



CITY COUNCIL MEETING AGENDA
Monday, August 4, 2014, at 7 p.m.
Camas City Hall, 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 July 21, 2014, Camas City Council Meeting and the Work Session minutes of July 21, 2014.
- B. Approve claim checks as approved by the Finance Committee
- C. Authorize the Mayor to sign Change Order No. 2 for Project P-866 Janitorial Services to Queen Clean Janitorial for an increased sum of up to \$1,113.71 per month. Change Order No. 1 was executed on November 18, 2013. At that time, services were added to include the Lacamas Lake Lodge and to reduce service levels at the Oak Park Community Center. At the same time, an increase for services at the municipal building and wastewater buildings 1 and 2 were intended to increase by \$738.71. The revised janitorial services checklist is attached. The increase in monthly payment shall be retroactive to December 2013, when the change in scope of services occurred. In addition, janitorial services are being added to the Fire Marshal's office for \$75 per week, or \$300 per month when there are four cleanings in the month and \$375 per month when there are five cleanings in the month. (submitted by Pete Capell)
- D. Approve Pay Estimate No. 3 for Project WS-714/729 Step Sewer RR Crossing/Garfield Water Line to 3 Kings Environmental in the amount of \$269,039.30. Pay Estimate No. 3 is for water and sewer casing installation under the Burlington Northern Santa Fe (BNSF) railroad tracks for work completed through July 26, 2014. (submitted by James Hodges)

- E. Approve Bid Award for Project P-897 2014 Crown Park Tennis Court Fence to Able Fence Company in the amount of \$15,951. This item was discussed at the last workshop. (submitted by Eric Levison)
- F. Approve Bid Award for Project P-901 Heritage Trailhead Fence to Town and Country Fence Company in the amount of \$7,501.28. This item was discussed at the last workshop. (submitted by Eric Levison)
- G. Approve Pay Estimate No. 2 (final) for Project S-590 NW Lake Road Half Street Improvements to Michael Green Construction, Inc., in the amount of \$55,141.34. This is the final pay estimate and is for work completed through July 24, 2014. This project is budgeted and fully funded. (submitted by James Carothers)
- H. Authorize the Mayor to sign the Addendum to the Real Estate Purchase and Sale Agreement with Earnest Money Provision for the City sale of a portion of the Lake Road pond property. This addendum extends the expiration date of the purchase and sale agreement signed by the City of Camas, the seller, and Clark County Properties East, the prospective buyer, executed on May 5, 2014. The original expiration date is August 4, 2014. The expiration date in the addendum is February 4, 2015. (submitted by James Carothers)

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. Proclamation

VIII. COMMUNITY DEVELOPMENT

- A. Public Hearing – Cooper’s Glen Subdivision Plat Alteration
 - 1. Details: Cooper’s Glen Subdivision is located on the west side of NW Ilwaco Street, south of NW McIntosh Road. The proposed alteration would be to reconfigure the subdivision approved in June of 2008 from ten lots to nine lots. None of the ten lots have been built on, nor does the project site have its public improvements installed (i.e. utilities and frontage improvements). The applicant does have engineering approval for its recorded layout and can move forward with development today. However, the applicant would like to reconfigure the lots, making them more harmonious with the surrounding developments, and having more workable building footprints.

Department/Presenter: Robert Maul, Planning Manager

Recommended Action: Approve the Plat Alteration for Cooper’s Glen Subdivision as conditioned in the Staff Report.

IX. PUBLIC WORKS

A. Resolution No. 1302 Addressing Light Emitting Diode (LED) Lighting Standards for All New Development

1. Details: Staff is recommending that Council adopt a resolution directing the City Engineer to develop LED lighting standards for inclusion into the standard design manual for new development.

Department/Presenter: Eric Levison, Public Works Director

Recommended Action: Adopt Resolution No. 1302

X. PUBLIC COMMENTS

XI. EXECUTIVE SESSION

A. Property Acquisition

XII. 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 WORKSHOP MEETING MINUTES -DRAFT
Monday, July 21, 2014 at 4:30 p.m.
Camas City Hall, 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, Don Chaney, Linda Dietzman, Tim Hazen, Steve Hogan (arrived at 4:37 pm.), Melissa Smith, and Shannon Turk

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, Leisha Copsey, Sarah Fox, Cathy Huber Nickerson, Mitch Lackey, Leona Langlois, Eric Levison, Robert Maul, Nick Swinhart, and Steve Wall

Press: Heather Acheson, Camas-Washougal Post Record

III. PUBLIC COMMENTS

Cindie Stille, 625 NW 18th Loop, Camas, commented about traffic concerns on NW 18th Loop.

Lawrence Dvorak, 116 SE Zenith, Camas, commented about the potential purchase of Lacamas Swim and Sport and an article that was in the Columbian. He also questioned why a book that was written by his son was not available at the Camas Public Library.

Chris Kralik, 631 NW 18th Loop, Camas, commented about traffic concerns in the NW 18th Loop area.

Kelly Grall, 1922 NW 26th Avenue, Camas, commented about the potential purchase of Lacamas Swim and Sport.

Virginia Warren, 110 SE Yale Street, Camas, commented about the potential purchase of Lacamas Swim and Sport.

Ken Hadley, 4011 F Circle, Washougal, asked what type of questions will be addressed when the Lacamas Swim and Sport topic comes back before Council for further discussion. Mayor Higgins responded to his inquiry.

Mayor Higgins stated that Fire Chief Nick Swinhart wished to comment about Camas Days.

Swinhart invited Council to ride on the antique fire truck during the Camas Days Parade. He added that the fire truck should not have any mechanical problems this year.

IV. PUBLIC WORKS DEPARTMENT

A. Adopting Light Emitting Diode (LED) Street Light Standards for New Development

Details: Staff is recommending that Council adopt a resolution at the next regular meeting directing the City Engineer to develop LED lighting standards for inclusion into the standard design manual for new development. This item was discussed at the February 18, 2014, Workshop.

Department/Presenter: Eric Levison, Public Works Director

[Draft LED Resolution](#) 

This resolution will be placed on the August 4, 2014, Regular Agenda for Council's consideration.

B. Consultant Agreement for the North Urban Growth Area (NUGA) Sewer

Details: Staff is developing a scope of work for consulting services to provide a detailed evaluation for the NUGA sewer in preparation for a potential Local Improvement District (LID) project. The scope will include an alternative analysis for alignment, survey, right of way easement acquisition, permitting requirements, geotechnical evaluation, and archeological review. An engineering report consistent with Department of Ecology requirements will be completed and will provide the basis for a 30% design for the preliminary assessment should the project continue to progress.

Department/Presenter: Eric Levison, Public Works Director

Staff will bring this item back to a future workshop for discussion after a consultant has been selected. The contract will also be placed on the consent agenda for Council's consideration.

C. Miscellaneous and Updates

Details: Updates on miscellaneous or emergent items.

Department/Presenter: Eric Levison, Public Works Director

Levison informed Council that the City will be going out to bid for two projects; the Crown Park tennis court renovation and fencing along the Heritage Trail. The bid awards will be placed on the August 4, 2014, Consent Agenda for Council's consideration.

V. COMMUNITY DEVELOPMENT DEPARTMENT

A. Economic Incentives

Details: An update was given on discussions and work flow from the Economic Development Committee.

Department/Presenter: Phil Bourquin, Community Development Director and Eric Levison, Public Works Director

Multi-Family Housing Tax Exemption Program Presentation

The presentation included a review of a Multi-Family Housing Tax Exemption Program available under the Revised Code of Washington (RCW) 84.14 and discussions related to System Development Charges.

Bourquin also gave Council a brief update regarding economic strategic planning projects that are in progress.

Staff will prepare an appropriate resolution of intention to designate each targeted area and bring it forward to Council for consideration.

B. 2016 Comprehensive Plan Update

Details: An update was given on work flow from the 2016 Comprehensive Plan Update:

1. A Comprehensive Plan Ad Hoc Steering Committee has been created. The initial steering committee members include: Shannon Turk, City Council; Troy Hull, Planning Commission; Lisa Willis, Lynn Johnston, Barb Baldus, Buzz Truitt, and Bonnie Carter. Additional members to the committee may be added during the two-year life of the project.
2. Comprehensive Plan Visioning Phase: Community Questionnaire

Department/Presenter: Mayor Scott Higgins; Robert Maul, Planning Manager; and Sarah Fox, Senior Planner

Community Questionnaire

C. Miscellaneous and Updates

Details: Updates on miscellaneous or emergent items.

Department/Presenter: Phil Bourquin, Community Development Director

There were no miscellaneous or emergent items.

VI. FINANCE DEPARTMENT

A. 2014 Second Quarter Financial Performance

Details: This presentation was to review the financial performance of the City from the perspective of budget to actual, investment performance, and status of short-and long-term debt. The presentation also provided an economic overview both nationally and regionally to provide context as well as provide the outlook for the next quarter.

Department/Presenter: Cathy Huber Nickerson, Finance Director

[2014 Second Quarter Financial Performance Presentation](#) 

B. 2015-2016 Budget Process

Details: This presentation provided City Council an overview of the 2015-2016 budget process. The presentation was originally provided to City Council at the July 7, 2014, Council Workshop, but due to limited time, discussion was tabled. City Council was provided an opportunity to discuss timelines for budget preparation during the workshop.

Department/Presenter: Cathy Huber Nickerson, Finance Director

[2015-2016 Budget Process Presentation](#) 

City Council budget priorities and the 2015-2016 budget outlook will be discussed during the August 4, 2014, Workshop.

VII. CITY ADMINISTRATION

A. Miscellaneous and Scheduling

Details: Updates on miscellaneous or scheduling items.

Department/Presenter: Pete Capell, City Administrator

Capell gave a brief update about the potential purchase of Lacamas Swim and Sport and asked Council if they would like to have an advisory vote placed on the November ballot. After discussion, it was concluded that the City will not pursue an advisory vote. This topic will come back to Council for further discussion and review in August. Discussion ensued.

Capell stated that the Mayor, department heads, and himself met on July 10th for an offsite retreat to discuss the Strategic Plan and to prepare for the biennial budget. He gave Council an overview of the meeting and the framework for the strategic planning process.

Capell announced that the August 2014 edition of the Family Circle magazine named Camas as one of the top 10 Best Towns For Families. This was for cities

with populations that ranged from 10,000 to 150,000. He also stated that the City just received an AA+ Standard and Poor's rating. This rating is higher than any other jurisdiction in the county. Capell thanked Finance Director Cathy Huber Nickerson and the Mayor for doing an excellent job of presenting the strengths and financial condition of the City.

Capell stated that he and Mayor Higgins attended the Senior and Law Enforcement Together (SALT) picnic and gave Council a brief overview of the event.

VIII. COUNCIL COMMENTS AND REPORTS

Hazen attended the Finance Committee meetings and stated that he would be unable to attend the upcoming Parks Board meeting. He commented about the Camas Days Parade and said that he had met with a citizen in his ward about a problem that he was having with his neighbor. Hazen also congratulated the team for the AA+ bond rating.

Chaney echoed Hazen's compliments to staff for the upgraded bond rating.

Dietzman gave Council an overview of the Library Board of Trustees meeting that she attended. She added that the Camas Days Children's Parade will be held on Friday.

Anderson gave Council a report about the C-Tran Board meeting that he attended. He also gave an overview of the Design Review meeting that he attended.

Mayor Higgins commented about two upcoming events; the Mill Creek event recognizing Senator Ann Rivers and the unveiling of a potential East County bridge project.

Turk attended a concert at Crown Park and Concerts for a Cause at Camas Meadows.

Hogan congratulated the City and staff for the Standard and Poor's rating and noted that First Friday and Camas Days are coming up.

Smith attended the Open Public Meetings Act training that was held at the Camas-Washougal Port office.

Chaney participated in a Shoreline Review Committee meeting and asked Planning Manager Robert Maul to give Council an update, which he did. Chaney added to the conversation.

Mayor Higgins commented about the Open Public Meetings Act training that he attended at the Camas-Washougal Port office.

IX. PUBLIC COMMENTS


No one from the public wished to speak.

X. ADJOURNMENT

The meeting adjourned at 6:31 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.

Quick Preview of Agenda and Supporting Documents - Posted July 16, 2014

Workshop Agenda with Supporting Documents 

Mayor

City Clerk



CITY COUNCIL REGULAR MEETING MINUTES - DRAFT
Monday, July 21, 2014 at 7:00 p.m.
Camas City Hall, 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

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, Leisha Copsey, Jennifer Gorsuch, Cathy Huber Nickerson, and Eric Levison

Press: Heather Acheson, Camas-Washougal Post Record

IV. PUBLIC COMMENTS

Mark Durrell, 1119 NE 6th Avenue, Camas, commented about C-Tran and the Bus Rapid Transit (BRT) system.

Burla Jonason, 4202 Q Circle, Washougal, commented about the potential purchase of Lacamas Swim and Sport.

V. CONSENT AGENDA

A. Approved the minutes of the July 7, 2014, Camas City Council Meeting and the Work Session minutes of July 7, 2014.

July 7, 2014, City Council Meeting Minutes 

July 7, 2014, Works Session Minutes 

- B. Approved claim checks numbered 122250-122411 in the amount of \$626,261.81.
- C. Authorized the write-off of the June 2014 Emergency Medical Services (EMS) billings in the amount of \$64,897.23. 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 Cathy Huber Nickerson)
- D. Authorized the Mayor to sign an amendment to the On-call Consultant Contract with Gray & Osborne, Inc. This amendment provides for on-call water and sewer professional services including a North Urban Growth Area (NUGA) sewer evaluation, an odor control evaluation and general staff support in an amount not to exceed \$34,800. (submitted by Eric Levison)

On-call Consultant Contract Amendment 

- E. Authorized the Mayor to sign an amendment to the National Pollutant Discharge Elimination System (NPDES) Contract with Gray & Osborne, Inc. This amendment provides for additional technical support for the upcoming sewer NPDES in an amount not to exceed \$8,500. This item was presented at the July 7th workshop. (submitted by Eric Levison)

NPDES Contract Amendment 

- F. Authorized the surplus of utility trailers. As a continuing process of improving the Equipment Rental Fund, staff requested that the items be declared as surplus from the equipment rental fund effective January 1, 2014. The fixed assets will be sold or transferred directly to the appropriate department. The following is the list of utility trailers that staff requested to be declared as surplus: #41, #44, #130, #152, #162, #176, #179, #204, #205, #226, #233, #273, #278, #279, #280, #291, #304, #308, #338, #364, and #369. (submitted by Eric Levison)
- G. Authorized the Mayor to sign a consultant agreement with Abacus for the Wastewater Treatment Plant (WWTP) energy efficiency project. The Consultant Agreement with Abacus Engineering is to provide an energy grade audit for energy improvements at the WWTP to include the UV and blower systems. Staff is working with Clark Public Utilities and the Energy Trust on funding for this audit. The contract amount is not to exceed \$10,000. (submitted by Eric Levison)

Consultant Agreement 

- H. Approved Pay Estimate No. 1 for Project S-565 NW 38th Avenue Roadway Improvements, Phase 2, to Nutter Corporation in the amount of \$44,508.24. The pay estimate is for work completed from June 24, 2014 through June 30, 2014. (submitted by Anita Ashton)

Pay Estimate No. 1 

It was moved by Melissa Smith, seconded by Shannon Turk to approve the Consent Agenda. The motion carried unanimously.

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

Phil Bourquin, Community Development Director, gave Council a brief update about I-502 (marijuana initiative) and noted that this topic will be coming back to Council on August 18, 2014, for discussion. He added that staff will be seeking direction from Council at that time.

B. Council

Dietzman announced that the Friends and Foundation of the Camas Library will be having a book sale on Friday and Saturday during Camas Days.

Hazen reminded everyone about the Camas Days Parade and Smith reminded everyone about the kid's parade.

Chaney made remarks about Cal Hittle, Chief Sanitation Worker, who will be retiring soon. He commended Cal for his excellent public service. Mayor Higgins added to the comments.

Anderson also recognized Cal Hittle for his many years of service to the City.

VII. MAYOR

A. Announcements

Mayor Higgins reminded everyone about the community celebration, Camas Days, which will take place this Friday and Saturday.

VIII. COMMUNITY DEVELOPMENT


A. Resolution No. 1301 Adopting Amendments to the Downtown Design Manual

Details: The resolution contains amendments to the Camas Downtown Design Manual related to hanging baskets and outside seating/dining associated with a business. This item was discussed at the July 7, 2014, City Council Workshop.

Department/Presenter: Phil Bourquin, Community Development Director

Resolution No. 1301 

Exhibit A 

Executed Resolution No. 1301 - posted July 23, 2014 

It was moved by Linda Dietzman, seconded by Steve Hogan that Resolution No. 1301 be read by title only. The motion carried unanimously.

It was moved by Linda Dietzman, seconded by Greg Anderson that Resolution No. 1301 be adopted. The motion carried unanimously.

IX. PUBLIC WORKS

A. Ordinance No. 2709 Extending a Franchise Agreement with Georgia Pacific for a Sewer and Utility Tunnel on NE 6th Avenue

Details: This ordinance extends for an additional 25 years a nonexclusive franchise agreement, set to expire in 2016 (Ordinance 1833), for an 18" process sewer line and utility tunnel running under a portion of NE 6th Avenue. This agreement has been reviewed by the City Attorney.

Department/Presenter: Eric Levison, Public Works Director

Ordinance No. 2709 

Georgia Pacific Franchise Agreement 

Executed Ordinance No. 2709 - posted July 23, 2014 

It was moved by Steve Hogan, seconded by Shannon Turk that Ordinance No. 2709 be read by title only. The motion carried unanimously.

It was moved by Steve Hogan, seconded by Linda Dietzman that Ordinance No. 2709 be adopted and published according to law. The motion carried unanimously.


X. FINANCE

A. Ordinance No. 2710 Limited Tax Obligation Bonds not to Exceed \$10,500,000

Details: On July 7, 2014, City Council was provided an overview of the bond ordinance with the City's Bond Counsel, Nancy Neraas. This ordinance provides the City the ability to issue, sell and to deliver limited general obligation bonds not to exceed \$10,500,000. These bonds would be authorized to acquire a pool and sports facility for a community center, make road and transportation improvements, acquire buildings and other capital improvements to City facilities and to pay the costs for the issuance and sale of the bonds. The ordinance fixes or sets parameters with respect to terms and covenants of the bonds, and delegates a representative to approve the final terms of the sale of the bonds. The ordinance also provides the City the ability to issue one series, or more than one series of bonds.

Department/Presenter: Cathy Huber Nickerson, Finance Director

Ordinance No. 2710 

Partially Executed Ordinance No. 2710 - posted July 23, 2014 

It was moved by Shannon Turk, seconded by Tim Hazen that Ordinance No. 2710 be read by title only. The motion carried unanimously.

It was moved by Linda Dietzman, seconded by Shannon Turk that Ordinance No. 2710 be adopted and published according to law. The motion carried unanimously.

XI. ADMINISTRATIVE SERVICES

A. International Association of Fire Fighters (IAFF) Local No. 2444 Bargaining Agreement

Details: The bargaining agreement is for the three year period beginning January 1, 2014, and ending December 31, 2016. This has been previously discussed and guided by City Council and has been the subject of closed sessions on labor negotiations. The agreement is with IAFF which represents employees in the Camas-Washougal Fire Department who are employed by the City of Camas. IAFF has ratified the agreement.

Department/Presenter: Jennifer Gorsuch, Administrative Services Director

2014-2016 IAFF Bargaining Agreement 

It was moved by Melissa Smith, seconded by Shannon Turk to authorize the Mayor and City Administrator to sign the Bargaining Agreement with IAFF Local No. 2444 for the three year period beginning January 1, 2014, and ending December 31, 2016. The motion carried unanimously.

XII. PUBLIC COMMENTS

Alan Stoller, 1130 NE 4th Avenue, Camas, commented about the potential purchase of Lacamas Swim and Sport.

XIII. ADJOURNMENT

The meeting adjourned at 7:27 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.

Quick Preview of Agenda and Supporting Documents - Posted July 16, 2014

Council Agenda with Supporting Documents 

Mayor

City Clerk



City of Camas
Contract Change Order

Order No. 2 Date August 4, 2014

Contract for P-866 Janitorial Services

To Queen Clean Janitorial (Contractor)

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

Table with 3 columns: Description of Changes (Supplemental Plans and Specifications Attached), Decrease in Contract Price, Increase in Contract Price. Rows include A. Janitorial Services - Municipal and Wastewater Buildings (\$738.71/mo), B. Janitorial Services - Fire Marshall's Office (\$300.00/mo (4 weeks) and \$375.00/mo (5 weeks)), and Net Change in Contract Price (\$1,038.71/mo (4 weeks) and \$1,113.71/mo (5 weeks)).

NOTE: A) Change Order No. 1 was executed on November 18, 2013. At that time, services were added to include the Lacamas Lake Lodge and reduce service levels at the Oak Park Community Center. At the same time an increase for services at the Municipal Building and Wastewater Buildings 1 and 2 were intended to increase by \$738.71 per month. The increase in monthly payment shall be retroactive to December 2013, when the change in scope of services occurred.

NOTE: B) Janitorial Services for the Fire Marshall's Office will consist of vacuuming carpets, dust all horizontal services, sweep and mop hard surfaces, bathroom cleaning and restocking, kitchen cleaning and restocking, entry doors cleaned free of fingerprints, interior office windows kept free of mildew and empty trash and recycle. The service will be provided once per week for a cost of \$300 per month or \$75 per visit. On months with five weeks, the cost will be \$375.00.

The amount of the contract will be increased by the sum of: up to \$1,113.71 per month

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

Requested Kristin Bergquist Contract Manager Date 7-29-2014

Recommended Peter Capra City Administrator Date 7/29/2014

Accepted Contractor Date

Approved Mayor Date

COMMUNITY CENTER & Scout Hall

1718 SE 7th

open M-F 8 a.m. to 5 p.m.

Rented out Friday, Saturday, Sunday til 10 p.m. (high use)

SU = clean Sundays before 8 a.m.

Building		W	F	SU
Cobweb Check & Clean (incl. outside entrance--this is high)	Clean			Monthly
Spot Clean First Floor Carpets	Clean			
Entrance Door Outside Areas (2)	Sweep			
Entrance Door Windows (both entrances)	Clean			
Spot Clean Fingerprints on Doors/Walls	Clean			
Large Room Wood floors	Dust Mop			Every Other Month
All Carpets	Vacuum			
High Dusting	Dust High Areas			
Clean Reception's Window	Windex Inside and Out			
Trash Containers	Clean & Empty			
Staff Offices Floors	Vacuum			
Staff Offices Windowsills	Clean			Monthly
Staff Recycling (including shredders)	Empty			
Air Filter of Vacuum and Brush (take to service center, cost \$80)	Vacuum/Clean			Monthly
Windowsills, Floor Molding, Trim	Clean/Dust			Monthly
Kitchen Blinds	Clean/Dust			Monthly
Water Fountain	Clean & Disinfect			
Door Knobs	Clean & Disinfect			

Kitchen		W	F	SU
Cutting Board	Clean & Disinfect			
High Dusting	Dust High Areas			
Oven, inside and out	Clean			Monthly
Countertops and Stovetop in Kitchen	Clean & Disinfect			
Walls (splatter)	Clean			
Sinks	Clean			
Fridge, Inside and Out, Toss Items Unless Marked Parks & Rec	Clean			
Microwave	Clean			
Kitchen Floors	Mop			
Kitchen Floors	Strip/ Wax			Yearly
Fridge Air Filter	Clean/Vacuum			Every Other Month
Trash Containers	Clean & Empty			
Bleach Drains in Kitchen	Clean & Bleach			
Dispensers, check Once a Week, fill as needed	Check/Fill/Empty			

<i>Community Center cont. Bathrooms</i>		<i>W</i>	<i>F</i>	<i>SU</i>
Sinks, bleach cleaner	Clean			
Counters	Disinfect			
Mirrors	Clean			
Floors	Mop & Disinfect			
High Areas, Dust throughout	Dust high areas			
Dispensers (including deodorizers)	Check/Fill/Empty			
Trash	Empty/clean			
Urinals, toilets	Clean/Disinfect			
Stall Walls and Wall behind Urinals	Clean/Disinfect			
Floors	Scrub quarterly/wax/buff	Quarterly		

TURN OFF LIGHTS/CLOSE EXITS

Approximate Sq. Ft. Total of Community Center

6,637

SCOUT HALL

120 NE 17th in Crown Park

Available to clean on Thursday's.

		<i>TH</i>
Bathroom Floor	Mop & Disinfect	
Toilet	Clean	
Mirror	Clean	
Sink, bleach cleaner	Clean	
Dispensers/Restock Paper Supplies	Check/Fill/Empty	
High dusting throughout	Dust high areas	
Trash	Empty, Replace Liners	
Main area and Entry	Dust mop	
Main area and Entry	Mop	
Window Ledges	Clean	
Stairs and outside approach (3 stairs)	Sweep & Pick up	
Floors	Mop	
Floors	Scrub/wax/buff	Monthly
Strip & wax bathroom, do once a year	Strip & Wax	Yearly

TURN OFF LIGHTS/CLOSE EXITS

Approximate Sq. Ft. Total of Scout Hall

1,040

FIRE ADMINISTRATION

605 NE 3rd
Hours 8 a.m. to 5 p.m.

<i>Entrance and Office Area</i>	Mon	Tues	Wed	Thurs	Fri
Vacuum Carpets					
Dust all Horizontal Surfaces					
Sweep and Mop Hard Surfaces					
Bathroom Cleaning and Restocking					
Kitchen Cleaning and Restocking					
Entry Doors Windexed - Free of Fingerprints					
Interior Office Windows Kept Free of Mildew					
Empty Trash and Recycle					

LACAMAS LODGE COMMUNITY CENTER

227 NE Lake Road

open M-F 8 a.m. to 5 p.m.

<i>Entrances</i>	<i>M</i>	<i>T</i>	<i>W</i>	<i>T</i>	<i>F</i>	<i>S</i>	<i>S</i>
Detail Dust - High and Low Areas	As Needed						
Spot Clean All Walls, Light Switches & Doors	As Needed						
Spot Vacuum All Carpet							
Spot Clean Carpet, i.e. spills	As Needed						
Detail Vacuum All Carpet							
Detail Vacuum - Corners and Edges	Every Other Week						
Clean Both Sides of Door Glass and Wipe Frames							
Spot Clean Entrance Glass							
Vacuum Walk-off Mats							

<i>Lobbies</i>	<i>M</i>	<i>T</i>	<i>W</i>	<i>T</i>	<i>F</i>	<i>S</i>	<i>S</i>
Dust All Horizontal Surfaces within Normal Reach							
Detail Dust - High and Low Areas	Monthly						
Spot Clean all Walls, Light Switches and Doors	As Needed						
Damp Wipe Horizontal Surfaces-Use Appropriate Cleaner							
Empty and Remove Trash, Replace Liner if Needed							
Spot Vacuum all Carpet							
Spot Clean Carpet, i.e. Spills	As Needed						
Detail Vacuum all Carpet							
Detail Vacuum - Corners and Edges	Every Other Week						
Vacuum Walk-off Mats							

<i>Coat Room</i>	<i>M</i>	<i>T</i>	<i>W</i>	<i>T</i>	<i>F</i>	<i>S</i>	<i>S</i>
Dust Mop Hard Surface Floors	Every Other Week						
Spot Mop Stains and Spills Using Appropriate Cleaner	As Needed						
Damp Mop Hard Surface Floors - Use Appropriate Cleaner	Every Other Week						
Spot Clean all Walls, Light Switches and Doors							
Wipe Front, Sides, Legs of Appliances, Dispensing Machines and Work Tables							
Sweep Hard Surface Floors							
Damp Mop Hard Surface Floors - Use Appropriate Cleaner							
Clean Oven Inside	Monthly						
Damp Clean Interior and Exterior of Microwave							
Empty and Remove Trash							
Damp Wipe Counter Tops using Appropriate Cleaner							
Vacuum Walk-off Mats							

MUNICIPAL BUILDING (City Hall)

616 NE 4th Avenue

8-5 p.m. with some night meetings in Chambers

<i>MAIN AREA (4th Ave.) includes Foyer, Community Development, Public Works</i>		M	T	W	T	F
Vault	Mop	Yearly				
Cobwebs	Remove	1ce a month				
Inside Office Windows (6 ea. in PW)	Clean Glass	1ce a quarter				
West Entrance/Side Door Glass	Clean Glass					
Spot Clean Carpets	Spot Clean					
Doors & all Walls throughout	Spot Clean					
Vault	Sweep					
Dust Wall Hangings	Dust					
Waste and Recycling	Empty/Clean					
Water Fountain	Disinfect					
City Administrator and Mayor Offices	Vacuum & Dust					
City Administrator and Mayor Offices	Clean Flat Surfaces					
Granite Reception Desk	Wipe/Disinfect					
Vacuum Carpets	Vacuum					
Doors and Glass Doors in this Building	Spot Clean					
Water Dispenser Trash	Empty					

<i>Main Entry (4th Avenue Entrance)</i>		M	T	W	T	F
Outside Steps, Webs, Trash, Doors	Clean	1ce a quarter				
Linoleum under rug in entry	Clean	1ce a month				
Dust side tables, move magazines	Dust thoroughly					
Spot Clean Carpets	Spot Clean					
Spot Clean Doors & Walls	Spot Clean					
Dust Wall Hangings, etc.	Dust					
Empty Trash for HR	Empty trash					

Chambers

Ledge Wood/Wainscoating	Wipe						
Full Vacuum	Vacuum						
Spot Vacuum	Vacuum						

Finance/IT

Floor, Vault (do this on first Monday, during Council meeting)	Mop	1ce a month					
Chair Mats Spot Cleaned	Clean Spots	2 times a year					
Wipe down Pam's flat areas	Disinfect	1ce a month					
Floor, Vault (do this on first Monday, during Council meeting)	Sweep	1ce a month					
Spot Clean Doors and Walls	Disinfect						
Wipe down 8 cubicle tops and desks in 2 offices	Disinfect						
Doorknobs and Handles	Disinfect						
Wipe down Kathy's flat areas	Disinfect						
Spot Clean Carpets	Carpet Clean						
Floors, Carpet, thorough	Vacuum						
Countertops and File Cabinets	Disinfect						
Trash & Recycling	Empty						

Estimated Finance Floor Area

1,521

Restrooms - Main Area

Stall Walls	Sanitize/Clean	1ce a month					
Doors and Walls	Spot Clean						
Urinal & Toilet Area Floor	Sanitize/Clean						
Sinks, remove stains and build-up	Sanitize/Clean						
Toilets, Urinals, handles	Sanitize/Clean						
Mirrors	Clean						
Trash, Clean Containers	Clean/Empty						

Restrooms - Main Area cont.

Floor	Wax	Once a quarter				
Doors and Walls	Spot Clean					
Dispensers	Fill					
Floor-Linoleum	Sweep					
Floor	Mop					

Closet Kitchen - Main Area

Fill Dispensers	Fill	1ce a month				
Floor, Linoleum, Sweep (under rolling cart too)	Sweep	1ce a month				
Mirror	Clean	1ce a month				
Floor - when sticky	Mop	1ce a month				
Doors and Walls	Spot Clean					
Waste, replace liners	Empty					
Sink, bleach cleaner	Clean					

LOWER AREA (3rd Ave. Entrance) Engineering, Building, Planning, Staff Room

Restrooms

Baseboards	Clean	1ce a month				
Stall Walls	Clean	1ce a month				
Doors and Walls	Spot Clean					
Urinal & Toilet Area Floor	Sanitize/Clean					
Sinks, remove Residue and Stains	Sanitize/Clean					
Toilets, Urinals, Handles	Sanitize/Clean					
Fill Dispensers, as needed	Fill					
Mirror	Clean					
Waste & Recycle	Clean/Empty					
Showers, (1 men's 1 women's)	Clean & Disinfect					

LOWER AREA - Floor Areas (includes Engineering, Building, Planning, Staff Room)

Floor, Buffing, All Hard Surfaces	Buff	1ce a month				
Floor, Linoleum, All	Mop	1ce a quarter				
Doors and Walls	Spot Clean					
Spot Clean Carpets	Spot Clean					

Floor, Linoleum, All	Sweep						
Tables in Staff Room (lower floor)	Disinfect						
Waste & Recycling	Empty						
Floor Carpets	Vacuum						
Kitchen Trash at bottom of Mayor's Stairs	Empty						

Stairs (south and east)

Stair Rails with Clorox Wipe	Disinfect						
Stairs	Sweep						
Stairs	Mop	Every Other Month					

Staff Room (downstairs)

Chairs in P.W. Conf. Rm and Staff Rm.	Spot Clean	1ce a quarter					
Floor - when sticky	Mop	1ce a quarter					
Spot Clean Carpet	Spot Clean						
Doors and Walls	Spot Clean						
Waste	Empty/repl. Liner						
Dust Wall Hangings	Dust						
Fill Dispensers	Fill						
Floor, Linoleum	Sweep						
Floor, Carpet, Edges	Vacuum						

Exercise Room (downstairs)

Floor, Black Mats	Mop	1ce a month					
Floor, Carpet-vacuum with hose to clean inbetween equipment	Vacuum	2 times a month					

SubBasement

Restroom

Floor, Concrete	Sweep	1ce a quarter					
Mirror	Clean	1ce a month					
Empty Waste	Empty	1ce a month					
Toilet and Handle	Clean/Sanitize						
Sink, sanitize, stain removal	Clean						

Floor Areas

Floor in Subbasement	Dust mop/sweep	1ce a quarter
Steps to Subbasement	Sweep	1ce a quarter
Estimated Total Floor space for Municipal Building		12,105 sq. ft.

OPERATIONS CENTER

1620 SE 8th Avenue

Hours 7:30 to 5, clean after 5 and on weekend

Wednesday	WEEKEND	2 X's Monthly	Monthly	Quarterly
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Entrance and Office Area

Clean all glass in entrance inside and out	Clean	Once a Month				
Clean spills & black marks on tables & counters	Clean					
Clean/sanitize foyer and entry to bay door knobs	Clean					
Blinds in all three offices	Dust	Once a Month				
Windowsills in all offices	Dust	Once a Month				
All Office & Staff Area Floors	Dust Mop/Sweep					
Empty All Trash/chg liners	Empty					
Empty Recycling	Empty					
All Office & Staff Area Floors	Mop					
All Office & Staff Area Floors (including Equip. Bay Office)	Wax	Quarterly				
Clean cobwebs	Clean	Once a Month				

Lunch Room

Clean spills & black marks on tables & counters	Clean					
Blinds in all three offices	Dust	Once a Month				
Empty All Trash/chg liners	Empty					
Empty Recycling (we may change to co-mingle-1 unit)	Empty					
All Office & Staff Area Floors	Mop					
All Office & Staff Area Floors	Wax	Quarterly				

Bathrooms

Sinks	Clean/Disinfect					
Bathroom Stall Walls	Clean					
mirrors	Clean					
shower stalls incl. floor, mens wkly, ladies occasionally	Clean/Disinfect					
Toilets, urinals	Disinfect/Mop					
Floors	Disinfect/Mop					

all dispensers (empty as needed or fill)	Fill					
Lockers (tops)	dust/clean	Once a month				
Lockers area	mop					
Locker area, place shoes on benches	Sweep					

Equipment Bay Area

Equipment Rental Office floor	Sweep/Mop					
Entrance and bay area door handles	Disinfect					
Entrance door, bay area entry	Clean					
window	Clean	Once a Month				

Portable (2nd building)

Empty trash cans/chg liners	Empty					
Floors	Mop/Strip by req.	2 Times a Month				
Sweep Floors						

LOCK EXITS/TURN OFF LIGHTS

Approximate square footage

2.724

WATER TREATMENT PLANT

12th and Polk

Hours: 5 a.m. to 4:30 p.m.

<i>New and Old Building</i>		Tues. or Wed.				
Trash Cans	Empty/Chg. liners					
Kitchen sink	Clean					
Bathroom Sinks (2)	Sanitize/Clean					
Analysis Room Countertop, use Glass Cl.	Clean					
Kitchen Tables	Clean					
Bathroom Stall Walls (2)	Clean					
Shower	Clean	Monthly				
Toilet , Urinals and surrounding area	Clean/Disinfect					
Fingerprints on Doors	Clean					
Mirrors in Bathroom	Clean					
All Office Areas	Dust					
All Windowsills, debug, remove webs	Dust					
Fill All Dispensers	Fill					
All mats	Vacuum					
Floor New Bldg.	Vacuum (or sweep)					
Floor Old Bldg.	Vacuum (or sweep)					
Floor Areas, New and Old Bldg.-linoleum	Mop					
Floor Areas, New and Old Bldg.-linoleum	Wax	Twice a Year				
Pick up maps and clean underneath rubber mat	Vacuum (or sweep)	Quarterly				

Approximate Floor Area New Bldg.

1,824 sq. ft.

Approximate Floor Area Old Bldg.

258 sq. ft.

2,082 sq. ft.

CITY OF CAMAS PROJECT NO. WS-714/729 Project Name: STEP SEWER RR CROSSING/GARFIELD WATER LINE			PAY ESTIMATE: THREE PAY PERIOD: 7/1/14 through 7/26/14 ORIGINAL CONTRACT AMOUNT: \$690,809.35				3 Kings Environmental 1311 SE Grace Ave Battle Ground, WA 98604 360-666-5464				
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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 A: STEP SEWER RR CROSSING, WS-714											
1	Mobilization	LS	1.00	\$25,000.00	\$25,000.00	0.25	\$6,250.00	0.75	\$18,750.00	1.00	\$25,000.00
2	SPCC Plan	LS	1.00	\$500.00	\$500.00	1.00	\$500.00	0.00	\$0.00	1.00	\$500.00
3	Project Temporary Traffic Control	LS	1.00	\$2,875.00	\$2,875.00	0.00	\$0.00	0.25	\$718.75	0.25	\$718.75
4	Crushed Surfacing Base Course	CY	5.00	\$48.50	\$242.50	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
5	HMA Cl. 1/2 In. Pg 64-22	TON	5.00	\$180.00	\$900.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
6	PVC Sanitary Sewer Pipe 24 Inch Diam.	LF	110.00	\$158.00	\$17,380.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
7	Testing Sewer Pipe	LF	110.00	\$11.00	\$1,210.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
8	48-Inch Steel Casing (MOH)	LF	94.00	\$2,103.00	\$197,682.00	12.00	\$25,236.00	28.00	\$58,884.00	40.00	\$84,120.00
9	Ramming Shaft	EA	1.00	\$26,250.00	\$26,250.00	0.20	\$5,250.00	0.70	\$18,375.00	0.90	\$23,625.00
10	Reception Shaft	EA	1.00	\$10,050.00	\$10,050.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
11	Obstruction Removal	EST	1.00	\$20,000.00	\$20,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
12	Erosion & Water Pollution Control	LS	1.00	\$3,420.00	\$3,420.00	0.50	\$1,710.00	0.25	\$855.00	0.75	\$2,565.00
13	Utility Marker Posts	EA	1.00	\$150.00	\$150.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
14	Casing Vent Standpipe	EA	1.00	\$2,770.00	\$2,770.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
	CHANGE ORDERS		0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00

TOTAL STEP SEWER SCHEDULE A:	\$308,429.50	\$38,946.00	\$97,582.75	\$136,528.75
Sales Tax (8.4%):	\$25,908.08	\$3,271.46	\$8,196.95	\$11,468.42
Subtotal:	\$334,337.58	\$42,217.46	\$105,779.70	\$147,997.17
SCHEDULE A: WS-714 LESS 5% RETAINAGE			(\$4,879.14)	
TOTAL LESS RETAINAGE			\$100,900.56	

CITY OF CAMAS PROJECT NO. WS-714/729 Project Name: STEP SEWER RR CROSSING/GARFIELD WATER LINE			PAY ESTIMATE: THREE PAY PERIOD: 7/1/14 through 7/26/14 ORIGINAL CONTRACT AMOUNT: \$690,809.35				3 Kings Environmental 1311 SE Grace Ave Battle Ground, WA 98604 360-666-5464				
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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 B: STEP GARFIELD WATER LINE, WS-729											
1	Mobilization	LS	1.00	\$25,000.00	\$25,000.00	0.50	\$12,500.00	0.50	\$12,500.00	1.00	\$25,000.00
2	SPCC Plan	LS	1.00	\$500.00	\$500.00	1.00	\$500.00	0.00	\$0.00	1.00	\$500.00
3	Archaeological Standby Time	HR	12.00	\$400.00	\$4,800.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
4	Clearing And Grubbing	LS	1.00	\$675.00	\$675.00	1.00	\$675.00	0.00	\$0.00	1.00	\$675.00
5	Project Temporary Traffic Control	LS	1.00	\$3,600.00	\$3,600.00	0.60	\$2,160.00	0.20	\$720.00	0.80	\$2,880.00
6	Crushed Surfacing Base Course	CY	25.00	\$48.50	\$1,212.50	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
7	HMA Cl. 1/2 In. Pg 64-22	TON	5.00	\$180.00	\$900.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
8	Shoring	LF	1.00	\$2,200.00	\$2,200.00	1.25	\$2,750.00	0.00	\$0.00	1.25	\$2,750.00
9	Plugging Existing Pipe	EA	3.00	\$990.00	\$2,970.00	1.00	\$990.00	0.00	\$0.00	1.00	\$990.00
10	Removal and Replacement of Unsuitable Mat.	CY	20.00	\$75.00	\$1,500.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
11	Existing Water Main Restraint	EA	3.00	\$850.00	\$2,550.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
12	Ductile Iron Class 52 Pipe for Water Main 6 In.	LF	20.00	\$150.00	\$3,000.00	4.00	\$600.00	0.00	\$0.00	4.00	\$600.00
13	Ductile Iron Class 52 Pipe for Water Main 16 In.	LF	280.00	\$200.00	\$56,000.00	55.50	\$11,100.00	83.50	\$16,700.00	139.00	\$27,800.00
14	Butterfly Valve 16 in.	EA	1.00	\$3,182.00	\$3,182.00	1.00	\$3,182.00	0.00	\$0.00	1.00	\$3,182.00
15	Tapping Sleeve and Valve Assembly, 16x6 In.	EA	1.00	\$4,296.00	\$4,296.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
16	48-Inch Steel Casing (MOH)	LF	66.00	\$2,103.00	\$138,798.00	8.00	\$16,824.00	57.50	\$120,922.50	65.50	\$137,746.50
17	Ramming Shaft	EA	1.00	\$25,700.00	\$25,700.00	0.70	\$17,990.00	0.30	\$7,710.00	1.00	\$25,700.00
18	Reception Shaft	EA	1.00	\$8,115.00	\$8,115.00	0.00	\$0.00	0.50	\$4,057.50	0.50	\$4,057.50
19	Obstruction Removal	EST	1.00	\$30,000.00	\$30,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
20	Erosion & Water Pollution Control	LS	1.00	\$3,400.00	\$3,400.00	0.70	\$2,380.00	0.00	\$0.00	0.70	\$2,380.00
21	Seeding, Fertilizing, and Mulching	LS	1.00	\$5,000.00	\$5,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
22	Utility Marker Posts	EA	3.00	\$150.00	\$450.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
23	Removing and Resetting Beam Guardrail	LF	10.00	\$500.00	\$5,000.00	12.50	\$6,250.00	0.00	\$0.00	12.50	\$6,250.00
	CHANGE ORDER #1				\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
	CHANGE ORDER #2				\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00

TOTAL GARFIELD WATERLINE					\$328,848.50		\$77,901.00		\$162,610.00		\$240,511.00
Sales Tax (8.4%):					\$27,623.27		\$6,543.68		\$13,659.24		\$20,202.92
Subtotal:					\$356,471.77		\$84,444.68		\$176,269.24		\$260,713.92
SCHEDULE A: WS-714 LESS 5% RETAINAGE									(\$8,130.50)		
TOTAL LESS RETAINAGE									\$168,138.74		

CITY OF CAMAS PROJECT NO. WS-714/729 Project Name: STEP SEWER RR CROSSING/GARFIELD WATER LINE			PAY ESTIMATE: THREE PAY PERIOD: 7/1/14 through 7/26/14 ORIGINAL CONTRACT AMOUNT: \$690,809.35				3 Kings Environmental 1311 SE Grace Ave Battle Ground, WA 98604 360-666-5464				
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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
					CONTRACT TOTAL		TOTAL PREVIOUS		TOTAL THIS EST.		TOTAL TO DATE
	SCHEDULE A&B: WS-714-729 ORIGINAL CONTRACT TOTAL				\$637,278.00		\$116,847.00		\$260,192.75		\$377,039.75
	SCHEDULE A&B: WS-714-729 CHANGE ORDERS TO DATE						\$0.00		\$0.00		\$0.00
	SCHEDULE A&B: WS-714-729 SUBTOTAL				\$637,278.00		\$116,847.00		\$260,192.75		\$377,039.75
	SCHEDULE A&B: WS-714-729 SALES TAX (8.4%)				\$53,531.35		\$9,815.15		\$21,856.19		\$31,671.34
	SCHEDULE A&B: WS-714-729 TOTAL CONTRACT				\$690,809.35		\$126,662.15		\$282,048.94		\$408,711.09
	SCHEDULE A&B: WS-714-729 LESS 5% RETAINAGE						(\$5,842.35)		(\$13,009.64)		(\$18,851.99)
	TOTAL LESS RETAIN.						\$120,819.80		\$269,039.30		\$389,859.10

WS-714 SEWER ACT. NUMBER: 424-00-594-350-65
 WS-729 WATER ACT. NUMBER: 424-00-594-343-65

THIS PAY EST: \$100,900.56
 THIS PAY EST: \$168,138.74

Steve Durspak 7/29/14
 Project Engineer Date

Mark S Y 7-29-2014
 Contractor Date

James Hopkins 7/29/2014
 Project Manager Date



I, Peter Capell, City Administrator, hereby certify that these bid tabulations are correct.

Peter Capell 7/29/2014
 Peter Capell Date

PROJECT NO. P-897				City of Camas Engineer's Estimate \$16,867.04		Able Fence 6612 NE ST Johns Rd. Vancouver, WA 98661		Interstate Fence Company 10921 NE St Johns Rd. Vancouver, WA 98686		Town & Country Fence Company of Oregon P.O. Box 443 Clackamas, OR 97015	
DESCRIPTION: 2014 Crown Park Tennis Court Fence											
DATE OF BID OPENING: 7-28-14				SW							
ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL
1	MOBILIZATION	LS	1	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$600.00	\$600.00
	Remove existing Chain Link Fencing and Gates. Weld on new terminal and gate Posts at Nine Locations. Sleeve existing line posts with New 2 3/4" OD posts.										
2	INSTALL NEW TOP RAIL, TENSION WIRE	LS	1	\$2,000.00	\$2,000.00	\$8,230.00	\$8,230.00	\$8,874.00	\$8,874.00	\$8,687.00	\$8,687.00
3	INSTALL 300 LINEAR FEET OF SIX GAUGE BLACK VINYL COATED FENCE SUPPLIED BY CITY	LS	300	\$22.00	\$6,600.00	\$6.00	\$1,800.00	\$7.00	\$2,100.00	\$14.70	\$4,410.00
4	INSTALL NEW SIX GAUGE BLACK VINYL COATED FENCE (MATCHING CHAIN LINK PROVIDED)	LS	180	\$22.00	\$3,960.00	\$14.00	\$2,520.00	\$17.40	\$3,132.00	\$13.15	\$2,367.00
5	SINGLE SWING GATE, BLACK VINYL COATED AND HARDWARE	EACH	2	\$500.00	\$1,000.00	\$350.00	\$700.00	\$280.00	\$560.00	\$491.00	\$982.00
6	DOUBLE SWING EQUIPMENT GATE BLACK VINYL COATED & HARDWARE	LS	1.00	\$500.00	\$500.00	\$965.00	\$965.00	400	\$400.00	\$1,000.00	\$1,000.00

Subtotal	\$15,560.00	\$14,715.00	\$15,566.00	\$18,046.00
Taxes	\$1,307.04	\$1,236.00	\$1,307.54	\$1,515.86
CONTRACT TOTAL	\$16,867.04	\$15,951.00	\$16,873.54	\$19,561.86



I, Peter Capell, City Administrator, hereby certify that these bid tabulations are correct.

Peter Capell

Date

PROJECT NO. P-901				City of Camas Engineer's Estimate \$11,382.00		Town & Country Fence Company of Oregon P.O. Box 443 Clackamas, OR 97015-0443		Able Fence Company 6612 NE St. Johns Rd. Vancouver, WA 98661		Interstate Fence Company 10921 NE ST. Johns Rd. Vancouver, WA 98686		Willamette Fence Co., Inc. 11304 NE Marx Portland, OR 97220	
DESCRIPTION: Heritage Trailhead Fence													
DATE OF BID OPENING: 7-28-14				SW									
ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL
1	MOBILIZATION	LS	1	\$1,000.00	\$1,000.00	\$300.00	\$300.00	\$250.00	\$250.00	\$500.00	\$500.00	\$500.00	\$500.00
2	5-FOOT CHAIN LINK FENCE, BLACK VINYL	LF	360	\$25.00	\$9,000.00	\$17.30	\$6,228.00	\$18.25	\$6,570.00	\$18.05	\$6,498.00	\$23.45	\$8,442.00
3	4-FOOT WIDE KEYED SINGLE SWING	LS	1	\$500.00	\$500.00	\$392.00	\$392.00	\$225.00	\$225.00	\$237.00	\$237.00	\$550.00	\$550.00

Subtotal	\$10,500.00	\$6,920.00	\$7,045.00	\$7,235.00	\$9,492.00
Taxes	\$882.00	\$581.28	\$591.78	\$607.74	\$797.33
CONTRACT TOTAL	\$11,382.00	\$7,501.28	\$7,636.78	\$7,842.74	\$10,289.33

CITY OF CAMAS
 PROJECT NO. S-590
 Project Name: NW LAKE ROAD HALF STREET IMPROVEMENTS
 PAY ESTIMATE: TWO - FINAL
 PAY PERIOD: 06/26/14 through 07/24/14

ORIGINAL CONTRACT AMOUNT \$96,334.90

Michael Green Construction, Inc
 PO Box 142
 Washougal, WA 98671
 3605181476

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 A: ROAD CONSTRUCTION											
1	Construction Staking, Complete	LS	1.00	\$2,900.00	\$2,900.00	0.75	\$2,175.00	0.25	\$725.00	1.00	\$2,900.00
2	Archeological Standby Time	HOUR	5.00	\$135.00	\$675.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
3	Mobilization	LS	1.00	\$8,000.00	\$8,000.00	1.00	\$8,000.00	0.00	\$0.00	1.00	\$8,000.00
4	Flaggers and Spotters	HOUR	160.00	\$43.60	\$6,976.00	16.00	\$697.60	84.00	\$3,662.40	100.00	\$4,360.00
5	Project Temporary Traffic Control	LS	1.00	\$3,000.00	\$3,000.00	0.50	\$1,500.00	0.50	\$1,500.00	1.00	\$3,000.00
6	Cleaning and Grubbing	LS	1.00	\$4,500.00	\$4,500.00	1.00	\$4,500.00	0.00	\$0.00	1.00	\$4,500.00
7	Removal of Structures and Obstructions	LS	1.00	\$8,120.00	\$8,120.00	1.00	\$8,120.00	0.00	\$0.00	1.00	\$8,120.00
8	Roadway Excavation Including Haul, Subgrade Preparation, Scarification, Watering, and Compaction	CY	555.00	\$17.86	\$9,912.30	0.00	\$0.00	500.00	\$8,930.00	500.00	\$8,930.00
9	Crushed Surfacing Top Course, Including Haul and Watering	CY	45.00	\$42.00	\$1,890.00	0.00	\$0.00	45.00	\$1,890.00	45.00	\$1,890.00
10	Crushed Surfacing Base Course, Including Haul and Watering	CY	181.00	\$42.00	\$7,602.00	0.00	\$0.00	181.00	\$7,602.00	181.00	\$7,602.00
11	Construction Geotextile for Soil Separation	SY	820.00	\$1.34	\$1,098.80	0.00	\$0.00	820.00	\$1,098.80	820.00	\$1,098.80
12	Hot Mix Asphalt (HMA), Class 1/2 Inch, PG 64-22	TON	145.00	\$97.44	\$14,128.80	0.00	\$0.00	143.43	\$13,975.82	143.43	\$13,975.82
13	Irrigation Repair	LS	1.00	\$2,480.00	\$2,480.00	0.00	\$0.00	1.00	\$2,480.00	1.00	\$2,480.00
14	Landscaping Restoration	LS	1.00	\$5,400.00	\$5,400.00	0.00	\$0.00	1.00	\$5,400.00	1.00	\$5,400.00
15	Permanent Seeding	SF	7000.00	\$0.60	\$4,200.00	0.00	\$0.00	7,000.00	\$4,200.00	7000.00	\$4,200.00
16	Ditch Inlet Catch Basin	EA	1.00	\$2,165.00	\$2,165.00	1.00	\$2,165.00	0.00	\$0.00	1.00	\$2,165.00
17	Adjust Existing Structure to Grade	EA	7.00	\$180.00	\$1,260.00	0.00	\$0.00	5.00	\$900.00	5.00	\$900.00
18	Temporary Water Pollution/ Erosion Control	LS	1.00	\$5,359.00	\$5,359.00	0.50	\$2,679.50	0.50	\$2,679.50	1.00	\$5,359.00
19	Spill Prevention, Control and Countermeasures Plan	LS	1.00	\$1,500.00	\$1,500.00	1.00	\$1,500.00	0.00	\$0.00	1.00	\$1,500.00
20	Permanent Signing, Complete	LS	1.00	\$3,000.00	\$3,000.00	0.00	\$0.00	1.00	\$3,000.00	1.00	\$3,000.00
TOTAL SCHEDULE A:					\$94,166.90		\$31,337.10		\$58,043.52		\$89,380.62
Subtotal:					\$94,166.90		\$31,337.10		\$58,043.52		\$89,380.62
SCHEDULE A LESS 5% RETAINAGE									(\$2,902.18)		
TOTAL LESS RETAINAGE									\$55,141.34		

SCHEDULE B: WATER/SEWER											
1	Fire Hydrant Relocation	LS	1.00	\$2,000.00	\$2,000.00	1.00	\$2,000.00	0.00	\$0.00	1.00	\$2,000.00
WATER TOTAL: (not including Change orders)					\$2,000.00		\$2,000.00		\$0.00		\$2,000.00
Sales Tax (8.4%):					\$168.00		\$168.00		\$0.00		\$168.00
Subtotal:					\$2,168.00		\$2,168.00		\$0.00		\$2,168.00
SCHEDULE C LESS 5% RETAINAGE									\$0.00		
TOTAL LESS RTAINAGE									\$0.00		

CITY OF CAMAS PROJECT NO. S-590 Project Name: NW LAKE ROAD HALF STREET IMPROVEMENTS		Michael Green Construction, Inc. PO Box 142 Washougal, WA 98671 3605181476	
PAY ESTIMATE: TWO - FINAL PAY PERIOD: 06/26/14 through 07/24/14		ORIGINAL CONTRACT AMOUNT: \$96,334.90	

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
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	CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
SCHEDULE A&B: S-590 ORIGINAL CONTRACT TOTAL	\$96,166.90	\$33,337.10	\$58,043.52	\$91,380.62
SCHEDULE A&B: S-590 CHANGE ORDERS TO DATE		\$0.00	\$0.00	\$0.00
SCHEDULE A&B: S-590 SUBTOTAL	\$96,166.90	\$33,337.10	\$58,043.52	\$91,380.62
SCHEDULE B: S-590 SALES TAX (8.4%)	\$168.00	\$168.00	\$0.00	\$168.00
SCHEDULE A&B: S-590 TOTAL CONTRACT	\$96,334.90	\$33,505.10	\$58,043.52	\$91,548.62
SCHEDULE A&B: S-590 LESS 5% RETAINAGE		(\$1,666.86)	(\$2,902.18)	(\$4,569.03)
TOTAL LESS RETAIN.		\$31,838.25	\$55,141.34	\$86,979.59

ROAD ACT. NUMBER: 112-00-595-300-65
WATER ACT. NUMBER: 001-09-522-500-48

THIS PAY EST: \$55,141.34
THIS PAY EST: \$0.00

Ahmed [Signature] 7-29-14
Inspector Date

[Signature] 7/29/14
Contractor Date

James Hodges 7/29/2014
Project Manager Date

RFC
ENTERED
[Signature] 7/29/14

**ADDENDUM TO REAL ESTATE PURCHASE AND SALE AGREEMENT
WITH EARNEST MONEY PROVISION**

This Addendum to Real Estate Purchase and Sale Agreement with Earnest Money Provision made this date by THE CITY OF CAMAS, a Washington municipal corporation, hereinafter referred to as "Seller" and COUNTY PROPERTIES EAST LLC, hereinafter referred to as "Purchaser":

RECITALS

1. The parties entered into a Real Estate Purchase and Sale Agreement with Earnest Money Provision dated May 5, 2014, whereby Seller agreed to sell and Purchaser agreed to purchase the real property described in Exhibit "A", attached hereto by this reference incorporated herein.

2. The parties desire to modify said agreement as hereinafter set forth.

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

1. Extension of Closing Date: The closing date under said agreement is extended to on or before February 4, 2015.

2. Ratification: Except as expressly modified herein, the parties ratify each and every other provision of the aforescribed Real Estate Purchase and Sale Agreement with Earnest Money Provision.

DATED this _____ day of August, 2014.

CITY OF CAMAS

COUNTY PROPERTIES EAST LLC

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

“SELLER”

“PURCHASER”

REAL ESTATE PURCHASE AND SALE AGREEMENT
WITH EARNEST MONEY PROVISION

1. **Effective Date:** May
April 5, 2014
2. **Parties:** County Properties East LLC hereinafter referred to as
"Purchaser";

and

The City of Camas, a Washington municipal
corporation, hereinafter referred to as "Seller".
3. **Property Sold:** Subject to the terms, conditions and considerations set forth herein, the Seller agrees to sell to the Purchaser and the Purchaser agrees to purchase from the Seller certain real property located in Clark County, Washington, described in Exhibit "A", attached hereto and by this reference incorporated herein.

Purchaser and Seller authorize the insertion of any correction to the legal description.
4. **Purchase Price:** The total purchase price for the Premises shall be EIGHTY-FIVE THOUSAND FOUR HUNDRED EIGHTY and 00/100 Dollars (\$85,480.00), payable in cash at closing.
5. **Earnest Money Deposit:** Purchaser herewith deposits and delivers to Seller, and Seller hereby acknowledges receipt of the sum of One Thousand and No/100 Dollars (\$1,000.00) as earnest money deposit. The earnest money shall be held in escrow by CLARK COUNTY TITLE for the benefit of the parties.
6. **Escrow and Closing Agent:** Purchaser hereby authorizes Seller to establish an escrow with closing agent for the closing of the transaction contemplated herein, and to deliver to said closing agent an original of this agreement, the earnest money deposit, escrow and closing instructions, and any and all other documentation necessary for closing. This agreement shall be closed on or before August 4, 2014, which shall be the termination date.
7. **Title Insurance:** Purchaser, at Seller's expense, shall be furnished with a standard form owner's policy of title insurance at closing. Closing agent shall apply for a preliminary commitment for such insurance with a title insurance company. The policy shall insure title to the Premises in Purchaser to the full extent of the purchase price, subject to no encumbrances, defects or liens except those specified in the printed policy form, and those which are set forth in this agreement. If title cannot be made so insurable on or before the closing date called for herein, either party may terminate this agreement by written notice to the other party. In such event, unless Purchaser elects to waive such defects or encumbrances, the earnest money deposit and any down payment proceeds shall be refunded to Purchaser, less title insurance company charges.
8. **Title and Conveyance:** Title of Seller is to be free of encumbrances or defects except:
 - 8.1. Rights reserved in federal patents or state deeds; building or use restrictions general to

the district, including governmental platting and subdivision requirements; reserved hydrocarbon and mineral rights; existing utility and other easements of record approved by Purchaser and not inconsistent with Purchaser's intended use; existing covenants, conditions, restrictions, deed exceptions and reservations of record as approved by Purchaser and not inconsistent with Purchaser's intended use; all of which shall not be deemed encumbrances or defects.

8.2. Encumbrances to be discharged by Seller may be paid out of purchase price at the date of closing. Seller shall convey title to the Premises to Purchaser by Special Warranty Deed, subject to those encumbrances, liens and defects noted and excepted in Paragraphs 7 and 8 of this agreement, and subject to encumbrances and defects assumed, and accepted or approved by Purchaser as provided in Paragraphs 7 and 8 of this agreement.

9. **Closing Costs:** Purchaser shall be responsible for paying the recording fees and all attorney's fees incurred by Purchaser. Seller shall be responsible for payment of the real estate excise tax and all attorney's fees incurred by Seller.

10. **Taxes:** Purchaser acknowledges that upon sale the subject real property will no longer be tax exempt. Purchaser agrees to pay all real property taxes accruing after the sale.

11. **Possession:** Purchaser shall be entitled to possession of the Premises on the date of closing.

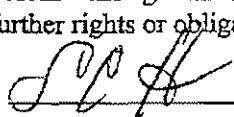
12. **Conditions Precedent:** The enforceability of this agreement by the parties hereto and the obligations of the parties to close escrow are subject to the occurrence or waiver of each of the following conditions precedent on or before the date established for closing as hereinabove set forth:

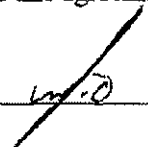
12.1 Approval of the condition of title to the Premises by Purchaser.

12.2 That all representations and warranties are true on the date of closing.

If any of the conditions are not satisfied or waived by the party who benefits from such conditions at or prior to closing, such party, without prejudice to any other rights or remedies herein provided, may withdraw from this transaction and be released from all liability hereunder by giving written notice to the other party and the escrow/closing agent. The parties' agreement to close this transaction constitutes their approval or waiver of all such conditions.

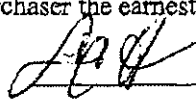
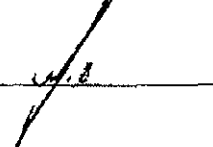
13. **Default:** If Purchaser defaults in the performance of its obligations hereunder, Seller's sole remedy shall be to withdraw the earnest money deposit from escrow as liquidated damages for such default and to rescind this agreement, after which this agreement shall be terminated and Purchaser shall have no further rights or obligations.



Initials 

If Seller defaults in the performance of his obligations hereunder, Purchaser may seek specific

performance pursuant to the terms of this agreement, damages, rescission, or any other remedy allowed by law. Notwithstanding the foregoing, if Seller is unable to convey title to the subject Premises in the condition required pursuant to this agreement, the sole liability of Seller shall be to refund to Purchaser the earnest money deposit.

 _____
Initials  _____

14. **Attorney Fees and Costs:** In the event litigation arises out of this agreement, the losing party agrees to pay the prevailing party's reasonable attorney fees incidental to said litigation, together with all reasonable costs and expenses incurred in connection with such action, including reasonable costs of searching records to determine the condition of title, and whether or not incurred in trial court or on appeal, or in any proceedings under the federal Bankruptcy Code or state receivership statutes.
15. **Waiver:** No act or omission of either party hereto shall at any time be construed to deprive such party of a right or remedy hereunder or otherwise be construed so as to at any future time stop such party from exercising such right or remedy. Failure of a party at any time to require performance of any provision of this agreement shall not limit the right of that party to enforce the provision, nor shall any waiver by a party of any breach of any provision constitute a waiver of any succeeding breach of that provision, or waiver of that provision itself, or any other provision.
16. **Escrow or Closing Instruction:** This agreement shall serve as and/or be incorporated into Seller's and Purchaser's escrow or closing instructions for the closing of this transaction. Any inconsistencies between this agreement and escrow or closing instructions provided by the parties shall be resolved in favor of this agreement.
17. **Non-Merger:** Provisions of this agreement shall not be deemed to have merged into the closing documents, but shall survive the closing and continue in full force and effect.
18. **Closing and Termination:** Purchaser shall have until the closing date to satisfy or waive all contingencies referenced in Section 12, above, unless terminated according to the provisions of this agreement. The parties may by mutual agreement extend the closing date. Each party will deposit with the closing agent all instruments and monies necessary to complete the purchase and sale.
19. **Taxes and Assessments:** After closing, Purchaser shall assume all real estate and personal property taxes and assessments which thereafter become due on the Premises.
20. **Notices:** Notices or demands hereunder shall be in writing and may be mailed or delivered personally. If mailed, such notices shall be sent with postage prepaid, by certified mail, return receipt requested, and the date marked on the return receipt by United States Postal Service shall be deemed to be the date on which the party received the notice. Notices shall be mailed or delivered to the last known addressee or the parties.

To Seller: CITY OF CAMAS
Attn: City Administrator
616 NE Fourth Avenue
Camas, WA 98607

To Purchaser: County Properties East, LLC
4600 NW Camas Meadows Drive, Suite 200
Camas, WA 98607

21. **Representations:** Purchasers have inspected the property to be sold hereunder, and have found the same to be to their satisfaction, and they agree that no promises, representations, statements, or warranties, expressed or implied, shall be binding upon the Seller unless expressly contained herein. Purchasers further acknowledge that they have placed no reliance whatsoever upon any representations not set forth in this agreement.

Purchasers further agree that they have had the opportunity to review all federal, state and local regulations, including but not limited to zoning regulations, building codes, and standards affecting various permit applications, and the effect such regulations and requirements may have on the above described property, including the effect of the same on any prospective and intended use and uses. Purchasers further acknowledge that Seller has made no representations concerning any such regulations and standards.

22. **Disclosure of Representation:** It is understood that this Real Estate Purchase and Sale Agreement has been prepared by Shawn R. MacPherson, attorney, for the benefit of The City of Camas, Seller.

23. **Miscellaneous:**

23.1 **Gender and Number:** As used in this agreement, the masculine, feminine or neuter gender, and the singular or plural number, shall be deemed to include the others whenever the context so indicates.

23.2 **Interpretation/Construction:** Paragraph headings have been included for the convenience of the parties and shall not be considered a part of this agreement for any purpose relating to construction or interpretation of the terms of this agreement and shall in no way limit any of the provisions of this agreement.

23.3 **Entire Agreement and Amendment:** This agreement constitutes the entire agreement of the parties hereto, supersedes and replaces all prior or existing written and oral agreements between the parties, and may not be amended other than in writing, signed by all parties.

23.4 **Successors and Assigns:** The terms and provisions of this agreement shall be binding upon and shall inure to the benefit of the heirs, legal representatives and proper and permitted assigns and successors of the parties.

23.5 **Closing Agent:** For purposes of this agreement, "closing agent" shall be defined as a person authorized to perform escrow or closing services who is designated by the parties hereto to perform such services.

23.6 **Date of Closing:** For purposes of this agreement, "date of closing" shall be construed as the date upon which all appropriate documents are recorded and proceeds of this sale are available for disbursement to Seller. Funds held in reserve accounts pursuant to escrow or closing instructions shall be deemed, for purposes of this definition, as available for disbursement to Seller.

23.7 **Time of the Essence:** Time is of the essence of this agreement.

23.8 **Governing Law and Venue:** This agreement shall be governed by and interpreted in accordance with Washington law. Any action or litigation arising out of or in connection with this agreement shall be conducted in Clark County, Washington.

24. **Ratification:** This agreement shall not be binding upon the City of Camas until ratified by the City Council of the City of Camas at a regularly scheduled council meeting. The City agrees to submit this agreement for ratification at the next regularly scheduled council meeting following acceptance by Seller.

DATED this 5TH day of May, 2014.

County Properties East, LLC

By: [Signature]
Title: MEMBER

"PURCHASER"

On the 5th day of MAY, 2014, the undersigned hereby approves and accepts the sale set forth in the above agreement and agrees to carry out all the terms thereof on the part of the Seller.

CITY OF CAMAS

By: [Signature]
Title: Mayor Pro-tem



AKS ENGINEERING & FORESTRY VANCOUVER
9500 NE 126th Avenue, Suite 2520, Vancouver, WA 98682
P: (360) 882-0419 F: (360) 882-042

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM, OR

**PERIMETER LEGAL DESCRIPTION
FOR
COUNTY PROPERTIES EAST, LLC**

Property from City of Camas to County Properties East, LLC

Being a portion of the Southeast quarter of Section 29, Township 2 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington more particularly described as follows:

BEGINNING at a 5/8" Iron Rod marking the Southwest corner of parcel II of the County Properties East, LLC tract described under Clark County Auditor File No. 4976596 as shown in book 58 of surveys, page 46 Clark County Auditor Records;

THENCE South 89° 51' 04" East, along the South line of parcel II of the County Properties East, LLC tract (Survey 58-46) for a distance of 242.00 feet and the **True Point of Beginning**;

THENCE South 00° 27' 19" West, leaving said south line for a distance of 40.43 feet;

THENCE South 27° 11' 50" West, for a distance of 28.01 feet;

THENCE along the arc of a 111.0 foot radius curve to the right through a central angle of 65° 16' 34" for an arc distance of 126.46 feet. The chord which bears South 17° 26' 38" East, for a distance of 119.73 feet;

THENCE South 15° 11' 39" West, for a distance of 450.98 feet;

THENCE along the arc of a 494 foot radius curve to the left through a central angle of 12° 14' 49" for an arc distance of 105.59 feet. The chord which bears South 09° 04' 14" West, 105.39 feet;

EXHIBIT "A"
PAGE 1 OF 3

THENCE South 02° 56' 50" West, for a distance of 119.02 feet to the North right-of-way line of Northwest Lake Road as shown (Survey 58-46);

THENCE along said North right-of-way line along the arc of 8720.00 foot radius curve to the left through a central angle of 00° 01' 40" for an arc distance of 4.02 feet. The chord which bears South 87° 14' 35" East, 4.02 feet to a 5/8" Iron Rod (Survey 58-46) marking the Southeast corner of the City of Camas tract as described under Clark County Auditors File No. 3832223;

THENCE North 16° 19' 17" East, along the East line of said City of Camas tract for a distance of 701.87 feet to an angle point in said East line;

THENCE North 16° 05' 33" East, along said East line for a distance of 23.59 feet to another angle point in said East Line;

THENCE North 00° 53' 02" West, along said East line for a distance of 141.45 feet to the Southeast corner of parcel II of said County Properties East, LLC tract;

THENCE North 89° 51' 04" West, along said South line for a distance of 87.45 feet to the **TRUE POINT OF BEGINNING.**

Contains approximately 42,740 Square Feet.

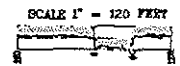
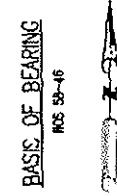
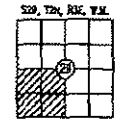
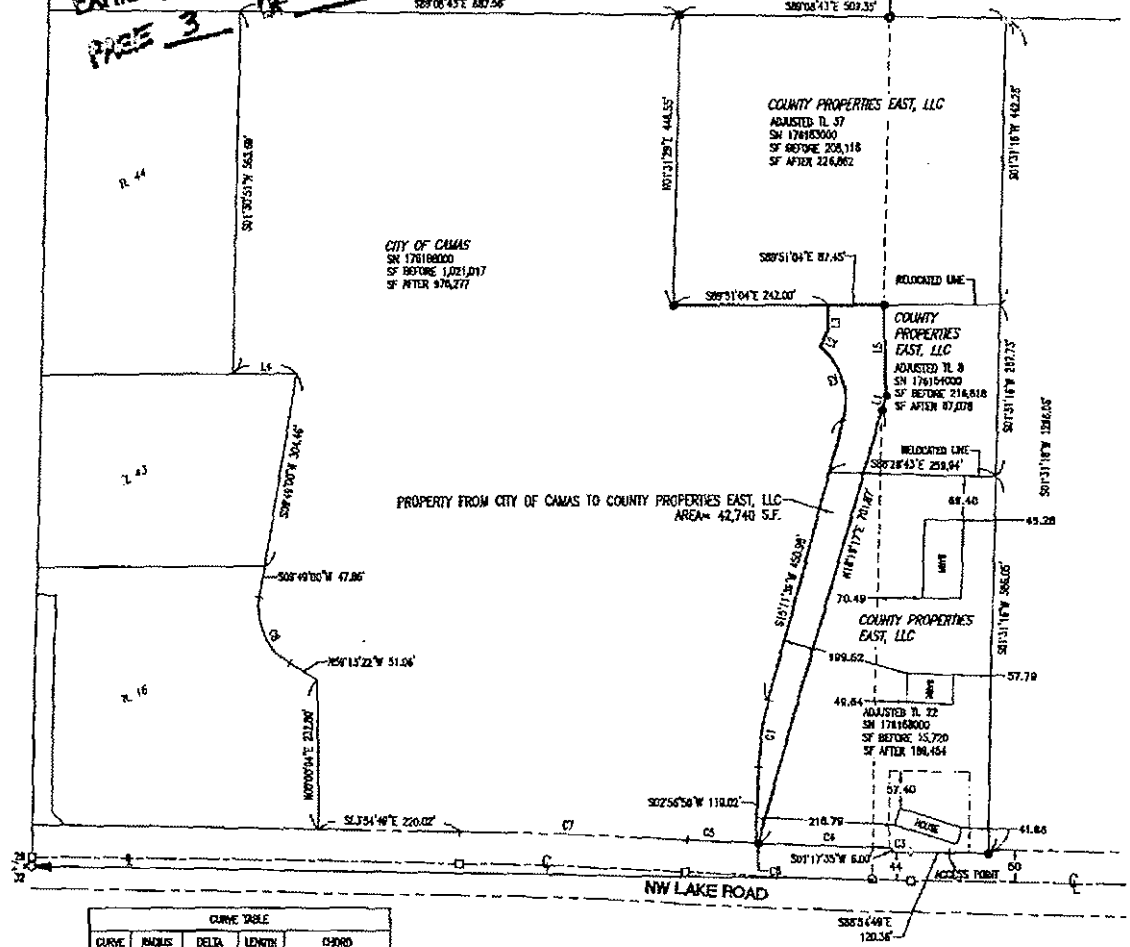
EXHIBIT "A"
PAGE 2 OF 3



EXHIBIT "A"
PAGE 3 OF 3

SKETCH

SHOWING PROPOSED BOUNDARY LINE ADJUSTMENT
OF THE COUNTY PROPERTIES EAST LLC TRACTS
AND CITY OF CAMAS TRACT
THE SOUTHEAST 1/4, OF SECTION 29
T2N, R3E, WILLAMETTE MERIDIAN
CITY OF CAMAS, CLARK COUNTY, WASHINGTON



LEGEND

- POSITION OF 5/8" IRON ROD WITH ORANGE PLASTIC CAP
TAX ENCR 32582 PER ROD 88-14
- POSITION OF 1/2" IRON ROD WITH YELLOW PLASTIC CAP
TAXEN 37636 AS SHOWN ROD 55-130
- ROS RECORD OF SURVEY
- E CENTERLINE
- COUNTY PROPERTIES EAST, LLC

PRELIMINARY



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	
C1	486.00'	121°44'	193.59'	50°061.6"W 183.59'	
C2	111.00'	85°16'34"	126.48'	117°26'38"W 118.73'	
C3	8276.00'	0°12'18"	28.93'	58°48'34"E 28.83'	
C4	8276.00'	1°28'40"	211.33'	58°58'05"E 213.25'	
C5	8276.00'	0°41'58"	188.22'	58°01'15"E 188.22'	
C6	170.00'	47°08'21"	185.57'	32°42'11"E 113.34'	
C7	8570.00'	2°28'50"	388.38'	86°74'10"W 388.38'	
C8	8276.00'	0°01'40"	4.02'	58°74'35"E 4.02'	

Parcel Line Table		
Line #	Length	Direction
L5	141.45	N00°53'02"W
L1	23.59	N16°05'33"E
L4	100.00	S89°39'54"E
L3	40.43	S00°27'19"W
L2	28.01	S27°11'50"W

JOB NAME:	AWLAKEND	AKS ENGINEERING AND FORESTRY, LLC 13610 SW CALBREATH DR SUITE 100 BEND, OR 97140 PHONE: 503.525.8799 FAX: 503.525.8999 www.aks-eng.com
JOB NUMBER:	3576	
DRAWN BY:	SW	
CHECKED BY:	CAB	
DRAWING NO.:	3576BLA	ENGINEERING PLANNING • SURVEYING FORESTRY • LANDSCAPE ARCHITECTURE

DATE	INVOICE NO.	INVOICE AMOUNT	RETAINAGE	DEDUCTION	BALANCE
5-07-14	05/07/14	1000.00			1000.00

CHECK DATE	CHECK NUMBER	AMOUNT	BALANCE
5-07-14	2102	1000.00	1000.00

PLEASE DETACH THIS PORTION AND RETAIN FOR YOUR RECORDS.

COUNTY PROPERTIES EAST, LLC
4600 NW CAMAS MEADOWS DRIVE
SUITE 200
CAMAS, WA 98607

JPMORGAN CHASE BANK N.A.
WWW.CHASE.COM

19-7075
3250

2102

Pay: *****One thousand dollars and no cents

DATE
May 7, 2014

CHECK NO. AMOUNT
2102 \$*****1,000.00

PAY
TO THE
ORDER
OF

City of Camas
PO BOX 8915
Vancouver, WA 98668-8915



Cindy Steiner

⑈002102⑈ ⑆325070760⑆

189825683⑆



Lake Road Pond Property Purchase and Sale Agreement



Legend

- Building Footprints
- Taxlots
- Roads
- ImageOrtho
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- World Street Map

7 - Property Purchase and Sale Area

Notes:

1,988.7 0 994.37 1,988.7 Feet

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.

*~ALEXA EFRAIMSON APPRECIATION DAY~
PROCLAMATION*

WHEREAS, Alexa Efraimson is concluding her junior year at Camas High School; and

WHEREAS, Alexa Efraimson has an exemplary athletic résumé with significant accomplishments as a track and cross country athlete; and

WHEREAS, at the 2014 Washington State Class 4A track meet, Alexa Efraimson won the 1600 and 800 meter races, setting a national all-time record in the 1600 meters, thereby defending her previous championships in these events at the 2013 Class 4A State Track Meet; and

WHEREAS, Alexa Efraimson is the Washington State record holder in both of these events; and

WHEREAS, Alexa Efraimson is also an accomplished cross country athlete, who won the Nike Cross Nationals with a course record time, who set the course record by winning the Nike Cross Nationals Northwest Regional, who won the Class 4A individual state cross country championship with a course record time, who placed first in a number of other prestigious events, and who is currently ranked number one in the Dyestat Top 100 final rankings; and

WHEREAS, Alexa Efraimson was a member of the Camas High School Girls Cross Country Team, which won the Team Girls Cross Country State Championship in 2012 and 2013, and placed second in 2014; and

WHEREAS, Alexa Efraimson has received recognition as the 2013-2014 Gatorade Washington Girls Track and Field Athlete of the Year, the 2013-2014 Gatorade Washington Girls Cross Country Athlete of the Year, and the 2013-2104 Gatorade National Girls Cross Country Runner of the Year; and

WHEREAS, Alexa Efraimson also exemplifies the definition of scholar-athlete with a career cumulative GPA of 3.83 and extensive service to her community, including volunteer work at Zion Lutheran Church and membership in DECA and the National Honor Society; and

WHEREAS, the City of Camas desires to recognize Alexa Efraimson for her outstanding athletic and academic accomplishments and to acknowledge the appreciation of the citizens of Camas for her successes at the local, state, and national levels; and

WHEREAS, the City of Camas wishes to express its continued support as she pursues even further accomplishments, which may include participation on the world stage in track and field events; and

NOW THEREFORE, as Mayor of the City of Camas, I do hereby declare August 8, 2014, as

“ALEXA EFRAIMSON 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 4th day of August, 2014.

Scott Higgins, Mayor



Community Development Department
 616 NE Fourth Avenue
 Camas, WA 98607
 (360) 817-1568
www.cityofcamas.us

STAFF REPORT
 Cooper's Glen Plat Alteration
 File No. PlatAlt14-01
 Staff Report Date: July 1, 2014

PROPOSAL: To adjust the configuration of Lots 3 through 10, and eliminating one lot, within the Cooper's Glen Subdivision (SUB07-02), approved in June 2007.

TO: City Council

FROM: Staff

HEARING DATE: August 4, 2014

LOCATION: Tax parcels #127355-001, 127355-002, 127355-003, 127355-004, 127355-005, 127355-006, 127355-007, 127355-008, 127355-009, and 127355-010 are zoned R-10. The parcels are located on NW Ilwaco Street, just south of NW McIntosh road.

OWNER/APPLICANT: CG Development, LLC
 800 NE Tenney Road, #110-348
 Vancouver, WA 98685

CONTACT: Olson Engineering
 1111 Broadway
 Vancouver, WA 98660

APPLICABLE LAW: The plat alteration application was submitted on April 28, 2014, and the applicable codes are those codes that were in effect at the date of application (Ordinance #2696). Camas Municipal Code Chapters (CMC): Title 16 Environment, Title 17 Land Development, and Title 18 Zoning.

A State Environmental Policy Act (SEPA) Checklist was submitted, reviewed, and a Mitigated Determination of Non-Significance was issued on May 15, 2007.

BACKGROUND

Cooper's Glen Subdivision received preliminary approval for a 10-lot subdivision following a hearing before the Hearings Examiner on June 12, 2007. The City Council approved the final plat on May 19, 2008. The plat was recorded on June 18, 2008. This plat alteration is subject to the conditions of approval in the Final Order for Cooper's Glen Subdivision, File No. SUB07-02, with exceptions as modified herein. The applicant is the new owner of the subdivision lots and proposes to rework the lot layout to make the lots more useable and neighbor friendly.

CMC 18.55.270 Plat amendments and alterations.

E. Plat alterations are modifications to a final plat. Plat alterations are a Type III decision and shall be processed as provided in RCW 58.17.215.

RCW 58.17.215 Alteration of subdivision – Procedure.

When any person is interest in the alteration of any subdivision or the altering of any portion thereof, except as provided in RCW 58.17.040(6), that person shall submit an application to request the alteration to the legislative authority of the city, town, or county where the subdivision is located. The application shall contain the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the subdivision or portion thereof.

Upon receipt of an application for alteration, the legislative body shall provide notice of the application to all owners of property within the subdivision, and as provided for in RCW 58.17.080 and 58.17.090. The notice shall either establish a date for a public hearing or provide that a hearing may be requested by a person receiving notice within fourteen days of receipt of the notice.

The legislative body shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration. If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels, or tracts, or be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.

After approval of the alteration, the legislative body shall order the applicant to produce a revised drawing of the approved alteration of the final plat or short plat, which after signature of the legislative authority, shall be filed with the county auditor to become the lawful plat of the property.

This section shall not be construed as applying to the alteration or replatting of any plat of state-granted tide or shore lands.

The proposed plat alteration involves the following:

- Lot 1: only change is to expand the storm easement on the north boundary from 15' to 20'.
- Lot 2: only change is to eliminate the storm easement on the south side.
- Lots 3 through 9 will now all front on NW Ilwaco Street and extend to the western boundary of the parent parcel.
- Lot 10 will be eliminated.

The following table indicates the status of the Conditions of Approval at the time of the City Council hearing for Final Plat approval on May 19, 2008. Conditions that have been modified are indicated by an asterisk. The changes are listed after the table.

CONDITIONS OF PRELIMINARY PLAT APPROVAL		STATUS
1.	Stormwater treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Stormwater Manual design guidelines. Final stormwater	Complies

	calculations shall be submitted at the time of final construction plan submittal.	
2.	All construction plans will be prepared in accordance with City of Camas standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.	Complies
3.	Underground (natural gas, CATV, power, street light and telephone) utility plans shall be submitted to the City for review and approval prior to approval of the construction plans.	Complies
4.	* The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings and barriers for the improved subdivision. The City will supply the list of required signs, markings and barriers at the time paving is scheduled.	Included in bond amount
5.	A 3% construction plan review and inspection fee shall be required for this development. The fee will be based on an engineer's estimate or construction bid. The specific estimate will be submitted to the City for review and approval. The fee will be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.	Complies
6.	Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.	Not submitted at this time
7.	* Building permits shall not be issued until this subdivision is deemed substantially complete and the final plat is recorded and approved by the Planning, Engineering, Building and Fire Departments.	Will comply
8.	The applicant shall remove all temporary erosion prevention and sediment control measures from the site at the end of the two-year warranty period, unless otherwise directed by the Public Works Director.	Will comply at time of construction.
9.	* Final plat and final as-built construction drawing submittals shall meet the requirements of the CMC 17.11.060, CMC 17.01.050 and the Camas Design Standards Manual for engineering as-built submittals (Ordinances 2483 and 2484 are not applicable).	Complies
Planning Department		
10.	* The applicant shall reduce the size of Lot 8 to the maximum extent possible while maintaining compliance with the dimensional standards of CMC 18.09.040, Table 2.B and the minimum building envelope requirements of CMC 17.19.030.D(3) and increase the size of the remaining perimeter lots that abut existing platted lots (Lots 4, 5, 9 and 10) in order to comply with the beveling requirement of CMC 18.09.080.B. The applicant may modify the location and alignment of the proposed lots and access tracts as necessary to further compliance with this condition.	Complies
11.	The applicant shall provide building envelopes for each lot on the final plat that comply with the setback requirements of CMC 18.09.040, Table 2.C and the area of the proposed lots.	Complies
12.	All homes within this subdivision shall have automatic fire sprinkler systems	Will comply at

	designed and installed in accordance with NFPA 13D.	time of building permit review
13.	* Prior to final plat approval, Lots 4, 5, and 9 shall have an approved address sign where the easement leaves the public road §17.19.030 (D5).	Will comply at time of final acceptance
14.	* Any joint tract(s) that serve more than one lot shall provide an easement that extends 15-feet into the lots.	Complies
15.	* Prior to final plat, the applicant shall provide financial surety acceptable to the City in the amount of 105% of a landscape engineer's estimated costs of materials and installation for landscaping and fencing/walls. §17.19.030 (D5). Fencing, walls and landscaping shall be installed prior to final acceptance.	Included in bond amount
16.	The applicant shall submit to the City an arborists report reviewing potential development impacts on trees on adjacent properties and recommending mitigation measures to protect the trees from such impacts. The applicant shall implement the mitigation measures in the approved report prior to undertaking any ground disturbing activities on the site.	Complies
17.	* The applicant shall install a minimum six-foot high sight obscuring fence along the west boundary of proposed Lots 4 and 5.	Will comply prior to final acceptance
Engineering Department		
18.	The applicant shall dedicate sufficient frontage along NW Ilwaco Street to provide for a 30' half-width right-of-way and install a minimum 18' half-width frontage improvement, to City Standards including structural sections, street lighting, curbs, sidewalks, stormwater control, street trees, street name signage, traffic control signage and pavement markings.	Complies
19.	The applicant shall <u>form</u> a homeowners association (HOA) for this development to provide maintenance of private stormwater facilities. The applicant shall submit C.C. & R.'s to the City for review and approval. The C.C. & R.'s shall address the specific requirements for maintenance of the private stormwater facilities and any other private amenities provided by the applicant.	The applicant submitted CC&R's as required in compliance.
20.	Prior to final plat approval the stormwater facility shall be placed within a separate Tract and dedicated to the HOA for perpetual maintenance.	Complies
21.	* Prior to final engineering plan approval the applicant shall submit a final landscape plan for the stormwater facility landscaping and the required street tree planting. At a minimum the landscaping plan shall include: (1) 6-0" high continuous, sight-obscuring fencing along the western property line; and (2) landscaping and fencing within the stormwater tract. The applicant shall install landscaping and fencing consistent with the approved plan prior to final plat approval.	Included in bond amount and will be installed prior to final acceptance.
22.	The applicant shall install a STEP sanitary sewer system for those lots that are below the existing gravity sewer line in NW Ilwaco Street.	Particular lots are shown on approved construction plans
23.	* The applicant shall enter into a developer's agreement with the City for replacement of the existing concrete gravity sewer main line in NW Ilwaco Street	In progress and will be submitted

	down to NW 3 rd Avenue. The City shall reimburse the applicant for the costs of replacing the existing sewer main.	to the City Council for approval prior to final acceptance.
24.	* The applicant shall provide access, structural roadway sections, and utility easements through the site to the proposed westerly storm main line acceptable to the City at the time of final engineering plan approval.	Complies
25.	To help minimize noise impacts to the adjacent residential neighborhoods, equipment shall be properly muffled and construction regarding site improvements shall be confined from 7 AM to 7 PM Monday through Friday and 9 AM to 5 PM on Saturdays, excluding City observed holidays. Additionally this limitation shall apply to equipment maintenance vehicles.	Will comply at time of construction.
26.	All lots shall provide drainage for stormwater runoff from roof drains to an approved storm drainage system.	Shown in compliance on approved plans
27.	No construction spoils shall be placed on building lots. Any fill material placed on lots must be engineered structural fill, unless placed in the front or rear setback to a maximum of 6 inches in total depth.	Will comply at time of construction.
28.	* The development shall comply with Camas Municipal Code (CMC) 15.32 for any land disturbing activity. The applicant shall submit an erosion prevention sediment control plan in accordance with CMC 15.32 for any land disturbing activity that disturbs an acre or more or adds 5000 square feet or more of impervious surface.	Complies
29.	The applicant shall install a liner in the detention pond or provide a written report from licensed geotechnical engineer stating that a liner is not necessary to comply with requirements of the 1992 Puget Sound Manual, because the soils on the site will not allow more than negligible infiltration through the bottom of the stormwater detention pond.	The geotech of record does not require a liner to be installed.
30.	The applicant shall install a sidewalk along the frontage of the proposed stormwater tract prior to substantial completion.	This is shown on approved construction plans.
Plat Notes		
31.	A homeowners association will be required for this development. Copies of the C.C. & R's shall be submitted and on file with the City of Camas.	Complies
32.	The homeowners association shall own and provide ongoing maintenance of the storm water facility and associated landscaping.	Complies
33.	All homes within this subdivision shall have automatic fire sprinkler systems designed and installed in accordance with NFPA 13D.	Complies
34.	No further short platting or subdividing will be permitted once the final plat has been recorded.	Complies
35.	* A right of entry is hereby granted to the City of Camas for the repair and maintenance of the S.T.E.P. sewer systems on the site. The applicant or future lot owners shall be responsible for all costs associated with the installation of the S.T.E.P. sewer systems on individual lots	Complies
36.	* A final occupancy permit will not be issued by the Building Department until all	Complies

	subdivision improvements, including landscaping, are completed and accepted by the City.	
37.	* The lots in this subdivision are subject to traffic impact fees, school impact fees, fire impact fees and park/open space impact fees. Each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance.	Complies
38.	Maximum building lot coverage is 40%.	Complies

V. CONDITIONS OF APPROVAL

The application is subject to the original Conditions of Approval for the Cooper's Glen Subdivision (SUB07-02), with the following amendments.

4.	The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings and barriers for the improved subdivision. The City will supply the list of required signs, markings and barriers at the time paving is scheduled.	Included in bond amount No bond in place. Will comply prior to final acceptance.
7.	Building permits shall not be issued until this subdivision is deemed substantially complete and the final plat is recorded and approved by the Planning, Engineering, Building and Fire Departments granted final acceptance per CMC 17.21.070.	Will comply
9.	Final plat and final as-built construction drawing submittals shall meet the requirements of the CMC 17.11.060, CMC 17.01.050 and the Camas Design Standards Manual for engineering as-built submittals (Ordinances 2483 and 2484 are not applicable).	Complies Will comply
10.	The applicant shall reduce the size of Lot 8 to the maximum extent possible while maintaining compliance with the dimensional standards of CMC 18.09.040, Table 2.B and the minimum building envelope requirements of CMC 17.19.030.D(3) and increase the size of the remaining perimeter lots that abut existing platted lots (Lots 4, 5, 9 and 10) in order to comply with the beveling requirement of CMC 18.09.080.B. The applicant may modify the location and alignment of the proposed lots and access tracts as necessary to further compliance with this condition. (This condition is no longer applicable.)	Complies No beveling, remove condition
13.	Prior to final plat approval, Lots 4, 5, and 9 shall have an approved address sign where the easement leaves the public road per CMC 17.19.030(D)(5). (This condition is no longer applicable - no access tracts.)	Complies
14.	Any joint tract(s) that serve more than one lot shall provide an easement that extends 15 feet into the lots. (This condition is no longer applicable - no access tracts.)	Complies
15.	Prior to final plat, the applicant shall provide financial surety acceptable to the City in the amount of 105% of a landscape engineer's estimated costs of materials and installation for landscaping and fencing/walls. §17.19.030(D5). Fencing, walls and landscaping shall be installed prior to final acceptance. (This condition could be removed as bonding is required by code.)	Included in bond amount There is currently no bonding in place.
17.	The applicant shall install a minimum six-foot high sight-obscuring fence along	Will comply prior

the west boundary of proposed Lots 4 and 5 of the development.	to final acceptance
21. Prior to final engineering plan approval the applicant shall submit a final landscape plan for the stormwater facility landscaping and the required street tree planting. At a minimum the landscaping plan shall include: (1) 6-0" high continuous, sight-obscuring fencing along the western property line; and (2) landscaping and fencing within the stormwater tract. The applicant shall install landscaping and fencing consistent with the approved plan prior to final plat approval <u>final acceptance.</u>	Included in bond amount and will be installed prior to final acceptance. Will comply
23. The applicant shall enter into a developer's agreement with the City for replacement of the Existing concrete gravity sewer main line in NW Ilwaco Street down to NW 3 rd Avenue. The City shall reimburse the applicant for the costs of replacing the existing sewer main. (This condition has been satisfied; see email dated 05/31/12)	In progress and will be submitted to the City Council for approval prior to final acceptance
24. The applicant shall provide access, structural roadway sections, and utility easements through the site to the proposed westerly storm main line acceptable to the City at the time of final engineering plan approval. (Condition no longer applicable; no any access tracts and the storm line will be maintained by the HOA)	Complies
28. The development shall comply with Camas Municipal Code (CMC) 15.32 <u>17.21.030</u> for any land disturbing activity. The applicant shall submit an erosion prevention sediment control plan in accordance with CMC 15.32 <u>17.21.030</u> for any land disturbing activity that disturbs an acre or more, or adds 5000 square feet or more of impervious surface. (CMC 15.32 has been repealed.)	Complies
30. The applicant shall install a sidewalk along the frontage of the proposed stormwater tract prior to substantial completion. (The storm tract has no street frontage.)	This is shown on approved construction plans Will comply
35. A right of entry is hereby granted to the City of Camas for the repair and maintenance of the S.T.E.P. sewer systems on the site. The applicant or future lot owners shall be responsible for all costs associated with the installation of the a S.T.E.P. sewer systems on individual lots 1 - 5. <u>Lots 6 - 9 shall be conventional gravity sewer. Installation of private grinder systems may be required at time of home construction.</u>	Complies
36. A final occupancy building permit will not be issued by the Building Department until all subdivision improvements, including landscaping, are completed and accepted by the City.	Complies Will comply
37. The lots in this subdivision are subject to traffic impact fees, school impact fees, fire impact fees and park/open space impact fees. Each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance. (Fire impact fees waived when homes are sprinklered. See Condition 12.)	Complies

All other Conditions of Approval are still applicable. Any that are still outstanding shall be completed as required.

RECOMMENDATION: Staff has reviewed the application and applicable code provisions and finds that this application has the ability to meet code requirements as conditioned in this report, and recommends approval of this plat alteration, file number PlatAlt14-01.

**Wes Heigh - Re: SUB #07-02 Cooper's Glen Subdivision
Condition #23**

RECEIVED

From: Eric Levison
To: Curleigh Carothers
Date: 5/31/2012 10:52 AM
Subject: Re: SUB #07-02 Cooper's Glen Subdivision Condition #23
CC: Jim Hodges; Mike Stevens; Phil Bourquin; Wes Heigh

JUN 12 2014

CITY OF CAMAS

Curleigh,

I concur with your finding in regards to condition #23.

Thanks, Eric

Eric Levison
City of Camas
Public Works Director
616 NE 4th Avenue
PO Box 1055
Camas, Wa. 98607
360-817-1560 ext. 4203

>>> Curleigh Carothers 5/31/2012 10:11 AM >>>
Eric,

The Community Development (CD) Department is looking for confirmation of your agreement with our conclusion regarding condition #23 of the *Hearing Examiner Final Order* for Cooper's Glen Subdivision located on the west side of NW Ilwaco Street between NW McIntosh Road and NW 3rd Avenue. CD staff believes that this condition is fulfilled based on the findings of the adequate physical condition of the sewer main and manholes.

Condition #23 states, "*The applicant shall enter into a developer's agreement with the City for replacement of the existing concrete gravity sewer main line in NW Ilwaco Street down to NW 3rd Avenue. The City shall reimburse the applicant for the costs of replacing the existing sewer main.*"

It is my understanding that, based on a recent visual and video inspection, the main and manholes considered by Condition #23 for replacement are actually generally in good physical condition; therefore, upon your concurrence, I will ensure that this email will be filed as verification that the condition has technically been met without the city and the developer entering into an agreement. This would mean that the developer would not replace the existing mainline and hence the City would not owe the developer.

Please confirm.

Thank you.
Curleigh

COOPER'S GLEN

A SUBDIVISION IN THE
 NW 1/4 SE 1/4 OF SEC. 9,
 T1N, R3E, W.M.,
 CITY OF CAMAS,
 CLARK COUNTY, WASHINGTON
 MAY 2008

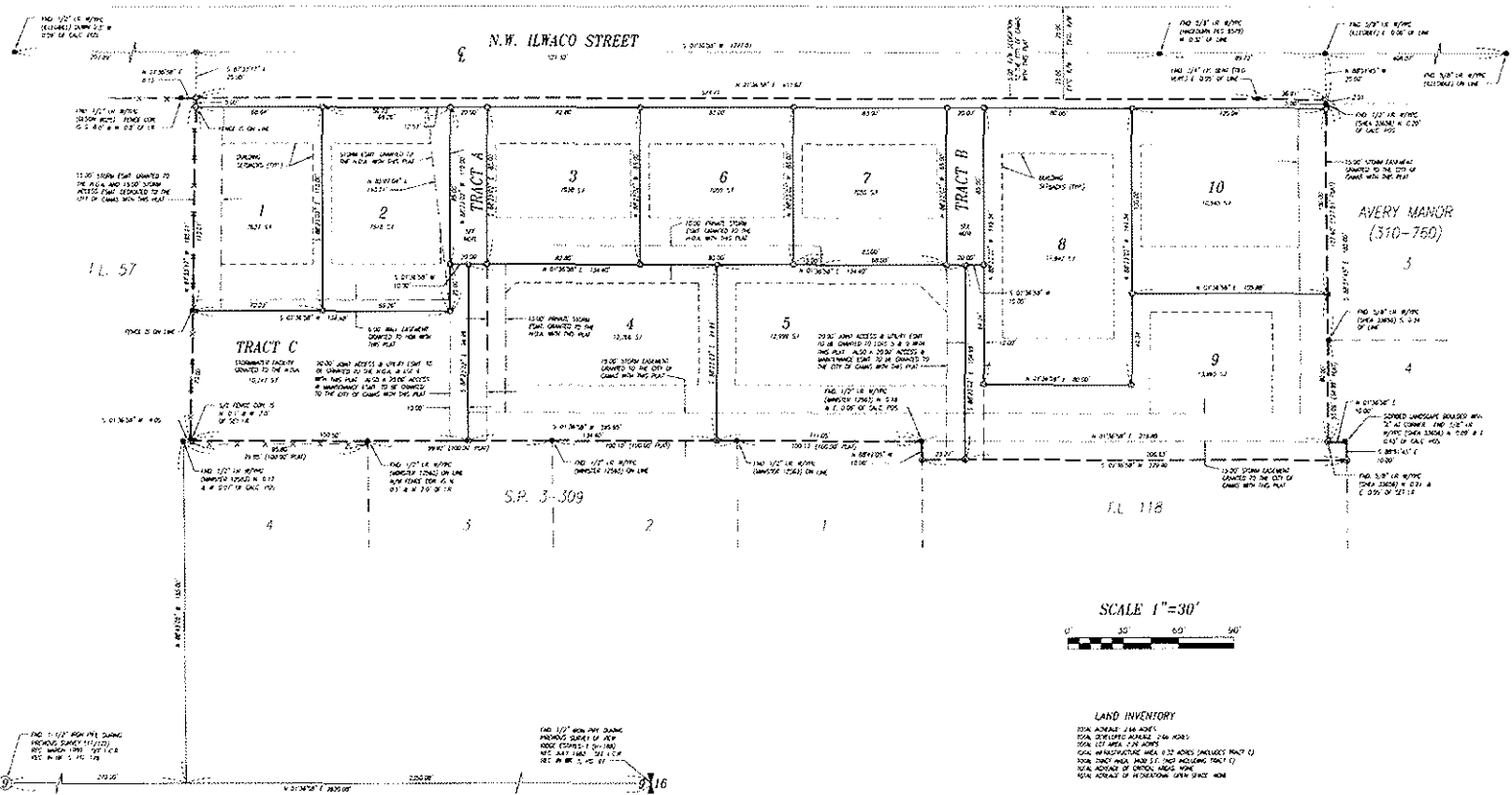
BUILDING SETBACKS

BUILDING SETBACKS FOR LOTS 1, 2, 3, 4, 6, 7 & 10 ARE AS FOLLOWS:

FRONT SETBACK	25 FEET
LEFT SIDE SETBACK	10 FEET
REAR SETBACK	25 FEET

BUILDING SETBACKS FOR LOTS 5, 8 & 9 ARE AS FOLLOWS:

FRONT SETBACK	25 FEET
LEFT SIDE SETBACK	10 FEET
REAR SETBACK	25 FEET



BASIS OF BEARINGS

BEARINGS AND DISTANCES ARE REFERENCED TO THE SURVEY BY ALTON OGDENSON FOR PLAT OF NEW IRON BRIDGE LOCATED WEST 1/2 SEC. 10

LEGEND

- 1/2" x 1/2" x 2" HIGH RED NYLON PIPES CAP (ALONG THE PLS) MARKS THE SURVEY
- 1/2" x 1/2" x 2" HIGH RED NYLON PIPES CAP (ALONG THE PLS) MARKS THE SURVEY
- FOUND MANHOLE ALL DISTANCES GIVING THE SURVEY (NOT) UNLESS OTHERWISE NOTED

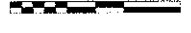
TRACT NOTES

TRACT A CONTAINS 1.800 AC. AND IS SUBJECT TO THE HOMEOWNER'S ASSOCIATION WITH THE PLS. A 20' WIDE ACCESS AND EGRESS LOCATED ONLY ALL OF TRACT A IS CHANGED TO LOT 1 WITH THE PLS. A 20' WIDE ACCESS AND EGRESS LOCATED ONLY ALL OF TRACT A IS CHANGED TO LOT 1 IS CHANGED TO THE CITY OF CAMAS WITH THE PLS.

TRACT B CONTAINS 1.800 AC. AND IS SUBJECT TO THE HOMEOWNER'S ASSOCIATION WITH THE PLS. A 20' WIDE ACCESS AND EGRESS LOCATED ONLY ALL OF TRACT B IS CHANGED TO LOTS 8 & 9 WITH THE PLS. A 20' WIDE ACCESS AND EGRESS LOCATED ONLY ALL OF TRACT B IS CHANGED TO THE CITY OF CAMAS WITH THE PLS.

TRACT C IS A COMMONER EASEMENT TO BE DELEGATED TO THE HOMEOWNER'S ASSOCIATION WITH THE PLS.

SCALE 1"=30'



LAND INVENTORY

TOTAL ACRES: 214.40 AC.
 TOTAL DEVELOPED ACRES: 204.40 AC.
 TOTAL UNDEVELOPED ACRES: 10.00 AC.
 TOTAL UNDEVELOPED AREA: 10.00 AC. (CHANGING TRACT 1)
 TOTAL TRACT AREA: 214.40 AC. (INCLUDING TRACT 1)
 TOTAL ACRES OF CONTROL: 214.40 AC.
 TOTAL ACRES OF INTEREST: 214.40 AC.

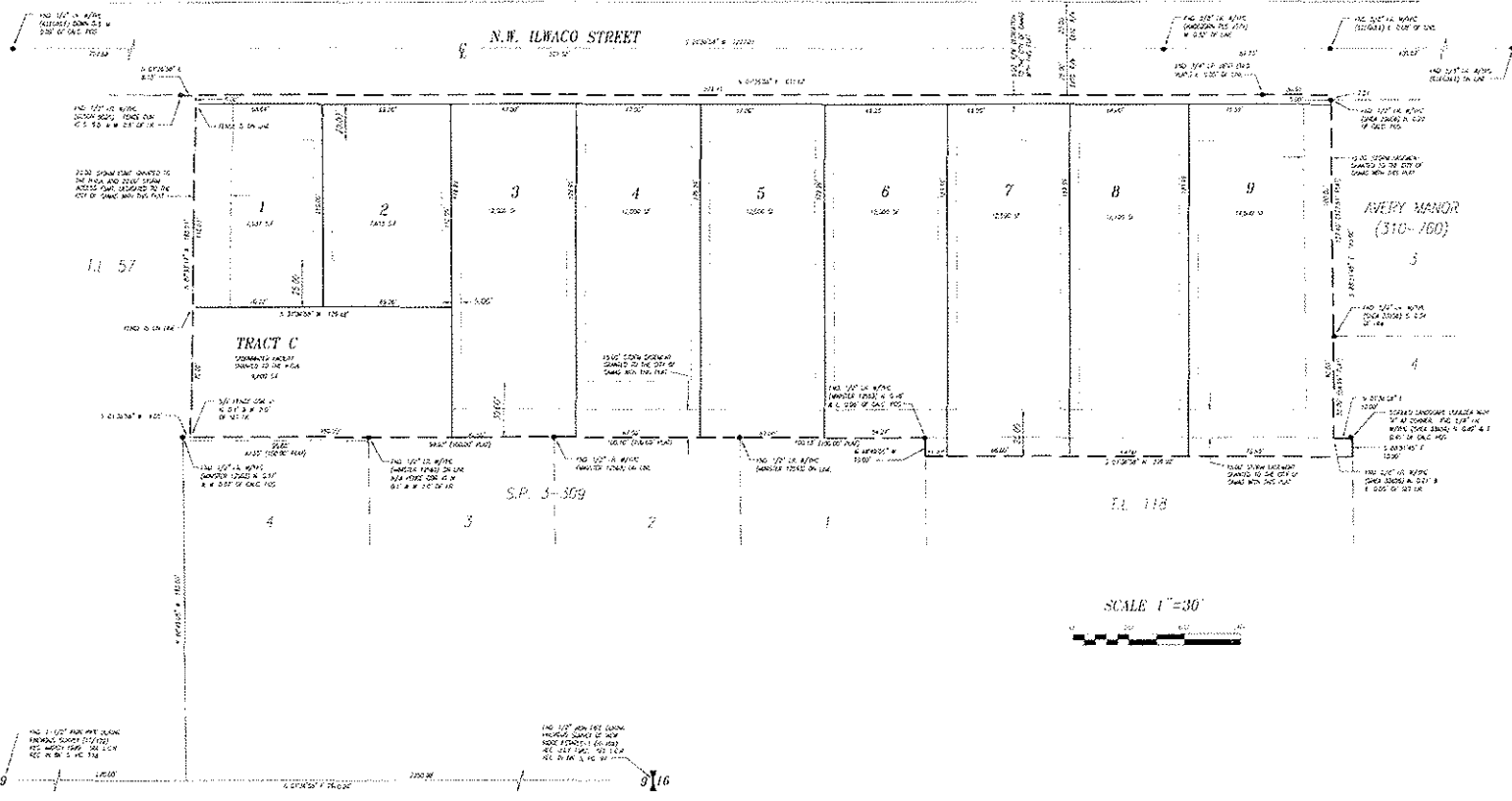


COOPER'S GLEN PLAT ALTERATION

A SUBDIVISION IN THE
NW 1/4 SE 1/4 OF SEC. 9,
T1N, R3E, W.M.,
CITY OF CAMAS,
CLARK COUNTY, WASHINGTON
APRIL 2014

BUILDING SETBACKS

MINIMUM SETBACKS FOR LOTS 1, 2, 3, 4, 5, 6 & 10 ARE AS FOLLOWS:
FRONT SETBACK 20 FEET
SIDE SETBACK 10 FEET
REAR SETBACK 10 FEET
SIDE SETBACK 10 FEET
REAR SETBACK 20 FEET



BASIS OF BEARINGS
BEARINGS ARE ASSUMED CORRECT ON THE BASIS OF AERIAL PHOTOGRAPHY AND THE USE OF THE 1983 NAD DATUM.

LEGEND
DOTTED LINE AND ARROW INDICATE THE LOCATION OF THE PROPERTY LINE. THE DOTTED LINE AND ARROW INDICATE THE LOCATION OF THE PROPERTY LINE. THE DOTTED LINE AND ARROW INDICATE THE LOCATION OF THE PROPERTY LINE.

TRACT NOTES
TRACT C IS A STAMENANT EASEMENT TO BE DEED TO THE AGRI-CULTURAL RESERVE WITH THIS PLAT.



RESOLUTION NO. 1302

A RESOLUTION directing the amendment of the Camas Design Standards Manual to include requirements and specifications for the installation of LED street light technology on all new development activity.

WHEREAS, the City adopted the Design Standards Manual by Resolution No. 948 and amended by Resolution No. 1071; and

WHEREAS, the City adopted Resolution No. 1181 supporting a commitment to reducing greenhouse gases; and

WHEREAS, the City commissioned a study to evaluate the cost effectiveness of Light Emitting Diode (LED) street light technology; and

WHEREAS, the installation of LED street light technology on new development will help reduce greenhouse gas emissions and long term operation and maintenance costs; and

WHEREAS, the City is working to convert the existing street light inventory to LED.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Camas as follows:

Section 1

The Council hereby directs staff to amend and update the Camas Design Standards Manual to include a requirement and specifications for installation of LED streetlight technology on all new development activity that will become the responsibility of the City. The new standards will be applied to all new development submitted after October 22, 2014

PASSED by the Council and APPROVED by the Mayor this ____ day of _____ 2014.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney