended to provide an opportunity for development of mixed use buildings including residential over retail or office, as well as, free standing commercial or public facility buildings. This village center will also integrate some free standing residential buildings with replacement commercial acreage coming from mixed use or residential areas elsewhere within the Urban Village. The Urban Village will have a robust residential component that when fully built will account for approximately 24% of the residential units at Green Mountain.

The Urban Village is composed of five development pods: four multi-family residential pods and one commercial pod. These Pods are A1, A2, A3, B5 and H. The three A Pods may develop as standalone multi-family sites or may combine with each other or the H Pod (CC) to create the integrated Urban Village. The one B pod may develop as free standing residential or be a mixed use development. The H Pod contains approximately 8.8 net developable acres of commercial. Consistent with the Development Agreement and the approved PRD, a minimum of 8.8 acres in the Urban Village will be developed with commercial/employment uses. The Village Center portion of the Urban Village area may add an additional 100 residential units if certain commercial development thresholds are reached. The Urban Village site is complimented by the Oak lined stream corridor on the south edge along Goodwin Road that flows to a passive open space area at the intersection of Goodwin and Ingle. On the north edge the Village abuts the Parkway circulator street that defines the south section of Central Park. To the east is the BPA easement that will contain the regional trail linking to the oak lined stream trail that terminates at the village center. This link will allow pedestrian access via trail to the Village Center from all of the Green Mountain neighborhoods. Central Park will provide a community trail around its edges connecting the Village to this community scale open space. On site pedestrian connections will reinforce these links, providing the Urban Village with an integrated trail and open space component that is innovative and superior.

By functionally integrating mutually supporting commercial and residential uses substantial opportunities are presented to create specialty retail and other commercial space that may have residential uses on the second floor. Some commercial uses will be located in the interior of the Urban Village to further enhance the Village character and pedestrian opportunities to access goods and

services. Opportunities are also created to architecturally blend the commercial uses with the residential uses to allow for an eclectic mix of styles and uses that are “Village character”. The Urban Village architecture is envisioned as being in some case thematic but definitely inclusive of innovative and distinctive contemporary architectural styles. The objective is to create a ‘sense of place’; a vibrant place to live work, shop and recreate.

PLANNING PRINCIPALS

Land Use

Create a Mixed Use Urban Village framework plan that is financially feasible and economically sustainable over time.

Allow vertical and horizontal mixed uses. Allow work/live and similar innovative housing and work place opportunities.

Highlight views to Green Mountain and other key natural resources such as the oak grove and on site stream.

Utilize existing oak and stream natural area as an Urban Village feature.

Incorporate a sense of entry into the village through the use of signage, gateway features, street design, landscaping and building form.

Site key commercial buildings and any mixed use structures to provide a sense of enclosure along select village center streets. Create pedestrian friendly storefronts.

Commercial

Site buildings to create mixed use Village Center. Provide a ‘third place’ with active streets in the village center. Building height should be sufficient to create a sense of street enclosure, setbacks minimal to encourage pedestrian use. Ensure that the majority off-street parking is screened, and by design minimized in the village center. Permit residential uses in the village center.

Ensure that large scale retail does not detract from the heart of the village center.

Reduce visual impacts of surface parking from adjacent streets.

Provide a signage program for the urban village that helps establish a sense of place.

Housing

Overall density to be governed by a combination of the PRD planning units inside the Urban Village boundary.

Residential areas should allow for opportunities for a variety of housing types and range of densities that meet the needs of people in a range of household incomes and structures.

Environmentally sustainable approaches should be incorporated in the design and construction of housing.

Individual neighborhoods should allow for a range of architectural styles and design character.

Infrastructure

Work with the city to adjust street standards as necessary to minimize impacts on existing wetlands along the Urban Village frontage(s) and internally in order to minimize environmental impacts and reinforce the Village Center character.

Work with the city to adjust street standards to facilitate creation of a pedestrian friendly active streetscape for the village center.

Streets in the mixed use and commercial areas should incorporate to the extent practical many of the following features: wide sidewalks, highly visible crosswalks, medians or refuges, on street parking, pedestrian scale lighting, street trees and furniture.

Trails and pathways should be linked to sidewalks and at all Urban Village access points.

DESIGN GUIDELINES

Phases of the Urban Village are intended to be implemented through the City of Camas Design Review process.

A. Create Opportunities for mixed use development.

Provide a framework master plan and guidelines that will encourage Mixed Use development. Permit mixed uses vertically or horizontally side by side in the same development but not necessarily on the same parcel. Use standards allow development of parcels with a mix of commercial/employment and residential uses, characterized by design amenities that enhance the pedestrian environment. Provide an internal pedestrian system connecting to PRD community trails linked to planned neighborhoods and Central Park.

B. Balance Transportation needs on large sites

Allow a variety of streetscapes accommodating the required vehicular traffic. Permit expanded sidewalks and contiguous plazas. Allow innovative parking standards on Village Center streets.

C. Create a new efficient street pattern

Create standards designed to facilitate the completion of a modified street grid providing a transportation and development framework that accommodates pedestrians, bicycle, and automobile travel and recognizes the existing oak grove, stream, wetlands and the future infrastructure and storm pond requirements.

D. Enhance the economic viability of mixed use projects.

Allow flexibility in development standards to permit a complimentary mixture of uses within a development, but not necessarily on the same parcel. Allow new urban development concepts

that are market-responsive, to create a successful mixed use Urban Village that will complement the surrounding neighborhood. Permit integrated vertical and horizontal mixed use development patterns. Allow innovative parking standards and development techniques to diminish the automobile parking impacts.

E. Create an attractive streetscape

Develop streetscape components that are designed to create a sense of a Village Center by providing an interesting and attractive pedestrian environment. A combination of mixed use structures and single level retail buildings along with an enhanced streetscape integrating attractive pedestrian elements are key components of the Village Center. Extend components as appropriate to the balance of the Urban Village.

F. Provide Urban Village area elements

The Urban Village will incorporate design, development and infrastructure amenities indicative of an Urban Village, including pedestrian focused street system, mixed use buildings and building facades that contribute to street enclosure, and the inclusion of “third places” such as multi-functional plaza space to encourage a sense of community and gathering. Incorporate the existing oak grove and stream corridor into the ‘village center’. Allow flexible transitions between uses and flexible road standards as noted. Utilize distinctive but common landscaping, signage, lighting, and street furniture elements.

G. Integrate higher density residential.

The Urban Village should incorporate high density residential uses to compliment the Village Center.

RESOLUTION NO. 15-016

A RESOLUTION approving a Development Agreement between
the City of Camas and Green Mountain Land, LLC

WHEREAS, Green Mountain Land, LLC is the owner of certain real property located
within the City of Camas; and

WHEREAS, the parties have negotiated a Development Agreement relating to said
property and the construction of certain trunk line sewer improvements across the North Urban
Growth Area (NUGA); and

WHEREAS, the Development Agreement sets forth certain development standards that
will govern the development of the property and the construction of the identified trunk line
sewer improvements; and

WHEREAS, the City Council has conducted a public hearing on the proposed
Development Agreement on November 2, 2015, at which time it considered testimony from all
interested parties; and

WHEREAS, the City Council finds that the agreement has been reviewed by the Director
of Community Development and has been found to meet applicable planning requirements; and

WHEREAS, the City Council desires to approve the Development Agreement and
authorize the Mayor to sign the Agreement on behalf of the City.

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

I

That certain Development Agreement between the City of Camas and Green Mountain
Land, LLC relating to certain real property located within the City's municipal boundary is
hereby approved. The Mayor is authorized and instructed to sign the agreement on behalf of the

City.

II

Upon execution by all parties thereto, the Development Agreement shall be recorded with the Clark County Auditor, pursuant to the requirements of RCW 36.70(b).190.

ADOPTED BY THE COUNCIL OF THE CITY OF CAMAS AND APPROVED BY
THE MAYOR this 21st day of December, 2015.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

After recording, return to:

RANDALL B. PRINTZ
Landerholm, Memovich,
Lansverk & Whitesides, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Space Above for Recording Information Only

DEVELOPMENT AGREEMENT

This Development Agreement (the “Agreement”) is made and entered into by and between the CITY OF CAMAS, a Washington Municipal Corporation (hereinafter referred to as the “City”) and Green Mountain Land LLC (hereinafter referred to as the “Owner”) (and collectively referred to as “Parties”).

RECITALS

WHEREAS, Owner owns or controls certain real property which is located within the City’s municipal boundary and which is more fully described in the attached Exhibit “A”, (hereinafter referred to as the “Property”); and,

WHEREAS, the City and the Owner recognize the area of the City known as the North Urban Growth Area (“NUGA”), will develop over a period of many years; and,

WHEREAS, the Owner has applied to the City for a Planned Residential Development for the Property which is located within the NUGA and will require significant investment in sewer infrastructure to develop the Property; and,

WHEREAS, it is anticipated that certain conditions in the approved Planned Residential Development for the Property will require the Owner to complete specific sewer improvements which will be considered together with this Agreement; and

WHEREAS, the City and the Owner wish to provide predictability and efficiency about the design, cost and delivery of sewer service to the Property and other properties in NUGA; and,

WHEREAS, the City intends to construct trunk line sewer improvements identified in the City's Capital Facilities Plan ("the Phase B Improvements") across the NUGA to provide a more efficient and less costly way to maintain sewer system; the improvements are identified on Exhibit B, which is attached hereto and incorporated by reference herein; and

WHEREAS, the City intends to issue Water and Sewer Revenue Bonds ("Bonds") to finance design and construction of the Phase B Improvements; and

WHEREAS, the City and the Owner recognize that financial contributions from the Owner to the City will benefit not only the Property, but also other properties in the NUGA served by the Phase B Improvements to be constructed by the City; and,

WHEREAS, the City is a Washington Municipal Corporation with annexation powers, and land use planning and permitting authority over all land within its corporate limits; and,

WHEREAS, the Washington State Legislature has authorized the execution of Development Agreements between local governments and a person having ownership or control of real property within its jurisdiction pursuant to RCW 36.70B.170(1); and,

WHEREAS, pursuant to RCW 36.70B.170, a Development Agreement may set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of real property for the duration specified in the agreement; which statute provides:

(1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement shall be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW; and

WHEREAS, the legislative findings supporting the enactment of this section provide:

The legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as

set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW 36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements; and

WHEREAS, for the purposes of this Agreement, “Development Standards” includes, but is not limited to, all of the standards listed in RCW 36.70B.170(3); and,

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Development Agreement. This Agreement is a Development Agreement to be implemented under the authority of and in accordance with RCW 36.70B.170 through RCW 36.70B.210. It shall become a contract between the Owner and the City upon its approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170; and upon recording of the Agreement, as set forth in Section 12 herein.

Section 2. Term of Agreement. This Agreement shall commence upon the Effective Date, and shall be valid for a period of fifteen (15) years; unless extended or terminated by mutual consent of the Parties.

Section 3. As soon as reasonably practical, the City shall begin the process to fund, design, permit, publically bid and construct the Phase B Improvements shown in Exhibit B. The City will exercise its best efforts to complete construction of the Phase B Improvements by September 30th, 2017 and to complete any sewer improvements “down stream” of Phase B (Down Stream Improvements”), at the time when such sewer services are needed to provide sufficient capacity for the full build out of the currently approved Green Mountain PRD. In the event the City fails to have the Phase B Improvements constructed such that the Property may be connected to the Phase B Improvements for sewer service by September 30, 2019, or the Down Stream Improvements at the time when needed for the continued build out of the Green Mountain PRD as currently approved, then the Owner shall have the right to suspend payment of the Annual Payment, until such time as the Phase B or Down Stream Improvements are operational and available for use by the Property. Any Annual Payments that had not been paid would then be due prior to Owner’s connection to the Phase B Improvements or the Down Stream Improvements. In the event that the City does not complete the Phase B Improvements by December 31, 2021, then the Owner shall have no further obligation to make any remaining Annual Payments under this Agreement and the City shall refund all Annual Payments made to date and release to the Owner, any security provided for under this Agreement.

Section 4. In lieu of the Owner constructing all of the Phase B Improvements (which are provided for in the City's Capital Facilities Plan to serve the North Urban Growth Area), the City shall be paid by the Owner the amounts provided for in Exhibit C at the times provided for in Exhibit C (the "Annual Payments").

Section 5. In order to secure Owner's Annual Payments under this Agreement, Owner agrees to provide security to the City (the "Security") in the amount of a minimum of two Annual Payments as shown on Exhibit C. The Security may be in one of the following forms: (1) cash deposited into a segregated sub-account with a bank designated by the City with escrow provisions mutually agreeable to the Parties; (2) a surety bond from a company acceptable to the City, or (3) an irrevocable letter of credit. The City shall be the beneficiary of any Security and the City may draw on the security in the amount of any Annual Payment or portion of any Annual Payment not paid by the Owner by its due date upon receipt by the bank or issuer of the Security of a written certificate of the City Finance Director demanding payment of the sum identified in the certificate. The City may make consecutive demands for payment under the Security until its entire principal balance has been paid to the City. If the surety bond is for a term less than 15 years, the surety bond shall provide that the City may draw on the surety bond 30 days prior to its expiration if the Owner has not provided a substitute surety bond or other acceptable security prior to the termination of the letter of credit. If the letter of credit is for a term less than 15 years, the letter of credit shall provide that the City may draw on the letter of credit 30 days prior to its expiration if the Owner has not provided a substitute letter of credit or other acceptable security prior to the termination of the letter of credit. Security in the form of cash may be invested by the City in any permitted investments for City funds and interest earnings shall be retained by the City. Any cash remaining in this sub account at the termination of this Agreement shall be returned to Owner.

Any of the Annual Payment amounts not secured as provided for in the preceding paragraph, shall be secured by Owner granting the City a first lien position on a portion of the Property legally described in Exhibit D under the terms and conditions of Exhibit D (the "Initially Liened Property"). The Initially Liened Property shall have a 2015 assessed value, or appraised value based on an appraisal acceptable to the City (where such acceptance shall not be unreasonably withheld), whichever is greater, not less than \$3,724,948.50 (which upon execution of this Agreement will be approximately equal to 175% of 13 estimated Annual Payments as shown on Exhibit C). Periodically, the Owner may substitute a different portion of the Property at Owners discretion, to replace the Initially Liened Property then subject to the lien ("Substituted Liened Property"). The Substituted Liened Property must have an assessed or appraised value based on an appraisal acceptable to the City, (where such Acceptance shall not be unreasonably withheld) of at least 175% of the Annual Payments remaining to be paid minus two payments (the "Remaining Payments"). For example, if there are ten Annual Payments remaining to be paid, the Substituted Liened Property must have an appraised or assessed value of 175% of eight (8) Annual Payments. Upon the Owner identifying any Substituted Liened Property and once the City deems the appraisal acceptable, the City shall release the Initially Liened Property from the lien and deed of trust; and shall

replace it with the Substituted Liened Property. The Owner shall be responsible for any costs associated with the substitution of any security under this section. The City will not consent to release any Liened Property if the Owner is in default of any obligations under this Agreement.

At any time during this Agreement, the Owner shall have the right to prepay any or all of the Annual Payments remaining to be paid, under this Agreement.

The City shall provide the Owner with notice of default and an opportunity to cure a default under this Section in the following manner: City shall provide written notice to the Owner of the amount and type of any default under this Section. Upon receipt of such notice of default by the Owner under this Section, the Owner shall within 30 days cure such default, subject to a late payment charge of 9% per annum on any Annual Payment amount unpaid as of the due date thereof.

Section 6. The Owner intends (but is not required) to construct interim sewer improvements on Goodwin Road to provide service to the Property until such time that Phase B improvements are completed (“Phase A Improvements”). These Phase A improvements are also identified on Exhibit B. The approximate capacity of the Phase A Improvements is 350 Equivalent Residential Dwelling Units (“ERUs”). The City agrees that the Owner may utilize the capacity in the Phase A Improvements or the City may allow others (“Latecomers”) to utilize the remaining actual capacity above 201 ERU’s until such time that the permanent Phase B improvements are completed. The Owner may request and apply to the City for a Latecomer Agreement which would obligate the City to collect from the Latecomer a latecomers fee that is equal to the cost of the design, permitting and construction of the Phase A Improvements multiplied by the percentage of 350 ERUs utilized by the Latecomer. Should the Owner apply for a Latecomer Agreement, it will be considered separately by the City from this Agreement.

In the event that the City has not completed construction of the Phase B Improvements prior to the exhaustion of the capacity in the Phase A Improvements, the Owner shall have ability at its sole cost and expense, to construct and utilize any additional, lawfully available capacity in the Phase A system (“Additional Phase A Improvements”) utilizing a reasonable design approved by the City. The Owner shall be responsible for completing all analyses and investigations to document that there is available capacity in the Phase A system and the City will need to approve all analyses prior to the Owner starting design on any Additional Phase A Improvements.

If Additional Phase A Improvements are constructed by the Owner and the City allows such capacity to be used to serve property other than Owners Property, the Owner may request and apply to the City for a Latecomer Agreement which would obligate the City to collect from the Latecomer a latecomers fee that is equal to the pro rata share of the cost of the design, permitting and construction of the Additional Phase A Improvements based upon the

percentage of capacity of the Additional Phase A improvements utilized by the Latecomer. Should the Owner apply for a Latecomer Agreement, it will be considered separately by the City from this Agreement.

The Owner shall design and construct all temporary Phase A Improvements, Additional Phase A Improvements and all temporary sewer improvements on the Property such that they can be properly decommissioned or abandoned once the permanent Phase B Improvements are completed. Additionally, the Owner shall be responsible for decommissioning or abandoning all temporary improvements on the Property once the permanent Phase B improvements are completed.

The City shall issue to the Owner, Sewer System Development Charge Credits (SDC Credits) in an amount equal to thirty-three percent (33%) of the Annual Payment amount paid by the Owner under Exhibit "C". In the event the Owner constructs any portion of the Phase B Improvements, in addition to any SDC credits authorized to be paid to Owner under this section, the Owner shall be entitled to thirty-three percent (33%) of the cost of the Phase B Improvements constructed by the Owner as estimated in the City's Capital Facilities Plan in effect on the date of this Agreement. .

Section 7. Remedies. Should a disagreement arise between the City and Developer regarding the interpretation and application of this Agreement, the parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by judicial action filed in the Clark County Superior Court. The remedies provided for in Section 3, shall be in addition to any other remedies the Owner may have for failing to construct the Phase B or Down Stream Improvements.

Section 8. Performance. Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the parties' rights hereunder to enforce the same, nor shall any waiver by a party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

Section 9. Venue. This Agreement shall be construed in accordance with and, governed by, the laws of the State of Washington. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.

Section 10. Severability. If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

Section 11. Inconsistencies. If any provisions of the Camas Municipal Code are deemed inconsistent with the provisions of this Agreement, the provisions of this Agreement shall prevail.

Section 12. Binding on Successors and Recording. The rights and obligations created by this Agreement are assignable and shall be binding upon and inure to the benefit of Owner, the City, and their respective heirs, successors and assigns, with the exception that any assignment by Owner shall be consented to by the City, which consent shall not be unreasonably withheld. If Owner properly assigns its rights and obligations under this Agreement and no longer owns any portion of the Property, the City shall release Owner from any further obligation or liability under this Agreement. The rights and obligations created by this Agreement shall also run with the land, but only with respect to those portions of the Property that have not received final plat approval for a subdivision or Site Plan approval for a commercial or multi family development. Only Owner and the City or their assigns shall have the right to enforce the terms of this Amendment. This Agreement shall be recorded against the real property indicated on Exhibit "A" with the Clark County Auditor, which date shall act as the Effective Date as set forth in Section 2 herein.

Section 13. Recitals. Each of the recitals contained herein are intended to be, and are incorporated as, covenants between the parties and shall be so construed.

Section 14. Amendments. This Agreement may only be amended by mutual agreement of the parties. Pursuant to RCW 36.70B.170(4), the City reserves the authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

Exhibits:

Exhibit "A": Legal Description of Property

Exhibit "B": Phase B Improvements to be constructed by the City and Phase A Improvements to be constructed by Owner.

Exhibit "C": Annual Payment Schedule

Exhibit "D": Legal Description of Initially Liened Property.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed as of the dates set forth below:

CITY OF CAMAS

GREEN MOUNTAIN LAND LLC

By _____
Title _____

By _____
Title _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the _____ of GREEN MOUNTAIN LAND, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2015.

NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the _____ of the CITY OF CAMAS, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2015.

NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: _____



LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR GREEN MOUNTAIN LAND, LLC
PERIMETER

May 27, 2014

A parcel of land in the South half of Section 17, the East half of Section 20, and the West half of Section 21, all in Township 2 North, Range 3 East of the Willamette Meridian in Clark County Washington, described as follows:

BEGINNING at the Northeast corner of the Southeast quarter of said Section 17;

THENCE North $89^{\circ} 22' 57''$ West, along the North line of the South half of said Section 17, a distance of 3514.78 feet, more or less, to the centerline of Northeast Ingle Road;

THENCE South $01^{\circ} 53' 59''$ West, along said centerline, a distance of 477.58 feet to a point on a 335.00 foot radius curve to the left;

THENCE along said centerline, and along said 335.00 foot radius curve to the left (the long chord of which bears South $19^{\circ} 58' 22''$ East, a distance of 249.60 feet), an arc distance of 255.77 feet;

THENCE South $41^{\circ} 50' 43''$ East, along said centerline, a distance of 141.81 feet to a 675.00 foot radius curve to the right;

THENCE along said centerline, and along said 675.00 foot radius curve to the right (the long chord of which bears South $33^{\circ} 13' 03''$ East, a distance of 202.52 feet), an arc distance of 203.29 feet;

THENCE South $24^{\circ} 35' 23''$ East, along said centerline, a distance of 57.61 feet to a point on a 1200.00 foot radius curve to the left;

THENCE along said centerline, and along said 1200.00 foot radius curve to the left (the long chord of which bears South $28^{\circ} 02' 22''$ East, a distance of 144.41 feet), an arc distance of 144.50 feet;

THENCE South $31^{\circ} 29' 20''$ East, along said centerline, a distance of 190.47 feet;

THENCE South $30^{\circ} 43' 55''$ East, along said centerline, a distance of 678.85 feet;

THENCE South $29^{\circ} 58' 13''$ East, along said centerline, a distance of 238.24 feet to a point which bears South $59^{\circ} 56' 15''$ West from a 1/2" iron pipe marking the Northwest corner of that parcel of land conveyed to Keith and Gloria Bakker by deed recorded under Auditor's File No. G 646584, records of Clark County;

THENCE leaving said centerline, North $59^{\circ} 56' 15''$ East, a distance of 21.66 feet to said iron pipe on the North line of said Bakker parcel;

THENCE continuing North $59^{\circ} 56' 15''$ East, along said North line, a distance of 329.81 feet to a 3/4" iron pipe and the Northeast corner thereof;

THENCE South $33^{\circ} 49' 02''$ East, along the East line of said Bakker parcel, a distance of 667.95 feet to a 3/4" iron pipe at the Southeast corner thereof;

THENCE South $49^{\circ} 37' 59''$ West, along the South line of said Bakker parcel, a distance of 353.18 feet, more or less, to the centerline of Northeast Ingle Road;

THENCE South $40^{\circ} 25' 24''$ East, along said centerline, a distance of 178.15 feet to a point which bears South $06^{\circ} 18' 14''$ West from a 1/2" iron pipe on an Easterly line of that parcel of land conveyed to James M. Bartmess by deed recorded under Auditor's File No. 8911140220, records of Clark County;

THENCE North $06^{\circ} 18' 14''$ East, along said Easterly line, a distance of 71.63 feet to said iron pipe and to an angle point;

THENCE North $86^{\circ} 45' 59''$ East, along the Southerly line of said Bartmess tract, a distance of 9.94 feet to the Northwest corner of that parcel of land conveyed to Ronald and Rhonda Warman by deed recorded under Auditor's File No. 9004270087, records of Clark County;

THENCE North $86^{\circ} 58' 36''$ East, along the North line of said Warman parcel, a distance of 790.14 feet to the Northeast corner thereof;

THENCE South $02^{\circ} 04' 33''$ West, along the East line of said Warman parcel, a distance of 973.64 feet, more or less to the Northeasterly right-of-way line of Northeast Ingle Road as conveyed to Clark County by deed recorded under Auditor's File No. 4217481 D, said point being 30.00 feet from, when measured perpendicular to, the centerline of said Road;

THENCE South $40^{\circ} 25' 24''$ East, along said right-of-way line, a distance of 353.90 feet to a point on a 2030.00 foot radius curve to the right;

THENCE along said right-of-way, and along said 2030.00 foot radius curve to the right (the long chord of which bears South 37° 00' 37" East, a distance of 241.71 feet), an arc distance of 241.85 feet;

THENCE South 33° 35' 50" East, along said right-of-way, a distance of 1043.01 feet to a point on a 830.00 foot radius curve to the right;

THENCE along said right-of-way, and along said 830.00 foot radius curve to the right (the long chord of which bears South 23° 12' 47" East, a distance of 299.21 feet), an arc distance of 300.85 feet;

THENCE South 12° 49' 45" East, along said right-of-way, a distance of 392.70 feet to a point on a 770.00 foot radius curve to the left;

THENCE along said right-of-way, and along said 770.00 foot radius curve to the left (the long chord of which bears South 29° 32' 51" East, a distance of 443.01 feet), an arc distance of 449.36 feet;

THENCE South 46° 15' 59" East, along said right-of-way, and the Southerly projection thereof, a distance of 39.01 feet, more or less, to a point on the centerline of Northeast Goodwin Road;

THENCE North 43° 58' 00" East, along said centerline, a distance of 494.48 feet to a point on a 955.00 foot radius curve to the right;

THENCE along said centerline, and along said 955.00 foot radius curve to the right (the long chord of which bears North 56° 56' 15" East, a distance of 428.71 feet), an arc distance of 432.40 feet;

THENCE North 69° 54' 30" East, along said centerline, a distance of 354.84 feet to a point on a 955.00 foot radius curve to the right;

THENCE along said centerline, and along said 955.00 foot radius curve to the right (the long chord of which bears North 80° 35' 44" East, a distance of 354.20 feet), an arc distance of 356.26 feet to a point on the South line of the Northwest quarter of said Section 21;

THENCE South $88^{\circ} 43' 02''$ East, along said South line, a distance of 987.61 feet to the Southeast corner of said Northwest quarter;

THENCE North $01^{\circ} 27' 15''$ East, along the East line of said Northwest quarter, a distance of 1314.56 feet to the North line of the South half of the Northwest quarter of said Section 21;

THENCE North $88^{\circ} 42' 01''$ West, along said North line, a distance of 1800.91 feet, more or less, to the East line of the T.J. Fletcher Donation Land Claim No. 51;

THENCE North $01^{\circ} 13' 25''$ East, along said East line, a distance of 1315.09 feet, more or less, to the North line of the Northwest quarter of said Section 21;

THENCE North $88^{\circ} 40' 59''$ West, along said North line, a distance of 830.93 feet to the Northwest corner of said Section 21;

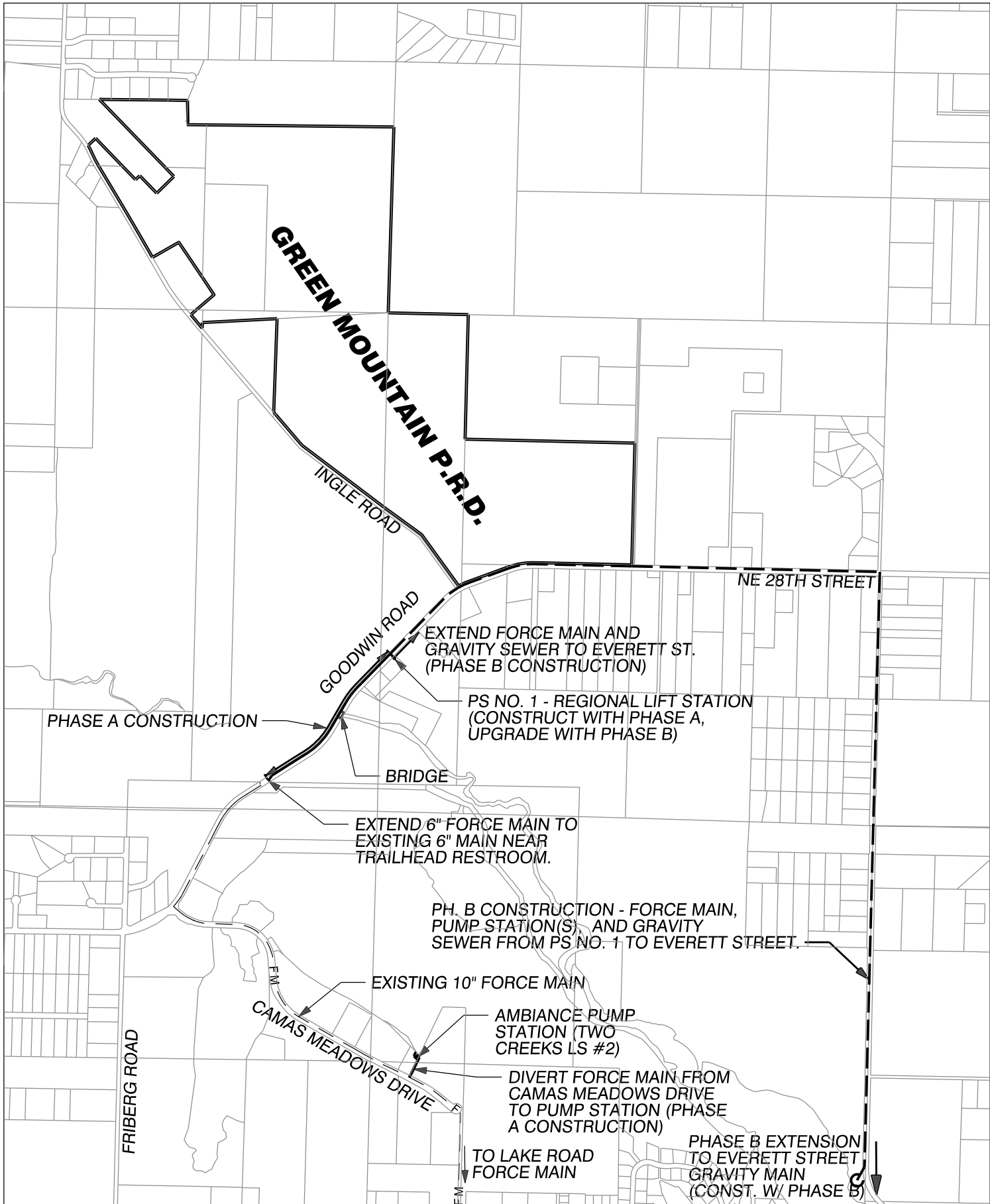
THENCE North $01^{\circ} 45' 50''$ East, along the East line of the Southeast quarter of said Section 17, a distance of 2650.46 feet to the POINT OF BEGINNING.

SUBJECT TO county roads.

EXCEPT that parcel conveyed to Green Mountain Resorts, Inc. by deed recorded under Auditor's File No. 9311050364, also known as Mountain Glen Subdivision, recorded in Book "J" of Plats, at Page 199, records of Clark County.

ALSO EXCEPT that parcel of land conveyed to R. Lon and Rachelle Combs, recorded under Auditor's File No. 4150099 D, records of Clark County.





PHASE A & B PUMP STATION IMPROVEMENT PLAN FOR:

GREEN MOUNTAIN DEVELOPMENT

SCALE: NTS

DATE: 08/28/15

ISSUED BY: CEM

OLSON LAND SURVEYORS
ENGINEERS
 ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

360-695-1385
 503-289-9936

Exhibit "B"

JOB NO. 8398.01.01

DWG. NO.

EXHIBIT C

City of Camas, Washington
Water and Sewer Revenue Bonds, 2015
Bond Debt Service Breakdown (FINAL)

Total Project Fund:	\$	17,000,000	100.00%
City Funded Portion:	\$	15,100,000	88.82%
Developer Funded Portion:	\$	1,900,000	11.18%

All in TIC of Debt 3.4861%
of Pmts 30

	New Money Portion of Bonds		Developer Portion	
	<u>Total Debt Service</u>	<u>Annual Debt Service</u>	<u>Semiannual PMT</u>	<u>Annual PMT</u>
12/1/2015	\$ 158,237	\$ 158,237		
6/1/2016	351,638		\$81,867	
12/1/2016	351,638	\$703,275	81,867	163,734
6/1/2017	351,638		81,867	
12/1/2017	761,638	\$1,113,275	81,867	163,734
6/1/2018	347,538		81,867	
12/1/2018	767,538	\$1,115,075	81,867	163,734
6/1/2019	343,338		81,867	
12/1/2019	768,338	\$1,111,675	81,867	163,734
6/1/2020	339,088		81,867	
12/1/2020	769,088	\$1,108,175	81,867	163,734
6/1/2021	332,638		81,867	
12/1/2021	777,638	\$1,110,275	81,867	163,734
6/1/2022	325,963		81,867	
12/1/2022	785,963	\$1,111,925	81,867	163,734
6/1/2023	316,763		81,867	
12/1/2023	796,763	\$1,113,525	81,867	163,734
6/1/2024	304,763		81,867	
12/1/2024	804,763	\$1,109,525	81,867	163,734
6/1/2025	292,263		81,867	
12/1/2025	822,263	\$1,114,525	81,867	163,734
6/1/2026	279,013		81,867	
12/1/2026	834,013	\$1,113,025	81,867	163,734
6/1/2027	265,138		81,867	
12/1/2027	1,265,138	\$1,530,275	81,867	163,734
6/1/2028	240,138		81,867	
12/1/2028	1,290,138	\$1,530,275	81,867	163,734
6/1/2029	219,138		81,867	
12/1/2029	1,314,138	\$1,533,275	81,867	163,734
6/1/2030	194,500		81,867	
12/1/2030	1,339,500	\$1,534,000	81,867	163,734
6/1/2031	165,875			
12/1/2031	1,365,875	\$1,531,750		
6/1/2032	135,875			
12/1/2032	1,395,875	\$1,531,750		
6/1/2033	104,375			
12/1/2033	1,429,375	\$1,533,750		
6/1/2034	71,250			
12/1/2034	1,461,250	\$1,532,500		
6/1/2035	36,500			
12/1/2035	1,496,500	\$1,533,000		
	\$ 25,773,087	\$ 25,773,087	\$ 2,456,009	\$ 2,456,009

Payments shall be made either annually or semi annually as provided for above.

EXHIBIT D
LEGAL DESCRIPTION FOR GREEN MOUNTAIN LAND, LLC
INITIALLY LIENED PROPERTY

October 28, 2015

A parcel of land in the South half of Section 17, the East half of Section 20, and the West half of Section 21, all in Township 2 North, Range 3 East of the Willamette Meridian in Clark County Washington, described as follows:

BEGINNING at the Northeast corner of the Southeast quarter of said Section 17;

THENCE North $89^{\circ} 22' 57''$ West, along the North line of the South half of said Section 17, a distance of 3514.78 feet, more or less, to the centerline of Northeast Ingle Road;

THENCE South $01^{\circ} 53' 59''$ West, along said centerline, a distance of 477.58 feet to a point on a 335.00 foot radius curve to the left;

THENCE along said centerline, and along said 335.00 foot radius curve to the left (the long chord of which bears South $19^{\circ} 58' 22''$ East, a distance of 249.60 feet), an arc distance of 255.77 feet;

THENCE South $41^{\circ} 50' 43''$ East, along said centerline, a distance of 141.81 feet to a 675.00 foot radius curve to the right;

THENCE along said centerline, and along said 675.00 foot radius curve to the right (the long chord of which bears South $33^{\circ} 13' 03''$ East, a distance of 202.52 feet), an arc distance of 203.29 feet;

THENCE South $24^{\circ} 35' 23''$ East, along said centerline, a distance of 57.61 feet to a point on a 1200.00 foot radius curve to the left;

THENCE along said centerline, and along said 1200.00 foot radius curve to the left (the long chord of which bears South $28^{\circ} 02' 22''$ East, a distance of 144.41 feet), an arc distance of 144.50 feet;

THENCE South $31^{\circ} 29' 20''$ East, along said centerline, a distance of 190.47 feet;

THENCE South $30^{\circ} 43' 55''$ East, along said centerline, a distance of 678.85 feet;

THENCE South $29^{\circ} 58' 13''$ East, along said centerline, a distance of 238.24 feet to a point which bears South $59^{\circ} 56' 15''$ West from a 1/2" iron pipe marking the Northwest

corner of that parcel of land conveyed to Keith and Gloria Bakker by deed recorded under Auditor's File No. G 646584, records of Clark County;

THENCE leaving said centerline, North 59° 56' 15" East, a distance of 21.66 feet to said iron pipe on the North line of said Bakker parcel;

THENCE continuing North 59° 56' 15" East, along said North line, a distance of 329.81 feet to a 3/4" iron pipe and the Northeast corner thereof;

THENCE South 33° 49' 02" East, along the East line of said Bakker parcel, a distance of 667.95 feet to a 3/4" iron pipe at the Southeast corner thereof;

THENCE South 49° 37' 59" West, along the South line of said Bakker parcel, a distance of 353.18 feet, more or less, to the centerline of Northeast Ingle Road;

THENCE South 40° 25' 24" East, along said centerline, a distance of 178.15 feet to a point which bears South 06° 18' 14" West from a 1/2" iron pipe on an Easterly line of that parcel of land conveyed to James M. Bartmess by deed recorded under Auditor's File No. 8911140220, records of Clark County;

THENCE North 06° 18' 14" East, along said Easterly line, a distance of 71.63 feet to said iron pipe and to an angle point;

THENCE North 86° 45' 59" East, along the Southerly line of said Bartmess tract, a distance of 9.94 feet to the Northwest corner of that parcel of land conveyed to Ronald and Rhonda Warman by deed recorded under Auditor's File No. 9004270087, records of Clark County;

THENCE North 86° 58' 36" East, along the North line of said Warman parcel, a distance of 790.14 feet to the Northeast corner thereof;

THENCE South 02° 04' 33" West, along the East line of said Warman parcel, a distance of 973.64 feet, more or less to the Northeasterly right-of-way line of Northeast Ingle Road as conveyed to Clark County by deed recorded under Auditor's File No. 4217481 D, said point being 30.00 feet from, when measured perpendicular to, the centerline of said Road;

THENCE South 40° 25' 24" East, along said right-of-way line, a distance of 353.90 feet to a point on a 2030.00 foot radius curve to the right;

THENCE along said right-of-way, and along said 2030.00 foot radius curve to the right (the long chord of which bears South 37° 00' 37" East, a distance of 241.71 feet), an arc distance of 241.85 feet;

THENCE South 33° 35' 50" East, along said right-of-way, a distance of 1043.01 feet to a point on a 830.00 foot radius curve to the right;

THENCE along said right-of-way, and along said 830.00 foot radius curve to the right (the long chord of which bears South 23° 12' 47" East, a distance of 299.21 feet), an arc distance of 300.85 feet;

THENCE South 12° 49' 45" East, along said right-of-way, a distance of 392.70 feet to a point on a 770.00 foot radius curve to the left;

THENCE along said right-of-way, and along said 770.00 foot radius curve to the left (the long chord of which bears South 29° 32' 51" East, a distance of 443.01 feet), an arc distance of 449.36 feet;

THENCE South 46° 15' 59" East, along said right-of-way, and the Southerly projection thereof, a distance of 39.01 feet, more or less, to a point on the centerline of Northeast Goodwin Road;

THENCE North 43° 58' 00" East, along said centerline, a distance of 494.48 feet to a point on a 955.00 foot radius curve to the right;

THENCE along said centerline, and along said 955.00 foot radius curve to the right (the long chord of which bears North 56° 56' 15" East, a distance of 428.71 feet), an arc distance of 432.40 feet;

THENCE North 69° 54' 30" East, along said centerline, a distance of 354.84 feet to a point on a 955.00 foot radius curve to the right;

THENCE along said centerline, and along said 955.00 foot radius curve to the right (the long chord of which bears North 80° 35' 44" East, a distance of 354.20 feet), an arc distance of 356.26 feet to a point on the South line of the Northwest quarter of said Section 21;

THENCE South 88° 43' 02" East, along said South line, a distance of 987.61 feet to the Southeast corner of said Northwest quarter;

THENCE North 01° 27' 15" East, along the East line of said Northwest quarter, a distance of 1314.56 feet to the North line of the South half of the Northwest quarter of said Section 21;

THENCE North 88° 42' 01" West, along said North line, a distance of 1800.91 feet, more or less, to the East line of the T.J. Fletcher Donation Land Claim No. 51;

THENCE North 01° 13' 25" East, along said East line, a distance of 1315.09 feet, more or less, to the North line of the Northwest quarter of said Section 21;

THENCE North 88° 40' 59" West, along said North line, a distance of 830.93 feet to the Northwest corner of said Section 21;

THENCE North 01° 45' 50" East, along the East line of the Southeast quarter of said Section 17, a distance of 2650.46 feet to the POINT OF BEGINNING.

SUBJECT TO county roads.

EXCEPT that parcel conveyed to Green Mountain Resorts, Inc. by deed recorded under Auditor's File No. 9311050364, also known as Mountain Glen Subdivision, recorded in Book "J" of Plats, at Page 199, records of Clark County.

ALSO EXCEPT that parcel of land conveyed to R. Lon and Rachelle Combs, recorded under Auditor's File No. 4150099 D, records of Clark County.

ALSO EXCEPT a parcel of land in the Thomas J. Fletcher Donation Land Claim No. 51 and the Northeast quarter of Section 20 and the Northwest quarter of Section 21 all in Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Section 21;

THENCE South 88° 40' 59" East, along the North line of said Northwest quarter, a distance of 275.43 feet to the TRUE POINT OF BEGINNING;

THENCE South 88° 40' 59" East, continuing along said North line, a distance of 555.50 feet to the East line of the Thomas J. Fletcher Donation Land Claim No. 51;

THENCE South $01^{\circ} 13' 25''$ West, along said East line, a distance of 1315.09 feet to the North line of the South half of said Northwest quarter;

THENCE South $88^{\circ} 42' 01''$ East, along said North line, a distance of 180.00 feet;

THENCE South $01^{\circ} 17' 59''$ West, leaving said North line, a distance of 214.50 feet;

THENCE South $43^{\circ} 42' 01''$ East, a distance of 97.00 feet;

THENCE South $46^{\circ} 17' 59''$ West, a distance of 217.43 feet;

THENCE North $43^{\circ} 42' 01''$ West, a distance of 217.20 feet;

THENCE North $01^{\circ} 17' 59''$ East, a distance of 209.50 feet;

THENCE North $44^{\circ} 04' 38''$ West, a distance of 10.00 feet;

THENCE South $45^{\circ} 55' 22''$ West, a distance of 18.00 feet;

THENCE North $44^{\circ} 04' 38''$ West, a distance of 45.00 feet;

THENCE South $45^{\circ} 55' 22''$ West, a distance of 25.00 feet;

THENCE North $44^{\circ} 04' 38''$ West, a distance of 293.00 feet;

THENCE South $64^{\circ} 48' 03''$ West, a distance of 119.90 feet to a point of a 325.00 foot radius curve to the left;

THENCE along said 325.00 foot radius curve to the left (the long chord of which bears South $50^{\circ} 35' 01''$ West, a distance of 159.64 feet), an arc distance of 161.29 feet;

THENCE South $36^{\circ} 21' 59''$ West, a distance of 152.00 feet;

THENCE South $53^{\circ} 38' 01''$ East, a distance of 82.00 feet;

THENCE South $36^{\circ} 21' 59''$ West, a distance of 60.08 feet to a point on a 25.00 foot radius non-tangent curve to the left;

THENCE along said 25.00 foot radius non-tangent curve to the left (the long chord of which bears South 79° 04' 29" West, a distance of 33.91 feet), an arc distance of 37.27 feet;

THENCE South 36° 21' 59" West, a distance of 10.37 feet to a point on a 226.00 foot radius curve to the right;

THENCE along said 226.00 foot radius curve to the right (the long chord of which bears South 40° 24' 28" West, a distance of 31.86 feet), an arc distance of 31.88 feet;

THENCE South 44° 26' 57" West, a distance of 116.20 feet to a point on a 25.00 foot radius curve to the left;

THENCE along said 25.00 radius curve to the left (the long chord of which bears South 10° 50' 12" West, a distance of 27.68 feet), an arc distance of 29.33 feet;

THENCE South 52° 11' 03" West, a distance of 52.78 feet to a point on a 174.00 foot radius non-tangent curve to the left;

THENCE along said 174.00 foot radius non-tangent curve to the left (the long chord of which bears North 41° 41' 00" West, a distance of 23.47 feet), an arc distance of 23.49 feet;

THENCE North 45° 33' 03" West, a distance of 41.94 feet;

THENCE South 56° 38' 34" West, a distance of 154.02 feet;

THENCE North 33° 21' 26" West, a distance of 10.00 feet;

THENCE South 56° 38' 34" West, a distance of 384.01 feet to the Northeasterly right-of-way line of Northeast Ingle Road as conveyed to Clark County by deed recorded under Auditor's File Number 4217481 D, said point being 30.00 from, when measured perpendicular to, the centerline of said Road;

THENCE North 33° 35' 50" West, along said right-of-way line, a distance of 579.67 feet to a point on a 2030.00 foot radius curve to the left;

THENCE continuing along said right-of-way line and along said 2030.00 foot radius curve to the left (the long chord of which bears North 36° 47' 28" West, a distance of 226.21 feet), an arc distance of 226.33 feet;

THENCE North 49° 42' 41" East, leaving said right-of-way line, a distance of 162.78 feet;

THENCE North 68° 07' 19" East, a distance of 86.89 feet;

THENCE North 55° 00' 30" East, a distance of 48.70 feet;

THENCE North 33° 21' 26" West, a distance of 48.91 feet to a point on a 101.00 foot radius curve to the right;

THENCE along said 101.00 foot radius curve to the right (the long chord of which bears North 13° 07' 19" West, a distance of 69.87 feet), an arc distance of 71.34 feet;

THENCE North 72° 58' 30" West, a distance of 52.44 feet;

THENCE North 00° 12' 48" West, a distance of 326.26 feet;

THENCE North 90° 00' 00" East, a distance of 50.33 feet;

THENCE South 85° 00' 05" East, a distance of 101.07 feet;

THENCE North 45° 40' 45" East, a distance of 29.39 feet;

THENCE North 39° 35' 42" East, a distance of 40.87 feet;

THENCE North 01° 40' 28" East, a distance of 44.29 feet;

THENCE North 09° 02' 50" East, a distance of 37.25 feet;

THENCE North 24° 16' 29" East, a distance of 71.29 feet;

THENCE North 79° 13' 59" East, a distance of 132.57 feet;

THENCE South 66° 17' 50" East, a distance of 69.81 feet;

THENCE South 44° 47' 37" East, a distance of 66.68 feet to a point on a 50.00 foot radius curve to the left;

THENCE along said 50.00 foot radius curve to the left (the long chord of which bears South 89° 06' 18" East, a distance of 69.86 feet), an arc distance of 77.34 feet;

THENCE North 46° 35' 02" East, a distance of 23.09 feet;

THENCE South 80° 32' 30" East, a distance of 168.26 feet;

THENCE North 13° 12' 10" East, a distance of 39.78 feet;

THENCE North 45° 55' 22" East, a distance of 78.06 feet;

THENCE North 51° 55' 18" West, a distance of 150.00 feet;

THENCE North 52° 19' 54" East, a distance of 8.00 feet;

THENCE North 34° 11' 25" West, a distance of 79.00 feet;

THENCE North 41° 56' 27" East, a distance of 30.00 feet;

THENCE North 77° 48' 25" East, a distance of 76.75 feet to a point on a 96.00 foot radius non-tangent curve to the right;

THENCE along said 96.00 foot radius non-tangent curve to the right (the long chord of which bears North 03° 17' 42" East, a distance of 7.90 feet), an arc distance of 7.91 feet;

THENCE North 05° 39' 16" East, a distance of 87.83 feet to a point on a 96.00 foot radius curve to the right;

THENCE along said 96.00 foot radius curve to the right (the long chord of which bears North 13° 07' 05" East, a distance of 24.94 feet), an arc distance of 25.01 feet to a point on a 25.00 foot radius curve to the left;

THENCE along said 25.00 radius curve to the left (the long chord of which bears North 09° 18' 55" West, a distance of 24.92 feet), an arc distance of 26.09 feet;

THENCE North 50° 47' 16" East, a distance of 53.77 feet to a point on a 25.00 foot radius non-tangent curve to the left;

THENCE along said 25.00 foot radius curve to the left (the long chord of which bears South 85° 06' 28" East, a distance of 20.53 feet), an arc distance of 21.15 feet to a point on a 96.00 foot radius curve to the right;

THENCE along said 96.00 foot radius curve to the right (the long chord of which bears North 82° 13' 22" East, a distance of 38.50 feet), an arc distance of 38.76 feet;

THENCE South 86° 12' 37" East, a distance of 87.89 feet to a point on a 226.00 foot radius curve to the right;

THENCE along said 226.00 foot radius curve to the right (the long chord of which bears South 75° 24' 40" East, a distance of 84.69 feet), an arc distance of 85.20 feet;

THENCE North 42° 28' 55" East, a distance of 115.92 feet;

THENCE North 01° 19' 01" East, a distance of 33.69 feet to the TRUE POINT OF BEGINNING.



RESOLUTION NO. 15-021

A RESOLUTION revising the job description for a non-represented position and adopting scales for non-represented employees, effective January 1, 2016.

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

I

The titled job description of Information Systems Manager shall be revised to Information Technology Director, and the changes and duties shall be outlined in any job description proscribed by the City, and may be revised from time to time. The new position description is attached hereto as Exhibit "A" and shall be effective as of January 1, 2016.

II

The salary scale for Information Technology Director and all other non-represented employees shall be as set forth in the salary schedule attached hereto as Exhibit "B" with an effective date of January 1, 2016.

PASSED BY the Council and approved by the Mayor this 21st day of December, 2015.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

EXHIBIT "A"

City of Camas
Union Status: Non-Represented
November 2015

INFORMATION TECHNOLOGY DIRECTOR

Class specifications are intended to present a descriptive 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 Information Technology Department's activities and operations for the City's wide area network; including enterprise application services and database management, network, and system administration, telecommunications, desktop support services, system architecture infrastructure services, and web design and development.

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:

Assume management responsibility for directing and maintaining the system-wide services, activities and programs of the Information Technology services and operations of the City. Such activities include managing the operations of the City's wide area network; including servers; security and disaster recovery plans; security of data, databases and software applications, desktop maintenance and support services.

Manage and participate in the development and implementation of goals, objectives, policies, and priorities for assigned programs and technologies; recommend and administer policies and procedures. Develop, update and manage the City's Long Range Strategic Technology Plan.

Monitor and evaluate the efficiency and effectiveness of service delivery methods and procedures; recommend, within the departmental policy, appropriate service and staffing levels.

Plan, direct, coordinate and review work plans for information technology staff. Oversee desktop support activities, priorities and the work order system. Assign work activities, projects and programs; review and evaluate work, define project scopes, assign implementation schedules and priorities, and meet with staff to identify and resolve problems.

Plan, direct and coordinate the City's technology and network projects, planning, management and implementation; develop a citywide work plan for tracking and communicating technology projects and city-wide priorities, recommend new technologies or resources for the system; develop project hardware, software and peripheral requirements using departmental objectives.

Create implementation strategies and work with department heads for proper installation, migration, training and policy issues associated with new technologies.

Manage the development, security and use of the City's databases and shared information; make recommendations for improvements to policies and procedures; modify programs to enhance integration.

Manage the development and maintenance of the city's technology standards for hardware and software acquisitions working closely with administration and department heads on establishing system and user needs.

City of Camas
Information Technology Director (Continued)

Manage the city's Technology Hardware and Software Repair and Replacement Program. Oversee the yearly repair and replacement plan and procedures, purchasing of equipment or applications on the replacement cycle, review and monitor funding and the stability of the program and make recommendations for changes to the funding model.

Manage the development, design and maintenance of the City's official web site; work with department heads and city staff to establish improved community engagement with the City's online information, tools and resources through enhanced web services.

Develop and manage the Department's biennial budget and monitor all omnibus adjustments or requests; consult with department heads on technology budget needs, meeting or updating strategic plan, forecasting funds needed for staffing, equipment, materials and supplies; monitor and approve expenditures.

Select, train, motivate and evaluate assigned personnel; provide or coordinate staff training; work with employees to correct deficiencies; implement discipline and termination procedures.

Consult with Department Heads and City Administration to establish city priorities for technology projects, planning, policies and procedures; providing responsible staff assistance to the Mayor, City Administrator and Department Heads on technology issues.

AUXILIARY FUNCTION STATEMENTS

Follow all safety rules and procedures established for work area.

Perform related duties and responsibilities as required.

QUALIFICATIONS

Knowledge of:

Principles and practices of network development, implementation and administration.

Operations, services and activities of an information technology program.

Local and wide area network server design, operation and configuration.

Various programming languages and their appropriate applications.

Operational characteristics of multiple database environments including procedures involved in data integration.

Various network, telecommunications, phone and Internet technologies and their applications.

Modern and complex principles and practices of systems and database analysis.

Principles and practices of project management.

Operational characteristics of various computer systems, applications and peripheral equipment.

Methods and techniques of web page programming and design.

Principles of hardware and software configuration and installation.

Principles and practices of project budgeting, municipal budgeting and accounting.

City of Camas
Information Technology Director (Continued)

Principles of supervision, training and performance evaluation.

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

Ability to:

Manage and oversee the operations of the City's information technology program including wide area network development and administration.

Manage, direct and coordinate the work of lower level staff.

Respond to after-hours network emergencies and outages timely.

Select, supervise, train and evaluate staff.

Design and build network architecture.

Manage and secure the use of the City's databases and shared information.

Establish, maintain and enforce network security.

Analyze, troubleshoot and resolve highly technical networking issues.

Install, configure and troubleshoot various hardware and software applications.

Analyze departmental needs, research technologies and promote changes that meet the needs of network users and the City's Long Range Strategic Technology Plan.

Oversee and manage various system and networking projects.

Design and implement resources on the Internet.

Develop work plans, capital improvement plan, and manage other long and short range technology objectives city-wide.

Maintain confidentiality of sensitive files and materials accessed, discussed or observed.

Communicate clearly and concisely, both orally and in writing.

Establish and maintain effective working relationships with those contacted in the course of work.

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 from an accredited college or university with major course work in computer science, information systems or a related field.

Experience:

Five years progressively responsible experience in network management and system administration experience, with considerable experience and specialized training in the areas of systems and application development, data integrity and security, telecommunications, and website development, with a minimum of two years of supervisory and project management responsibility.

Certifications:

Professional certification such as a Microsoft Certified Solutions Expert (MCSE) is preferred.

Possession of an appropriate, valid driver's license

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 computer screens.

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.

Exhibit B
City of Camas Non-Represented Salaries
Effective 1/1/2016

Position	1	2	3	4	5	6	7
Accounting Manager	5897	6074	6256	6445	6637	6835	7040
Administrative Assistant/Deputy City Clerk	4276	4402	4536	4671	4810	4955	5103
Administrative Services Director	8302	8551	8808	9073	9346	9625	9914
Assistant Library Director	5557	5723	5895	6072	6254	6442	6636
Building Division Manager/Building Official	6639	6839	7048	7257	7475	7700	7931
City Administrator	10241	10548	10865	11190	11526	11872	12228
Community Development Director	8302	8551	8808	9073	9346	9625	9914
Division Chief/Emergency Medical Svcs.	8060	8302	8551	8808	9073	9346	9627
Division Chief/Fire Marshal	8060	8302	8551	8808	9073	9346	9627
Engineering Manager	7435	7659	7889	8126	8370	8621	8880
Finance Director	8302	8551	8808	9073	9346	9625	9914
Fire Chief	8949	9272	9606	9955	10318	10628	10946
Human Resources Assistant	4652	4792	4936	5084	5236	5394	5556
Information Technology Director	7038	7250	7468	7692	7923	8160	8405
Library Director	7038	7250	7468	7692	7923	8160	8405
Operations Supervisor - W/S	6043	6226	6411	6603	6802	7006	7216
Operations Supervisor - Wastewater	6043	6226	6411	6603	6802	7006	7216
Parks and Recreation Manager	6467	6660	6861	7067	7279	7497	7722
Planning Manager	6640	6839	7047	7257	7474	7700	7931
Police Captain	7498	7721	7953	8192	8439	8692	8952
Police Chief	8936	9203	9481	9762	10054	10357	10668
Public Works Director	8302	8551	8808	9073	9346	9625	9914
Public Works Operations Supervisor	6467	6660	6861	7067	7279	7497	7722
Utilities Manager	7435	7659	7889	8126	8370	8621	8880
Seasonal Engineering Tech	20.46	-	-	-	-	-	-
Engineering Utility Intern	9.47	-	-	-	-	-	-
Asst. Pool Supervisor	13.32	13.72	-	-	-	-	-
Lifeguard	10.88	11.22	-	-	-	-	-
Lead Lifeguard	11.90	12.26	-	-	-	-	-
Water Safety Instructor	11.56	11.90	-	-	-	-	-
Lead Water Safety Instructor	12.26	12.63	-	-	-	-	-
Pool/Activity Aide	9.47	-	-	-	-	-	-
Pool Cashier	11.56	11.90	-	-	-	-	-
Seasonal Maintenance Worker	11.65	12.00	12.36	-	-	-	-
Summer Maintenance Worker	10.60	10.95	11.27	-	-	-	-
Summer Reading Aide	11.30	11.64	-	-	-	-	-
Recreation Leader	12.64	13.01	13.40	13.79	14.20	14.64	15.08
Recreation Aide	10.88	11.22	11.56	11.90	12.26	12.64	13.02

ORDINANCE NO. 15-026

AN ORDINANCE approving and adopting by reference the text of that certain document entitled Camas School District Capital Facilities Plan 2015-2021.

WHEREAS, the Camas School District has submitted an amended capital facilities plan entitled “Camas School District Capital Facilities Plan 2015-2021” to the City for its review and approval, and

WHEREAS, the Council has considered said capital facilities plan and has conducted a public hearing, and desires to adopt the same as the capital facilities plan for the Camas School District,

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

Section I

The Council hereby approves and adopts by reference a volume of text entitled “Camas School District Capital Facilities Plan 2015-2021” as the amended capital facilities plan of the school district, which shall provide the basis for the collection of school impact fees by the City on behalf of the school district.

Section II

A copy of the Camas School District Capital Facilities Plan 2015-2021 shall be maintained in the council file on these proceedings, and copies of said Capital Facilities Plan shall be made available for public inspection at the Public Works Department.

Section III

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 21st day of December, 2015.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

**CAMAS SCHOOL DISTRICT
CAPITAL FACILITIES PLAN
2015 – 2021**



Board of Directors

District I	Casey O'Dell
District II	Julie Rotz
District III	Connie Hennessey
District IV	Douglas Quinn
District V	Mary Tipton

**Superintendent
Mike Nerland**

May 2015

SECTION 1 INTRODUCTION AND SUMMARY

A. Introduction

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts are required by the Cities of Camas, Washougal, and Vancouver (“Cities”) and Clark County (“County”) to adopt capital facilities plans at least every four years to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of projected enrollment growth for a six-year period.

The Camas School District (“District”) has prepared the 2015 Capital Facilities Plan (“CFP”) to provide the Cities and the County with a schedule and financing program for capital improvements over the next six years (Oct. 1, 2015 through Oct. 1, 2021) to maintain a 6 year adoption cycle. The 2015 CFP includes the following elements:

- The District’s standard of service (Section 2)
- An inventory of existing capital facilities owned by the District, including functional capacities and locations (Section 3)
- Future enrollment projections for each grade span (elementary, middle, and high schools) (Section 4)
- A forecast of future needs for capital facilities and school sites, including proposed capacities of expanded or new capital facilities and a six-year plan for financing capital facilities within projected funding capacities, which identifies sources of money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding (Section 5)
- A calculation of impact fees based on the formula in the Cities and County impact fee ordinances and supporting data substantiating such fees (Section 6)

B. Summary

Camas is a financially and academically sound school district. The 57 square mile Camas School District has a comprehensive and an alternative high school, two middle schools, and six elementary schools. The District serves residents from the cities of Camas, Washougal, Vancouver and unincorporated rural Clark County. It is bordered by Evergreen School District to the west, Hockinson School District to the north, Washougal School District to the east, and the Columbia River and the state line to the south.

The overall October 1, 2014 enrollment (head count) for the District was 6,566 students. Of the total enrollment, 2,777 are elementary students, 1,648 are middle school students, and 2,141 are high school students. When reduced by the number of special education students in self-contained classrooms, the enrollment counts are 2,558 elementary, 1,420 middle, and 1,850 high school students, for a total of 5,828 students in standard basic education classrooms. Special education students in self-contained classrooms and spaces for these programs have been extracted for corresponding school capacity calculations.

School facility and student capacity needs are dictated by a complex matrix of regulatory mandates, educational program components, collective bargaining agreements, and community expectations,

more fully described in Section 2. The District's existing capital facilities are summarized in Section 3. In addition, the district owns 16 portable classrooms located at school facilities, housing approximately 6.3% or 412 students. The remaining 12 portable classrooms are used for support services such as art, rainy day activities and special education.

Between 2007 and 2014, enrollment growth within the District grew by 2.2% per year, compared to the countywide rate of 0.6%. A total of 923 students were added to Camas School District during that time. Although there had been a general leveling off of enrollment during the recent economic downturn, the District expects to continue to see an increase in enrollment over time. Much of the land within district and urban growth boundaries has yet to be developed, and there continues to be market interest in housing development in Camas and Washougal. Future K-12 enrollment is projected to increase by an average 2.1% per year, or 1,048 students over the next 7 years (see Section 4). The projected number of students minus current capacity equals a projected capacity need for 175 middle school and 612 high school students by 2021. Elementary school capacity is sufficient to accommodate the projected growth.

The calculated maximum allowable impact fees for the District are \$5,371.85 per single family residence and \$10,336.11 per multi-family residence (**Appendix A**).

SECTION 2 DISTRICT EDUCATIONAL PROGRAMS AND STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's educational program. The educational program components which drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of modular classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. In addition to basic education programs, other programs such as special education, bilingual education, pre-school, and art and music must be accommodated. These programs can have a significant impact on the available student capacity of school facilities.

The District educational program guidelines, which directly affect school capacity are outlined below for elementary, middle, and high school grade levels.

- **Elementary Schools:** Average class size for elementary classrooms is estimated at 24 students. The actual number of students in an individual classroom depends on the above factors. Elementary school capacity is calculated utilizing only classroom spaces containing a basic education teacher and his/her complement of students. Students may be pulled out to attend additional programs (which may also be held in classrooms, if there is no designated space available). Working building capacity calculations do not include classrooms used for these special programs, such as resource rooms, learning support centers, computer labs, and self-contained special education classrooms.
- **Middle Schools:** Average class size for middle school classrooms is estimated at 30 students. The actual number of students in an individual classroom depends on the above factors. Middle school capacity is calculated utilizing the number of basic education teaching stations and applying a utilization factor of 85%. Working building capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.
- **High Schools:** Average class size for middle and high school classrooms is estimated at 31 students. The actual number of students in an individual classroom depends on the above factors. High school capacity is calculated utilizing the number of basic education teaching stations and applying a utilization factor of 85%. Working building capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.

**SECTION 3
CAPITAL FACILITIES INVENTORY**

This section provides a summary of capital facilities owned and operated by the District including schools, modulars, undeveloped land, and support facilities.

A. Elementary Schools

Elementary School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Dorothy Fox (K-5)	2623 NW Sierra St Camas WA 98607	1982/2000/2011	62,237	576	24
Grass Valley (K-5)	3000 NW Grass Valley Dr Camas WA 98607	2009	70,023	600	25
Helen Baller (K-5)	1954 NE Garfield St Camas WA 98607	2009	64,417	576	24
Lacamas Heights (K-5)	4600 NE Garfield St Camas WA 98607	1964/1997/2008/2013	42,757	408	17
Prune Hill (K-5)	1602 NW Tidland St Camas WA 98607	2001	59,130	480	20
Woodburn (K-5)	2400 NE Woodburn Dr Camas WA 98607	2013	72,857	600	25
TOTALS:			369,989	3,240	110

Note: capacity includes full day kindergarten

B. Middle Schools

Middle School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Liberty (6-8)	1612 NE Garfield St Camas WA 98607	1937/1952/1969/1985/1995/2006	121,047	892	35
Skyridge (6-8)	5220 NW Parker St Camas WA 98607	1996	112,133	790	31
TOTALS:			233,180	1,682	65

Note: capacity includes a utilization factor of 85%

C. High Schools

High School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Camas (9-12)	26900 SE 15th St Camas WA 98607	2003/2011	241,621	1,792	68
Hayes Freedom (9-12)	1919 NE Lone St Camas WA 98607	2010	20,500	211	8
TOTALS:			262,121	2,003	76

Note: capacity includes a utilization factor of 85%

D. Portables Inventory

Facility Type	No. of Portable Classrooms	No. of Portable Classrooms used as Interim Teaching Stations	Interim Capacity
Elementary Schools	14	2	48
Middle Schools	6	6	153
High Schools	8	8	211
TOTALS:	28	16	412

E. Support Facilities

Type	Location
Grounds Shop, Bus Maintenance and Warehouse (1963/2001)	1707 NE Ione St Camas WA 98607
Transportation Center (2001/2012)	1125 NE 22 nd Ave Camas WA 98607
JD Zellerbach Administration Center (1967/1974/1985/1998/2010)	841 NE 22 nd Ave Camas WA 98607
Community Education Center (same as above)	841 NE 22 nd Ave Camas WA 98607
Jack, Will & Rob Center (2001)	2033 NE Ione St Camas WA 98607
Transition House (remodeled 2009)	612 NE 2 nd Ave Camas WA 98607

F. Land Inventory

The district owns the following under- and undeveloped sites:

- 48.7 acres located south of 15th Street and east of NE Ione Street, Camas, WA 98607 – site unsuitable for education purposes, declared surplus and is currently for sale.
- 0.9 acres located at 918 NW Hill Street, Camas, WA 98607 – former Armory site, under-utilized for education purposes, currently leased as a gymnastics center.

**SECTION 4
STUDENT ENROLLMENT PROJECTIONS**

The District enrollment forecast was most recently updated by Paul Dennis, AICP of the Cascade Planning Group in December 2014.

The approach used in making the updated enrollment forecast included the following:

- Kindergarten (K) enrollment is forecast based on population of each school area (and expected population growth) together with birth rate data from five years previous using an age-cohort methodology. Data required for the K-level forecast includes projections of population growth, women of childbearing age and age-specific fertility rates.
- Actual enrollment patterns from prior years are used as a basis for projecting future enrollment for grades 1-12. For example, the number of students in a particular grade as of October 1, 2014 are promoted into the next grade level for 2015 (adjusting for expected population growth together with gains or losses typically associated with a particular grade-to-grade change for each grade level at each individual school).
- The 2014/2015 school year enrollment is based on the October 1, 2014 enrollment data.
- Economic growth impacts, land use and zoning provisions, buildable lands inventory, and new residential developments are taken into account.

A. Projected Enrollment 2015 – 2021 (Headcount)

Grade	Actual 2014	2015	2016	2017	2018	2019	2020	2021
K-5	2,777	2,809	2,869	2,856	2,939	2,996	3,061	3,142
6-8	1,648	1,678	1,689	1,757	1,765	1,833	1,788	1,857
9-12	2,141	2,200	2,276	2,387	2,470	2,500	2,643	2,615
TOTALS:	6,566	6,687	6,834	7,000	7,174	7,329	7,492	7,614

**SECTION 5
CAPITAL FACILITY NEEDS**

Projected facility capacity is derived by subtracting the 2021 projected student enrollment from the 2014 school facility capacity. The resulting deficit is used to determine facility needs.

A. Projected Facility Capacity Needs

Type of Facility	2014 Capacity	2021 Projected Enrollment	2021 Facility Need
Elementary	3,240	3,142	NA
Middle	1,682	1,857	175
High	2,003	2,615	612

The district will add four (4) portable classrooms to address the increase in high school enrollment for the 2015-16 school year. In February 2016, the district plans to propose to voters a bond to address future capacity needs.

B. 6-Year Plan – Facility Capacity Needs

	Project Description	Added Capacity	Estimated Cost	Cost for Added Capacity to Serve Growth
Phase I	High School Expansion	800	\$50,723,000	\$38,803,095
	K-5 Replacement	150	\$33,697,464	\$8,424,366
	6-8	900	\$55,546,000	\$10,775,924
	Property Acquisition	600	\$5,000,000	\$5,000,000
Phase II	Transportation –Bus Parking Lot		\$690,000	\$690,000
	K-5 New	600	\$33,697,464	N/A
	TOTAL:	2,450	\$179,353,928	\$63,693,385

The additional 612 projected high school students can be accommodated by the construction of a new 800 student facility. The additional 175 middle school students could be accommodated by adding a 900 student facility. In addition, the District proposes the use of portable classrooms purchased with impact fees to handle short-term capacity needs.

C. Six-Year Financing Plan

Facility Capacity Need	Total	Estimated Impact Fees	State Match Funds	Bonds
Secured	\$400,000	\$400,000	0	0
Unsecured	\$150,000,000	\$2,000,000	\$8,000,000	\$140,000,000

General Obligation Bonds

Bonds are used to fund site acquisition, construction of new schools, and other capital improvement projects. A 60% majority vote is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

State Match Funds

State Match funds primarily come from the Common School Construction Fund (the "Fund"). School districts may qualify for State Match funds for specific capital projects based on eligibility requirements and a state prioritization system. Based on the District's assessed valuation per student and the formula in the State regulations, the District is currently eligible for State Match funds for new schools at the 63.26% match level.

Impact Fees

The collection of school impact fees generates partial funding for construction of public facilities needed to accommodate new development. School impact fees are collected by the Cities and County on behalf of the District. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools.

SECTION 6 SCHOOL IMPACT FEES

The Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development.

Local jurisdictions in Clark County have adopted impact fee programs that require school districts to prepare and adopt Capital Facilities Plans. Impact fees are calculated in accordance with the jurisdiction's formula, which is based on school facility costs to serve new growth.

The District's impact fees have been calculated utilizing the formula in the Clark County and the Cities of Camas, Washougal, and Vancouver Impact Fee Ordinances. The resulting figures, in the attached Appendix A and paragraph below are based on the District's cost per dwelling unit to build the new facilities which add capacity that is needed to serve new development. Credits have also been applied in the formula to account for State Match funds the District receives and projected future property taxes that will be paid by the owner of the dwelling unit.

The calculated maximum allowable impact fees are:

\$5,371.85 per single family residence
\$10,336.11 per multi-family residence

The District Board of Directors, at its May 26, 2015 meeting, recommends collecting school impact fees in the following amounts:

\$ 5,371.00 per single family residence
\$ 5,371.00 per multi-family residence

Camas

2015 Impact Fee Calculation

APPENDIX A

$$SIF = \left[CS(SF) - (SM) - \left(\frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

Single Family Residence:

Elementary	Middle School	High School	Formula
\$0.00	\$55,546,000.00	\$50,723,000.00	Facility Cost
150	900	800	Additional Capacity
\$0.00	\$61,717.78	\$63,403.75	Cost per Student (CS)
0.297	0.159	0.136	Student Factor (SF)
\$0.00	\$9,813.13	\$8,622.91	CS x SF
\$200.40	\$200.40	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
63.74%	63.74%	63.74%	State Match Eligibility %
\$0.00	\$0.00	\$2,258.35	State Match Credit (SM)
\$0.00	\$9,813.13	\$6,364.56	CS x SF - SM
		\$16,177.68	Cost per Single Family Residence
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		\$338,448.00	Average Assessed Value (AAV)
		3319144.73	TCM x AAV
		0.00297	Tax Levy Rate (TLR)
		\$9,857.86	TCM x AAV x TLR = (TC)
		\$6,319.82	Cost per Single Family Residence - Tax Credit
		\$947.97	15% reduction (A)
		\$5,371.85	Calculated Single Family Fee Amount
		\$5,371.00	Recommended Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School	Formula
\$0.00	\$55,546,000.00	\$50,723,000.00	Facility Cost
150	900	800	Additional Capacity
\$0.00	\$61,717.78	\$63,403.75	Cost per Student (CS)
0.338	0.185	0.123	Student Factor (SF)
\$0.00	\$11,417.79	\$7,798.66	CS x SF
\$200.40	\$200.40	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
63.74%	63.74%	63.74%	State Match Eligibility %
\$0.00	\$2,764.82	\$2,042.48	State Match Credit (SM)
\$0.00	\$8,652.97	\$5,756.18	CS x SF - SM
		\$14,409.14	Cost per Multi-Family Residence
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		\$77,215.00	Average Assessed Value (AAV)
		757244.13	TCM x AAV
		0.00297	Tax Levy Rate (TLR)
		\$2,249.02	TCM x AAV x TLR = (TC)
		\$12,160.13	Cost per Multi-Family Residence - Tax Credit
		\$1,824.02	15% reduction (A)
		\$10,336.11	Calculated Multi-Family Fee Amount
		\$5,371.00	Recommended Fee Amount

**CAMAS SCHOOL DISTRICT 117
RESOLUTION 14-11
CAPITAL FACILITIES PLAN 2015-2021**

A Resolution of the Board of Directors (the "Board") of the Camas School District No. 117 (the "District") to adopt a Capital Facilities Plan (the "Plan") for school facilities conforming to requirements of the State Growth Management Act and the Clark County General Policy Plan.

WHEREAS, Districts are required to update their Capital Facilities Plan every six years in compliance with RCW 36.70A (the Growth Management Act); and

WHEREAS, this Plan update was developed by the District in accordance with accepted methodologies and requirements of the Growth Management Act; and

WHEREAS, the proposed impact fees utilize calculation methodologies meeting the conditions and tests of RCW 82.02; and

WHEREAS, the District finds that the Plan meets the basic requirements of RCW 36.70A and RCW 82.02; and

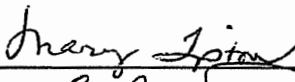
WHEREAS, the District conducted a review of the Plan in accordance with the State Environmental Policy Act, state regulations implementing the act, and District policies and procedures;

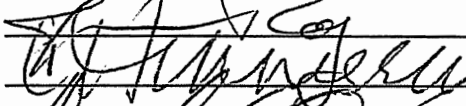
NOW, THEREFORE BE IT RESOLVED as follows:

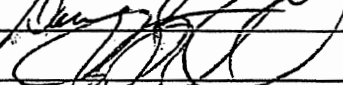
1. The 2015 Capital Facilities Plan for the years 2015-2021 is hereby adopted by the District.
2. The Clark County Board of Commissioners is hereby requested to adopt the Plan by reference as part of the capital facilities element of the County's General Policy Plan.
3. The Cities of Camas, Washougal, and Vancouver are hereby requested to adopt the Plan by reference as part of the Capital Facilities Plan element of their respective General Policy Plans.


ADOPTED, this 26th day of May 2015 at the Regular Meeting of the Board of Directors for Camas School District 117.

CAMAS SCHOOL DISTRICT 117
BOARD OF DIRECTORS







Attest: 

Secretary to the Board

ORDINANCE NO. 15-027

AN ORDINANCE approving and adopting by reference the text of that certain document entitled Evergreen Public Schools Capital Facilities Plan 2015-2021.

WHEREAS, the Evergreen School District has submitted an amended capital facilities plan entitled “Evergreen Public Schools Capital Facilities Plan 2015-2021” to the City for its review and approval, and

WHEREAS, the Council has considered said capital facilities plan and has conducted a public hearing, and desires to adopt the same as the capital facilities plan for the Evergreen School District,

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

Section I

The Council hereby approves and adopts by reference a volume of text entitled “Evergreen Public Schools Capital Facilities Plan 2015-2021” as the amended capital facilities plan of the school district, which shall provide the basis for the collection of school impact fees by the City on behalf of the school district.

Section II

A copy of the Evergreen Public Schools Capital Facilities Plan 2015-2021 shall be maintained in the council file on these proceedings, and copies of said Capital Facilities Plan shall be made available for public inspection at the Public Works Department.

Section III

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 21st day of December, 2015.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



Evergreen Public Schools

**EVERGREEN PUBLIC SCHOOLS
CAPITAL FACILITIES PLAN**

2015-2021

BOARD OF DIRECTORS

**Julie Bocanegra, Board President
Victoria Bradford, Board Vice President
Todd Yuzuriha, Director
Michael Parsons, Director
Rob Perkins, Director**

SUPERINTENDENT

John Deeder

DIRECTOR OF FACILITIES

Susan Steinbrenner

**Adopted by the Evergreen School District Board of Directors
May 26, 2015**

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I. INTRODUCTION

A. *Purpose of the Capital Facilities Plan*

The Washington State Growth Management Act (the "GMA") includes schools in public facilities and services that must be provided for as cities and counties plan for growth. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Evergreen School District (the "District") prepared this Capital Facilities Plan (the "CFP") to provide Clark County (the "County") and the Cities of Vancouver and Camas (the "City") with the district's anticipated capital facility needs over the next six years (2015-2021) to ensure that adequate school facilities are available to serve new growth and development.

In accordance with the Growth Management Act and the County and City Impact Fee Ordinances, this CFP contains the following required elements:

- The District's standard of service, which is based on program year, class size by grade span, number of classrooms, types of facilities, and other factors identified by the District, including teacher contracts and funding requirements.
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities, based on the District's standard of service.
- A forecast of the future needs for capital facilities and school sites based on the District's enrollment projections.
- The proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- A calculation of impact fees based on the formula in the County and City impact fee ordinances and supporting data substantiating such fees.

In developing this CFP, the District used the following guidelines:

- The District will use information from recognized sources, such as professional demographers and planners, county and city adopted land use plans and county GIS data.
- The District will use data it generates from reasonable methodologies.

- The CFP and methodology to calculate the impact fees will comply with the GMA and county and city codes.
- The six year facility needs are based on an enrollment forecast that takes local development trends into account.
- The District plans to construct permanent/bricks and mortar facilities for its students and will develop a CFP to accomplish that objective. At the same time, the District expects there will be a time period when some of the students that the District serves will be housed in portables. Housing students in portables, temporarily, is necessary to qualify for state funds that are needed to build new schools.

B. Overview of the Evergreen School District

The Evergreen School District is comprised of 54 square miles. It serves a significant portion of the Vancouver Urban Growth Area and smaller areas in the Camas Urban Growth Area and rural Clark County.

The District serves residents from the cities of Vancouver and Camas and from unincorporated Clark County. The District is bordered by the Vancouver School District to the west, the Camas School District to the east and the Battle Ground and Hockinson School Districts to the north. It is bordered by the Columbia River and state line to the south.

The Districts serves a population of 26,343 students (October 2014 enrollment). Of the 26,343 students, 44% attend classes in 21 elementary schools (grades K-5), 22% attend classes in six middle schools (grades 6-8), and 34% students attend classes in six high schools (grades 9-12). For purposes of facility planning this CFP considers grades K-5 as an elementary, grades 6-8 as a middle school, and grades 9-12 as a high school.

In addition, the Clark County Skills Center is located in and operated by Evergreen School District serving students half days from all Clark County school districts. The district serves home schooled students in grades K-8 through a supplemental program operated by the Flex Academy and pre-school special needs students through a program operated by the Early Childhood Center.

The most significant issues facing the District in terms of providing classroom capacity to accommodate existing and projected demands are:

- The Washington State Supreme Court ruled in the McLeary school funding case that the Legislature was not fulfilling its constitutional requirement of funding schools. The court ruled the Legislature should fund its own funding bills previously agreed to. One component is class-size reduction in grades K-3. The Senate, and House of Representatives have brought forward plans to fund the class-size reduction by the 2017-18 school year. Reducing class sizes from current levels to a level of 17:1 by the 2017-18 school year will require additional teachers, and additional classrooms. The impact of additional capacity is not included in our Capital Facilities Plan.
- The Washington State Board of Education has increased the graduation requirements of high school students to a level of 24 credits. To allow for additional credit options schedules will need to be altered to provide further

student options. Anticipated schedule changes will require more teachers, and additional classroom space not currently figured in our plan.

- The majority of growth in the District has been residential rather than industrial. Because residential growth does not increase assessed value to the same degree that industrial growth does, the comparative per pupil assessed value is lower in Evergreen School District than in many of its neighboring districts. The low assessed value means that any tax is spread over a smaller base and, consequently, tax rates are high in Evergreen. For example, in 2015 it would cost the taxpayer in Evergreen \$4.38/\$1,000 in assessed value to collect the maximum levy. Comparatively, in Camas School District with the assessed value added by industry, it would cost the taxpayer \$3.41/\$1,000 in assessed value to raise the maximum levy.
- In the last 10 years, bilingual enrollment in the District increased 175%. In the 2004-05 school year, the number of students with English as a Second Language (ESL) was 1,749; in the 2014-15 school year, the number of ESL students is 3,049. Students living in poverty within district boundaries has also significantly increased in recent years. The District continues to monitor the need for additional space to accommodate staff needed to provide support for students who need additional assistance.
- Other concerns regarding growth management and schools relate to the link that exists between a quality education and the ability to provide quality facilities for all students.

II. DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. Quality education plays a vital role in growing a strong local economy. To provide quality education, the District must have quality facilities to serve as the supporting space for developing the whole child within a community to prepare them for a competitive world. The educational program standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, state and federal funding requirements and community expectations affect classroom space requirements. Programs, such as special education, bilingual education, preschool and daycare programs, and other specialized programs, often supplement traditional educational programs. These programs can have a significant impact on the available student capacity of school facilities.

The District's current program and educational standards are summarized below. The program and educational standards may vary during the six year CFP planning horizon. Absent significant changes in factors that are beyond the District's control, the District will provide the following programs and standards of service in 2015 through 2021. If significant changes occur that require new facilities or improvements, beyond what is identified in this CFP, the District will prepare and submit an updated CFP.

A. Elementary Educational Standards

Elementary schools provide education in all core subject areas including reading, writing, math, social studies and science. All students receive instruction in P.E., music, art and have access to media programs. Full day kindergarten is provided at each elementary school. The District educational standards of service, which directly affect elementary school capacity, include:

- Class sizes for grades K-3 are targeted not to exceed 23 students per class.
- Class sizes for grades 4-5 are targeted not to exceed 25 students per class.
- Music instruction and physical education are provided in separate (pull-out) classrooms.
- All elementary schools have a library media resource center which includes additional space for a technology lab.
- All elementary schools have a computer lab in a room that is separate from the classrooms.
- Special education is provided for some students in self-contained classrooms are separate from regular teaching stations (pull-out program). Special education classrooms serve 5 to 15 students.
- Title I and LAP (Learning Assistance Program) are provided in rooms separate from regular classrooms.

B. Middle and High School Program Standards

Middle schools provide instruction in the core disciplines of english, math, social studies, science, physical education, music and art. Students have elective offerings available including music, art and technology courses.

High schools provide course work including english, history, science, math, physical education, music and art. Additionally elective offerings include vocational technical programs.

The District educational standards of service, which directly affect middle school and high school capacity include:

- Class sizes for grades 6-8 are targeted not to exceed 25 students per class.
- Class sizes for grades 9-12 are targeted not to exceed 25 students per class.
- Special programs, such as music, art, physical education, drama, home and family education learning assistance, are provided in separate instructional space. The class size ranges from 20 to 70 students.
- The District provides science classroom space that supports advanced coursework at the secondary level that require water, sinks, gas, hoods, safety equipment, etc. Schools are working to meet expanded science standards and this will require spaces that cannot typically be met by adding portables.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day due to schedule conflicts, the need for specialized rooms for certain programs and the need for teachers to have work space during their planning period.

C. District-wide Educational Programs:

In addition to Elementary, Middle, and High School program standards, the Evergreen School District's core services and program offerings include the following:

- Physical education space is provided to meet strengthened health standards. This can include covered play areas, field space, gyms and other multi-use spaces.
- Technology access is necessary and expectations are increasing. Technology (either within the classroom or in dedicated labs) takes extra space that is not calculated in current state square footage allowances, but is necessary for student learning. Technology support and infrastructure needs are also increasing, which further erodes the state square footage allowances.
- Art and music spaces are critical to the District's educational programs. As student population grows, additional support space for these essential programs is required.
- Library/Media demands are crucial. In an information driven environment, access to knowledge through appropriately sized library/media spaces is essential.
- Extra-curricular activities need space in order to be supported properly with growing student populations.

D. District-wide Support and Special Services:

In addition to the above core educational programs, the following support services are essential to the District's educational program:

- Food service preparation, delivery and use space. As student populations increase, cafeteria, food preparation and delivery space must be enlarged. Miscalculating the need for this core service can have significant impacts on the overall learning environment for students.
- Other support centers, including Transportation, Maintenance, Warehouse and Print Shop facilities are critical to support the educational program and the business operation.

The following special services are also necessary to meet the needs of special populations:

- Special Education programs are provided at all schools within the District. Special needs program standard change year to year as a result of various external or internal changes. External changes may include mandates or needs for special programs, or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities also affect special educational program standards.
- Special populations require special support, which often requires special spaces. Federal and state programs, including Title 1 reading and math, highly capable, and bilingual are required but come with limited funds that do not cover the expense of adding facilities to support the program.
- Early Childhood programs, such as new or expanded preschool programs are a vital service and an essential educational component. They place additional demands on facilities.
- Supplementary services in core academic areas and multiple pathways that prepare students for a broader range of post-secondary learning opportunities require additional space.

III. CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities needed to accommodate future demand at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, undeveloped land and support facilities.

A. Elementary Schools

ELEMENTARY SCHOOLS	LOCATION	YEAR OF OCCUPANCY	BUILDING Sq. Ft.	CAPACITY	TEACHING STATIONS
Burnt Bridge Creek	14619-A NE 49th Street Vancouver, WA 98682	1988	51,529	512	21
Burton	14015 NE 28th Street Vancouver, WA 98682	1970	41,392	453	20
Columbia Valley	17500 SE Sequoia Circle Vancouver, WA 98683	2004	61,656	582	26
Crestline	13003 SE 7th Street Vancouver, WA 98683	2014	63,904	546	24
Ellsworth	512 SE Ellsworth Road Vancouver, WA 98664	1958	38,014	430	19
Endeavour	2701 NE Four Seasons Lane Vancouver, WA 98682	2008	61,656	629	26
Flex Academy (Elementary and Middle School)	13501 NE 28th Street Vancouver, WA 98682	2003	13,295	128	6
Fircrest	12001 NE 9th Street Vancouver, WA 98684	1976	56,650	501	21
Fisher's Landing	3800 SE Hiddenbrook Drive Vancouver, WA 98683	1996	51,977	488	21
Harmony	17404-A NE 18th Street Vancouver, WA 98684	1991	51,529	489	21
Hearthwood	801 NE Hearthwood Boulevard Vancouver, WA 98684	1981	51,350	477	21
Illahee	19401 SE 1st Street Camas, WA 98607	2001	58,627	605	26
Image	4400 NE 122nd Avenue Vancouver, WA 98682	1976	56,650	581	25
Marrion	10119 NE 14th Street Vancouver, WA 98664	1968	40,158	453	20
Mill Plain	400 SE 164th Avenue Vancouver, WA 98684	1952	50,145	547	23
Orchards	11405 NE 69th Street Vancouver, WA 98662	2006	61,656	629	25
Pioneer	7212 NE 166th Avenue Vancouver, WA 98682	1993	51,529	489	20

Riverview	12601 SE Riveridge Drive Vancouver, WA 98683	1976	56,650	536	22
Sifton	7301 NE 137th Avenue Vancouver, WA 98682	1958	43,292	408	16
Silver Star	10500 NE 86th Street Vancouver, WA 98662	1973	43,995	419	17
Sunset	9001 NE 95th Street Vancouver, WA 98662	1976	56,650	570	24
York	9301 NE 152nd Avenue Vancouver, WA 98682	2003	57,208	582	25
TOTAL ELEMENTARY			1,119,512	11,054	469

B. Middle Schools

MIDDLE SCHOOLS	LOCATION	YEAR OF OCCUPANCY	BUILDING Sq. Ft.	CAPACITY	TEACHING STATIONS
Cascade	13900 NE 18th Street Vancouver, WA 98684	2004	114,600	796	41
Covington	11200 NE Rosewood Road Vancouver, WA 98662	2006	113,361	881	46
Frontier	7600 NE 166th Avenue Vancouver, WA 98682	1996	101,046	675	36
Pacific	2017 NE 172nd Avenue Vancouver, WA 98684	1983	97,598	608	31
Shahala	601 SE 192nd Avenue Vancouver, WA 98683	2001	105,018	768	40
Wy'east	1112 SE 136th Avenue Vancouver, WA 98683	1979	117,127	675	36
TOTAL MIDDLE SCHOOLS			648,750	4,403	230

C. High Schools

HIGH SCHOOLS	LOCATION	YEAR OF OCCUPANCY	BUILDING Sq. Ft.	CAPACITY	TEACHING STATIONS
Evergreen	14300 NE 18th Street Vancouver, WA 98684	1969 Modernization 2007	264,354	1,780	84
HeLa	9105 NE 9th Street Vancouver, WA 98664	2013	69,008	521	25
Heritage	7825 NE 130th Avenue Vancouver, WA 98682	1999	227,437	1,270	60
IQ Academy	13501 NE 28th Street Vancouver, WA 98682	2003	N/A	610	N/A
Legacy	2205 NE 138th Avenue Vancouver, WA 98684	1987	11,554	104	5
Mountain View	1500 SE Blairmont Drive Vancouver, WA 98683	1981	229,015	1,694	77
Union	6201 NW Friberg/Strunk Camas, WA 98607	2007	235,908	1,706	79
TOTAL HIGH SCHOOLS			1,037,276	7,685	330

D. Portables

Portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms.

Facility Type	No. of Portable Classrooms	Capacity	Teaching Stations
Elementary Schools	175	2,553	134
Middle Schools	120	1,966	90
High Schools	75	1431	63
TOTAL	370	5,950	287

E. Support Facilities

In addition to schools, the District owns and operates additional facilities which provide special programs and operational support functions to the schools.

SUPPORT FACILITIES	Location	Description
Administrative Service Center	13501 NE 28th Street Vancouver, WA 98682	Supports all Facilities
Maintenance Facility	3004 NE 124th Avenue Vancouver, WA 98682	Supports all Facilities
McKenzie Stadium	2205 NE 138th Avenue Vancouver, WA 98682	Supports all Facilities
Transportation	13909 NE 28th Street Vancouver, WA 98682	Supports all Facilities
Warehouse (Central Receiving & Distribution)	2205 NE 138th Avenue Vancouver, WA 98684	Supports all Facilities
Crestwood Business Park (Leased)	1168 SE Mill Plain Blvd Vancouver, WA 98684	47 enrolled, capable of serving 55
49th Street Academy	14619-B 49th Street Vancouver, WA 98682	110 enrolled, capable of serving 113
Clark County Vocational Skills Center	12200 NE 28th Street Vancouver, WA 98682	Consortium program with pull-out enrollment

F. Land Inventory

The District owns the following undeveloped sites in addition to the sites with built facilities:

- 8 acres located at NE 202nd Avenue and SE 1st Street, Camas WA 98607. The District does not anticipate building a school facility on this site. The property has been declared surplus.
- 10 acres located at NE 39th Street and NE 162nd Avenue, Vancouver, WA 98682. The District anticipates building an elementary school.
- 20 acres located at NE 52nd Street and NE 132nd Avenue, Vancouver WA 98682. The District anticipates building a middle school.

IV. STUDENT ENROLLMENT PROJECTIONS

A. Projected Student Enrollment 2015-2021 (Headcount)

The District's six year enrollment projection is based on a forecast prepared by Educational Service District 112 in April, 2015. The consulting team used several different enrollment projection models to estimate future enrollment, including cohort survival, grade progression, and population ratio. The forecast also considered local population and housing and development trends, and the District's observations of enrollment over the past ten years.

The summary of the various methodologies used to predict growth shows enrollment to remain fairly constant in the coming six years, as follows:

Grade	Fall 2014	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Total K-5	11,455	11,530	11,597	11,660	11,708	11,756	11,830
Total 6-8	5,918	5,904	5,909	5,935	5,973	6,003	6,004
Total 9-12	8,970	9,028	9,059	9,400	9,539	9,680	9,208
TOTAL	26,343	26,462	26,565	26,659	26,788	26,906	27,042

V. CAPITAL FACILITIES NEEDS

A. Facility Needs

Projected facility capacity is derived by subtracting the projected student enrollment from the existing school capacity (excluding portable classrooms). As shown below, the District does not have permanent capacity available to serve all students.

Facility	2014 Capacity	2021 Projected Enrollment	2021 Facility Need
Elementary Schools	11,054	11,830	776
Middle Schools	4,403	6,004	1,601
High Schools	7,685	9,208	1,523
TOTAL	23,142	27,042	3,900

B. Six Year Plan – Facility Capacity Needs

To address existing needs and add capacity to serve forecast growth, the District needs to build a new 500 student elementary school, replace 3 elementary schools and 1 middle school, and expand an existing high school. The forecast growth in enrollment is 375 elementary school students, 86 middle school students and 238 high school students. Because a portion of the planned improvements will remedy an existing deficiency, only a portion of the improvement will serve future growth and therefore only a portion of the cost is included in the District's impact fee calculations. The capacity and cost for the required improvements is shown in the table below:

Project Description	Capacity	Estimated Cost	Cost for Added Capacity to Serve Growth*
New ES	500	\$19,940,635	\$14,955,476
Replace 3 ES	0	\$59,821,905	\$0
Replace 1 MS	1,000	\$43,506,840	\$3,741,588
HS addition	500	\$23,566,205	\$11,217,514
Transportation	0	\$6,000,000	\$0
Land Acquisition	0	\$8,000,000	\$0
TOTAL	2,000	\$160,835,585	\$29,914,578

* The cost of added capacity to serve growth equals the percentage of the total cost of the improvements needed to serve the forecast growth.

VI. CAPITAL FACILITIES FINANCE PLAN

A. Six Year Financing Plan

Facility Capacity Need	Total	Estimated Impact Fees	State Match	Bonds
Secured	\$5,800,000			
Unsecured	\$96,000,000	\$9,000,000	\$64,000,000	\$87,835,585

The total cost estimate for the six-year improvements and property acquisition is \$160,835,585. Funding for planned improvements is typically secured from a number of sources including voter approved bonds, state match funds, and impact fees. The following information explains each of the funding sources in greater detail.

1. General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. The District must pass a bond since it is the primary source of funding for the capital improvements listed in this plan.

2. State Match Funds

State match funds come from the Common School Construction Fund (“the Fund”). Bonds are sold on behalf of the Fund, and then retired from revenues accruing predominantly from the sale of timber from the common school lands. If these sources are insufficient, the Legislature can appropriate funds or the State Board of Education can change the standards. School districts may qualify for state match funds for specific capital projects based on a prioritization system.

3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

Anticipated property acquisition and new construction is based on the enrollment forecast, capacity, the District's educational standards and the community's support of finance tools to fund the improvements.

In the event that planned construction projects and property acquisition does not fully address space needs for student growth and a reduction in interim student housing (portables), the Board could consider various courses of action, including, but not limited to:

- Increase class sizes;
- House students in additional portables;
- Alternative scheduling options;
- Change the instructional model, or
- Modify the school calendar

VII. SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees

The county's and city's impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA and the county and city ordinances. Impact fees are calculated in accordance with the local jurisdiction's formula, which is based on projected school facility costs necessitated by new growth contained in the District's CFP. The formula allocates a portion of the cost for new facilities to the single family and multi-family house that create the demand (or need) based on a student factor, or the average number of students that live in new single family and multi-family homes. The formula also provides a credit for state match and Bond Proceeds (or property taxes).

B. Methodology and Variables Used to Calculate School Impact Fees

The District's impact fees have been calculated utilizing the formula in the Clark County and cities of Vancouver and Camas Impact Fee Ordinances. Application of the formula is shown in Appendix A which follows on the next page.

C. Proposed Impact Fee Schedule

In accordance with the school impact fee calculation in Appendix A, the District's school impact fees are:

\$ 6,100 per single family home

\$ 7,641 per multi-family unit

Evergreen School District 2015 Impact Fee Calculation

APPENDIX A

$$SIF = \left[CS(SF) - (SM) - \left(\frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

Single Family Residence:

Elementary	Middle School	High School
\$19,940,635.00	\$43,506,840.00	\$23,566,205.00
500	1000	500
\$39,881.27	\$43,506.84	\$47,132.41
0.168	0.086	0.137
\$6,700.05	\$3,741.59	\$6,457.14
\$200.40	\$200.40	\$200.40
90.00	117.00	130.00
65.59%	65.59%	65.59%
\$1,987.41	\$1,322.57	\$2,340.99
\$4,712.64	\$2,419.02	\$4,116.15
<hr/>		
\$11,247.81		
0.00356		
0.03617576		
0.003688786		
9.806956251		
\$224,395.00		
2200631.95		
0.00185		
<hr/>		
\$4,071.17		
<hr/>		
\$7,176.64		
15% reduction (A)		
\$1,076.50		
\$6,100.15		
\$6,100.00		

Formula
Facility Cost
Additional Capacity
Cost per Student (CS)
Student Factor (SF)
CS x SF
Boeck Index
OSPI Sq Ft
State Match Eligibility %
State Match Credit (SM)
CS x SF - SM
Cost per Single Family Residence
Average Interest Rate
Tax Credit Numerator
Tax Credit Denominator
Tax Credit Multiplier (TCM)
Average Assessed Value (AAV)
TCM x AAV
Tax Levy Rate (TLR)
TCM x AAV x TLR = (TC)
Cost per Single Family Residence - Tax Credit
15% reduction (A)
Calculated Single Family Fee Amount
Recommended Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School
\$19,940,635.00	\$43,506,840.00	\$23,566,205.00
500	1000	500
\$39,881.27	\$43,506.84	\$47,132.41
0.153	0.083	0.131
\$6,101.83	\$3,611.07	\$6,174.35
\$200.40	\$200.40	\$200.40
90.00	117.00	130.00
65.59%	65.59%	65.59%
\$1,809.96	\$1,276.44	\$2,238.46
\$4,291.87	\$2,334.63	\$3,935.88
<hr/>		
\$10,562.39		
0.00356		
0.03617576		
0.003688786		
9.806956251		
\$86,672.00		
849988.51		
0.00185		
<hr/>		
\$1,572.48		
<hr/>		
\$8,989.91		
15% reduction (A)		
\$1,348.49		
\$7,641.42		
\$7,641.00		

Formula
Facility Cost
Additional Capacity
Cost per Student (CS)
Student Factor (SF)
CS x SF
Boeck Index
OSPI Sq Ft
State Match Eligibility %
State Match Credit (SM)
CS x SF - SM
Cost per Multi-Family Residence
Average Interest Rate
Tax Credit Numerator
Tax Credit Denominator
Tax Credit Multiplier (TCM)
Average Assessed Value (AAV)
TCM x AAV
Tax Levy Rate (TLR)
TCM x AAV x TLR = (TC)
Cost per Multi-Family Residence - Tax Credit
15% reduction (A)
Calculated Multi-Family Fee Amount
Recommended Fee Amount

RESOLUTION #5716

Approval of 2015-2021 Capital Facilities Plan and School Impact Fees

WHEREAS, the Growth Management Act (GMA) requires the County and Cities to adopt a comprehensive land use plan that, among other things, addresses the provision of public services for future growth and development and;

WHEREAS, public schools are one of the public services that Clark County and the City of Vancouver and the City of Camas plans for, with assistance from the school districts and;

WHEREAS, the Evergreen School District has prepared an updated six-year capital facility plan, which identifies an increase in student enrollment and the need build new classrooms to serve students from new development and;

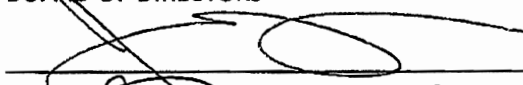
WHEREAS, school capital project funding sources are not sufficient to fund the property and classrooms that are needed to serve forecast growth and;

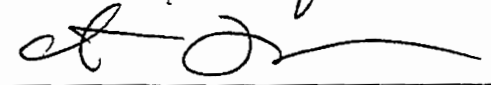
WHEREAS, Clark County and the City of Vancouver and the City of Camas collect school impact fees from residential development in accordance with the GMA, the Comprehensive Land Use Plan and the District's Capital Facility Plan to ensure school facilities will be available to serve new growth and development and;

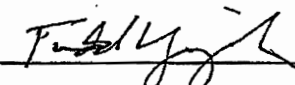
NOW, THEREFORE, BE IT RESOLVED that the 2015-2021 Evergreen School District Capital Facilities Plan (CFP) is hereby adopted.

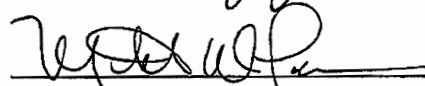
BE IT FURTHER RESOLVED that the District respectfully requests that Clark County and the City of Vancouver and the City of Camas adopt the 2015-2021 Evergreen School District Capital Facilities Plan for incorporation into the Comprehensive Land Use Plan and collect school impact fees in the amount of \$6,100.00 per single family residence and \$7,641.00 per multi family residence.

EVERGREEN SCHOOL DISTRICT #114
BOARD OF DIRECTORS



Victor Bradford






Attest:



Secretary, Board of Directors
May 26, 2015

ORDINANCE NO. 15-028

AN ORDINANCE approving and adopting by reference the text of that certain document entitled Washougal School District Capital Facilities Plan 2015-2021.

WHEREAS, the Washougal School District has submitted an amended capital facilities plan entitled “Washougal School District Capital Facilities Plan 2015-2021” to the City for its review and approval, and

WHEREAS, the Council has considered said capital facilities plan and has conducted a public hearing, and desires to adopt the same as the capital facilities plan for the Washougal School District,

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

Section I

The Council hereby approves and adopts by reference a volume of text entitled “Washougal School District Capital Facilities Plan 2015-2021” as the amended capital facilities plan of the school district, which shall provide the basis for the collection of school impact fees by the City on behalf of the school district.

Section II

A copy of the Washougal School District Capital Facilities Plan 2015-2021 shall be maintained in the council file on these proceedings, and copies of said Capital Facilities Plan shall be made available for public inspection at the Public Works Department.

Section III

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 21st day of December, 2015.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

**WASHOUGAL SCHOOL DISTRICT
CAPITAL FACILITIES PLAN**

2015-2021

BOARD OF DIRECTORS

**Ron Dinius, President
Elaine Pfeifer, Vice President
Karen Rubino
Teresa Lees
Bruce Westfall**

SUPERINTENDENT

Dawn Tarzian

DIRECTOR OF Facilities

Joe Steinbrenner

**Adopted by the Washougal School District Board of Directors
May 26th, 2015**

I. INTRODUCTION

A. *Purpose of the Capital Facilities Plan*

The Washington State Growth Management Act (the "GMA") includes public school facilities and services that must be provided as cities and counties plan for growth. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Washougal School District (the "District") has prepared this Capital Facilities Plan (the "CFP") to provide Clark County (the "County") and the cities of Camas and Washougal (the "Cities") with the District's anticipated capital facility needs and the District's schedule and financing plan for those improvements over the next six years (2015-2021).

In accordance with the Growth Management Act and the County and City Impact Fee Ordinances, this CFP contains the following required elements:

- The District's standard of service, which is based on program year, class size by grade span, number of classrooms, types of facilities, and other factors identified by the District, including teacher contracts and funding requirements.
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities, based on the District's standard of service.
- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- A forecast of the future needs for capital facilities and school sites based on the District's enrollment projections.
- The proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that add capacity from those that do not, since the latter are generally not appropriate for impact fee funding.
- A calculation of impact fees based on the formula in the County and City impact fee ordinances and supporting data substantiating such fees.

B. Overview of the Washougal School District

The Washougal School District is located in southwest Washington and serves residents of Washougal, Camas and unincorporated Clark County, as well as residents in the Columbia River Gorge who live in the Cape Horn area of Skamania County. The District map reveals a long, narrow band of land that extends from the Columbia River on the south all the way north to the White Pass School district in Lewis County. This geographical configuration gives Washougal the unusual feature of being incorporated into two counties (Clark and Skamania) and bordering two other counties to the north and west (Cowlitz and Lewis). The District is bordered on the west by seven school districts—Camas, Hockinson, Battle Ground, Woodland, Kalama, Kelso, and Toutle Lake school districts. It is bordered on the east by the Skamania School District. The northern end of the District includes the uninhabited wilderness around Mt. St. Helens in the Gifford Pinchot National Forest. One of the district's schools, Jemtegaard Middle School, is located within the national boundary of the Columbia River Gorge Scenic Area.

The District serves a population of 3,104 students. Of the 3,104 students, 1,399 students attend classes in 3 elementary schools (grades K-5), 741 students attend classes in two middle schools (grades 6-8), and 964 students attend classes in one high school and one alternative high school (grades 9-12). For purposes of facility planning this CFP considers grades K-5 as elementary, grades 6-8 as middle school, and grades 9-12 as high school.

In November 2015, the District re-evaluated enrollment forecasts and student generation rates based on recognized methodologies including trends in land development, housing starts, and residential construction and that data is reflected in this plan.

The most significant issues facing the District in terms of providing classroom capacity and maintaining support facilities to accommodate existing and projected demands are:

- In 2005, the district purchased two portable units (4 classrooms) to alleviate overcrowding at Gause Elementary and Cape Horn-Skye Elementary.
- Jemtegaard Middle School was constructed in 1982 and now qualifies for state matching funds. The main structure is surrounded by older portables used to house students beyond the school's original capacity. The entire facility is in need of modernization and repair to function as a quality educational space.
- The District completed the OSPI Study and Survey in 2015 and presented a multi-project bond to voters in February 2015 that includes construction of a new K-8 school on the existing Jemtegaard site, which will be comprised of a new elementary school and a replacement middle school. The bond also includes construction of a new Alternative High School on the Excelsior High School site. Extensive collaboration between the District and the Columbia River Gorge Commission resulted in preliminary understandings that can be drawn upon in the future.
- The District is overcrowded at the middle schools and two elementary schools. The former shop classroom and a home economics classroom at Jemtegaard Middle School continue to be used as general classroom space. Gause and Hathaway elementary schools have reached capacity.
- The District owns property known as the Kerr property, which is suitable for a new elementary and a new middle school and a new district transportation facility. The

Kerr property was paid off in 2013. Purchase of additional land for future school facility sites is currently being studied.

- The City of Washougal has initiated construction to modernize Washougal's main "E" Street corridor. The current school district transportation facility is located on "E" Street, and the District and Board met several times in 2009 with the City to determine the impact of the street construction on the district transportation property. Significant changes include a reduction in the number of driveways and a new pedestrian sidewalk, which will change the traffic flow from "E" street into and out of the bus maintenance garage. In order to accommodate the reduced access, five buses have been moved and are being parked at another district location to allow for a circular traffic flow into and out of the bus maintenance garage.
- In 2005, the City of Washougal in partnership with the District began development of three baseball fields on District property known as the George Schmid Fields. Two fields have been completed. Completion plans for the third field includes the addition of a restroom and a small office/concession stand.
- The District Administrative Services Center has no additional office space available.
- District growth has been residential rather than industrial. Assessed valuation is slowly increasing since 2013. The District and local property taxpayers would still benefit from industrial growth.

In summary, Washougal School District recognizes that quality schools are essential to a positive, growing community. People gravitate to communities with great schools, and businesses thrive in communities where there is pride and accomplishment associated with educational opportunity. Washougal School District is engaged in long-range educational, fiscal and operational planning that will benefit the students, families and community members it serves.

II. DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE

To provide quality education, the District must have quality facilities. Facilities provide the physical structure necessary for achieving educational goals established by the Board of Directors.

School facility needs are dictated not only by student enrollment, but also by the space required to accommodate the District's adopted educational program. Beyond regular education, the district also provides specialized programs with unique facility needs such as special education, bilingual education, and technology education, pre-kindergarten and after school programs.

The District's program and educational standards for 2015 are summarized below. The program and educational standards may vary during the six-year CFP window. Absent significant changes in factors that are beyond the District's control, the District will provide the following programs and standards of service in 2015, 2016, 2017, 2018, 2019 and 2020. If significant changes occur that require new facilities or improvements, beyond what is identified in this CFP, the District will prepare and submit an updated CFP.

A. District-wide Educational Programs

The Washougal School District's core services and program offerings include the following:

- Elementary schools provide education in all core subject areas including reading, writing, math, social studies and science. In addition, students participate in P.E., music, art and library programs.

- Middle schools provide instruction in the core disciplines of English, mathematics, social studies, science, P.E., music and art. Students have elective offerings available including robotics, music and art. An extracurricular sports program is offered after school to students in 7th and 8th grades.
- High schools provide course work including English, history, science, mathematics, P.E., music and art. Additional offerings include career and technical education programs, career counseling, access to Running Start at Clark College, and Advanced Placement courses. An extracurricular program includes clubs, sports, arts, etc.
- The District provides science classroom space supporting advanced coursework at the secondary level that require water, sinks, gas, hoods, safety equipment, etc. Schools are working to meet expanded science standards and this will require spaces that cannot typically be met by adding portables.
- The District will need to upgrade elementary, middle school, and high school spaces supporting health, fitness, and extracurricular activities. This includes replacing the turf and gym floor at the high school.
- Technology access is necessary and expectations are increasing. Technology (either within the classroom or in dedicated labs) takes extra space that is not calculated in current state square footage allowances, but is necessary for student learning. Technology support and infrastructure needs are also increasing including the installation of fiber optic cable to Jemtegaard and Canyon Creek Middle School as well as Cape Horn Elementary.
- Beginning in the fall of 2014, the District changed to an all-day Kindergarten program. This change has required one additional classroom space per elementary school.
- Art and Music spaces are critical to the District's educational programs. As student population grows, so too will the need grow for spaces to support these essential programs.
- Library/Media demands are crucial. In an information driven environment, access to knowledge through appropriately sized library/media spaces is essential.
- Extra-curricular activities need space in order to be supported properly with growing student populations.
- Supplementary services in core academic areas and multiple pathways that prepare students for a broader range of post-secondary learning opportunities require additional space.

In addition to the above core educational programs, the following support services are essential to the District's educational program:

- Given current enrollment, the core facilities are sufficient at all schools except Jemtegaard Middle School where the addition of six basic education portable classrooms is beyond the capacity of the older commons area where all students have lunch.

- Maintenance and warehouse support facilities are a necessary component to the District operations.

The following special services are also required to meet the needs of special populations:

- Special Education programs are provided at all schools within the District. Special needs program standards change year to year as a result of various state and Federal regulation adjustments. Changes may also be prompted by research-based modifications to programs, class sizes, and the changes in the population of students eligible for services. Modifications in school facilities are sometimes needed to meet the unique needs of individual students or cluster small groups of students with similar needs.
- Federal and state programs, including Title 1 Reading and Math, Highly Capable, and Bilingual are required programs with limited funds that do not cover the expense of adding facilities as needed to support the programs.
- The District's pre-school program is housed in five classrooms across the district, one or two classrooms at each elementary school.

B. Elementary Educational Standards

The following District educational standards of service affect elementary school capacity:

- Class sizes for grades K-3 are targeted not to exceed 25 students per class.
- Class sizes for grades 4 and 5 are targeted not to exceed 28 students per class.
- Music instruction will be provided but in separate (pull-out) classrooms.
- Physical education is provided in a separate area.
- All elementary schools have a library/media resource center.
- A standard for technology is being developed for elementary classrooms.
- Special education, Title I and LAP (Learning Assistance Program) instruction is provided for some students in classrooms that are separate from regular teaching stations. Class sizes in these programs tend to be small, usually not more than 15 students.

C. Middle and High School Program Standards

The following District educational standards of service affect middle and high school capacity:

- Class sizes for grades 6-8 are targeted not to exceed 28 students per class.
- Class sizes for grades 9-12 are targeted not to exceed 28 students per class.
- Music, art, PE, drama, and career and technical education classes are provided in separate instructional space.

- Counseling and career center programs are provided in separate spaces.
- A standard for technology is being developed for secondary classrooms. Technology labs and distance learning labs are provided in separate spaces.
- Each middle and high school has a separate library/media resource center.

III. CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities that will be necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, and support facilities.

A. Schools

The District maintains three (3) elementary schools, two (2) middle schools, one (1) high school, and one (1) alternative school. The elementary schools serve grades K-5, middle schools serve grades 6-8, and the high school serves grades 9-12. Presently the alternative school serves grades 9-12.

Table 1 shows the name, number of teaching stations and student capacity for the elementary schools based on the District's standard of service described above.

Table 1: Elementary School Inventory 2014/15

Three (3) Elementary Schools	Total Bldg. Sq. Ft.	Teaching Stations	Student Capacity	2014/15 Enrollment
Gause Elem.	56,196	19	475	587
Hathaway Elem.	48,901	17	425	405
Cape-Horn Skye	43,838	16	400	407
Total	148,935	52	1300	1399

Table 2 shows the name, number of teaching stations and student capacity of the two (2) middle schools based on the District standard of service described above.

Table 2: Middle School Inventory 2014/15

Two (2) Middle Schools	Total Bldg. Sq. Ft.	Teaching Stations	Student Capacity	2014/15 Enrollment
Canyon Creek MS	46,609	9	252	249
Jemtegaard MS	50,808	11	308	492
Total	97,417	20	560	741

Table 3 shows the name and number of teaching stations and student capacity of each school based on the District standard of service described above.

Table 3: High School Inventory 2014/15

High Schools	Total Bldg. Sq. Ft.	Teaching Stations	Student Capacity	2014/15 Enrollment
Washougal HS	150,471	34	952	895
Excelsior	Portables	3	0	69
Total	157,291	37	952	964

Student capacity was determined based on the number of teaching stations within each building and the space requirements of the District's current educational programs and standards of service. Student capacity as noted in Tables 1, 2, and 3 does not include capacity that is currently provided in portables at each school.

B. Portables

Portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. To accommodate future growth on a short term and immediate basis, the Washougal School District may purchase and utilize portable classrooms.

The District currently uses a total of 16 dual classroom portables and 1 single room portable. Of the 16 dual classroom portables (32 teaching stations), 16 teaching stations are used for basic education instructional classrooms. Table 4 identifies the total number of portables at elementary, middle and high school sites distinguishing between the number that are used to provide interim capacity (as teaching stations) and those are used for special programs or to address other educational needs.

Table 4: Portables Inventory

Facility Type	Number of Portables Number of Classrooms	Number of Classrooms Used as Teaching Stations	Number of Students Housed in Portable Classrooms
Elementary Schools	9 Portables 18 Classrooms	10 teaching stations	230
Middle Schools	5 Portables 9 Classrooms	9 teaching stations	225
High Schools	0	0	0
Other (Excelsior)	2 Portables 4 Classrooms	3 teaching stations	69
TOTAL	16 / 31	22	524

C. Support Facilities

In addition to schools, the District owns and operates additional facilities that provide special programs and operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5: Support Facility Inventory

Facility	Location
Community Education Center	630 24th Street Washougal, WA 98671
Administrative Service Center	4855 Evergreen Way Washougal, WA 98671
Maintenance Facility/ Warehouse	4855 Evergreen Way Washougal, WA 98671
Fishback Stadium	1201 39 th Street Washougal, WA 98671
Transportation Facility	995 E Street Washougal, WA 98671
Transportation Facility North	9731 Washougal River Rd. Washougal, WA 98671

IV. STUDENT ENROLLMENT PROJECTIONS

A. Existing Enrollment

The District's enrollment by grade level in October 2014 was 3,104 students. Of the 3,104 students, 1,399 were enrolled in elementary schools, 741 were enrolled in middle schools and 964 were enrolled in high schools.

B. Projected Student Enrollment 2015-2020

The District's six-year enrollment projections are based on a report from OSPI Report 1049. The following table shows existing enrollment and the District's six-year enrollment forecast by grade level bands. As reflected in Table 6, the District is forecasting an increase of 199 elementary students, 50 middle school students and 36 high school students.

Table 6: Enrollment Forecast

Grade	2014	2015	2016	2017	2018	2019	2020
Total K-5	1399	1448	1450	1,491	1531	1564	1598
Total 6-8	741	721	750	753	782	766	791
Total 9-12	964	974	994	1006	967	1004	1000
TOTALS	3104	3143	3194	3250	3280	3334	3389

V. CAPITAL FACILITY NEEDS

Capital Facility Needs are determined by existing conditions of support facilities, the need to make improvements and expand to serve growth, and the current school capacity in light of forecast enrollment. Table 7A below shows existing capacity at the schools, the forecast enrollment and the facility need to serve the enrollment. Improvements that are needed at facilities that support the schools are identified in Table 7B.

Table 7: Facility Needs for Schools

Facility	Current Capacity	Forecast Enrollment	Facility Needs
Elementary (K-5)	1,300	1598	298
Middle (6-8)	560	791	231
High (9-12)	952	1000	48

To provide additional capacity for 298 elementary school students, the District will construct a new 400 student elementary school at the Jemtegaard Middle School site. The District will replace Jemtegaard Middle School with a new/replacement middle school that will serve 600 students. This will increase the middle school capacity by 292. Forecast growth in the high school will be accommodated by adding portables at the high school and with the construction of a 90 student alternative high school, which will take the place of Excelsior High School. These planned improvements, along with other improvements at facilities that support the schools, are listed in Table 8 below.

Table 8: Planned Improvement and Facility Costs to Address Needs

Project Description	Cost Estimate	Added Capacity	Capacity Added to Serve Growth*	Cost for Added Capacity **
New Elementary School	\$19,097,675	400	301	\$14,371,000
New/Replacement Middle School	\$28,646,512	600 (292 new)	111	\$5,299,604
New/Replacement Excelsior High	\$4,507,004	90	78	\$3,906,070
High School Portables	\$250,000	0***	0	\$0
Future School Site	\$2,000,000	TBD****	TBD	\$2,000,000
Maintenance Facility/Warehouse	\$1,000,000	Forecast growth	Forecast growth	\$90,000
Transportation Facility on Kerr Property	\$1,500,000	Forecast growth	Forecast growth	\$135,000
Fishback Stadium	\$300,000	Forecast growth	Forecast growth	\$27,000
TOTAL	\$57,301,191	782	490	\$25,828,674

* Capacity that is added to serve growth is determined by subtracting the existing need from the total capacity that will be provided.

** Cost for added capacity is the percentage of the total cost for the improvement that will be incurred to serve the forecast growth. For schools it is calculated by dividing total added capacity by capacity needed for increased enrollment and using that percentage of the total cost. For support facilities it is calculated by dividing the forecast growth (285) by the total forecast enrollment (3389) that will be served, which is approximately 9% and using that percent of the total cost.

*** Portables provide a temporary interim capacity and not treated as permanent facilities that add capacity.

**** Additional capacity will be determined when the type of school and capacity needs for that school are determined.

To accommodate growth on a short term and immediate basis, the Washougal School District may purchase and utilize portable classrooms and this plan incorporates those facilities and the equipment and furniture necessary to equip these classrooms in the District's project list. Impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

V. CAPITAL FACILITIES FINANCE PLAN

A. Six Year Finance Plan for Planned Facility Improvements

The total cost for the above planned and needed improvements is \$57,301,191. Secured and unsecured funds for the improvements are identified in Table 9A and 9B below.

Table 9A: Secured Finance Plan

Type	Amount
Impact Fees (as of 8/31/14)	\$401,524
Unreserved Capital Projects Funds	\$0
Total Secured	\$401,524

Table 9B: Unsecured Finance Plan

Type	Amount
¹ Impact Fees	\$1,020,000*
^h Capital Projects Funds (bonds and state match)	\$57,685,000
^e Total Unsecured	\$58,705,000

*Unsecured impact fees are an estimate that is based on an assumption that building permits will continue to be issued at a constant rate that is similar to that observed over the past three years and the fee amounts being recommended are collected for the six year planning period. If there is a decrease in the number of building permits that are issued for single family homes in the District, or the impact fee amounts are decreased, the District will collect less impact fees, if there is an increase in the number of building permits that are issued or an increase in the impact fee amounts, the District will collect more impact fees.

B. Financing Sources

The cost for all the planned improvements will be paid for with a combination of voter approved bonds, state match and school impact fees, which are described below. If there is insufficient revenue using these funding sources, the District may have to use its general fund to pay for the facilities that are needed. A summary of the funding sources is below.

1. General Obligation Bonds

In February, 2015 the District voters approved a \$57,000,000 bond. A 60% majority vote is required to approve the issuance of the bonds. Bond proceeds are placed in the Capital Projects Fund and are used to pay for the facility improvement costs identified in the ballot measure and set forth in this CFP. The bond is retired through collection of property taxes.

2. State Match Funds

State Match Funds primarily come from the Common School Construction Fund, which is administered by OSPI. The District may receive state match for a portion of eligible costs to rebuild and expand Jemtegaard Middle School. The amount of funds is based on a state

prioritization schedule, a formula in state regulations and the District's assessed valuation per student. The District is eligible for 59.76% state match.

3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued. They are calculated as described below.

VI. SCHOOL IMPACT FEES

The Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Local jurisdictions in Clark County have adopted impact fee programs that require school districts to prepare and adopt Capital Facilities Plans. Impact fees are calculated in accordance with an established formula, which is based on school facility costs to serve new growth.

The District's impact fees have been calculated utilizing the formula in the Clark County and the City of Washougal Impact Fee Ordinance. The resulting figures in the attached Appendix A, are based on the proportionate share of the costs to build a new elementary and middle school to serve growth. Credits have also been applied in the formula to account for State Match funds the District could receive and projected future property taxes that will be paid by the owners of the dwelling units.

Amount of School Impact Fees:

Single Family: \$5,600

Multi-Family: \$5,800

Appendices

Appendix A Impact Fee Calculation

Appendix B District SEPA documents for CFP

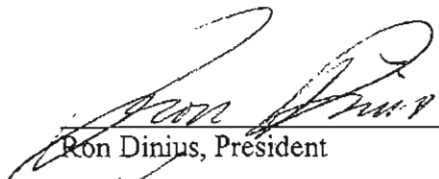
**WASHOUGAL SCHOOL DISTRICT 112-6
RESOLUTION NO. 2014-15-09
Capital Facilities Plan**

WHEREAS, the Clark County Planning Commission requires school districts to update their 6-year Capital Facilities Plans every three years, and


WHEREAS, the Washougal School District has assessed future needs for capital facilities improvements for 2015-2021,

THEREFORE, BE IT RESOLVED, the Board of Directors of Washougal School District, Clark County, Washington, hereby do approve this Capital Facilities Plan, 2015-2021.

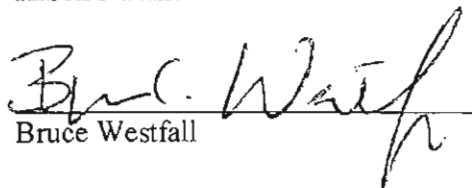
DATED this 26th day of May 2015.



Ron Dinius, President




Karen Rubino



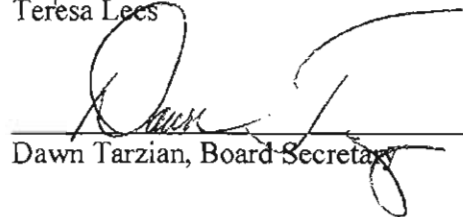
Bruce Westfall



Elaine Pfeifer, Vice-President



Teresa Lees



Dawn Tarzian, Board Secretary

Washougal School District 2015 Impact Fee Calculation

APPENDIX A

$$SIF = \left[CS(SF) - (SM) - \left(\frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

Single Family Residence:

Elementary	Middle School	High School	Formula
\$14,371,000.00	\$5,299,604.00	\$3,906,070.00	Facility Cost
301	111	78	Additional Capacity
\$47,744.19	\$47,744.18	\$50,077.82	Cost per Student (CS)
0.147	0.077	0.080	Student Factor (SF)
\$7,018.40	\$3,676.30	\$4,006.23	CS x SF
\$200.40	\$200.40	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
59.76%	59.76%	59.76%	State Match Eligibility %
\$1,584.41	\$1,078.91	\$1,245.49	State Match Credit (SM)
\$5,433.98	\$2,597.39	\$2,760.73	CS x SF - SM
		\$10,792.11	Cost per Single Family Residence
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		\$256,643.00	Average Assessed Value (AAV)
		2516886.67	TCM x AAV
		0.00167	Tax Levy Rate (TLR)
		\$4,203.20	TCM x AAV x TLR = (TC)
		\$6,588.91	Cost per Single Family Residence - Tax Credit
		\$988.34	15% reduction (A)
		\$5,600.57	Calculated Single Family Fee Amount
		\$5,600	Recommended Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School	Formula
\$14,371,000.00	\$5,299,604.00	\$3,906,070.00	Facility Cost
301	111	78	Additional Capacity
\$47,744.19	\$47,744.18	\$50,077.82	Cost per Student (CS)
0.165	0.089	0.087	Student Factor (SF)
\$7,877.79	\$4,249.23	\$4,356.77	CS x SF
\$200.40	\$200.40	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
59.76%	59.76%	59.76%	State Match Eligibility %
\$1,778.42	\$1,247.05	\$1,354.47	State Match Credit (SM)
\$6,099.37	\$3,002.18	\$3,002.30	CS x SF - SM
		\$12,103.85	Cost per Multi-Family Residence
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		\$55,262.00	Average Assessed Value (AAV)
		541952.02	TCM x AAV
		0.00167	Tax Levy Rate (TLR)
		\$905.06	TCM x AAV x TLR = (TC)
		\$11,198.79	Cost per Multi-Family Residence - Tax Credit
		\$1,679.82	15% reduction (A)
		\$9,518.97	Calculated Multi-Family Fee Amount
		\$5,800	Recommended Fee Amount