



City Council Regular Meeting Agenda Monday, November 16, 2020, 7:00 PM REMOTE MEETING PARTICIPATION

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1.)

How to join this meeting:

OPTION 1 -

1. Go to www.zoom.us to:
 - Download the free app, or
 - Join Meeting, ID 992 6314 9428
2. From any device click <https://zoom.us/j/99263149428>
3. Enter email and name and join webinar

OPTION 2 - Join by phone (audio only):

1. Dial 877-853-5257
2. Meeting ID 992 6314 9428

To Make Public Comment:

1. Click the **raise hand icon** in the app
 - By phone, hit *9 to "raise your hand"
2. Or, email publiccomments@cityofcamas.us (limit 400 words) - *Emails received an hour before the meeting are emailed to Council. In the meeting the clerk will read submitter's name, subject, and date/time received. Emails received until an hour after the meeting are sent to Council and included in the meeting minutes.*

SPECIAL MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

CONSENT AGENDA

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

1. [October 19, 2020 and November 2, 2020 Camas City Council Regular and Workshop Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee

3. \$79,972.46 October 2020 Emergency Medical Services (EMS) Write-off Billings:
\$74,555.10 Monthly Medicare and Medicaid Accounts Uncollectable Balance;
\$5,417.36 Ground Emergency Medical Transport funding (Submitted by Cathy Huber Nickerson, Finance Director)
4. [Gravity Thickener Change Orders \(Submitted by Sam Adams, Utilities Manager\)](#)
5. [NE 22nd Avenue Improvements Project Acceptance \(Submitted by James Carothers, Engineering Manager\)](#)
6. [Grass Valley Regional Trail Park Impact Fee Credits \(Submitted by James Carothers, Engineering Manager\)](#)

NON-AGENDA ITEMS

7. Staff
8. Council

MAYOR

9. Mayor Announcements
10. [Extra Mile Day Proclamation](#)

MEETING ITEMS

11. [408 NW Lake Road Property Acquisition](#)
[Presenter: Steve Wall, Public Works Director](#)
12. [Public Hearing for Ordinance No. 20-009 Amending 2020 Budget Ordinance 19-019](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
13. [Public Hearing for 2021 Property Tax Levies](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
14. [Resolution No. 20-015 Substantial Need for Using the 101% Limit Factor](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
15. [Ordinance No. 20-007 Levying 2021 Property Taxes for the General Fund](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
16. [Ordinance No. 20-008 Levying 2021 Property Taxes for EMS](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
17. [Resolution No. 20-014 Revising the City of Camas Fee Schedule for 2021](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)

18. [Resolution 20-016 Importance of Improving Water Quality within Lacamas Creek Watershed](#)
Presenter: [Steve Wall, Public Works Director](#)
19. [Camas 2021 Legislative Agenda](#)
Presenter: [Jamal Fox, City Administrator](#)
20. [City of Camas Proclamation of Civil Emergency COVID-19](#)
Presenter: [Jamal Fox, City Administrator](#)
21. Joint Policy Advisory Committee (JPAC) - Fire
Presenter: Nick Swinhart, Fire Chief

PUBLIC COMMENTS

ADJOURNMENT



City Council Workshop Minutes - Draft
Monday, October 19, 2020, 4:30 PM
REMOTE MEETING PARTICIPATION

NOTE: Please see the published Agenda Packet for all item file attachments

CALL TO ORDER

Mayor Barry McDonnell called the meeting to order at 4:30 p.m.

ROLL CALL

Present: Council Members Greg Anderson, Ellen Burton, Bonnie Carter, Don Chaney, Steve Hogan, Shannon Roberts and Melissa Smith

Staff: Bernie Bacon, Phil Bourquin, Sherry Coulter, Catrina Galicz, Jamal Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Shawn MacPherson, Mitch Lackey, Randy Miller, Heather Rowley, Ron Schumacher, Nick Swinhart, Connie Urquhart and Steve Wall.

Press: Kelly Moyer, Camas-Washougal Post-Record

PUBLIC COMMENTS

Scott McElhaney, 4227 NW Sage Loop, Camas, commented about the 2021 Property Tax Options and the 2021-2022 Operating Budget agenda items.

Cassi Marshall commented about the Port of Camas-Washougal's Steigerwald Project and Jerry Acheson's retirement.

Kevin Bergstrom, 1210 NE 277th Avenue, Camas, commented about the 2021-2022 Operating Budget agenda item.

WORKSHOP TOPICS

1. First Amendment Issues
Presenter: Shawn MacPherson, City Attorney

MacPherson provided an overview of First Amendment issues. Discussion ensued.

2. City Property Reversion - Pitts
Presenter: Shawn MacPherson, City Attorney (for Jerry Acheson, Parks & Recreation Manager)

MacPherson provided an overview of the Pitts property reversion. This item will be placed on a future Council meeting agenda.

3. 2021 Non-Represented Employee Salary Scales

Presenter: Jennifer Gorsuch, Administrative Services Director and Jamal Fox, City Administrator

Gorsuch provided an overview of the 2021 non-represented employees salary scale. This resolution will be placed on a future Council meeting agenda.

4. Fireworks Discussion

Presenter: Nick Swinhart, Fire Chief and Ron Schumacher, Fire Marshal

Swinhart and Schumacher provided an overview about fireworks policies for the City of Camas. Discussion ensued.

5. 2021 Property Tax Options Presentation

Presenter: Cathy Huber Nickerson, Finance Director

Huber Nickerson provided an overview of 2021 Property Tax Options to Council. Discussion ensued. This item will be placed on a future Council meeting agenda.

6. Mayor's Recommended 2021-2022 Operating Budget Presentation

Presenter: Cathy Huber Nickerson, Finance Director

Huber Nickerson provided an overview of the Mayor's recommended 2021-2022 Operating Budget. Discussion ensued.

7. Public Works Miscellaneous and Updates

This is a placeholder for miscellaneous or emergent items.

Presenter: Steve Wall, Public Works Director

Due to time constraints, this update was provided in the October 19, 2020 Regular meeting.

8. Community Development Miscellaneous and Updates

This is a placeholder for miscellaneous or emergent items.

Presenter: Phil Bourquin, Community Development Director

There were no miscellaneous updates.

9. City Administrator Miscellaneous and Updates

This is a placeholder for miscellaneous or emergent items.

Presenter: Jamal Fox, City Administrator

Due to time constraints, this update was provided in the October 19, 2020 Regular meeting.

COUNCIL COMMENTS AND REPORTS

Due to time constraints, comments were provided in the October 19, 2020 Regular meeting.

PUBLIC COMMENTS

Due to time constraints, comments were provided in the October 19, 2020 Regular meeting.

ADJOURNMENT

The meeting adjourned at 6:24 p.m.

Bernie Bacon

From: VICKI/I NAKASHIMA <nakashimav@mac.com>
Sent: Monday, October 19, 2020 12:18 PM
To: Public Comments
Cc: nakashimav@mac.com
Subject: Comment on Resolution No. 20-012

I support the proposal to upgrade the new Parks & Recreation position to a Director that will require increased responsibilities, qualifications and compensation to ensure the future growth of a comprehensive parks, recreation and open space planing and implementation. Making this change now is well timed given the retirement of the current manager and the changing needs caused by rapid growth and economic development in Camas. This change will help to attract excellent candidates in a local, regional and nationwide search for the new Parks & Recreation Director.

The City of Camas is well positioned to create master plans for the future that will guide the long range planning and investment needed to maintain a model for balancing competing interests for quality of life measures as well as growth density, economic growth, infrastructure improvements. Parks & Recreation programs, facilities and open space are essential for the enjoyment and well being of the entire community.

Now is the time to plan for long range future of a fast growing and highly desirable community. Please have the foresight to invest in our future.

Thank you.

Vicki Nakashima
19504 SE 32nd Drive
Camas, WA. 98607

503-516-3505
Nakashimav@mac.com

Sent from my iPad



City Council Regular Meeting Minutes - Draft
Monday, October 19, 2020, 7:00 PM
REMOTE MEETING PARTICIPATION

NOTE: Please see the published Agenda Packet for all item file attachments

CALL TO ORDER

Mayor Barry McDonnell called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Greg Anderson, Ellen Burton, Bonnie Carter, Don Chaney, Steve Hogan and Shannon Roberts.

Excused: Council Member Melissa Smith

Staff: Bernie Bacon, Phil Bourquin, Jim Carothers, Sherry Coulter, Catrina Galicz, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Shawn MacPherson, Randy Miller, Heather Rowley, Tami Strunk, Nick Swinhart, Connie Urquhart and Steve Wall

Press: No one from the press was present

PUBLIC COMMENTS

Scott McElhaney, 4227 NW Sage Loop, Camas, commented about City of Camas proposed 2021-2022 Operating Budget, 2021 Property Tax Options, the Community Development Block Grant (CDBG) application, and the Parks and Recreation Director job posting.

Amy Hansen, 28400 NE Hancock Road, Camas, commented about the Fireworks discussion from the October 19, 2020 Workshop meeting discussion.

Kevin Bergstrom, 1210 NE 277th Avenue, Camas, commented about the proposed 2021-2022 Operating Budget and the Camas-Washougal Fire Department Master Plan report.

CONSENT AGENDA

1. October 5, 2020 Camas City Council Special Meeting Minutes
2. \$1,403,559.13 Automated Clearing House and Claim Checks Numbered 145581 to 145720
3. \$98,265.60 for September 2020 Emergency Medical Services (EMS) Write-off Billings; \$90,684.33 for Monthly Uncollectable Balance of Medicare and Medicaid Accounts and \$7,581.27 for Ground Emergency Medical Transport funding. (Submitted by Cathy Huber Nickerson, Finance Director)

It was moved by Cater, and seconded, to approve the Consent Agenda. The motion carried unanimously.

NON-AGENDA ITEMS

4. Staff

Fox announced that October is Domestic Violence Awareness month; that Halloween goodie bags are available in front of City Hall in lieu of the annual Boo Bash event being canceled; and that the Family Halloween Night Canned Goods Donation Drive is also taking place in front of City Hall.

5. Council

Burton attended the Downtown Camas Association (DCA), the Columbia River Economic Development Council (CREDC), and the City of Camas Website Committee meetings. Burton commented about the proposed Equity Committee.

Carter attended the Restaurant Owners meeting.

Hogan attended the Finance Committee meeting, and commented about the proposed Lacamas Lake volunteer committee. Hogan commented about the upcoming election.

Anderson attended the C-TRAN Board meeting; commented about mail theft; announced an upcoming Association of Washington Cities (AWC) forum; and commented about the upcoming election.

Chaney commented about the current City budget process and announced the upcoming Joint Policy Advisory Committee (JPAC) meeting and the upcoming joint City/Schools meeting.

Roberts commented about the current City budget process; the Lake Road and Everett Street roundabout; and announced the upcoming DCA event.

6. Mayor Announcements

Mayor McDonnell commented about Domestic Violence Awareness month. McDonnell commented about the proposed Equity Commission and invited the Council to provide an update as to the status.

MEETING ITEMS

7. Resolution No. 20-012 Position Description and Salary Schedule Change Presenter: Jennifer Gorsuch, Administrative Services Director

It was moved by Burton, and seconded, that Resolution No. 20-012 be read by title only. The motion carried unanimously.

It was moved by Carter, and seconded, to adopt Resolution No. 20-012. The motion carried unanimously.

8. 2021 Community Block Development Grant (CDBG) Application
Presenter: James Carothers, Engineering Manager

Carothers provided an overview of the four projects under consideration for the CDBG Application. The four projects were discussed in some detail. After soliciting public input, the selected project was number four, which involves proposed street improvements to NE 2nd Avenue from Everett Street to Garfield Street.

It was moved by Anderson, and seconded, that project number four be selected and authorize staff to proceed with the CDBG application process. The motion carried unanimously.

9. City of Camas Proclamation of Civil Emergency COVID-19
Presenter: Jamal Fox, City Administrator

It was moved by Chaney, and seconded, that the Mayor's Proclamation of Civil Emergency dated March 18, 2020, the Supplement dated April 15, 2020, and the Amendment dated June 15, 2020, be reaffirmed. The motion carried unanimously.

PUBLIC COMMENTS

Scott McElhaney, 2744 NW Sage Loop, Camas, commented about the fireworks agenda item on the October 19, 2020 Workshop agenda, and about the Camas School Districts solutions; about supporting the downtown Camas businesses; and about the proposed Lacamas Lake volunteer committee. He further commented about the City's Christmas Tree Lighting and the Cares funding for Covid relief.

EXECUTIVE SESSION

10. Executive Session – Real Estate Acquisition (RCW 42.30.110)

The Council met in an Executive Session regarding acquisition of real estate per RCW 42.30.110. Mayor McDonnell stated that the Executive Session was scheduled to last approximately 20 minutes. He recessed the meeting at 8:04 p.m. It was held via online ZOOM application. Elected officials present were: Mayor McDonnell and Council Members Anderson, Burton, Carter, Chaney, Hogan and Roberts. Others present were City Attorney Shawn MacPherson and Parks and Recreation Manager Jerry Acheson. Mayor McDonnell reconvened the meeting at 8:24 p.m.

ADJOURNMENT

The meeting adjourned at 8:25 p.m.



**City Council Workshop Minutes - Draft
Monday, November 02, 2020, 4:30 PM
REMOTE MEETING PARTICIPATION**

NOTE: Please see the published Agenda Packet for all item file attachments

SPECIAL MEETING

CALL TO ORDER

Mayor Barry McDonnell called the meeting to order at 4:30 p.m.

Mayor commented about recent tragedies that have affected the Camas community.

ROLL CALL

Present: Council Members Greg Anderson, Ellen Burton, Bonnie Carter, Don Chaney, Steve Hogan, Shannon Roberts and Melissa Smith

Staff: Bernie Bacon, Kevin Bergstrom, Phil Bourquin, James Carothers, Sherry Coulter, Catrina Galicz, Jamal Fox, Cliff Free, Jennifer Gorsuch, Jim Hodges, Cathy Huber Nickerson, Mitch Lackey, Heather Rowley, Nick Swinhart, Connie Urquhart, Steve Wall and Kevin West.

Press: Kelly Moyer, Camas-Washougal Post-Record

PUBLIC COMMENTS

Scott McElhaney, 4227 NW Sage Loop, Camas, commented about the City's budget.

Kevin Bergstrom, 1210 NE 277th Avenue, Camas, commented about Camas-Washougal Fire Department staffing.

Wayne Pattison, 2919 SE 2nd Avenue, Camas, commented about tax increases and the 2020 US election.

Jodi Vaughn, owner of Caffe Piccolo, Camas, commented about the Downtown Camas Association (DCA).

Brandon Green, owner of Grains of Wrath, Camas, commented about the DCA.

Ann Matthews, owner of Arktana, Camas, commented about the DCA.

Additional public comments received via publiccomments@cityofcamas.us are attached to these minutes.

WORKSHOP TOPICS

1. Downtown Camas Association (DCA) Presentation
Presenter: Carrie Schulstad, Executive Director

Schulstad provided an overview of the DCA's efforts in 2020.

2. Camas Washougal Fire Department (CWFD) Interlocal Agreement Amendment (ILA) Extension

Presenter: Nick Swinhart, Fire Chief

Swinhart provided an overview of the CWFD ILA Amendment. This item was also placed on the November 2, 2020 Regular Meeting Agenda for Council's consideration.

3. City Website Update
- Presenter: Sherry Coulter, Information Technology Director

Coulter provided an overview of City website redesign. Discussion ensued.

4. Importance of Lacamas Watershed Draft Resolution
- Presenter: Steve Wall, Public Works Director

Wall provided an overview of the resolution. Discussion ensued. This item will be placed on a future Council meeting agenda for Council's consideration.

5. Public Works Miscellaneous and Updates
- This is a placeholder for miscellaneous or emergent items.
Presenter: Steve Wall, Public Works Director

Due to time constraints, comments were provided at the November 2, 2020 Regular meeting.

5. Mayor's Recommended 2021-2022 Capital Budget Presentation
- Presenter: Cathy Huber Nickerson, Finance Director

Huber Nickerson provided an overview of the Mayor's Recommended 2021-2022 Capital Budget. Discussion ensued.

Due to time constraints and with Council consensus, Mayor stated that agenda items 7 and 8, department updates, and Council Comments and Reports would be moved to the November 2, 2020 Regular meeting.

7. 2021 Fee Schedule Presentation
- Presenter: Cathy Huber Nickerson, Finance Director

Due to time constraints, this item was presented at the November 2, 2020 Regular meeting.

8. City of Camas Third Quarter Financial Performance Presentation
- Presenter: Cathy Huber Nickerson, Finance Director

Due to time constraints, this item was presented at the November 2, 2020 Regular meeting.

9. Community Development Miscellaneous and Updates
This is a placeholder for miscellaneous or emergent items.
Presenter: Phil Bourquin, Community Development Director

Due to time constraints, comments were provided at the November 2, 2020 Regular meeting.

10. City Administrator Miscellaneous and Updates
This is a placeholder for miscellaneous or emergent items.
Presenter: Jamal Fox, City Administrator

Due to time constraints, comments were provided at the November 2, 2020 Regular meeting.

COUNCIL COMMENTS AND REPORTS

Due to time constraints, comments were provided at the November 2, 2020 Regular meeting.

PUBLIC COMMENTS

Due to time constraints, comments were provided at the November 2, 2020 Regular meeting.

ADJOURNMENT

The meeting adjourned at 6:29 p.m.

From: 4256586520@mypixmessages.com
To: [Public Comments](#)
Date: Sunday, November 1, 2020 5:39:10 PM
Attachments: [text_0.txt](#)

This picture message or video message was sent using Multimedia Messaging Service.

To play video messages sent to email, Apple QuickTime 6.5 or higher is required. Visit www.apple.com/quicktime/download to download the free player or upgrade your existing QuickTime Player. Note: During the download process when asked to choose an installation type (Minimum, Recommended or Custom), select Minimum for faster download.

Camas Mayor and Council Members,

My comments concern item 9 (p.48) on tonight's council agenda. The city staff has presented adding utility taxes as one of the four options to raise approximately \$500,000 to fund four new firefighters. Camas has never relied on utility taxes to fill budget shortfalls. When the topic of utility taxes has been raised over the past 20 plus years, I have voiced my angst to the council. Utility taxes are one of the most, if not the most regressive taxes levied on the citizens. No taxes should be placed on life's necessities, which include but are not limited to, electricity and water.

In addition, even after the COVID restrictions have been lifted, unknown future financial repercussions will undoubtedly affect some Camas families for months and possibly years. The Camas City Council should not consider adding an additional financial strain on the Camas resident's family budgets.

Thank you,

Helen Gerde

2920 SE 2nd Ave

Camas, WA. 98607

From: kennavidi@frontier.com
To: [Public Comments](#)
Subject: Public Comment for Nov 2 City Council Workshop
Date: Sunday, November 1, 2020 10:28:54 PM

Ken Navidi

727NE Birch St. Camas, WA

I commend the city establishing and working with the City of Washougal on an interlocal agreement for Fire and Medical Response Teams. As the City of Camas and Washougal continue to grow at an alarming pace there will need to be a more concerted effort to work with our neighboring city to accommodate the impacts associated with growth. I live on the Crown Road Corridor, which happens to be the dividing line between the two cities. Two year ago Washougal Annexed over 240 acres of land and there are two developments built and another 100 acres that will be developed next year. The closest route to SR14 is through Camas, you will see a traffic impact due to Washougal's development and I do not believe there is any mechanism for the City of Camas to collect on the transportation impact. The City of Washougal and Camas have some of the highest Sewer and Water Rates in the county, last week residents of Washougal held a water rate protest. The City of Camas and Washougal have their own separate planning departments, individual water & sewer capital facility's plans, and transportation plans. I believe many of these plans overlap or contradict each other when it comes to Crown Rd. I would like to see an interlocal agreement in regards to planning, its time we establish a regional plan that favors the residents of both cities and the port. I also believe we need to start considering an interlocal agreement between Water, Sewer, and Transportation if we expect to collect the fees associated with impacts to these systems. I would welcome the opportunity to meet and discuss these concerns with council, mayor, and city administrator. I will be bringing these same concerns to the City of Washougal's council.

Ken Navidi

From: [Maria Gonser](#)
To: [Public Comments](#)
Subject: The DCA has been invaluable for our business and the community throughout this pandemic.
Date: Monday, November 2, 2020 3:16:04 PM

As owners of a small business in downtown Camas, my husband and I have experienced first hand the positive impact that the DCA has had on our business. They have especially shown us their value as we had their help tremendously during three months of being closed.

Through their endless emails to all businesses they kept us informed every step of the way. From the different government regulations, education opportunities, financial grants and loans to the notes of moral support. We really don't know what we would have done with out this organization.

Carrie and Jan have kept the positive spirits up of not only businesses in town, but the entire community. In hosting virtual First Friday events they have shown the public that Downtown Camas Is still alive and well, ready for a party. The upcoming Annual Awards Ceremony is testimony to that fact!

In a nutshell, the DCA is the glue that holds the parts of downtown Camas together, united.

Maria Gonser
Attic Gallery

Sent from my T-Mobile 4G LTE Device

From: [Arktana a Women"s Boutique](#)
To: [Public Comments](#)
Subject: Our thoughts on the DCA in Camas
Date: Monday, November 2, 2020 3:22:31 PM

Hi! Thank you for accepting my email. I'd love to share how important I believe our DCA is to the small businesses in Camas, I have had a business on 4th street for 7 years, and the DCA has stood side by side with me and all other small businesses, in support, partnership, education, growth and much more. They are so much more than a community support system, they feel almost like business partners, to us and I'm guessing many many more! I can only hope that they are receiving support from the City. I just want you all to know what a huge important group they are!!!!

Thank you in advance for your time!!!

--

Ann Matthews - Owner

Arktana Shoe Boutique
360-210-4077
415 NE 4th Ave.
Camas, WA 98607

From: [Douglas Strabel](#)
To: [Public Comments](#)
Subject: Public Comments Follow Up / NW Lake Road and NW Sierra Street Traffic Signal
Date: Monday, November 2, 2020 4:59:01 PM

Two (2) Items for the 11/02/2020 CITY COUNCIL MEETING:

1. Why do Comments/Questions to the City Council not get answered or even posted into the PUBLIC COMMENTS FOLLOW UP section of the City Website?

There has been zero activity since April/May 2020.

Maybe you should ask the question of yourselves on why the participation by the citizens in the Council Meetings has dropped off.

2. NW Lake Road and NW Sierra Street Traffic Signal:

This item was listed as a line item as part of the \$78M in the Failed Prop 2 in last years Election.

This item is now listed as #8 on the City of Camas 2020-2025 Six Year Street Priorities.

Steve Wall said earlier this year that it was considered a "Priority Project".

It is not listed in the 2021/2022 Capital Decision Package.

We all understand the budgeting process and that if you don't

ask for it and put the line item in the 2021/2022 Capital Decision Package then it will not happen in the next 2 years minimum.

You have to ask for it to get it approved.

The status on this project was asked of Steve Wall in an email today and got a non answer response.

Douglas Strabel

4307 NW Oregon St.

Camas, WA



**City Council Regular Meeting Minutes - Draft
Monday, November 02, 2020, 7:00 PM
REMOTE MEETING PARTICIPATION**

NOTE: Please see the published Agenda Packet for all item file attachments

SPECIAL MEETING

CALL TO ORDER

Mayor Barry McDonnell called the meeting to order at 4:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Greg Anderson, Ellen Burton, Bonnie Carter, Don Chaney, Steve Hogan, Shannon Roberts and Melissa Smith

Staff: Bernie Bacon, Kevin Bergstrom, Phil Bourquin, Sherry Coulter, Catrina Galicz, Jamal Fox, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Heather Rowley, David Schultz, Nick Swinhart, Connie Urquhart, Steve Wall and Kevin West

Press: Kelly Moyer, Camas-Washougal Post-Record

PUBLIC COMMENTS

Kevin Bergstrom, 1210 NE 277th Avenue, Camas, commented about Camas-Washougal Fire Department staffing.

David Lattanzi, 2535 NW Quartz Street, Camas, commented about Camas-Washougal Fire Department staffing.

Additional public comments received via publiccomments@cityofcamas.us are attached to these minutes.

ITEMS ADDED TO THE AGENDA

Due to time constraints, these items were moved from the November 2, 2020 Workshop meeting.

7. 2021 Fee Schedule Presentation

Presenter: Cathy Huber Nickerson, Finance Director

Huber Nickerson provided an overview of the 2021 Fee Schedule. A resolution will be drafted and placed on a future agenda.

8. City of Camas Third Quarter Financial Performance Presentation

Presenter: Cathy Huber Nickerson, Finance Director

Huber Nickerson provided an overview of the Third Quarter Financial Performance.

CONSENT AGENDA

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

1. \$663,395.19 Automated Clearing House and Claim Checks Numbered 145728 to 145846; \$2,364,090.09 Automated Clearing House, Direct Deposit and Payroll Checks Numbered 7867 to 7870 and Payroll Accounts Payable Checks Numbered 14721 to 14727; \$81,127.43 October Electronic Payments
2. 2020 Citywide Slurry Seals Project Completion Acceptance (Submitted by Denis Ryan)
3. 2020 Citywide Asphalt Repairs Project Completion Acceptance (Submitted by Denis Ryan)

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

NON-AGENDA ITEMS

4. Staff

There were no updates from staff.

5. Council

Burton attended the Association of Washington Cities (AWC) membership forum and meetings of the Columbia River Economic Development Commission (CREDC) and the City's website redesign team.

Carter attended the Clark County restaurant owners meeting and commented about voting.

Anderson attended the AWC membership forum and commented about the proposed equity commission and future agenda topics.

Chaney attended the City/Schools meeting and commented about voting and the Camas Police Department.

Roberts commented about the CREDC meeting she attended.

MAYOR

6. Mayor Announcements

Mayor presented Council Member Steve Hogan with his 15 years of service pin and thanked him for his service to the Camas community.

MEETING ITEMS

7. Resolution No. 20-013 2021 Non-Represented Employee Salary Scales
Presenter: Jennifer Gorsuch, Administrative Services Director

It was moved by Chaney, and seconded, that Resolution No. 20-013 be read by title only. The motion carried unanimously.

It was moved by Chaney, and seconded, that Resolution No. 20-013 be adopted. The motion carried unanimously.

8. 2021 OPEIU Local #11 Collective Bargaining Agreement
Presenter: Jennifer Gorsuch, Administrative Services Director

It was moved by Carter, and seconded, to authorize the Mayor to sign the 2021 OPEIU Local #11 Collective Bargaining Agreement. The motion carried unanimously.

9. Addition of Four FTEs to Camas Washougal Fire Department (CWFD) 2021/2022 Budget

Presenter: Cathy Huber-Nickerson, Finance Director, Nick Swinhart, Fire Chief

Huber Nickerson and Swinhart provided an overview of the addition of four CWFD FTEs to 2021/2022 Budget. Discussion ensued.

10. CWFD Interlocal Agreement Amendment (ILA) Extension
Presenter: Nick Swinhart, Fire Chief

It was moved by Burton, and seconded, to approve the CWFD Interlocal Agreement Amendment (ILA) Extension. The motion carried unanimously.

11. City of Camas Proclamation of Civil Emergency COVID-19
Presenter: Jamal Fox, City Administrator

It was moved by Carter, and seconded, that the Mayor's Proclamation of Civil Emergency dated March 18, 2020, and the Supplement dated April 15, 2020, and the Amendment dated June 16, 2020, be reaffirmed. The motion carried unanimously.

PUBLIC COMMENTS

Kevin Bergstrom, 1210 NE 277th Avenue, Camas, commented about Camas-Washougal Fire Department staffing.

Scott McElhaney, 4227 NW Sage Loop, Camas, commented about Camas-Washougal Fire Department staffing.

John Ley, 444 NW Fremont Street, Camas, commented about Camas-Washougal Fire Department staffing and funding.

Kevin West, 2573 34th Street, Washougal, commented about Camas-Washougal Fire Department staffing.

ADJOURNMENT

The meeting adjourned at 8:39 p.m.

From: mjroggenkamp@gmail.com
To: [Public Comments](#)
Cc: [Marilyn Roggenkamp](#)
Subject: Comments from Meeting
Date: Monday, November 2, 2020 8:49:12 PM

Thank you for your decision to refrain from any increase in utility taxes and property taxes. With all that we have gone through this year due to the China virus, it is not the time to further burden citizens and businesses with more tax. I do see the need to hire the additional staff for the firestation #41. I agree with the phase in approach as well as finding creative solutions by using the finances and resources that we do have.

Thank you for all the work you are going through to find the best solution for our community.

Marilyn Roggenkamp
373 NE Oak St
Camas, Wa



Staff Report – Consent Agenda

November 16, 2020 Council Regular Meeting

Gravity Thickener Change Orders (Submitted by Sam Adams, Utilities Manager)

Phone	Email
360.817.7003	sadams@cityofcamas.us

INTRODUCTION/PURPOSE/SUMMARY: The Gravity Thickener project at the Wastewater Treatment Plant had several change orders that increased the project cost by 11.3%. The original budget was \$351,119.52 and we are currently over by approximately \$39,812. The Gravity Thickener processes raw sewage in a large tank and produces a large amount of sulfur dioxide (SO2). The majority of the change orders were due to handling excess amounts of corrosion on concrete and metalwork not anticipated at the beginning of the project. Attached are the two change orders that increased the project costs in excess of the 10% threshold.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? Approve change orders and move towards project close out.

What’s the data? What does the data tell us? N/A

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

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

What are the strategies to mitigate any unintended consequences? N/A

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

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

What potential hurdles exists in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

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

BUDGET IMPACT: Increase in project cost by \$39,812. Sewer Fund has budget available to cover this additional cost.

RECOMMENDATION: Approve contract change order via consent.



R.L. REIMERS COMPANY GENERAL CONTRACTORS

To	Bob Busch / Jack Wallis		NOTIFICATION LETTER NO:		1	
Company	City of Camas		Date	7/28/2020		
Address:	1129 SE Polk St		Job No:			
	Camas, WA 98607		Job Name:	Camas WWTP - Gravity Thickener		
Phone:	(360) 817-7164			Repair		
Email:	bbusch@cityofcamas.com		Regarding:	Cover System Steel Repair		
Notification of:		Request for Additional Time	X	Cost Proposal		
Description						
<p>The cost associated with the repairs to the steel cover components as outline in the documents email on 9/17/2020 by Wallis Engineering is as follows. This cost covers a truck going to pick up the steel from Long's facility and bringing it to R.L. Reimers facility to perform the repairs and then trucking it back to Long's. They will also have to re-sandblast the steel prior to coating which is included in this price. This price would assume we could run the Gravity Thickener, when ready, without the cover so that the bypass could be taken down.</p> <p style="text-align: center;">Date of Installation: TBD</p>						
Labor Cost:	Rate	Hours	Workers	Total	Markup	Total
Laborer	\$62.83			\$ -	29%	\$ -
Millwright/Ironworker	\$87.56			\$ -	29%	\$ -
Pipefitter	\$104.56			\$ -	29%	\$ -
Operator	\$74.41			\$ -	29%	\$ -
Shop Welder	\$74.75	58	1	\$ 4,335.50	29%	\$ 5,592.80
Labor Total:						\$ 5,592.80
Materials:		Quantity	Cost	Markup	Total	
	Steel Material	1	\$ 945.00	21%	\$1,143.45	
					\$0.00	
Materials Total:						\$ 1,143.45
Equipment:		Rate	Hours	Total	Markup	Total
	Welding/Service Truck	\$ 25.00	58	\$ 1,450.00	21%	\$ 1,754.50
				\$ -	21%	\$ -
Equipment Total:						\$ 1,754.50
Subcontractor:				Total	Markup	Total
	Long Painting (estimated)			\$ 13,000.00	12%	\$ 14,560.00
	Trucking (\$700/trip)			\$ 1,400.00	12%	\$ 1,568.00
Subcontractor Total:						\$ 16,128.00
Sub-Total:						\$ 24,618.75
	Washington Sales Tax @ 8.4%					\$ 2,067.97
Total:						\$ 26,686.72
Upon acceptance of the noted cost impact, R.L. Reimers Company request that a change order						
be issued to,	X	Increase		Decrease contract amount by:		\$26,686.72
R.L. Reimers request that our contract amount be extended by:				10	Working Days	
Copy To			By	Ross Meyer		
				Project Manager		
Attachments			Email	ross@rlreimers.com		



R.L. REIMERS COMPANY

GENERAL CONTRACTORS

To	Bob Busch / Jack Wallis		NOTIFICATION LETTER NO:		2	
Company	City of Camas		Date	10/14/2020		
Address:	1129 SE Polk St		Job No:			
	Camas, WA 98607		Job Name:	Camas WWTP - Gravity Thickener		
Phone:	(360) 817-7164			Repair		
Email:	bbusch@cityofcamas.com		Regarding:	Extra Surface Repair Type 2		
Notification of:		Request for Additional Time	X	Cost Proposal		
Description						
The cost for the additional 235 sqft of extra Type 2 concrete surface repair is as follows.						
Date of Installation: TBD						
Labor Cost:	Rate	Hours	Workers	Total	Markup	Total
Laborer	\$62.83			\$ -	29%	\$ -
Millwright/Ironworker	\$87.56			\$ -	29%	\$ -
Pipefitter	\$104.56			\$ -	29%	\$ -
Operator	\$74.41			\$ -	29%	\$ -
Shop Welder	\$74.75			\$ -	29%	\$ -
Labor Total:						\$0.00
Materials:		Quantity	Cost	Markup	Total	
					\$0.00	
					\$0.00	
Materials Total:						\$0.00
Equipment:		Rate	Hours	Total	Markup	Total
		\$ 25.00		\$ -	21%	\$ -
				\$ -	21%	\$ -
Equipment Total:						\$ -
Subcontractor:				Total	Markup	Total
					12%	\$ -
					12%	\$ -
Subcontractor Total:						\$ -
Sub-Total:						\$ -
Bid Item #5 - Surface Type 2 Repair @ \$17.75/sqft						\$ 4,171.25
Bond Premium @ 1.55%						\$ 64.65
Insurance Premium @ 1.25%						\$ 52.14
Washington Sales Tax @ 8.4%						\$ 360.20
Total:						\$ 4,531.45
Upon acceptance of the noted cost impact, R.L. Reimers Company request that a change order						
be issued to,	X			Increase the contract amount by:	\$4,531.45	
R.L. Reimers request that our contract amount be extended by:				8	Working Days	
Copy To			By	Ross Meyer		
				Project Manager		
Attachments			Email	ross@rreimers.com		



R.L. REIMERS COMPANY

GENERAL CONTRACTORS

To	Bob Busch / Jack Wallis		NOTIFICATION LETTER NO:		3	
Company	City of Camas		Date	10/14/2020		
Address:	1129 SE Polk St		Job No:			
	Camas, WA 98607		Job Name:	Camas WWTP - Gravity Thickener		
Phone:	(360) 817-7164			Repair		
Email:	bbusch@cityofcamas.com		Regarding:	Removal/Replacement of Caulking on Weirs		
Notification of:		Request for Additional Time	X	Cost Proposal		
Description						
The cost to remove the caulking/sealant behind the weirs for coating and replace after coating is as follows.						
Date of Installation: TBD						
Labor Cost:	Rate	Hours	Workers	Total	Markup	Total
Laborer	\$62.83	3	1	\$ 188.49	29%	\$ 243.15
Millwright/Ironworker	\$87.56			\$ -	29%	\$ -
Pipefitter	\$104.56			\$ -	29%	\$ -
Operator	\$74.41			\$ -	29%	\$ -
Foreman	\$75.00	3	1	\$ 225.00	29%	\$ 290.25
Labor Total:						\$533.40
Materials:		Quantity	Cost	Markup	Total	
	Sikaflex Caulking	12	\$ 6.25	21%	\$90.75	
					\$0.00	
Materials Total:						\$90.75
Equipment:		Rate	Hours	Total	Markup	Total
	Service Truck	\$ 25.00	3	\$ 75.00	21%	\$ 90.75
				\$ -	21%	\$ -
Equipment Total:						\$ 90.75
Subcontractor:				Total	Markup	Total
	Long Painting (Remove Caulking)			\$ 654.00	12%	\$ 732.48
					12%	\$ -
Subcontractor Total:						\$ 732.48
Sub-Total:						\$ 1,447.38
	Bond Premium @ 1.55%					\$ 22.43
	Insurance Premium @ 1.25%					\$ 18.09
	Washington Sales Tax @ 8.4%					\$ 124.98
Total:						\$ 1,612.89
Upon acceptance of the noted cost impact, R.L. Reimers Company request that a change order						
be issued to,	X			Increase the contract amount by:		\$1,612.89
R.L. Reimers request that our contract amount be extended by:			8	Working Days		
Copy To		By	Ross Meyer			
			Project Manager			
Attachments		Email	ross@rlreimers.com			



R.L. REIMERS COMPANY

GENERAL CONTRACTORS

To	Bob Busch / Jack Wallis		NOTIFICATION LETTER NO:		4	
Company	City of Camas		Date	10/14/2020		
Address:	1129 SE Polk St		Job No:			
	Camas, WA 98607		Job Name:	Camas WWTP - Gravity Thickener		
Phone:	(360) 817-7164			Repair		
Email:	bbusch@cityofcamas.com		Regarding:	Bid Item #7 - Coating System 2 Deduct		
Notification of:						
		Request for Additional Time	X	Cost Proposal		
Description						
Per Bid Item #7 - Coating System 2, Modified Polyamine Epoxy for Coating Existing Steel and Ductile Iron we were to coat 60" while we only coated 40" in the field. The credit for this is as follows.						
Date of Installation: N/A						
Labor Cost:						
	Rate	Hours	Workers	Total	Markup	Total
Laborer	\$62.83			\$ -	29%	\$ -
Millwright/Ironworker	\$87.56			\$ -	29%	\$ -
Pipefitter	\$104.56			\$ -	29%	\$ -
Operator	\$74.41			\$ -	29%	\$ -
Shop Welder	\$74.75			\$ -	29%	\$ -
Labor Total:						\$0.00
Materials:						
		Quantity	Cost	Markup	Total	
					\$0.00	
					\$0.00	
Materials Total:						\$0.00
Equipment:						
		Rate	Hours	Total	Markup	Total
		\$ 25.00		\$ -	21%	\$ -
				\$ -	21%	\$ -
Equipment Total:						\$ -
Subcontractor:						
				Total	Markup	Total
					12%	\$ -
					12%	\$ -
Subcontractor Total:						\$ -
Sub-Total:						\$ -
Bid Item #7 - Coating System 2 for Existing Steel						
						\$ (900.00)
Bond Premium @ 1.55%						\$ (13.95)
Insurance Premium @ 1.25%						\$ (11.25)
Washington Sales Tax @ 8.4%						\$ (77.72)
Total:						\$ (977.72)
Upon acceptance of the noted cost impact, R.L. Reimers Company request that a change order						
be issued to,	X			Decrease the contract amount by:	-\$977.72	
R.L. Reimers request that our contract amount be extended by:				0	Working Days	
Copy To			By	Ross Meyer		
				Project Manager		
Attachments			Email	ross@rleimers.com		



R.L. REIMERS COMPANY

GENERAL CONTRACTORS

To	Bob Busch / Jack Wallis	NOTIFICATION LETTER NO:	5			
Company	City of Camas	Date	10/14/2020			
Address:	1129 SE Polk St	Job No:				
	Camas, WA 98607	Job Name:	Camas WWTP - Gravity Thickener			
Phone:	(360) 817-7164		Repair			
Email:	bbusch@cityofcamas.com	Regarding:	Added Storage Tank for Sludge to DAF			
Notification of:		Request for Additional Time	X	Cost Proposal		
Description						
The extra cost to supply the 3000 gallon sludge storage tank to feed the DAF is as follows. We see this as a change since there was nothing on the drawings calling out that there was a storage tank needed for the supply from the Hydroclone to the DAF. After initial testing it was found that the screens were unable to gravity feed the DAF without backing up.						
Date of Installation: N/A						
Labor Cost:	Rate	Hours	Workers	Total	Markup	Total
Laborer	\$62.83	8	1	\$ 502.64	29%	\$ 648.41
Millwright/Ironworker	\$87.56			\$ -	29%	\$ -
Pipefitter	\$104.56			\$ -	29%	\$ -
Operator	\$74.41			\$ -	29%	\$ -
Foreman	\$74.75	8	1	\$ 598.00	29%	\$ 771.42
Labor Total:						\$1,419.83
Materials:		Quantity	Cost	Markup	Total	
	3000 Gallon HDPE Storage Tank	1	\$ 1,300.00	21%	\$1,573.00	
	Misc Pipe & Fittings	1	\$ 175.00	21%	\$211.75	
Materials Total:						\$1,784.75
Equipment:		Rate	Hours	Total	Markup	Total
	Service Truck	\$ 25.00	8	\$ 200.00	21%	\$ 242.00
				\$ -	21%	\$ -
Equipment Total:						\$ 242.00
Subcontractor:				Total	Markup	Total
					12%	\$ -
					12%	\$ -
Subcontractor Total:						\$ -
Sub-Total:						\$ 3,446.58
	Bond Premium @ 1.55%					\$ 53.42
	Insurance Premium @ 1.25%					\$ 43.08
	Washington Sales Tax @ 8.4%					\$ 297.62
Total:						\$ 3,840.70
Upon acceptance of the noted cost impact, R.L. Reimers Company request that a change order						
be issued to,	X			Increase the contract amount by:		\$3,840.70
R.L. Reimers request that our contract amount be extended by:				0	Working Days	
Copy To		By	Ross Meyer			
			Project Manager			
Attachments		Email	ross@rlreimers.com			



Staff Report – Consent Agenda

November 16, 2020 Council Regular Meeting

NE 22nd Avenue Improvements Project Acceptance (Submitted by James Carothers, Engineering Manager)

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

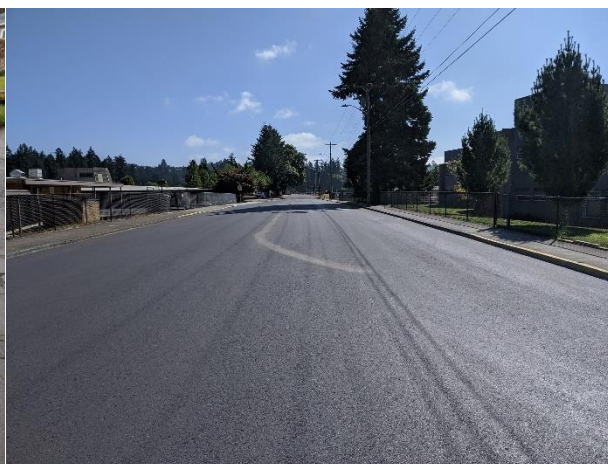
INTRODUCTION/PURPOSE/SUMMARY:

NE 22nd Avenue between NE Everett Street and NE Lone Street is heavily traveled by school buses from the Camas School District Bus Barn located immediately east of the project limits. The existing pavement was in very poor condition and has been rehabilitated. A 24" water transmission line was constructed and outdated water services were replaced.

Staff is requesting formal acceptance of the project as complete.



Before



After

EQUITY CONSIDERATIONS:

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

Formal acceptance from Council.

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

The project is complete and came in under budget.

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

Affected residents were given multiple notices and comment opportunities prior to the project, as well as updates as needed during construction.

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

N/A

What are the strategies to mitigate any unintended consequences?

N/A

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

No.

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

Yes, non-compliant curb ramps were reconstructed.

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

None

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

The project was completed successfully and the planned results were achieved.

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

The project rehabilitated a failed street as was determined by the City's Pavement Management Program.

BUDGET IMPACT: This project is complete.

RECOMMENDATION: Accept project as complete and commence one-year warranty period.

CITY OF CAMAS PROJECT NO. T1026 NE 22nd Avenue Improvements (Everett to Ione)	PAY ESTIMATE: FOUR - FINAL PAY PERIOD: 9/31/2020 Through 10/13/2020 ORIGINAL CONTRACT AMOUNT: \$ 620,581.52	McDonald Excavating, Inc. 2719 Main Street Washougal, WA 98671 360-835-8794
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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 - Street											
1	Mobilization	LS	1.00	\$41,000.00	\$41,000.00	1.00	\$41,000.00	0.00	\$0.00	1.00	\$41,000.00
2	Project Temporary Traffic Control	LS	1.00	\$20,000.00	\$20,000.00	1.00	\$20,000.00	0.00	\$0.00	1.00	\$20,000.00
3	Clearing & Grubbing	LS	1.00	\$400.00	\$400.00	1.00	\$400.00	0.00	\$0.00	1.00	\$400.00
4	Erosion Control and Water Pollution Control	LS	1.00	\$3,400.00	\$3,400.00	1.00	\$3,400.00	0.00	\$0.00	1.00	\$3,400.00
5	Removal of Structures and Obstruction	LS	1.00	\$2,155.00	\$2,155.00	1.00	\$2,155.00	0.00	\$0.00	1.00	\$2,155.00
6	Removal of Additional Cement Concrete Sidewalk	SY	5.00	\$10.00	\$50.00	21.80	\$218.00	0.00	\$0.00	21.80	\$218.00
7	Removal of Additional Cement Concrete Curb	LF	20.00	\$10.00	\$200.00	138.00	\$1,380.00	0.00	\$0.00	138.00	\$1,380.00
8	Roadway Excavation, Incl. Haul	CY	646.00	\$33.00	\$21,318.00	646.00	\$21,318.00	0.00	\$0.00	646.00	\$21,318.00
9	In-Place Cement Treated Base (CTB)	SY	5,050.00	\$3.50	\$17,675.00	5,050.00	\$17,675.00	0.00	\$0.00	5,050.00	\$17,675.00
10	Cement for CTB (8% @ 8" Depth)	TON	127.00	\$138.00	\$17,526.00	124.00	\$17,112.00	0.00	\$0.00	124.00	\$17,112.00
11	Removal and Replacement of Unsuitable Material	CY	50.00	\$40.00	\$2,000.00	17.50	\$700.00	0.00	\$0.00	17.50	\$700.00
12	HMA Class 1/2" PG 64-22 (4 Inch Depth)	TON	1,163.00	\$85.00	\$98,855.00	1,100.20	\$93,517.00	0.00	\$0.00	1,100.20	\$93,517.00
13	Cement Concrete Traffic Curb	LF	164.00	\$42.00	\$6,888.00	305.00	\$12,810.00	0.00	\$0.00	305.00	\$12,810.00
14	Cement Concrete Sidewalk	SY	191.00	\$87.00	\$16,617.00	230.00	\$20,010.00	0.00	\$0.00	230.00	\$20,010.00
15	Cement Concrete Curb Ramp	SY	24.00	\$230.00	\$5,520.00	30.20	\$6,946.00	0.00	\$0.00	30.20	\$6,946.00
16	Ramp Detectable Warning	SF	30.00	\$27.00	\$810.00	30.00	\$810.00	0.00	\$0.00	30.00	\$810.00
17	Adjust Manhole Lid to Grade	EA	2.00	\$350.00	\$700.00	2.00	\$700.00	0.00	\$0.00	2.00	\$700.00
18	Valve and Cleanout Utility Box	EA	19.00	\$100.00	\$1,900.00	19.00	\$1,900.00	0.00	\$0.00	19.00	\$1,900.00
19	Pavement Markings	LS	1.00	\$3,850.00	\$3,850.00	0.00	\$0.00	1.00	\$3,850.00	1.00	\$3,850.00
20	Construction Documentation (minimum bid \$20,000)	LS	1.00	\$20,000.00	\$20,000.00	0.00	\$0.00	1.00	\$20,000.00	1.00	\$20,000.00
21	Minor Changes (minimum bid \$5,000)	LS	1.00	\$5,000.00	\$5,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
21FA1	Minor Change - Additional Pavement Markings	LS				0.00	\$0.00	1.00	\$504.00	1.00	\$504.00
21FA2	Minor Change - Remove and Replace Water Meter Boxes (Split from Service Connection bid item)	LS				1.00	\$1,989.66	0.00	\$0.00	1.00	\$1,989.66
SUBTOTAL:					\$285,864.00		\$264,040.66		\$24,354.00		\$288,394.66
Sales Tax (0%):					\$0.00		\$0.00		\$0.00		\$0.00
Total:					\$285,864.00		\$264,040.66		\$24,354.00		\$288,394.66

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 - Water/Sewer											
22	Plug and Abandon Existing Water Service	EA	8.00	\$115.00	\$920.00	3.00	\$345.00	0.00	\$0.00	3.00	\$345.00
23	Service Connection, 1 Inch Diam.	EA	8.00	\$1,365.00	\$10,920.00	3.00	\$4,095.00	0.00	\$0.00	3.00	\$4,095.00
24	Trench Safety System (Min. \$1.00/LF)	LF	1,039.00	\$1.00	\$1,039.00	1,039.00	\$1,039.00	0.00	\$0.00	1,039.00	\$1,039.00
25	Removal and Replacement of Unsuitable Material	CY	100.00	\$40.00	\$4,000.00	50.00	\$2,000.00	0.00	\$0.00	50.00	\$2,000.00
26	Solid Rock Excavation	CY	10.00	\$150.00	\$1,500.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
27	Ductile Iron Pipe for Water Main, 24 inch Diam.	LF	1,039.00	\$174.00	\$180,786.00	1,039.00	\$180,786.00	0.00	\$0.00	1,039.00	\$180,786.00
28	Testing and Flushing Water System	LS	1.00	\$4,390.00	\$4,390.00	1.00	\$4,390.00	0.00	\$0.00	1.00	\$4,390.00
29	Ductile Iron Fitting, 6 inch MJ Sleeve	EA	1.00	\$205.00	\$205.00	1.00	\$205.00	0.00	\$0.00	1.00	\$205.00
30	Ductile Iron Fitting, 6 inch Blind Flange	EA	1.00	\$105.00	\$105.00	1.00	\$105.00	0.00	\$0.00	1.00	\$105.00
31	Gate Valve, 6 inch	EA	1.00	\$725.00	\$725.00	1.00	\$725.00	0.00	\$0.00	1.00	\$725.00
32	Butterfly Valve, 24 inch	EA	6.00	\$8,520.00	\$51,120.00	6.00	\$51,120.00	0.00	\$0.00	6.00	\$51,120.00
33	Butterfly Valve, 18 inch	EA	1.00	\$4,700.00	\$4,700.00	1.00	\$4,700.00	0.00	\$0.00	1.00	\$4,700.00
34	Ductile Iron Fitting, 24 inch Cross	EA	1.00	\$6,265.00	\$6,265.00	1.00	\$6,265.00	0.00	\$0.00	1.00	\$6,265.00
35	Ductile Iron Fitting, 24 inch MJ Sleeve	EA	2.00	\$2,105.00	\$4,210.00	2.00	\$4,210.00	0.00	\$0.00	2.00	\$4,210.00
36	Ductile Iron Fitting, 24 inch MJ Cap	EA	2.00	\$1,155.00	\$2,310.00	2.00	\$2,310.00	0.00	\$0.00	2.00	\$2,310.00
37	Ductile Iron Fitting, 24 inch x 6 inch Tee	EA	1.00	\$2,640.00	\$2,640.00	1.00	\$2,640.00	0.00	\$0.00	1.00	\$2,640.00
38	Ductile Iron Fitting, 24 inch x 18 inch Tee	EA	1.00	\$6,145.00	\$6,145.00	1.00	\$6,145.00	0.00	\$0.00	1.00	\$6,145.00
39	Ductile Iron Fitting 24 inch x 18 inch Reducer	EA	2.00	\$2,700.00	\$5,400.00	2.00	\$5,400.00	0.00	\$0.00	2.00	\$5,400.00
40	Ductile Iron Fitting, 18 inch Tee	EA	1.00	\$5,130.00	\$5,130.00	1.00	\$5,130.00	0.00	\$0.00	1.00	\$5,130.00
41	Ductile Iron Fitting, 18 inch MJ Sleeve	EA	3.00	\$1,305.00	\$3,915.00	3.00	\$3,915.00	0.00	\$0.00	3.00	\$3,915.00
42	Additional 18" or 24" Ductile Iron Fitting	EA	1.00	\$2,000.00	\$2,000.00	4.00	\$8,000.00	0.00	\$0.00	4.00	\$8,000.00
43	Air Release Valve Assembly	EA	1.00	\$4,575.00	\$4,575.00	1.00	\$4,575.00	0.00	\$0.00	1.00	\$4,575.00
44	Roadside Restoration	LS	1.00	\$780.00	\$780.00	1.00	\$780.00	0.00	\$0.00	1.00	\$780.00
45	Minor Changes (minimum bid \$5,000)	LS	1.00	\$5,000.00	\$5,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
SUBTOTAL:					\$308,780.00		\$298,880.00		\$0.00		\$298,880.00
Sales Tax (8.4%):					\$25,937.52		\$25,105.92		\$0.00		\$25,105.92
Total:					\$334,717.52		\$323,985.92		\$0.00		\$323,985.92



Staff Report – Consent Agenda

November 16, 2020 Council Regular Meeting

Grass Valley Regional Trail Park Impact Fee Credits (Submitted by James Carothers, Engineering Manager)

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

PURPOSE: This agenda item is to approve the assignment of park impact fee credits, in the amount of \$219,695.88, to Keller Holland Grass Valley MF Investors, LLC. The developer has constructed the regional trail improvements per the attached recorded "Amended and Restated Development Agreement" (DA) as described therein in Section 8, page 5 and on Exhibit D-1 on page 53.



Figure 1: Trailhead sign at NW 38th Avenue.

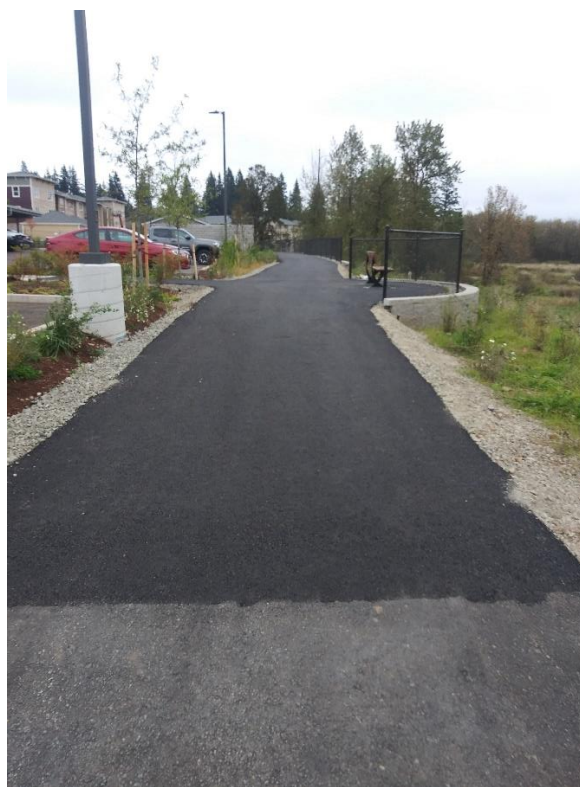


Figure 2: Regional Trail overlook with park bench.

EQUITY CONSIDERATIONS:

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

Formal approval of assignment of the park impact fee credits.

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

The trail has been constructed and the park impact fee credits should be assigned per the DA.

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

The public was given the opportunity to participate at the time of the 2014 Parks, Recreation, and Open Space (PROS) adoption, as well as during the public hearing for the development.

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

N/A

What are the strategies to mitigate any unintended consequences?

N/A

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

No.

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

Yes, the trail, and its amenities, are ADA accessible.

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

None

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

There will be a 2-year warranty period in the event of unforeseen site issues.

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

By constructing trails that are universally accessible, per the 2035 Comprehensive Plan Park Impact Fee Policy-6 (PIF-6).

BUDGET IMPACT: This item is budget neutral.

RECOMMENDATION: Approve park impact fee credits in the amount of \$219,695.88 to Keller Holland Grass Valley MF Investors, LLC.



Grass Valley Development

Item 6.



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 4,514



752.3 0 376.17 752.3 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.

After recording, return to:

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

Space Above for Recording Information Only

622-95818

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

A Development Agreement (the "Agreement") was made and entered into by and between the City of Camas, a Washington Municipal Corporation (hereinafter referred to as the "City") and Holland Acquisition Co., LLC, a Washington limited liability company (hereinafter referred to as "Holland") and Fisher Creek West LLC, (hereinafter referred to as "Fisher") Holland and Fisher, to be collectively referred to as "Owner" and recorded under Clark County's Auditors number 5562971. The parties wish to amend, restate and supersede the Agreement with this Amended and Restated Development Agreement (the "Amendment").

RECITALS *Abb legal: #6, Sec 5, TIN
R3E*

WHEREAS, Fisher owns or controls certain real property which is located within the City's municipal boundary and which is more fully described in the attached Exhibit "A", and Holland owns or controls certain real property which is located within the City's municipal boundary and which is more fully described in the attached Exhibit "A-1", (the property described in Exhibits A and A-1 hereinafter collectively referred to as the "Property"); and,

WHEREAS, the City and the Owner recognize this area is developing and will continue to develop over a period of years and wish to provide predictability about the development standards that will apply to the Property over the course of its full development in order to increase efficient use of urban services; provide compatibility amongst the various phases of the Property as they develop; and to allow for substantial environmental review to occur prior to any development, recognizing that Washington State's Environmental Policy Act discourages piecemeal review; and,

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

Parcel # 126043-000

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

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

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

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

The legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW 36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements; and

WHEREAS, for the purposes of this Amendment, "Development Standards" includes, but is not limited to, all of the standards listed in RCW 36.70B.170(3) and any development standards provided herein; and,

WHEREAS, due to Owner's desire to provide the portion of the Property approved for commercial development to now be an area for Fisher to further develop its campus;

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Development Agreement. This Amendment is a Development Agreement to be implemented under the authority of and in accordance with RCW 36.70B.170 through RCW 36.70B.210 and CMC 18.55.340 it shall become a contract between the Owner and the City upon its approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170 and CXMC 18.55.340; and upon execution by all parties.

Section 2. Term of Amendment. This Amendment shall commence upon the Effective Date, and shall be valid for a period of ten (10) years; unless extended or terminated by mutual consent of the Parties; provided however, if this Agreement or any initial land use applications related to the Property and filed within one year of the Effective Date of this Amendment, are appealed, the term of this Amendment shall be tolled for the time during which the appeal is pending or 18 months, whichever is less.

Section 3. Vesting. Any land use applications submitted with respect to the Property during the term of this Amendment, shall be vested to the existing zoning, land use regulations and Development Standards in effect on the Effective Date of this Amendment, unless otherwise prohibited by law or as provided for in this Amendment or a previous Development Agreement still in effect. Any land use approvals affecting the Property issued during the term of this Amendment and which, but for this Amendment would expire during the term of this Amendment, shall remain in effect during the term of this Amendment. The vesting provided for under this Amendment shall not apply to System Development Charges, Impact Fees or application or review fees.

Section 4. Master Plan. CMC 18.07.030- Table 1 provides: "On tracts ten acres or more, subject to approval by city council of a master plan and development agreement, a mixed use development may be approved, provided no less than fifty-one percent of the net developable acreage is committed to commercial uses." Attached as Exhibit "B" and incorporated by reference herein, is a Mixed-Use Master Plan (Master Plan) which complies with the standards provided for in CMC 18.07.030- Table 1. The Master Plan provides the Parties with predictability regarding the future development of the Property, including any associated offsite improvements related to transportation or utilities. Future development of the Property shall be generally consistent with the Master Plan.

It is contemplated by the parties that due to the number of years it may take the project to fully build out, changing market conditions, future development patterns within the area and other factors, the parties may wish to revisit some portions of the Master Plan at a future time. While nothing contained herein shall be construed to obligate either party to amend the

Master Plan or this Amendment, it is recognized that future evolution of the City may warrant consideration of such issues.

Section 5. Timing of Development. The Parties recognize that the timing of development is largely dependent upon economic conditions. The parties also recognize the importance of jobs within the City and particularly within the Grass Valley area. In furtherance of the desire for jobs in this area in balance with the desire to provide residences within walking or short commute distances from employment centers as they are developed, the Parties agree that: (1) no building permit for any residential building will be issued prior to the issuance of a building permit for shell and core (but not tenant improvements) of an office building provided for on the Master Plan

Section 6. SEPA. Pursuant to the State Environmental Policy Act (SEPA), piecemeal environmental review is to be discouraged. As such, the Parties wish for SEPA review to be accomplished as part of the Amendment for as many of the Master Plan's potential adverse environmental impacts as can be reasonably analyzed, based upon current information submitted with this Amendment, including, but not limited to, the Master Plan, traffic study, tree analysis, archeological report, wetlands report and wildlife habitat report. This may be done under the Consolidated Review provisions of SEPA. The SEPA checklist attendant with this Amendment identifies various potential adverse environmental impacts of the project including transportation, parks, trees, wetlands, wildlife habitat, sewer, water and storm water. The Checklist also identifies a variety of technical reports or information that provides a basis for the proposed mitigation or partial mitigation of these impacts. It is the intent of this Amendment and its attendant SEPA process, to have the City issue a Threshold Determination (as that term is utilized in RCW 43.21C) on the identified impacts of the implementation of the Master Plan. Impacts that are identified at future stages of the development, including but not limited to, Site Plan approval, Preliminary Plat approval, Short Plat approval or building permit approvals that have been previously analyzed through this or other SEPA processes, shall not be re-analyzed on the condition that the future identified adverse impacts, in the sole discretion of the City, are substantially similar to and of the same or less intensity as those previously analyzed under this or other SEPA processes. Nothing in this Section shall preclude the City from requesting information, at the cost of the Owner, on the potential adverse environmental impacts associated with a specific land use application that has not been previously identified or analyzed as required under the State Environmental Policy Act.

Section 7. Transportation.

a) Kittelson and Associates Transportation Engineers and the City have analyzed the transportation impacts of the full development of the Property as depicted in the Master Plan. Attached as Exhibit C, is an analysis of the transportation impacts of the full buildout of the

Master Plan. Based upon this analysis, the Property at full development will increase the existing number of PM peak hour trips on the transportation system by 522 trips. The Property shall be vested during the term of this Agreement with 522 PM peak hour, 535 AM Peak hour and 5037 Average Daily Trips and no additional off site transportation mitigation or analysis will be required during the term of this Amendment beyond that provided for in Exhibit C; provided however, that in the event the Owner proposes uses or intensities of uses that would cause the total number of PM Peak or Average Daily trips to exceed the number of trips analyzed as part of this Amendment, then the City may require additional transportation analysis and lawful mitigation. The transportation vesting provided for in this Section shall be subject to the mitigation measures provided for in Exhibit C.

b) NW 38th Avenue has been identified in the City's Comprehensive Plan as a Primary Gateway into the City. In the event the Owner desires to remove or modify the existing City Monument sign on NW 38th Avenue, the Owner shall work with the City through the Sign Permitting Process to jointly develop a new design and location acceptable to the Parties. Because there are currently two monument signs, one on each side of NW 38th Avenue, the owner will replace both signs with the new design, or if approved by the City, take into account the visibility from both directions with the new sign. The entrance sign to the City, if replaced, shall be installed by Owner prior to Final Occupancy of the first Commercial Building.

Section 8. Impact Fee Credits for Parks and Trails. Pursuant to the City's Parks and Open Space Plan and the City's Capital Facilities Plan and impact fee program for parks and trails, the Parties agree that upon construction of the trail improvements identified on Exhibit D and acceptance by the City of those improvements, based upon the costs identified on Exhibit D-1 and the City's Park Impact Fee program, the City will issue to Holland the amount of Park Impact Fee Credits identified on Exhibit D-1.

Section 9. Remedies. Should a disagreement arise between the City and Owner regarding the interpretation and application of this Amendment, the parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by judicial action filed in the Clark County Superior Court.

Section 10. Performance. Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the parties' rights hereunder to enforce the same, nor shall any waiver by a party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

Section 11. Venue. This Amendment shall be construed in accordance with and, governed by, the laws of the State of Washington. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.

Section 12. Severability. If any portion of this Amendment shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

Section 13. Inconsistencies. If any provisions of the Camas Municipal Code are deemed inconsistent with the provisions of this Amendment, the provisions of this Amendment shall prevail.

Section 14. Binding on Successors and Recording. The rights and obligations created by this Amendment are assignable and shall be binding upon and inure to the benefit of Owner, the City, and their respective heirs, successors and assigns. Only Owner and the City or their assigns shall have the right to enforce the terms of this Amendment. This Amendment shall be recorded against the real property indicated on Exhibit "A" with the Clark County Auditor.

Section 15. Recitals. Each of the recitals contained herein are intended to be, and are incorporated as, covenants between the parties and shall be so construed.

Section 16. Amendments. This Amendment shall only be amended as follows: (1) for amendments relating to those portions of the Property owned by Holland as provided for in Exhibit A-1, the parties to such amendments shall be the City and Holland or its assigns; (2) for amendments relating to any other portion of the Property, the parties to such amendment shall be the City and Fisher. Pursuant to RCW 36.70B.170(4), the City reserves the authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

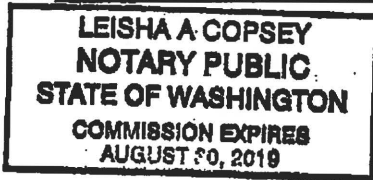
Exhibits:

- Exhibit A: Legal Description of Fisher Property
- Exhibit A-1 Legal Description of Holland Property
- Exhibit B: Master Plan
- Exhibit C: Transportation Analysis
- Exhibit D Trail improvement
- Exhibits D-1 Park Impact Fee Credit Calculation
- Exhibit E Site Plan

STATE OF WASHINGTON)
) ss.
County of Clark)

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

DATED: 6/27/19, 2019.



Leisha A. Copsey
NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: 8/30/19

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that John F. Riley III is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the Property Dev. Manager of Fisher Creek West, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 7/8/2019, ~~2018~~.

NOTARY PUBLIC for the State of Washington, Residing in the County of Clark
My Commission Expires: 12/31/2021

C. Scott Mottern
C. Scott Mottern, Notary Public.
Lic # 146259

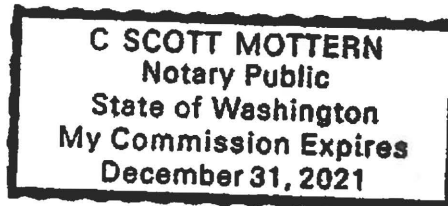


EXHIBIT A

LEGAL DESCRIPTION OF FISHER PROPERTY

A PORTION OF THAT PARCEL OF LAND CONVEYED TO FISHER CREEK WEST, LLC AS DESCRIBED UNDER AUDITOR'S FILE NO. 5292160 D, RECORDS OF CLARK COUNTY, LYING IN THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5;

THENCE SOUTH 88° 42' 51" EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1319.76 FEET TO THE NORTHEAST CORNER OF SAID FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5;

THENCE SOUTH 01° 14' 27" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 37.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NW 38TH AVENUE CONVEYED TO THE CITY OF CAMAS AS DESCRIBED UNDER AUDITOR'S FILE NO. 4901089 D, RECORDS OF SAID COUNTY, SAID POINT BEING 37.00 FEET SOUTHERLY OF, WHEN MEASURED PERPENDICULAR TO, THE CENTERLINE OF SAID AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01° 14' 27" WEST, A DISTANCE OF 727.67 FEET TO THE NORTHWEST CORNER OF LOT 2 OF FISHER CREEK CAMPUS 3 SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, AT PAGE 984, RECORDS OF SAID COUNTY;

THENCE SOUTH 88° 42' 51" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 900.31 FEET TO A POINT ON THE EAST LINE OF SAID FISHER CREEK WEST, LLC PARCEL;

THENCE NORTH 00° 48' 09" EAST, ALONG SAID EAST LINE, A DISTANCE OF 701.65 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID NW 38TH AVENUE;

THENCE NORTH 88° 36' 22" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 8.32 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 42° 18' 03" WEST, A DISTANCE OF 35.93 FEET TO AN ANGLE POINT, SAID POINT BEING 37.00 FEET SOUTHERLY OF, WHEN MEASURED PERPENDICULAR TO, THE CENTERLINE OF SAID NW 38TH AVENUE;

THENCE NORTH 88° 42' 51" WEST, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 861.87 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN PUBLIC ROADS.

CONTAINING: 14.98 ACRES, MORE OR LESS.

APN/PARCEL ID(S): 126255-000

EXHIBIT A-1

LEGAL DESCRIPTION OF MULTI-FAMILY PROPERTY

A PORTION OF THAT PARCEL OF LAND CONVEYED TO FISHER CREEK WEST, LLC AS DESCRIBED UNDER AUDITOR'S FILE NO. 5292160 D, RECORDS OF CLARK COUNTY, LYING IN THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5;

THENCE SOUTH 88° 42' 51" EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1319.76 FEET TO THE NORTHEAST CORNER OF SAID FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5;

THENCE SOUTH 01° 14' 27" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 37.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NW 38TH AVE CONVEYED TO THE CITY OF CAMAS AS DESCRIBED UNDER AUDITOR'S FILE NO. 4901089 D, RECORDS OF SAID COUNTY, SAID POINT BEING 37.00 FEET SOUTHERLY OF, WHEN MEASURED PERPENDICULAR TO, THE CENTERLINE OF SAID AVE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01° 14' 27" WEST, A DISTANCE OF 1256.19 FEET TO THE SOUTHEAST CORNER OF SAID FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5;

THENCE NORTH 88° 55' 57" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 954.18 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL CONVEYED TO NSHE OROVILLE, LLC AS DESCRIBED UNDER AUDITOR'S FILE NO. 4541882 D, RECORDS OF SAID COUNTY;

THENCE ALONG THE EAST LINE OF SAID NSHE OROVILLE, LLC PARCEL, THE FOLLOWING COURSES:

THENCE NORTH 42° 58' 17" EAST, A DISTANCE OF 11.70 FEET;

THENCE NORTH 60° 33' 15" EAST, A DISTANCE OF 20.58 FEET;

THENCE NORTH 44° 47' 33" EAST, A DISTANCE OF 48.92 FEET;

THENCE NORTH 43° 12' 06" EAST, A DISTANCE OF 45.08 FEET;

THENCE NORTH 48° 09' 59" EAST, A DISTANCE OF 50.92 FEET;

THENCE NORTH 48° 06' 08" EAST, A DISTANCE OF 43.98 FEET;

THENCE NORTH 48° 31' 44" EAST, A DISTANCE OF 25.99 FEET;
THENCE NORTH 50° 45' 07" EAST, A DISTANCE OF 51.57 FEET;
THENCE NORTH 07° 12' 26" EAST, A DISTANCE OF 72.70 FEET;
THENCE NORTH 36° 58' 23" WEST, A DISTANCE OF 36.05 FEET;
THENCE NORTH 56° 40' 38" WEST, A DISTANCE OF 19.64 FEET;
THENCE NORTH 06° 44' 32" WEST, A DISTANCE OF 3.98 FEET;
THENCE NORTH 01° 48' 15" WEST, A DISTANCE OF 53.86 FEET;
THENCE NORTH 07° 19' 12" EAST, A DISTANCE OF 51.46 FEET;
THENCE NORTH 10° 12' 39" EAST, A DISTANCE OF 29.08 FEET;
THENCE NORTH 22° 46' 06" EAST, A DISTANCE OF 16.28 FEET;
THENCE NORTH 17° 48' 36" EAST, A DISTANCE OF 47.95 FEET;
THENCE NORTH 29° 17' 58" EAST, A DISTANCE OF 47.55 FEET;
THENCE NORTH 57° 15' 46" EAST, A DISTANCE OF 60.88 FEET;
THENCE NORTH 38° 10' 30" EAST, A DISTANCE OF 52.36 FEET;
THENCE NORTH 45° 13' 40" EAST, A DISTANCE OF 51.44 FEET;
THENCE NORTH 05° 28' 38" WEST, A DISTANCE OF 50.45 FEET;
THENCE NORTH 05° 45' 58" EAST, A DISTANCE OF 47.10 FEET;
THENCE NORTH 04° 56' 49" WEST, A DISTANCE OF 49.99 FEET;
THENCE NORTH 07° 01' 31" WEST, A DISTANCE OF 50.71 FEET;
THENCE NORTH 07° 33' 20" WEST, A DISTANCE OF 53.33 FEET;
THENCE NORTH 19° 42' 03" WEST, A DISTANCE OF 23.52 FEET;
THENCE NORTH 29° 34' 03" WEST, A DISTANCE OF 51.19 FEET;
THENCE NORTH 20° 56' 49" WEST, A DISTANCE OF 27.81 FEET;
THENCE NORTH 17° 36' 27" WEST, A DISTANCE OF 22.56 FEET;
THENCE NORTH 10° 14' 39" WEST, A DISTANCE OF 45.53 FEET;

THENCE NORTH 07° 12' 46" WEST, A DISTANCE OF 49.35 FEET;

THENCE NORTH 02° 26' 20" EAST, A DISTANCE OF 47.75 FEET;

THENCE NORTH 19° 24' 27" EAST, A DISTANCE OF 11.12 FEET;

THENCE NORTH 33° 24' 35" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 32° 04' 57" EAST, A DISTANCE OF 39.64 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID NW 38TH AVE, SAID POINT BEING 37.00 FEET SOUTHERLY OF, WHEN MEASURED PERPENDICULAR TO, THE CENTERLINE OF SAID AVE;

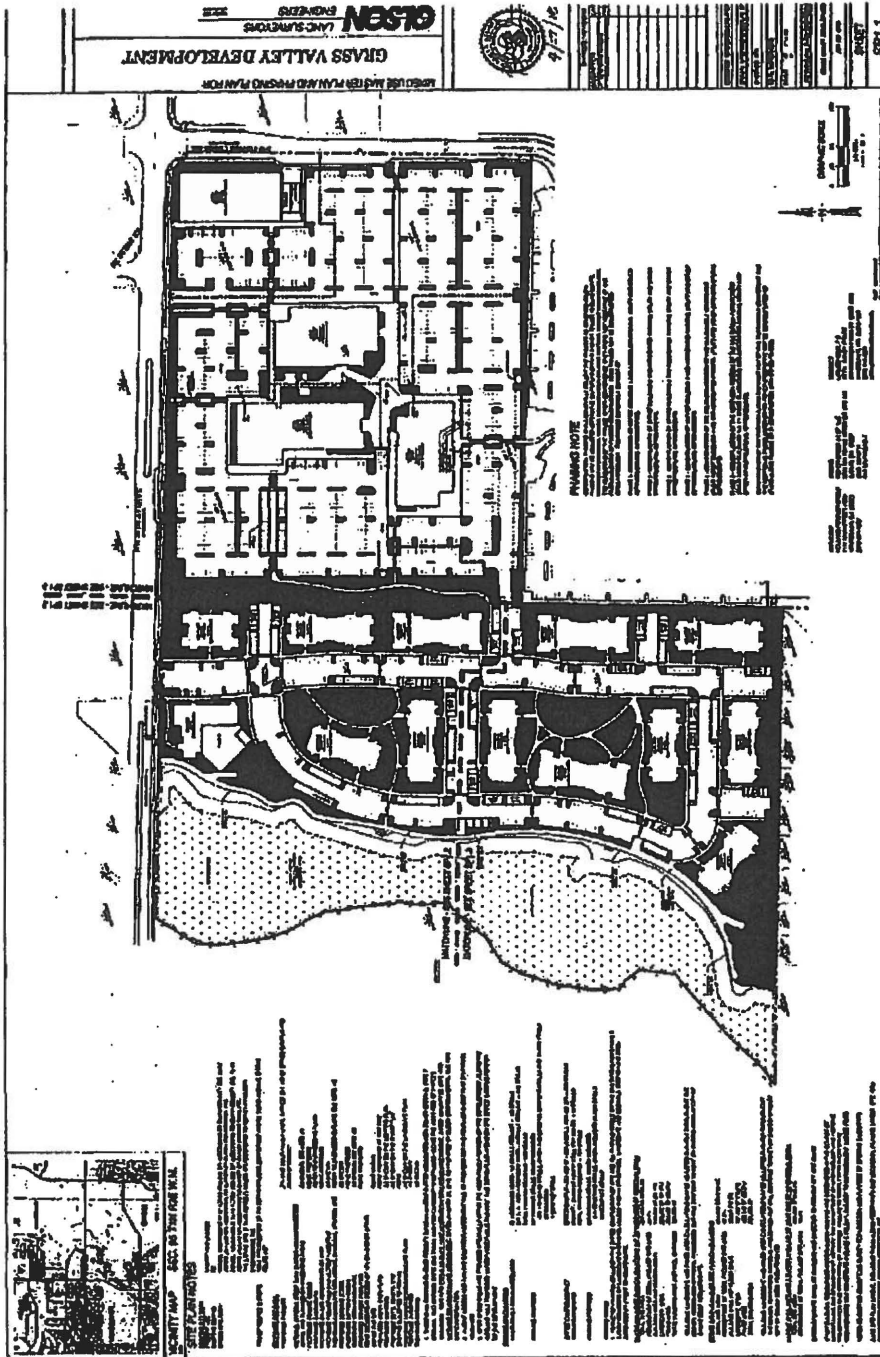
THENCE SOUTH 88° 42' 51" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 642.71 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN PUBLIC ROADS.

TAX ACCOUNT NO.: 126043000

EXHIBIT B

GRASS VALLEY MASTER PLAN





851 SW 6th AVENUE, SUITE 600
 PORTLAND, OR 97204
 P 503.228.5230 F 503.273.8169

EXHIBIT C

February 28, 2018

Project #: 22300

James E. Carothers, PE
 City of Camas
 616 NE 4th Avenue
 Camas, WA 98607

RE: Traffic Impact Analysis for Grass Valley Development – Camas, WA

Dear Curleigh,

This letter documents the Traffic Impact Analysis (TIA) prepared for the proposed Grass Valley mixed-use development along the south side of NW 38th Avenue in the City of Camas. The proposed development includes up to 276 apartment units, 100,000 square feet of corporate headquarters, 150,000 square feet of general office, and 20,000 square feet of retail split evenly between restaurant and grocery. Full occupancy of the development is expected by 2021.

Pursuant to City of Camas requirements, this report includes the following:

- Operational assessment of key study intersections under existing traffic conditions
- Review of reported crash data at study intersections
- Assessment of background traffic operations, including traffic associated with approved in-process developments but not the proposed project, under two road network scenarios:
 - Scenario 1: Re-align SE Bybee Road with NW Fisher Creek Drive (identified in City of Camas 6-year Street Priorities)
 - Scenario 2: Connect SE Bybee Road to SW Armstrong Drive (identified as a long-term connection in the *Camas Crossing Development TIA*)
- Trip generation and trip distribution estimate for the proposed development
- Assessment of future traffic conditions at the study intersections and the proposed site accesses after full build-out and occupancy of the proposed development under the two realignment scenarios outlined above
- Queueing, access spacing, sight distance, and on-site circulation review
- Findings and recommendations

This study assumes that activation of the SE 20th Street/NW Fisher Creek Drive intersection has occurred prior to site occupancy based on other approved and pending development. Based on the analysis provided and documented herein, the proposed development can be constructed while complying with City of Camas and City of Vancouver transportation requirements assuming provision of mitigation

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measures identified in this report. Site-development related capacity improvement needs were identified at the SE 20th Street/SE 192nd Avenue intersection.

SE 20th Street/SE 192nd Avenue

- In Scenario 1, under 2021 total traffic conditions, the intersection does not satisfy City of Vancouver operating standards during the weekday p.m. peak hour.
 - Recommended mitigation to restore acceptable operations includes provision of a second westbound left-turn lane and traffic signal retiming that allocates additional green time to the primary north-south traffic patterns along NE 192nd Avenue.
- In Scenario 2, under both 2021 background and total traffic conditions, the intersection does not satisfy City of Vancouver operating standards during the weekday a.m. and p.m. peak hours.
 - Recommended mitigation to restore acceptable operations includes provision of a second westbound left-turn lane and a separate westbound right-turn lane as well as corresponding signal retiming that allocates additional green time to the primary north-south traffic patterns along NE 192nd Avenue.

Other Considerations

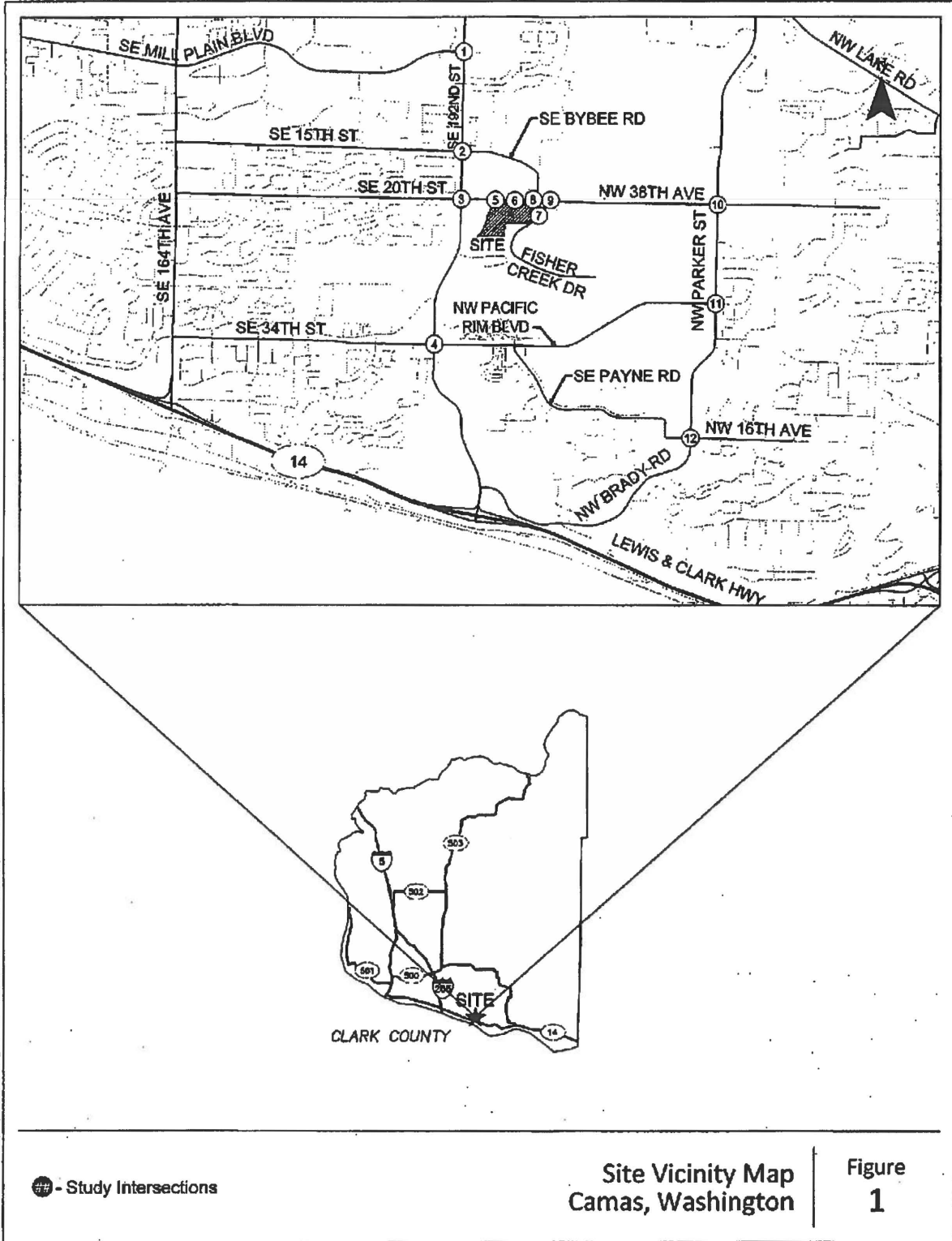
- On-site and off-site landscaping and any above ground utilities at the site driveways and internal roadways should be installed and maintained to ensure that adequate sight distance is provided upon buildout in accordance with City of Camas standards. Further, sight distance availability should be confirmed during the final engineering process.

The methodology of the analysis, findings, and recommendations are documented herein.

INTRODUCTION

Holland Acquisition Co., LLC proposes to construct a mixed-use development on the south side of NW 38th Avenue, west of NW Fisher Creek Drive. Currently, a residential home and a storage building occupy the 36-acre site and are accessible via two driveways on NW 38th Avenue. The site is currently zoned for Regional Commercial (RC) uses. Figure 1 illustrates the site location and Figure 2 shows the site plan.

The proposed development will consist of up to 276 apartment units, 100,000 square feet of corporate headquarters, 150,000 square feet of general office, and 20,000 square feet of retail split evenly between restaurant and grocery. Full occupancy of the development is expected to occur by 2021.



H:\22123900 - Grass Valley\Report\fig\223900_fig.dwg Feb 28, 2018 11:21am - kconolly Layout Tab: Site Vicinity Map



Access to the development is proposed via:

- two unsignalized full movement public street circulator connections to NW 38th Avenue; and
- two unsignalized connections to NW Fisher Creek Drive south of NW 38th Avenue (and north of the gated entry to the Fisher Investments Campus).

REPORT SCOPE

This analysis determines the transportation-related impacts associated with the proposed mixed-use development. The study intersections and overall study area for this project were determined through a scoping process with City of Camas staff.

Analysis Periods

Weekday a.m. and p.m. peak hour traffic conditions were modeled at the study intersections.

Study Intersections

The following study intersections were included in the analysis as shown in Figure 1.

1. SE 192nd Avenue/Mill Plain Boulevard (operated and maintained by City of Vancouver)
2. SE 192nd Avenue/SE 15th Street (operated and maintained by City of Vancouver)
3. SE 192nd Avenue/SE 20th Street (operated and maintained by City of Vancouver)
4. SE 192nd Avenue/NW Pacific Rim Boulevard (operated and maintained by City of Vancouver)
5. NW 38th Avenue/Proposed Site Driveway 1
6. NW 38th Avenue/Proposed Site Driveway 2
7. Fisher Creek Drive/Proposed Site Driveway 3¹
8. NW 38th Avenue/SE Bybee Road (existing)
9. NW 38th Avenue/NW Fisher Creek Drive (with realigned Bybee Road under Scenario 1)
10. NW 38th Avenue/NW Parker Street
11. NW Pacific Rim Boulevard/NW Parker Street
12. NW 16th Avenue/NW Brady Road

Future Roadway Connectivity Scenarios

A mixed-use development known as the Camas Crossing Development is currently proposed north of the Grass Valley Development and was in the site plan review process at the City of Camas at the time this

¹ The two proposed driveway connections to Fisher Creek Drive were analyzed as a single driveway to be conservative.

study was prepared. City of Camas required that the Grass Valley Development TIA consider the proposed Camas Crossing Development as a vested project that will re-align SE Bybee Road from its current terminus on NW 38th Avenue to the east. Per City of Camas staff, alignment modifications to SE Bybee Road are still being finalized, with the following options being considered:

- Re-align SE Bybee Road with NW Fisher Creek Drive (identified in City of Camas 6-year Street Priorities);
- Connect SE Bybee Road to SE 202nd Avenue (identified as a short-term realignment in the *Camas Crossing Development Transportation Impact Analysis, TIA*); and
- Connect SE Bybee Road to SW Armstrong Drive (identified as a long-term connection in the *Camas Crossing Development TIA*).

Per City of Camas scoping direction, two future realignment scenarios have been considered for purposes of this TIA. The first scenario analyzes impacts with SE Bybee Road aligned at NW Fisher Creek Drive and the second scenario analyzes impacts with the connection occurring at some point further east.

ANALYSIS METHODOLOGY

Intersection Levels-of-Service

Level of service (LOS) analysis described in this report was primarily performed using Synchro 8 software in accordance with the procedures stated in the *2000 Highway Capacity Manual (HCM, Reference 1)*. The intersection of NW Pacific Rim Boulevard/NW Parker Street was analyzed using HCS 7 software, which implements 2010 HCM multi-lane all-way stop capacity analysis procedures, due to analysis constraints of the *2000 Highway Capacity Manual* in analyzing four-way stop-controlled intersections with multi-lane approaches.

To evaluate worst-case conditions, the peak 15-minute flow rates of the weekday a.m. and p.m. peak hours were used in the evaluation of all intersection LOS. For this reason, the operations analyses reflect conditions that are likely to occur for the peak 15 minutes out of each weekday a.m. and p.m. peak hour.

Operating Standards

Study intersections within the City of Camas are subject to the following operating standards:

- City of Camas requires a LOS D or better and a volume to capacity ratio of 0.90 or less for all intersections within the city limits of Camas, which includes all study intersections not along SE 192nd Avenue.

Study intersections within the City of Vancouver are subject to the following operating standards, as stated in the City of Vancouver Municipal Code Section 11.80.130.B:

A proposed development that adds at least five net new peak hour trips to an intersection approach operating at an LOS E or lower within the required traffic impact analysis area may be denied based upon any of the following:

1. For signalized intersections, when off-site intersection conditions are at a LOS F, or
2. For signalized intersections, when the LOS E and the volume to capacity ratio is greater than 0.95, or
3. For unsignalized intersections, when the volume to capacity ratio for any lane on any approach is greater than 0.95, and
4. When significant traffic hazards would be caused or materially aggravated by the proposed development.

EXISTING TRAFFIC CONDITIONS

The existing conditions analysis identifies site conditions, surrounding land uses, and the current operational and geometric characteristics of roadways within the study area. The purpose of this section is to create a basis for comparison to future conditions.

Site Conditions and Adjacent Land Uses

The proposed development site is mostly vacant, except for two existing structures. The site is currently zoned for Regional Commercial (RC) uses. Table 1 summarizes the attributes of the key transportation facilities in the site vicinity.

Table 1. Existing Transportation Facilities and Roadway Designations

Roadway	Functional Classification	Cross Section	Posted Speed Limit	Sidewalks?	Bike Lanes?	On-street Parking?
SE 192 nd Avenue	Principal Arterial ¹	4 lanes ²	40 mph	Yes	Yes	No
Mill Plain Boulevard	Principal Arterial ¹	4 lanes ²	30/40 mph ⁴	Yes	Yes	No
SE 15 th Street	Collector Arterial ¹	2 lanes	40 mph	Partial	Yes	No
SE 20 th Street	Minor Arterial ¹	2/3 lanes	40 mph	Yes	Yes	No
SE 34 th Street	Principal Arterial ¹	4 lanes ²	40 mph	Partial	No	No
SE Bybee Road	Collector ³	2 lanes	30 mph	No	Partial	No
NW Fisher Creek Drive	Collector ³	2 lanes	30 mph	Partial	No	No
SE 202 nd Avenue	Local ³	2 lanes	30 mph	No	No	No
NW 38 th Avenue	Arterial ³	3 lanes	35/40 mph ⁵	Yes	Yes	No
NW Pacific Rim Boulevard	Arterial ³	4 lanes ⁴	35 mph	Yes	No	No
NW Parker Street	Arterial ³	2/4 lanes ²	35 mph	Partial	Partial	No
NW 16 th Avenue	Collector ³	2 lanes	25 mph	Partial	Partial	Partial
NW Brady Road	Collector/Arterial ³	2 lanes	35 mph	Partial	Partial	No

¹City of Vancouver Arterial Street System and Classification Map

²Cross-section includes additional left-turn lanes at major intersections

³City of Camas 2008 Federal Functional Classification Map

⁴Speed limit is 30 mph on eastbound approach at SE 192nd Avenue, 40 mph on westbound approach

⁵Speed limit is 40 mph on eastbound approach at SE 192nd Avenue, 35 mph on westbound approach

Pedestrian Facilities

Continuous sidewalks are provided on both sides of NW 38th Avenue between SE 192nd Avenue and NW Parker Street. A sidewalk is currently provided on the east side of NW Fisher Creek Drive. Sidewalks are currently absent on the west side of NW Fisher Creek Drive along the site frontage and will be constructed in conjunction with the proposed development.

Bicycle Facilities

Bike lanes are provided along both sides NW 38th Avenue in the site vicinity. Bike lanes are present along SE Bybee Road for approximately 100 east of SE 192nd Avenue but are not provided along the remainder of the roadway. Bike lanes are also provided along SE 192nd Avenue, Mill Plain Boulevard, SE 15th Street, SE 20th Street, and NW Parker Street.

Transit Facilities

There is no public fixed-route transit service within Camas. C-TRAN Route 37 operates along SE 192nd Avenue and SE 34th Street. Route 37 connects Fisher's Landing Transit Center and Downtown Vancouver. Service is provided on weekdays from 4:45 a.m. to 12:45 a.m., Saturdays from 7:15 a.m. to 11:30 p.m., and Sundays from 7:30 a.m. to 11 p.m. C-TRAN's "Connector" provides Camas with fully accessible dial-a-ride (reservation-based service) and scheduled stop service (no reservation required) at designated stops at Fisher's Landing Transit Center and Hiddenbrook Drive. Rides are provided on a first-come, first-served basis. Dial-a-ride services are available weekdays from 5:30-9:15 a.m. and 2:00-7:00 p.m.

Traffic Safety Summary

Crash data for the study intersections was obtained from the Washington Department of Transportation (WSDOT) for the three-year period from January 1, 2014 through December 31, 2016 and were reviewed to identify potential intersection safety issues. Table 2 summarizes the crashes reported at the study intersections. *Appendix "A" contains the detailed WSDOT crash data.*

Table 2: Intersection Crash History Summary

Location	Crash Severity					Crash Type				Total Crashes
	Fatal	Injury	PDO ¹	Rear End	Side-swipe	Angle	Turning Movement	Fixed Object	Other	
SE 192 nd Ave / Mill Plain Blvd	0	4	1	2	1	1	1	0	0	5
SE 192 nd Ave / SE 15 th St	0	2	3	4	0	0	1	0	0	5
SE 192 nd Ave / SE 20 th St	0	3	3	4	1	1	0	0	0	6
SE 192 nd Ave / NW Pacific Rim Blvd	0	4	5	1	1	3	4	0	0	9
NW 38 th Ave / SE Bybee Rd	0	0	0	0	0	0	0	0	0	0
NW 38 th Ave / NW Fisher Creek Dr	0	0	0	0	0	0	0	0	0	0
NW 38 th Ave / NW Parker St	0	3	2	0	0	0	2	3	0	5
NW Pacific Rim Blvd / NW Parker St	0	0	3	0	0	1	0	2	0	3
NW 16 th Ave / NW Brady Rd	0	0	4	1	0	1	0	0	2	4

¹PDO – Property damage only

As shown in Table 2, no fatal crashes were reported. No crashes were reported along NW 38th Avenue along or near the site frontage. Based on reviewing the crash data and considering recent urban street improvements made along the NW 38th Avenue corridor, there are no apparent traffic safety hazards that require mitigation in conjunction with site development.

Existing Traffic Operations

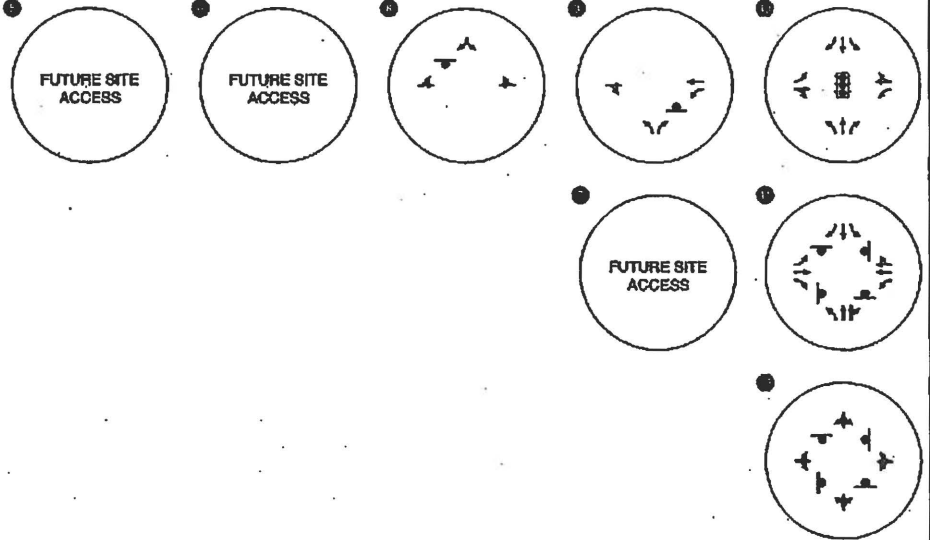
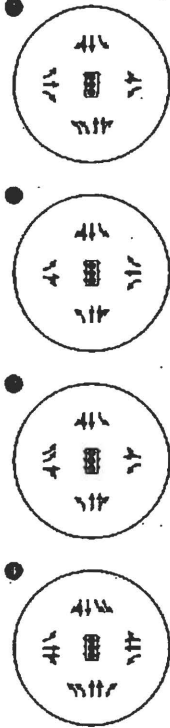
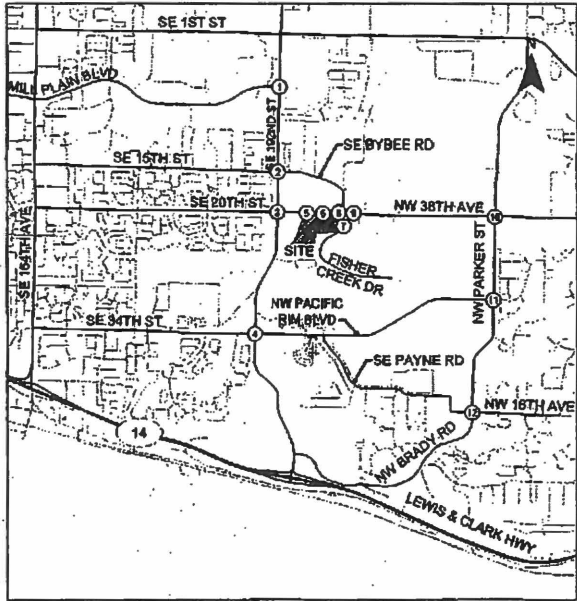
Figure 3 illustrates the existing lane configurations and traffic control devices at each of these study intersections.

Turning movement counts were obtained at the study intersections on a midweek day in June 2017. All counts were performed during the morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak periods. Public schools were in session in the cities of Camas and Vancouver on the days the traffic counts were collected. The traffic counts revealed a local system morning peak from 7:30 to 8:30 a.m. and evening peak from 4:35 to 5:35 p.m.

Figures 4 and 5 show the existing traffic volumes and operations at each of the study intersections during weekday a.m. and p.m. peak hours, respectively. As shown in the figures, all study intersections operate acceptably during both peak periods, satisfying the applicable LOS and/or volume to capacity ratio standards. Appendix "C" includes the traffic count data, and Appendix "D" includes the existing traffic analysis worksheets.

Grass Valley Development

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- STOP SIGN
- TRAFFIC SIGNAL

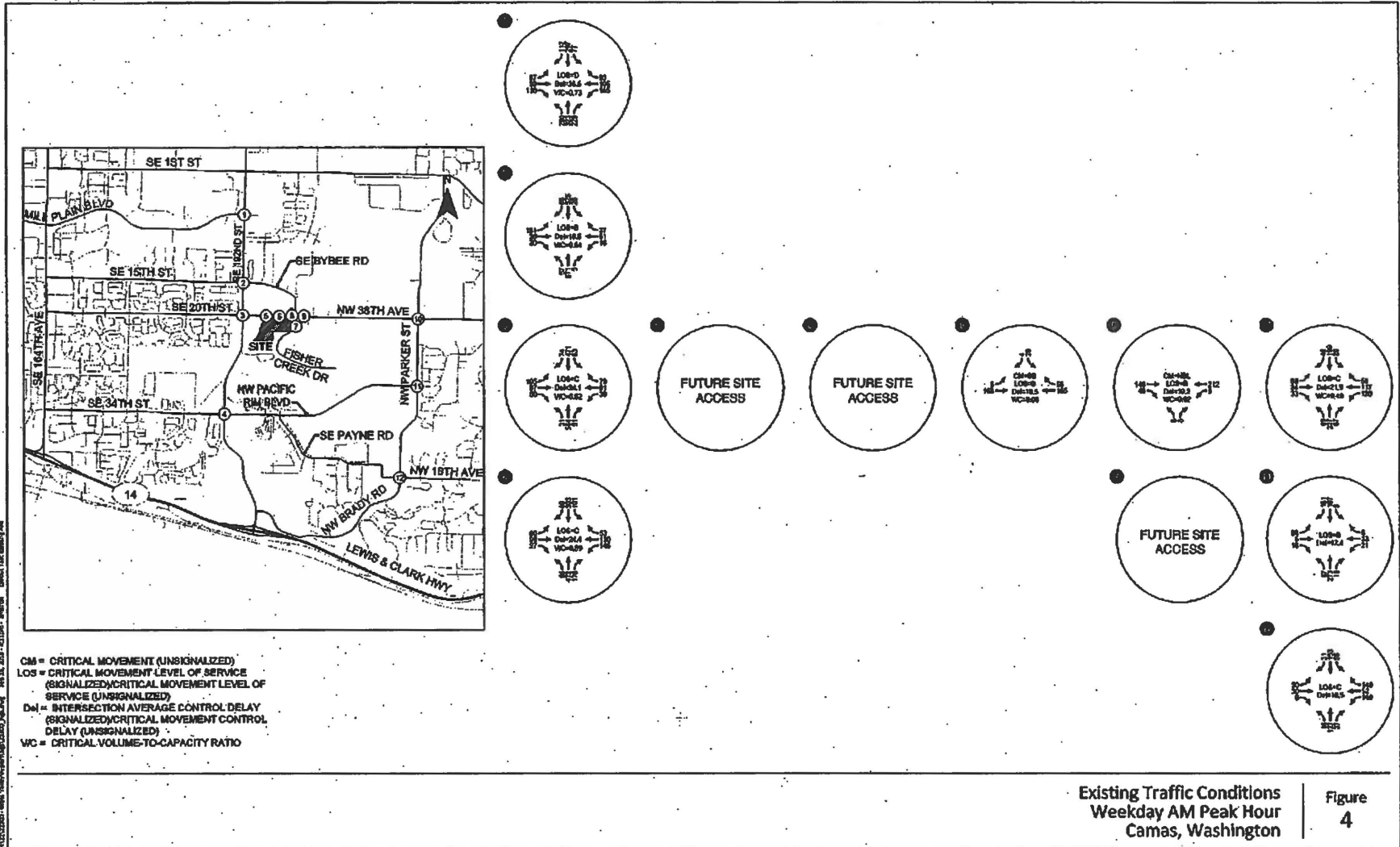
Existing Lane Configurations and Traffic Control Devices
Camas, Washington

Figure
3



Grass Valley Development

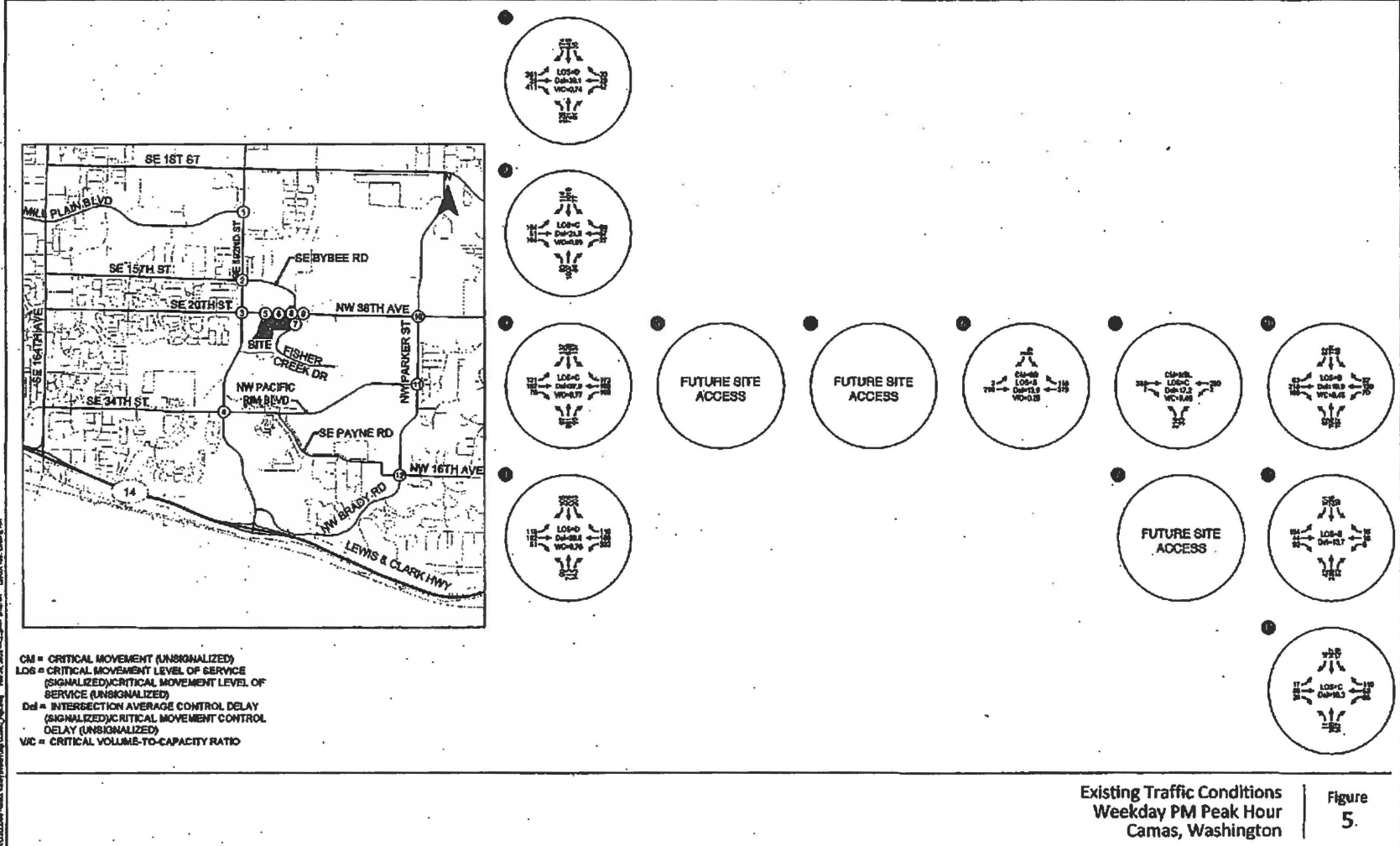
February 2018



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TRAFFIC IMPACT ANALYSIS

The future conditions analysis identifies how the study intersections will operate in the proposed development completion year of 2021. The following elements were analyzed to account for the impacts of the proposed development:

- 2021 Scenario 1 Background traffic conditions (SE Bybee Road aligned at NW Fisher Creek Drive *without* the proposed development);
- 2021 Scenario 2 Background traffic conditions (SE Bybee Road aligned to the east *without* the proposed development);
- 2021 Scenario 1 Total Traffic Conditions (SE Bybee Road aligned at NW Fisher Creek drive *with* the proposed development); and
- 2021 Scenario 2 Total Traffic Conditions (SE Bybee Road aligned to the east *with* the proposed development).

Year 2021 Background Conditions

The background traffic analysis identifies how the study intersections will operate in the proposed project build year with traffic growth from in-process developments within the study area, but not including the trips associated with the proposed Grass Valley project. The City of Camas identified the following approved in-process developments in the site vicinity that would potentially add trips to the study intersections:

- | | |
|--|---|
| 1. NW 38 th Dental Office | 8. Lofts at Camas Meadows |
| 2. Belz Place Residential Development ² | 9. Parklands at Camas Meadows |
| 3. CI Dens Residential Subdivision | 10. The Village at Camas Meadows |
| 4. Columbia Palisades Subdivision | 11. Kate's Woods Apartments |
| 5. Fisher Creek Campus Building 4 | 12. Dawson Ridge Subdivision |
| 6. Green Mountain Estates | 13. Camas Crossing Development |
| 7. Green Mountain Master Plan ³ | 14. Camas School District – Sharp Drive |

Given the traffic volumes from multiple in-process developments and per direction from City of Camas engineering staff, no additional regional background growth rate was applied at City of Camas intersections. A two percent annual growth rate plus the identified in-process trips were applied along the SE 192nd Avenue corridor per the *City of Vancouver Traffic Study Guidelines, Appendix "E" includes the estimated in-process volumes.*

² The Belz Place Development is 50 percent complete. Traffic forecasts have been adjusted accordingly.

³ The Green Mountain Master Plan is five percent complete. Traffic forecasts have been adjusted accordingly.

Future Roadway Network Changes

The capital improvement programs for both the cities of Camas and Vancouver were reviewed to determine if any of the study area roadways or intersections are targeted for capacity enhancements. The SE Bybee Road realignment to the NW Fisher Creek Drive signal is listed on the City's 6-year street plan and Capital Facilities Plan. However, the Camas Crossing development proposes to shift the realignment to SE 202nd Avenue or another point further east through the Master Plan/Development Agreement process as previously described.

As the location of SE Bybee Road's connection with NW 38th Avenue is still being determined, two background scenarios were considered. Minor changes in the in-process trip assignments are expected between Scenario 1 (SE Bybee Road aligned at NW Fisher Creek Drive) and Scenario 2 (SE Bybee Road aligned to the east).

In addition, under both scenarios the NW 16th Avenue/NW Brady Road intersection will be signalized in conjunction with another in-process development. Figures 6 and 7 show the anticipated lane configurations and traffic control devices for Scenarios 1 and 2, respectively.

Scenario 1 (SE Bybee Road aligned at NW Fisher Creek Drive) Background Traffic Conditions

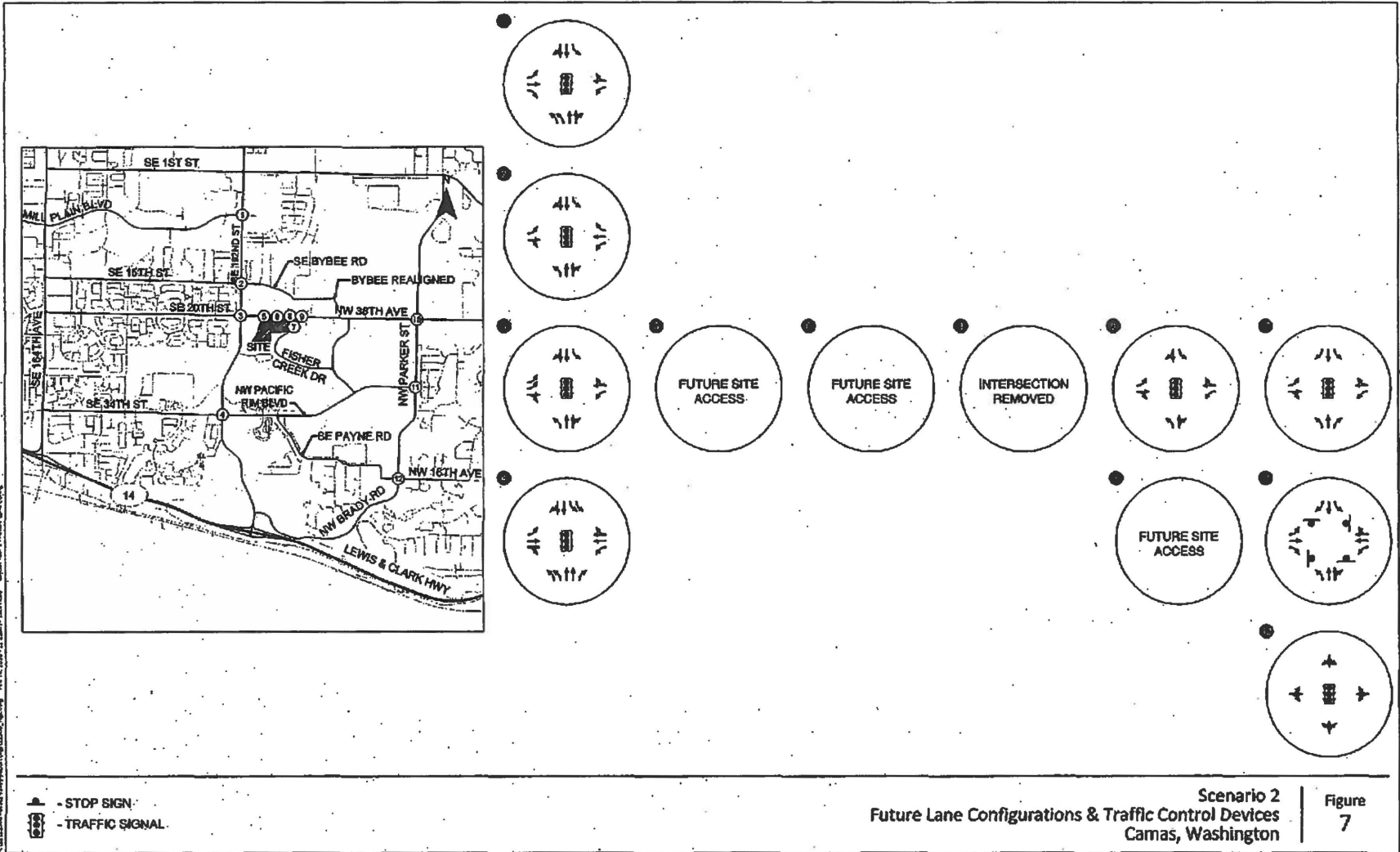
Figures 8 and 9 show the projected 2021 background traffic volumes and operations for the study intersections during the weekday a.m. and p.m. peak hours, respectively. As shown in the figures, all intersections are expected to continue operating acceptably and satisfy the jurisdictional standards of the governing agency. *Appendix "F" includes the 2021 background traffic analysis worksheets.*

Scenario 2 (SE Bybee Road aligned to the east) Background Traffic Conditions

Figures 10 and 11 show the projected 2021 background traffic volumes and operations for the study intersections during the weekday a.m. and p.m. peak hours under Scenario 2. As shown in the figures, the SE 20th Street/SE 192nd Avenue intersection is projected to operate over-capacity and at LOS F during the weekday p.m. peak hour, exceeding City of Vancouver standards. All other intersections are projected to continue operating acceptably and satisfy the jurisdictional standards of the governing agency. *Appendix "F" includes the 2021 background traffic analysis worksheets.*

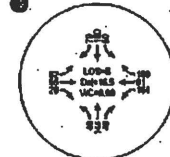
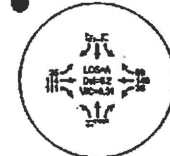
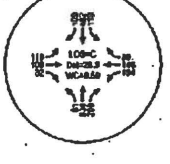
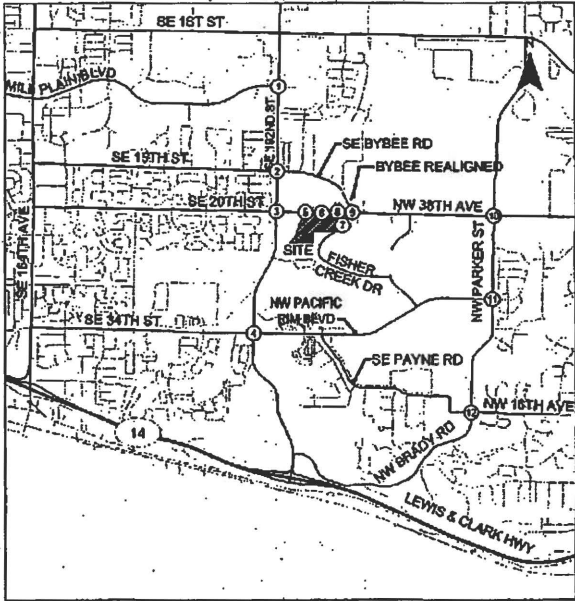
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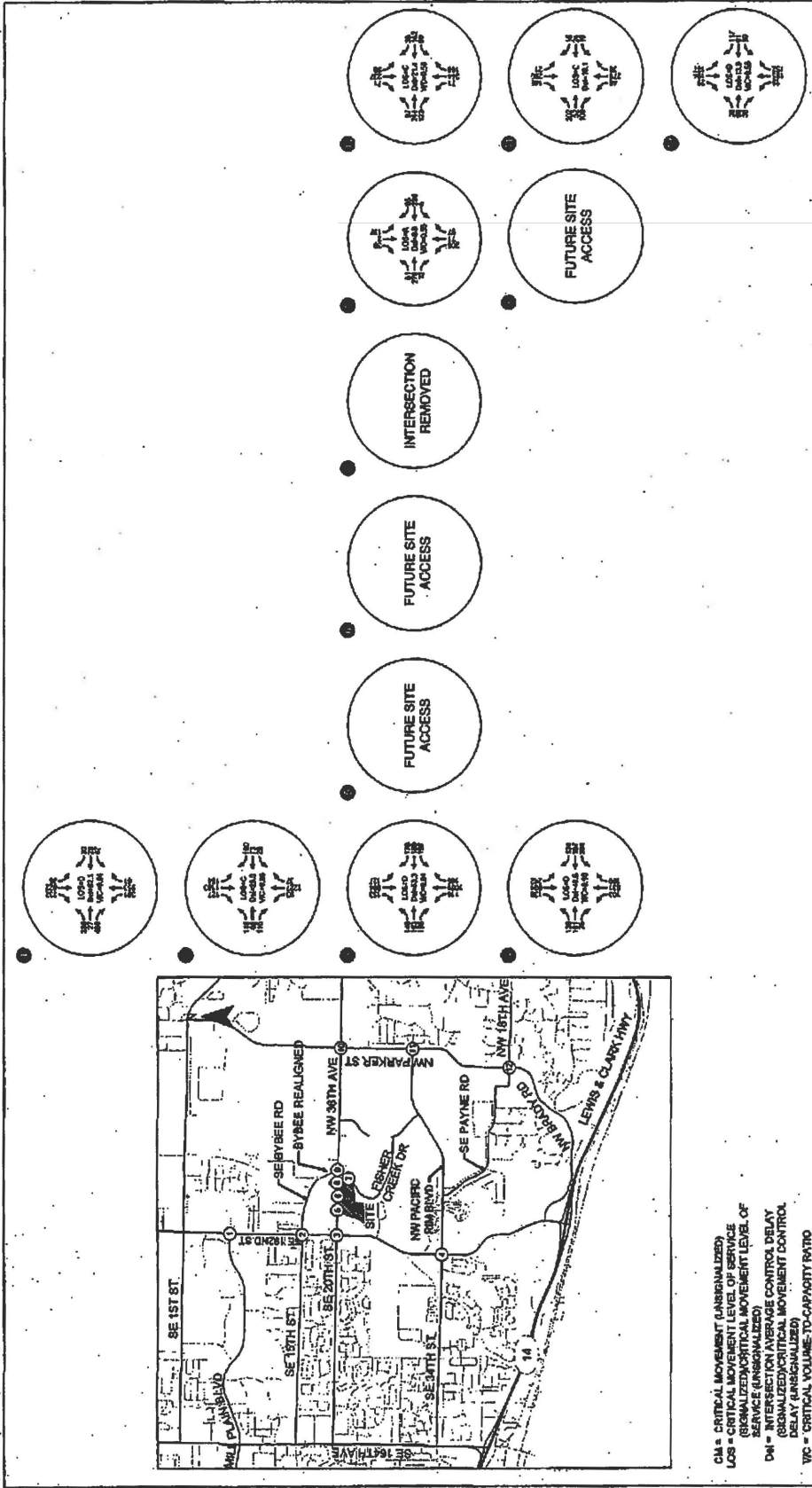
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 (SIGNALIZED)/CRITICAL MOVEMENT CONTROL
 DELAY (UNSIGNALIZED)
 VIC = CRITICAL VOLUME-TO-CAPACITY RATIO

Scenario 1 2021 Background Traffic Conditions
 Weekday AM Peak Hour
 Camas, Washington

Figure
 8

February 2018

Great Valley Development



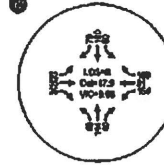
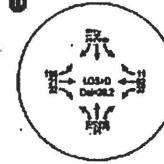
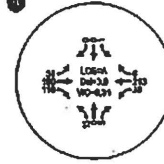
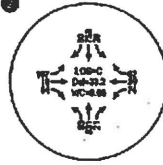
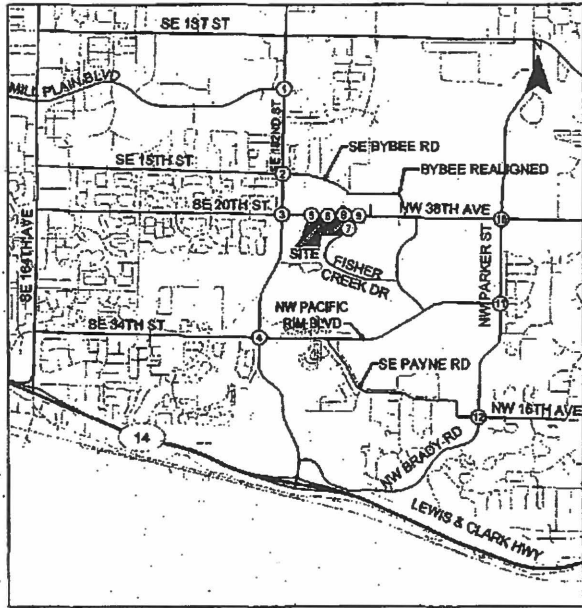
Scenario 1 2021 Background Traffic Conditions
Weekday PM Peak Hour
Camas, Washington

Figure 9

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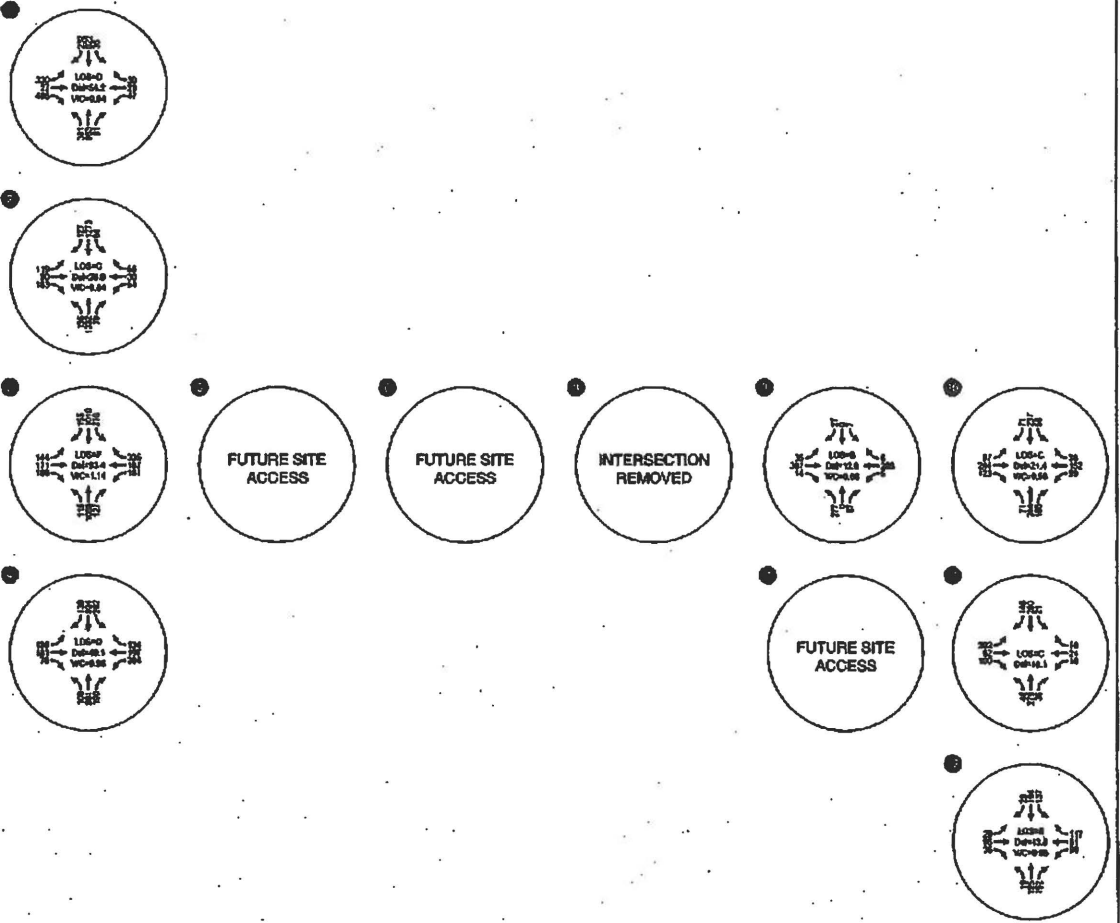
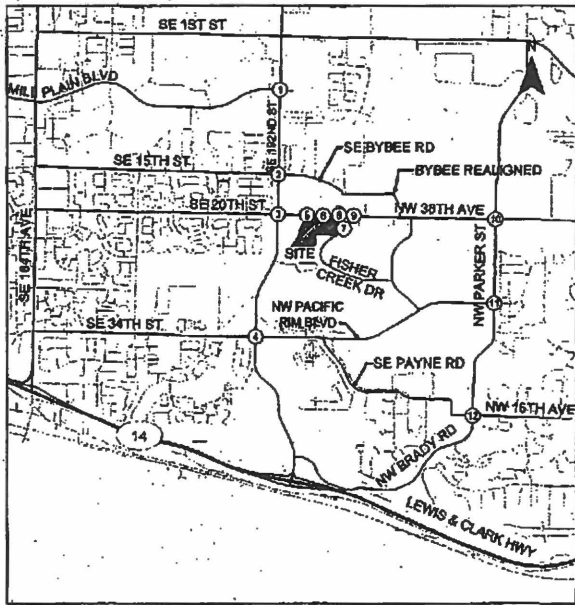
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 DELAY (UN SIGNALIZED)
 VC = CRITICAL VOLUME-TO-CAPACITY RATIO

Scenario 2 2021 Background Traffic Conditions
 Weekday AM Peak Hour
 Camas, Washington

Figure
 10

Grass Valley Development

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CM = CRITICAL MOVEMENT (UN SIGNALIZED)
 LOS = CRITICAL MOVEMENT LEVEL OF SERVICE (SIGNALIZED)/CRITICAL MOVEMENT LEVEL OF SERVICE (UN SIGNALIZED)
 Del = INTERSECTION AVERAGE CONTROL DELAY (SIGNALIZED)/CRITICAL MOVEMENT CONTROL DELAY (UN SIGNALIZED)
 V/C = CRITICAL VOLUME-TO-CAPACITY RATIO

Scenario 2 2021 Background Traffic Conditions
 Weekday PM Peak Hour
 Camas, Washington

Figure 11

Proposed Development Plan

The applicant proposes to construct a mixed-use development consisting of up to 276 apartment units, 100,000 square feet of corporate headquarters, 150,000 square feet of general office, and 20,000 square feet of retail split evenly between restaurant and grocery. Access to the development is proposed via two unsignalized driveways on NW 38th Avenue and two unsignalized driveways on NW Fisher Creek Drive south of NW 38th Avenue (and north of the gated entry to the Fisher Investments Campus). The location of the western driveway on NW 38th Avenue is being coordinated with the neighboring Camas Crossing development to align the site driveways.

Other planned transportation improvements associated with the proposed development include a sidewalk along the site frontage on the west side of NW Fisher Creek Drive and a southbound right turn lane into the site at the unsignalized driveway on NW Fisher Creek Drive. Full occupancy of the development is expected to occur by 2021.

Trip Generation

Estimates of average weekday a.m. and p.m. peak hour vehicle trip ends were obtained from the standard reference manual, *Trip Generation, 9th Edition*, published by the Institute of Transportation Engineers (Reference 2). Pass-by rates were developed based on guidance in *Trip Generation Handbook, 3rd Edition* (Reference 3), and trip internalization rates between uses were developed based on guidance in *Trip Generation Handbook, 2nd Edition* (Reference 4) for daily trips, and NCHRP Report 684 (Reference 5) for peak hour trips. *Appendix "G" includes the OTISS Traffic software trip internalization calculations.* Table 3 summarizes the trip generation for the proposed development.

Table 3: Site Trip Generation Estimate

Land Use Category	ITF Code	Size	Units	Total Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
					Total	In	Out	Total	In	Out
Residential Apartments	220	276	DU	1,835	141	28	113	171	111	60
<i>Less Internal Trips</i>				-254	-17	-2	-15	-38	-23	-15
Corporate Headquarters Building	714	100,000	Sq. Ft.	798	152	141	11	141	14	127
General Office Building	710	150,000	Sq. Ft.	1,654	234	206	28	224	38	186
<i>Less Internal Trips</i>				-124	-40	-21	-19	-12	-2	-10
High-Turnover (Sit-Down) Restaurant	932	10,000	Sq. Ft.	1,272	108	59	49	99	59	40
<i>Less Internal Trips</i>				-455	-45	-27	-18	-47	-24	-23
<i>Less Pass-By Trips (21% Daily and AM peak, 43% PM peak)</i>				-172	-12	-6	-6	-22	-11	-11
Supermarket	850	10,000	Sq. Ft.	1,022	34	21	13	95	48	47
<i>Less Internal Trips</i>				-433	-16	-9	-7	-51	-25	-26
<i>Less Pass-By Trips (18% Daily and AM peak, 36% PM peak)</i>				-106	-4	-2	-2	-38	-19	-19
Total Trips				6,581	669	455	214	730	270	460
<i>Less Internal Trips</i>				-1,266	-118	-59	-59	-148	-74	-74
<i>Less Pass-by Trips</i>				-278	-16	-8	-8	-60	-30	-30
Net New Primary Trips				5,037	535	388	147	522	166	356

Trip Distribution

The distribution of site-generated trips onto the study area roadway system was estimated based on a review of surrounding roadway characteristics, existing uses, the 2035 travel demand model maintained by the Southwest Washington Regional Transportation Council (RTC) (select zone analysis of TAZ #651), and other trip distribution patterns used for similar projects in the area.

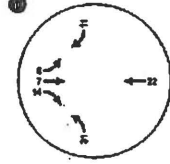
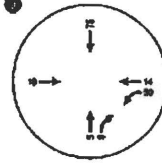
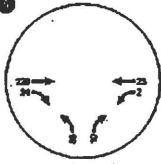
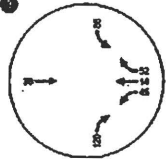
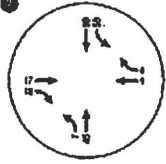
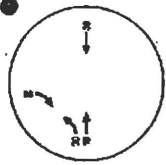
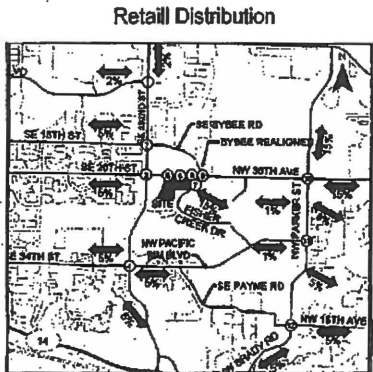
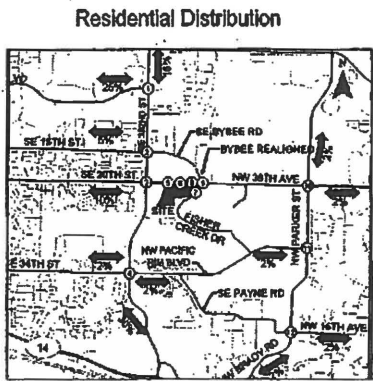
Three distinct distribution patterns were employed in the analysis (one each for residential, office, and retail uses) recognizing trips associated with each of the land uses will have different travel patterns. For example, some retail trips are likely to be made from employees of existing businesses and homes in the immediate site vicinity given the project location whereas residential trips are likely to travel further to and from the site. Further, the market area for retail uses will be limited to the west where there are multiple competing uses while there is little retail service provided east of the site. Figures 12 and 13 illustrate the three estimated trip distribution patterns.

Trip Assignment

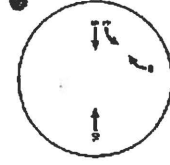
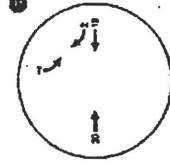
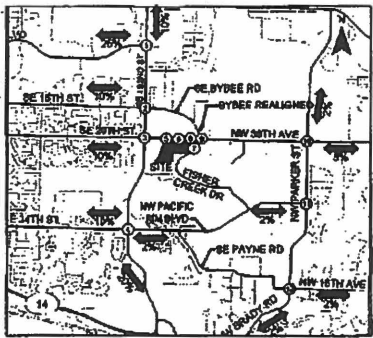
The weekday a.m. and p.m. peak hour site trips shown in Table 3 were assigned to the roadway network based on the trip distribution patterns shown in Figures 12 and 13. Figures 12 and 13 also show the a.m. and p.m. peak hour primary trip assignments for site development under Scenario 1. Figures 14 and 15 show the a.m. and p.m. peak hour pass-by trip assignments. New trip assignments under Scenario 2 are shown on Figures 16 and 17 (site pass-by trip assignment remains the same under Scenarios 1 and 2).

Grass Valley Development

February 2018



Office Distribution

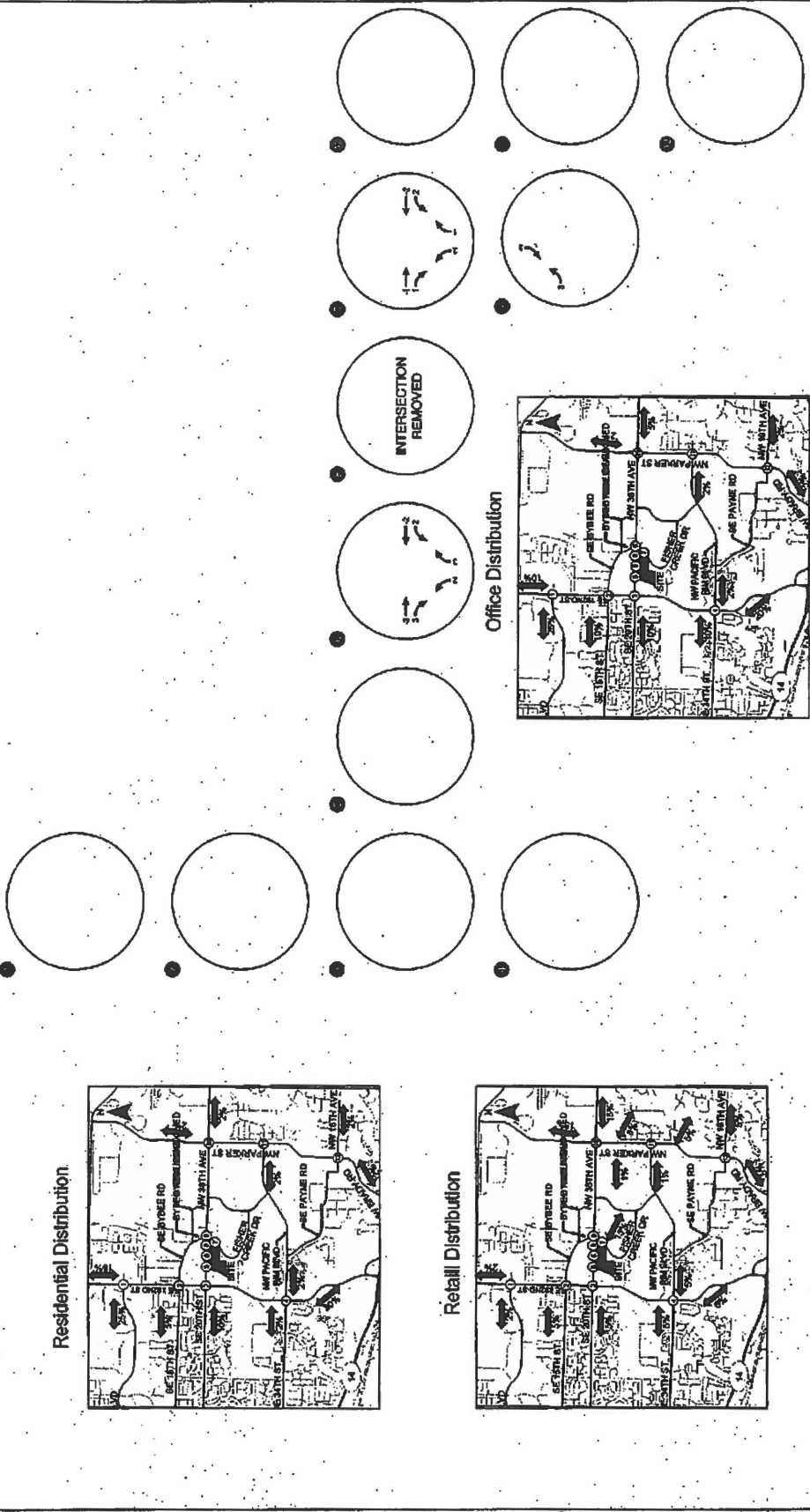


Scenario 1 Trip Distribution & Assignment
Weekday AM Peak Hour
Camas, Washington

Figure 12

February 2018

Gross Valley Development



Residential Distribution

Retail Distribution

Office Distribution

Pass-By Trips
Weekday AM Peak Hour
Camas, Washington

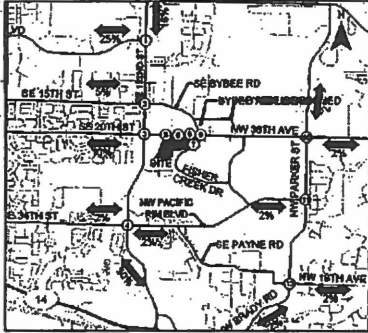
Figure 14



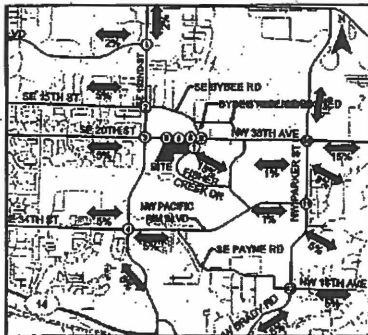
Grass Valley Development

February 2018

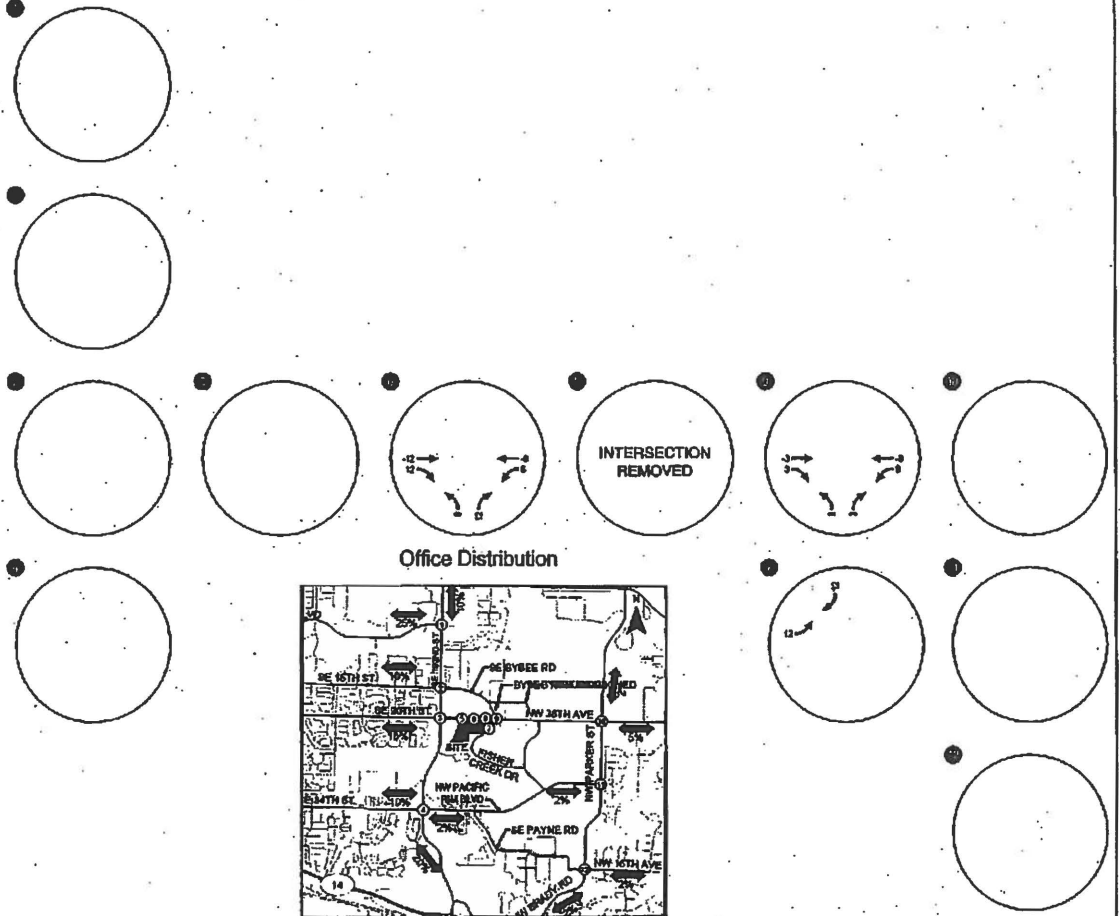
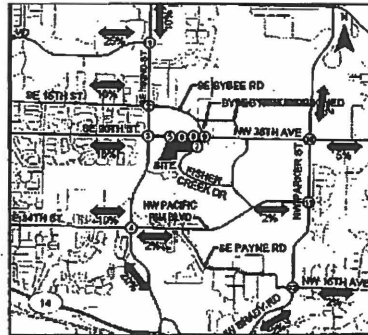
Residential Distribution



Retail Distribution



Office Distribution



Pass-By Trips
Weekday PM Peak Hour
Camas, Washington

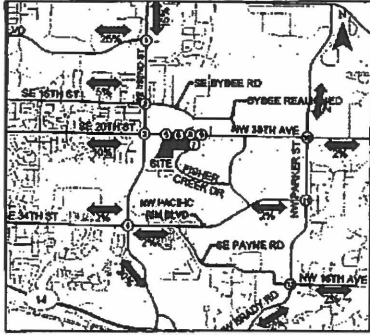
Figure
15



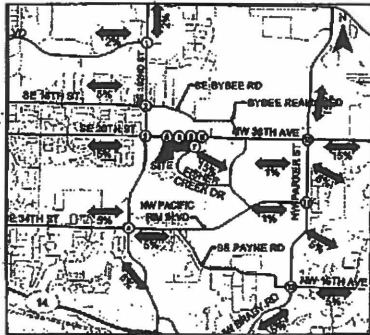
Grass Valley Development

February 2018

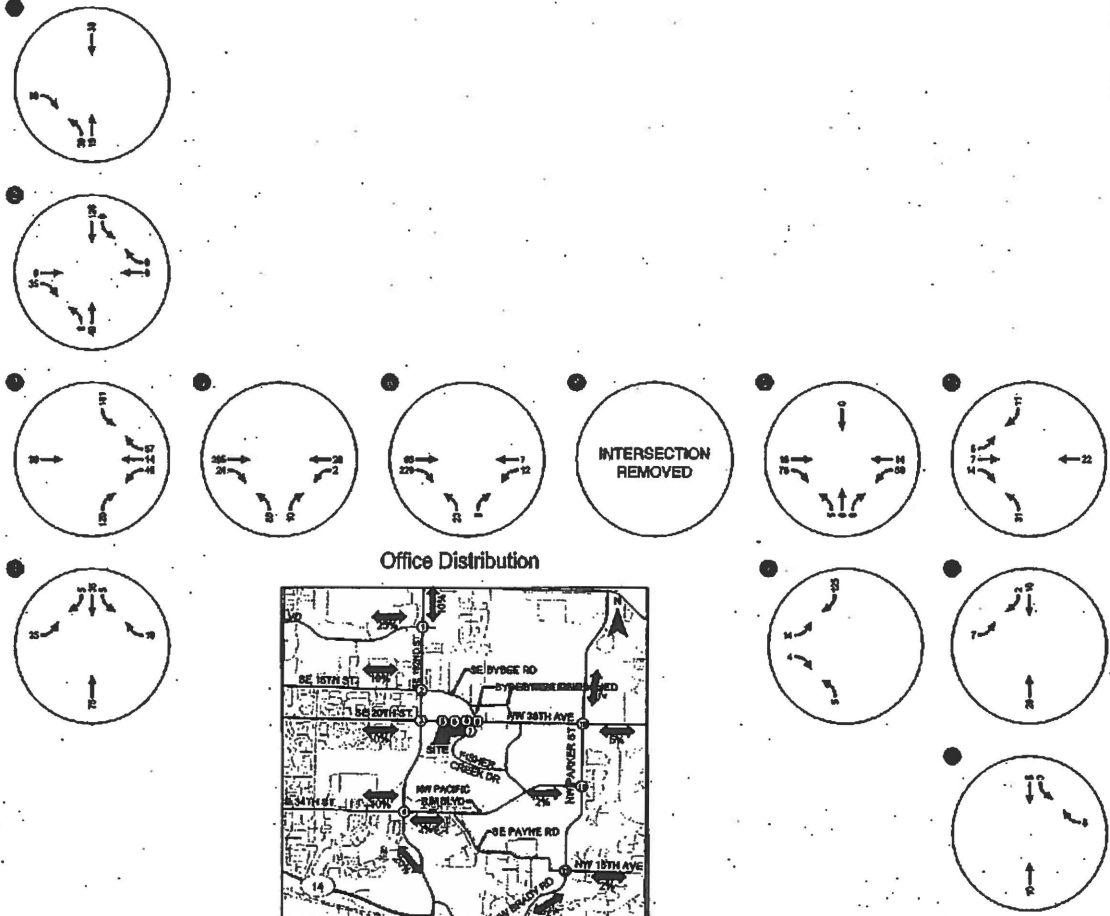
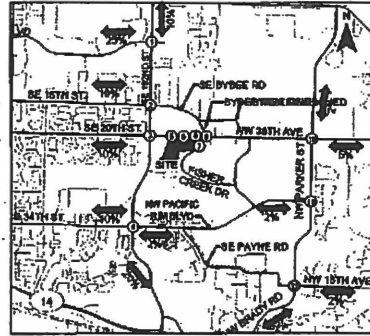
Residential Distribution



Retail Distribution



Office Distribution

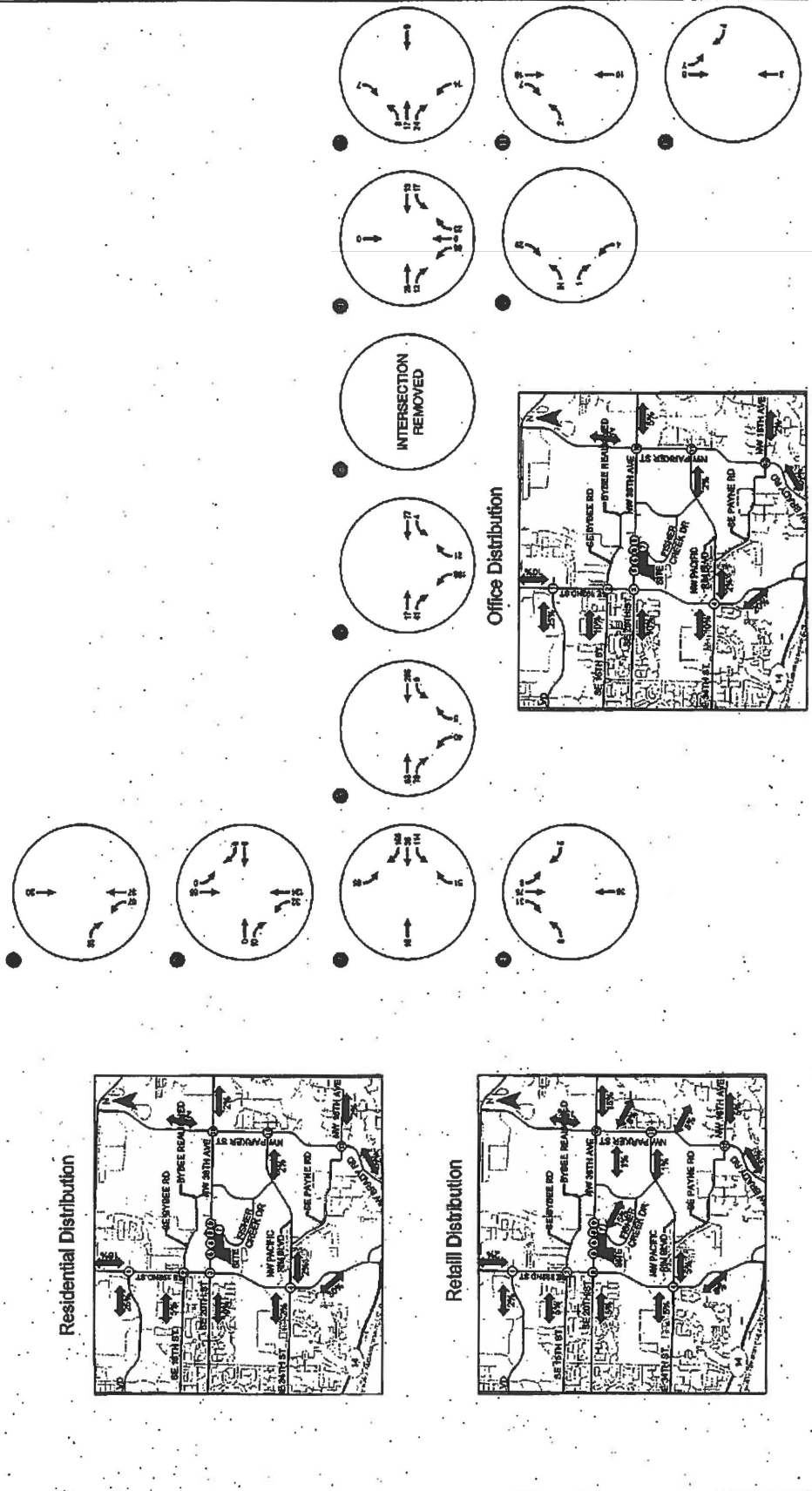


Scenario 2 Trip Distribution & Assignment
Weekday AM Peak Hour
Camas, Washington

Figure 16

February, 2016

Grass Valley Development



Scenario 2 Trip Distribution & Assignment
Weekday PM Peak Hour
Camas, Washington

Figure
17



Year 2021 Total Traffic Conditions

The total traffic conditions analysis forecasts how the study intersections will operate with the inclusion of site-generated traffic. These future conditions were evaluated for both roadway network scenarios as described below.

Scenario 1 (SE Bybee Road aligned at NW Fisher Creek Drive) Total Traffic Conditions

The total traffic volumes at the study intersections include the 2021 background traffic volumes (Figures 8 and 9), primary site-generated trips (Figures 12 and 13) and pass-by site-generated trips (Figures 14 and 15). Figures 18 and 19 show the 2021 total traffic volumes and operations during the weekday a.m. and p.m. peak hours for Scenario 1.

As shown in Figure 19, the SE 20th Street/SE 192nd Avenue Intersection is projected to operate at an unacceptable LOS "F" during the weekday p.m. peak hour. *Appendix "H" includes the year 2021 total traffic analysis worksheets.* All other study intersections are predicted to continue to operate acceptably and satisfy the applicable mobility standards.

SE 20th Street/SE 192nd Avenue Intersection Mitigation

Operations of the SE 20th Street/SE 192nd Avenue intersection could be mitigated to comply with City of Vancouver standards through the addition of a second westbound left-turn lane on SE 20th Street. The additional left-turn lane would add westbound left-turn capacity and allow for traffic signal retiming that allocates additional green time to the primary north-south traffic patterns along SE 192nd Avenue. With this mitigation in place, the intersection is projected to operate at LOS D and a volume to capacity ratio of 1.02 during the weekday p.m. peak hour. *Mitigated operations analysis assuming the additional turn lane and signal retiming for p.m. peak hour conditions is provided at the end of Appendix "H".*

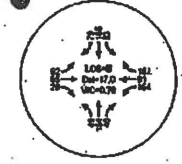
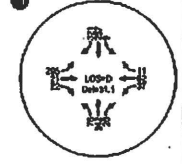
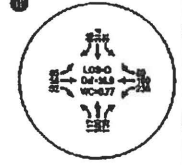
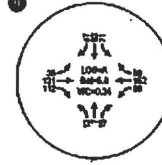
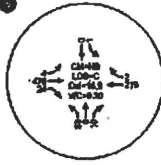
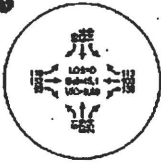
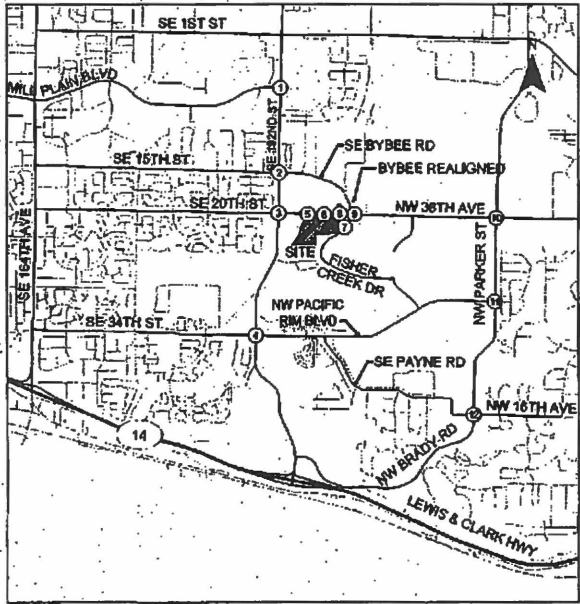
Scenario 2 (SE Bybee Road aligned to the east) Total Traffic Conditions

The Scenario 2 total traffic volumes at the study intersections reflect summation of the 2021 background traffic volumes (Figures 10 and 11), primary site-generated trips (Figures 16 and 17) and pass-by site-generated trips (Figures 14 and 15). Figures 20 and 21 show the 2021 total traffic volumes and operations during the weekday a.m. and p.m. peak hours for Scenario 2.

As shown in the figures, the SE 20th Street/SE 192nd Avenue continues to operate at an unacceptable level based on the City of Vancouver standards during the weekday p.m. peak hour. Compared to Scenario 1, the intersection experiences higher traffic volumes and delay. The other study intersections are projected to continue to operate acceptably and satisfy the applicable mobility standards. *Appendix "H" includes the year 2021 total traffic analysis worksheets.*

Grass Valley Development

February 2018



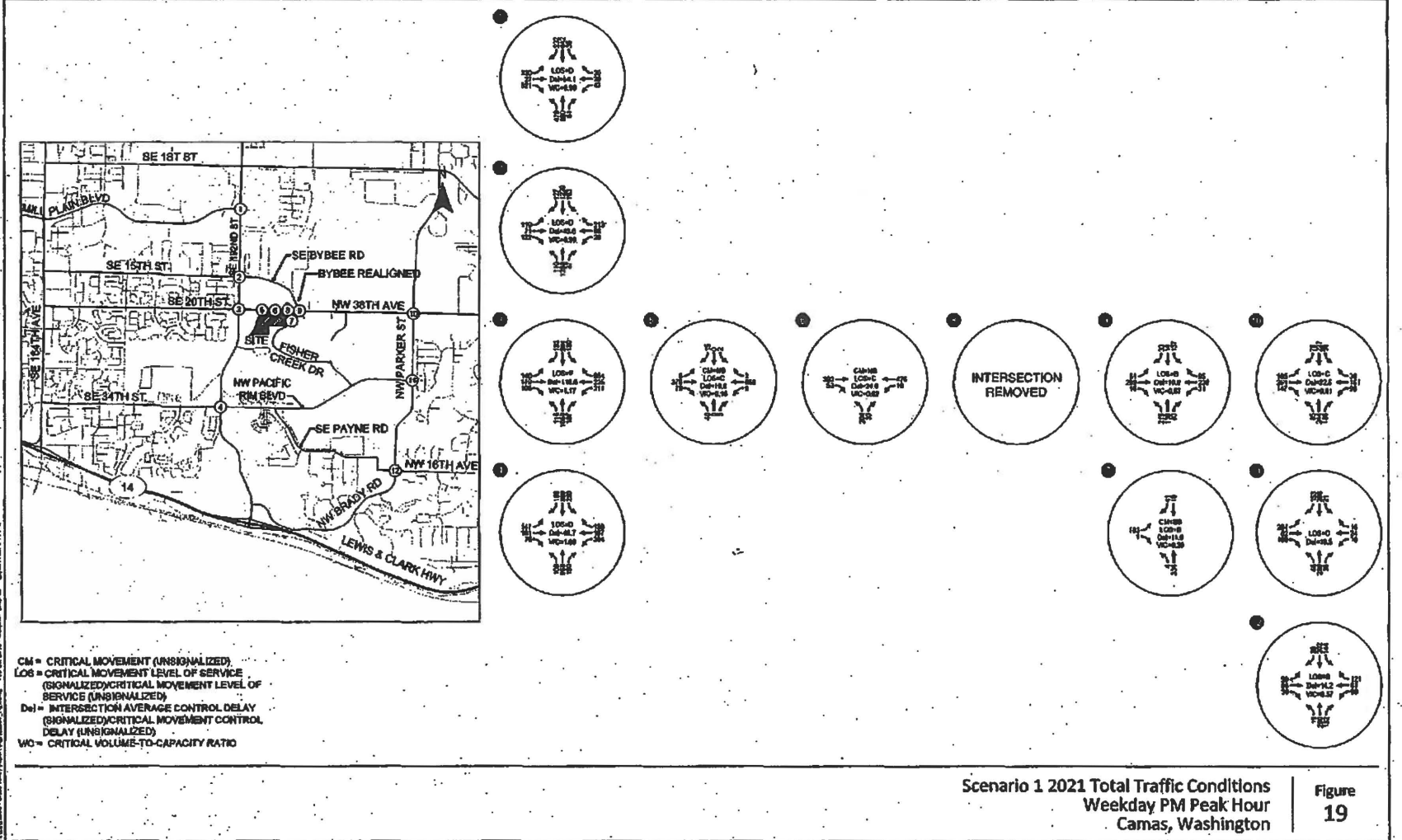
CM = CRITICAL MOVEMENT (UNSIGNALIZED)
 LOS = CRITICAL MOVEMENT LEVEL OF SERVICE (SIGNALIZED)/CRITICAL MOVEMENT LEVEL OF SERVICE (UNSIGNALIZED)
 Del = INTERSECTION AVERAGE CONTROL DELAY (SIGNALIZED)/CRITICAL MOVEMENT CONTROL DELAY (UNSIGNALIZED)
 V/C = CRITICAL VOLUME-TO-CAPACITY RATIO

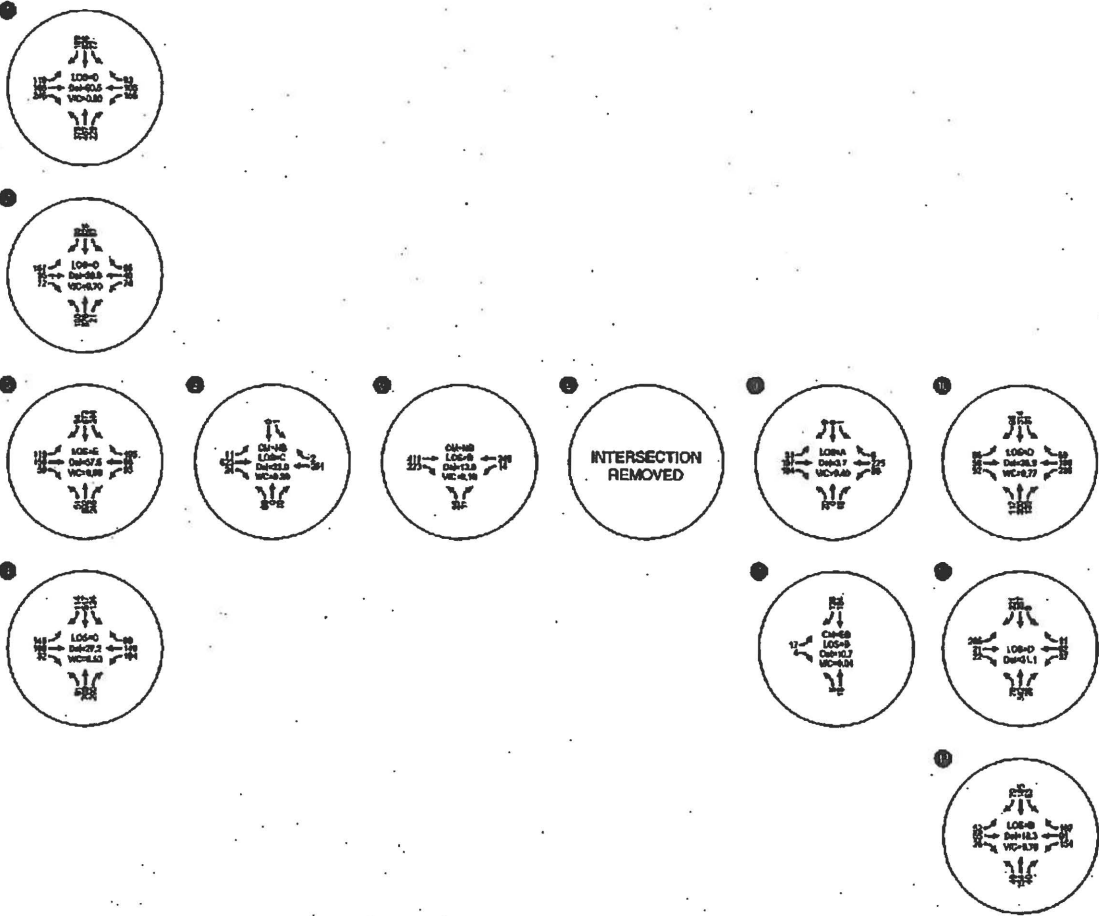
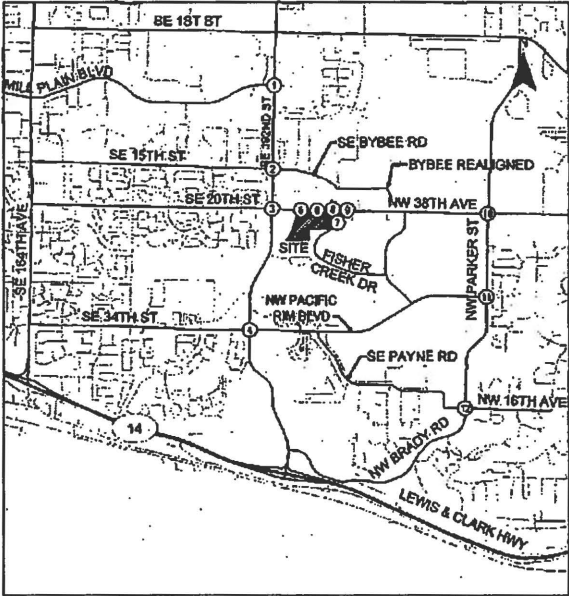
Scenario 1 2021 Total Traffic Conditions
 Weekday AM Peak Hour
 Camas, Washington

Figure 18

Grass Valley Development

February 2018





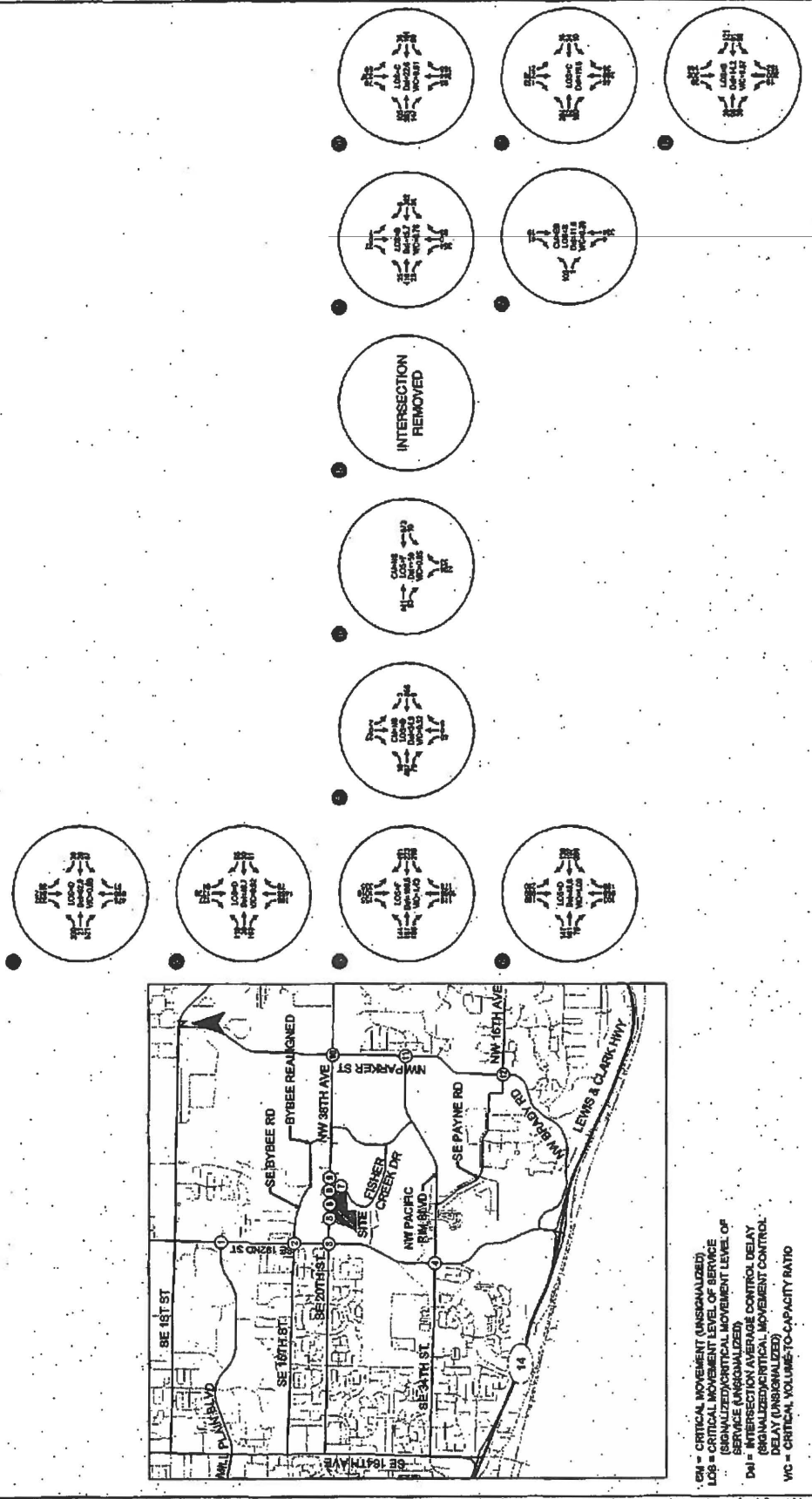
CM = CRITICAL MOVEMENT (UNIGNALIZED)
 LOS = CRITICAL MOVEMENT LEVEL OF SERVICE (SIGNALIZED)/CRITICAL MOVEMENT LEVEL OF SERVICE (UNIGNALIZED)
 Del = INTERSECTION AVERAGE CONTROL DELAY (SIGNALIZED)/CRITICAL MOVEMENT CONTROL DELAY (UNIGNALIZED)
 V/C = CRITICAL VOLUME-TO-CAPACITY RATIO

Scenario 2 2021 Total Traffic Conditions
Weekday AM Peak Hour
Camas, Washington

Figure
20

February 2020

Grass Valley Development



Scenario 2 2021 Total Traffic Conditions
Weekday PM Peak Hour
Camas, Washington

Figure 21

CM = CRITICAL MOVEMENT (UNIGNALIZED)
 LOS = CRITICAL MOVEMENT LEVEL OF SERVICE
 (IGNALIZED)
 LOS = CRITICAL MOVEMENT LEVEL OF SERVICE (UNIGNALIZED)
 DAI = INTERSECTION AVERAGE CONTROL DELAY (UNIGNALIZED)
 DAI = INTERSECTION AVERAGE CONTROL DELAY (IGNALIZED)
 VC = CRITICAL VOLUME-TO-CAPACITY RATIO



SE 20th Street/SE 192nd Avenue Intersection Mitigation

Mitigation of the SE 20th Street/SE 192nd Avenue intersection under Scenario 2 requires the addition of a second westbound left-turn lane as well as a separate westbound right-turn lane. Similar to Scenario 1, the additional westbound approach capacity would allow for traffic signal retiming that allocates additional green time to the primary north-south traffic patterns along SE 192nd Avenue. These mitigations would restore intersection operations to a level in compliance with City of Vancouver standards. *Mitigated intersection operations analysis for Scenario 2 is provided at the end of Appendix "H".*

While not required to mitigate the traffic impacts of the proposed development, intersection operations could be further enhanced through provision of a westbound right-turn traffic signal overlap phase for the new westbound right-turn lane.

Queueing Analysis

Site Driveways

A 95th-percentile queuing analysis was performed for the three proposed site access points along NW 38th Avenue and Fisher Creek Drive under 2021 peak hour total traffic conditions. Table 5 summarizes the 95th-percentile queue estimates for the stop controlled approaches, rounded up to the nearest single vehicle length (estimated at 25 feet).

Table 5: 95th-Percentile Queue Analysis Findings (2021 Total Traffic Conditions)

Intersection	Movement	Available Storage (feet)	Scenario 1		Scenario 2	
			AM Peak Hour Queue (feet)	PM Peak Hour Queue (feet)	AM Peak Hour Queue (feet)	PM Peak Hour Queue (feet)
5 NW 38 th Avenue/ Proposed Site Driveway 1	Westbound Left		0	25	0	25
	Northbound		50	25	50	50
6 NW 38 th Avenue/ Proposed Site Driveway 2	Westbound Left		25	25	25	25
	Northbound		25	125	25	200
7 Fisher Creek Drive/ Proposed Site Driveway 3	Eastbound		25	25	25	25

Site driveway queues are projected to be longer under Roadway network Scenario 2, reflecting the projected increase in east-west traffic volumes on NW 38th Avenue along the site frontage as compared to Scenario 1.

As Table 5 indicates, the 95th-percentile queue for the northbound approach at the NW 38th Avenue/Proposed Site Driveway 2 intersection is expected to reach five car lengths under Scenario 1 and eight car lengths under Scenario 2. While the queuing condition will occur on-site and not impact the public roadway approaches, the on-site queuing could be reduced through provision of a shared through/left-turn lane and a separate right-turn lane northbound at the eastern site driveway on NW

38th Avenue. As the site plan is finalized, it is recommended that the site plan provide adequate storage for each of the stop controlled approaches.

SE 192nd Avenue/SE 20th Street Intersection

Table 6 summarized projected queues at the signalized SE 192nd Avenue/SE 20th Street intersection for both Scenarios 1 and 2 assuming provision of the previously recommended mitigation measures. A more detailed summary of the queue results is provided within the LOS worksheets for this intersection in Appendix "H".

Table 6: SE 192nd Avenue/SE 20th Street Intersection 95th-Percentile Queue Analysis Results (2021 Total Traffic Conditions)

Approach	Movement	Storage ¹	Scenario 1		Scenario 2	
			AM Peak Hour Queue (ft)	PM Peak Hour Queue (ft)	AM Peak Hour Queue (ft)	PM Peak Hour Queue (ft)
Eastbound	Left	100'	68	104	68	96
	Through-Right	230'/825'	191	296	199	372
Westbound	Left	100'	174	166	113	188
	Through	325'/2,110'	172	517	222	227
	Right	200'				386
Northbound	Left	325'	65	137	65	125
	Through-Right	190'/1,285'	440	584	444	590
Southbound	Left	400'	235	154	408	253
	Through-Right	1080'	235	312	265	284

¹When two storage lengths are shown, the first measurement represents distance to nearest driveway intersection and the second measurement represents distance to nearest street intersection.

Driveway Sight Distance Considerations

Access to the development is proposed via two full-access, stop-controlled driveways on NW 38th Avenue and two full-access stop-controlled driveways on NW Fisher Creek Drive. As site civil engineering plans are finalized, landscaping, above ground utilities, and signing should be located and maintained along the site frontage and throughout the site in a manner that preserves adequate intersection sight distance in accordance with City of Camas standards. Sight distance availability should be confirmed during the final engineering process.

FINDINGS AND RECOMMENDATIONS

Based on the results of the transportation impact analysis, the proposed development can be constructed while maintaining acceptable levels of service and safety on the surrounding transportation system given assuming the provision of the recommended mitigation measures. The primary findings and recommendations of this study are summarized below.

Findings

- The proposed mixed-use development is estimated to generate 5,037 net new weekday trips, including 535 during the a.m. peak hour (388 in, 147 out) and 522 during the p.m. peak hour (166 in, 356 out).
- Under Scenario 1 year 2021 total traffic conditions, the SE 20th Street/SE 192nd Street intersection requires mitigation to comply with City of Vancouver operating standards during the weekday p.m. peak hour.
 - Mitigation to restore acceptable operations includes provision of a second westbound left-turn lane and traffic signal retiming that allocates additional green time to the primary north-south traffic patterns along NE 192nd Avenue.
- Under Scenario 2, both year 2021 background and total traffic conditions require mitigation at the SE 20th Street/SE 192nd Street intersection to comply with City of Vancouver operating standards during the weekday p.m. peak hour.
 - Scenario 2 involves higher westbound approach traffic volumes as compared to Scenario 1.
 - Mitigation to restore acceptable operations includes provision of a second westbound left-turn lane and a separate westbound right-turn lane as well as corresponding signal retiming that allocates additional green time to the primary north-south traffic patterns along NE 192nd Avenue.

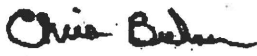
Recommendations

- The SE 20th Street/SE 192nd Street intersection should be mitigated to comply with City of Vancouver operating standards in conjunction with site development.
 - For network connectivity Scenario 1, mitigation should include provision of a second westbound left-turn lane and traffic signal retiming that allocates additional green time to the primary north-south traffic patterns along NE 192nd Avenue.
 - For network connectivity Scenario 2, mitigation should include provision of a second westbound left-turn lane and a separate westbound right-turn lane as well as corresponding signal retiming that allocates additional green time to the primary north-south traffic patterns along NE 192nd Avenue.

- On-site and off-site landscaping and any above ground utilities at the site driveways and internal roadways should be installed and maintained to ensure that adequate sight distance is provided upon buildout in accordance with City of Camas standards. Further, sight distance availability should be confirmed during the final engineering process.

We trust this report adequately addresses the traffic impacts associated with the proposed Grass Valley development. Please contact us if you have any questions.

Sincerely,
KITTELSON & ASSOCIATES, INC.


Chris Brehmer, P.E.
Senior Principal Engineer


Kristine Connolly
Engineering Associate

REFERENCES

1. Transportation Research Board. *Highway Capacity Manual 2000*. 2000.
2. Institute of Transportation Engineers. *Trip Generation, 9th Edition*. 2012.
3. Institute of Transportation Engineers. *Trip Generation Manual, 3rd Edition*. 2014.
4. Institute of Transportation Engineers. *Trip Generation Handbook, 2nd Edition*. 2004.
5. Transportation Research Board. *NCHRP Report 684*. 2011.

APPENDICES

- A. Crash data
- B. Description of Level of Service Criteria
- C. Traffic count data
- D. Existing Traffic Operations Analysis Worksheets
- E. In-process volumes
- F. Year 2021 Background Traffic Operations Analysis Worksheets
- G. QTISS Traffic Calculations
- H. Year 2021 Total Traffic Operations Analysis Worksheets

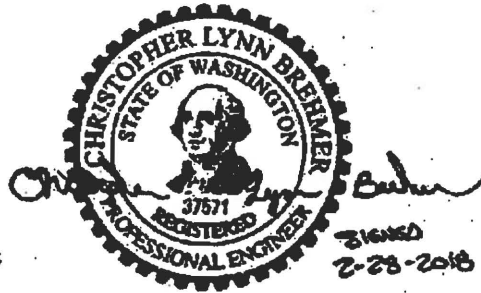


EXHIBIT D

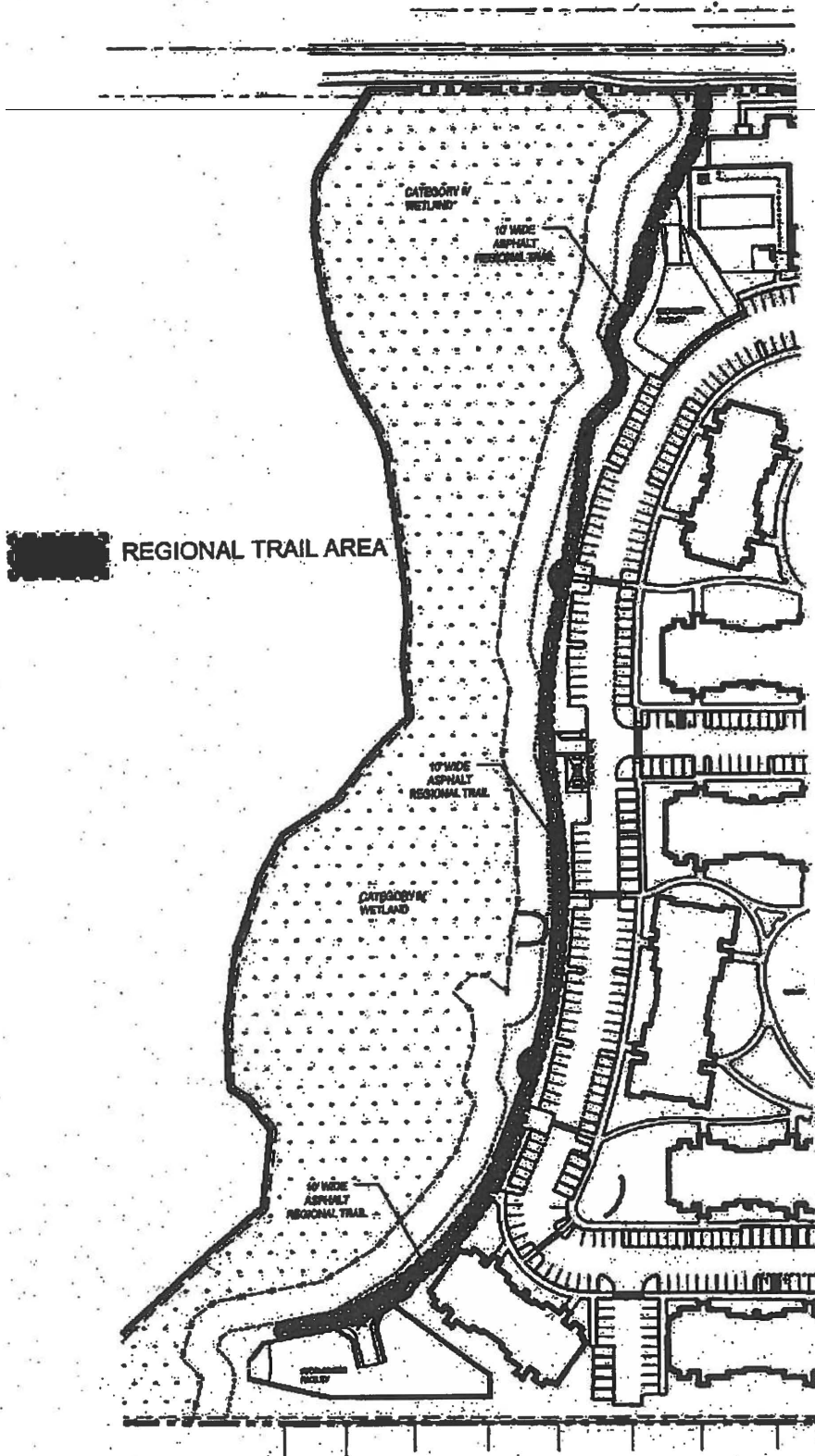
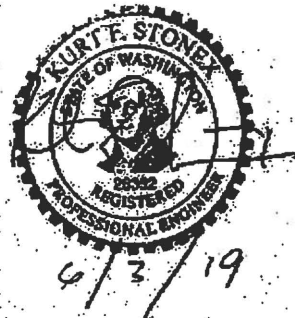


EXHIBIT D-1

OLSON ENGINEERING INC.
 222 EAST EVERGREEN BLVD, VANCOUVER, WA 98660 (360) 695-1385

Grass Valley Apartments - Regional Trail - Cost estimate

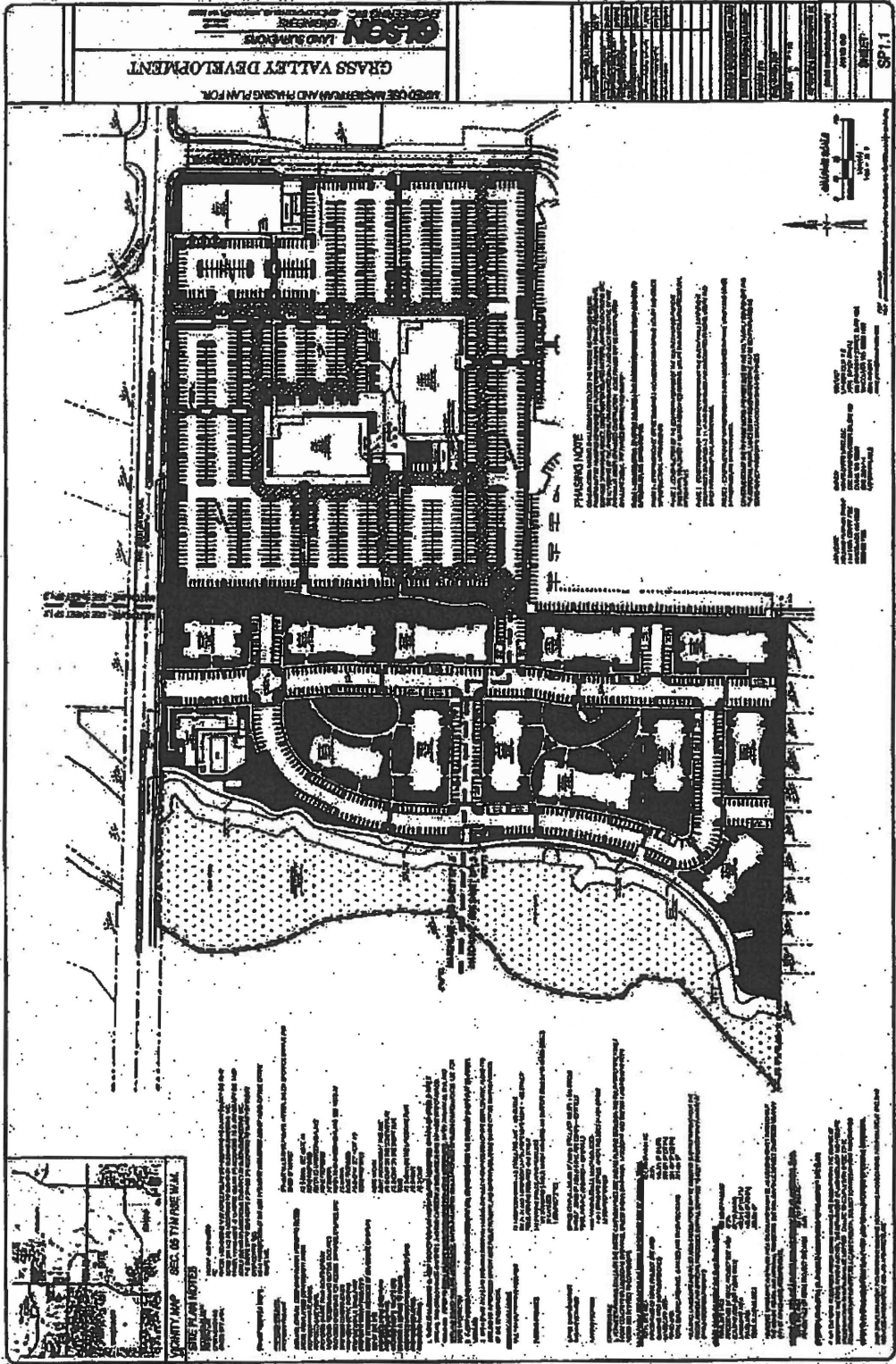
Item #	Description	Unit Of Measure	Quantity	Unit Price	Total Price
GENERAL CONDITIONS					
1	Mobilization	LS	1.00	\$ 14,971.70	\$ 14,971.70
					Total \$ 14,971.70
GRADING					
2	Mass Grading (Fill On-Site)	CY	4,400	\$ 4.00	\$ 17,600.00
					Total \$ 17,600.00
EROSION CONTROL					
3	Silt Fence	LF	1,400	\$ 2.00	\$ 2,800.00
					Total \$ 2,800.00
SITWORK					
<u>Regional Trail</u>					
4	Finish Grade	SF	16,595	\$ 0.25	\$ 4,148.75
5	12" Soil Cement Stabilization (5% - 8% Cement)	SF	7,313	\$ 0.70	\$ 5,119.10
6	1x" - Crushed Rock (0.50')	TN	280	\$ 20.00	\$ 5,200.00
7	1x" - Crushed Rock (0.33')	TN	220	\$ 20.00	\$ 4,400.00
8	Asphaltic Concrete (0.17') Class 1/2" 64-22 HMA	TN	215	\$ 135.00	\$ 29,025.00
					Total \$ 47,892.85
SITWORK					
<u>Retaining Walls</u>					
9	Retaining Wall #14 - Lock + Load, MSE w/ 48" Safety Fence	SF	100	\$ 27.00	\$ 2,700.00
10	Retaining Wall #15 - Lock + Load, MSE w/ 48" Safety Fence	SF	2,900	\$ 23.00	\$ 66,700.00
11	Retaining Wall #16 - Lock + Load, MSE w/ 48" Safety Fence	SF	205	\$ 25.00	\$ 5,125.00
					Total \$ 74,525.00
AMENITIES					
12	Benches, Maglin - MLB1200 PC	EA	4	\$ 1,500.00	\$ 6,000.00
					Total \$ 6,000.00
STRIPING & SIGNAGE					
13	Trail Sign	EA	4	\$ 225.00	\$ 900.00
					Total \$ 900.00
Subtotal Construction Costs					\$ 164,689.55
Sales Tax (8.4%)					\$ 13,833.82
Contingency & Soft Costs (25%)					\$ 41,172.39
Total Construction Costs					\$ 189,695.76



Assumptions

- 1 Plans being prepared by Olson Engineering for the Second Submittal (1/30/2019) were used to obtain quantities for the "Cost Estimate".
- 2 The "Site Preparation And Grading" came from the "Geotechnical Report" prepared by Terra Associates, Inc. dated June 19, 2018, Revised.
- 3 "Amenities & Landscaping" came from Planting Plans prepared by "Mackenzie" dated "Bid Set - 1/7/19".
- 4 Mass Grading materials is in place cubic yards.
- 5 Conversion Factor used to convert Cubic Yards of Crushed Rock to compacted in place Tons = $CY \times 1.917$.
- 6 Conversion Factor used to convert Cubic Yards of Asphalt Concrete to compacted in place Tons = $CY \times 2.052$.
- 7 The "Unit Price" are not "Prevailing Wage".

EXHIBIT E



RESOLUTION NO. 19-006

A RESOLUTION approving an Amended and Restated Development Agreement between the City of Camas and Holland Acquisition Co., LLC, and Fisher Creek West LLC.

WHEREAS, Holland Acquisition Co., LLC, and Fisher Creek West LLC, is the owner of certain real property located within the City of Camas; and

WHEREAS, the parties previously executed and recorded a Development Agreement relating to said property; and

WHEREAS, the Amended and Restated Development Agreement sets forth certain standards that will govern the development of the property; and

WHEREAS, the City Council has conducted a public hearing on the proposed Amended and Restated Development Agreement on June 17, 2019, at which time it considered testimony from all interested parties; and

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

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

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

I

That certain Amended and Restated Development Agreement between the City of Camas and Holland Acquisition Co., LLC, and Fisher Creek West LLC, relating to certain real property located within the City's municipal boundary is hereby approved. The Mayor is authorized and instructed to sign the agreement on behalf of the City.

II

Upon execution by all parties thereto, the Amended and Restated Development Agreement shall be recorded with the Clark County Auditor, pursuant to the requirements of RCW 36.70B.190.

ADOPTED BY THE COUNCIL OF THE CITY OF CAMAS AND APPROVED BY THE MAYOR this 17th day of June, 2019.

SIGNED: Shannon Jue
Mayor

ATTEST: [Signature]
Clerk

APPROVED as to form:

[Signature]
City Attorney



November 2, 2020

Brian Cho
 Keller Holland Grass Valley MF Investors, LLC
 Holland Partner Group
 1111 Main Street, Suite 700
 Vancouver, WA 98660

***Re: Holland Partner Group - Grass Valley Development – NW 38th Avenue Mixed Use
 Final Acceptance for Completion of Grass Valley Regional Trail Improvements***

Dear Mr. Cho,

Grass Valley Regional Trail improvements were to be constructed per Section 8, page 5 of the Development Agreement with Grass Valley Land, LLC, recorded on July 23, 2019. Section 8 Impact Fee Credits for Parks and Trails states:

“Pursuant to the City’s Parks and Open Space Plan and the City’s Capital Facilities Plan and impact fee program for parks and trails, the parties agree that upon construction of the trail improvements identified on Exhibit D and acceptance by the City of those improvements, based upon the costs identified on Exhibit D-1 and the City’s Park Impact Fee program, the City will issue to Holland the amount of Park Impact Fee Credits identified on Exhibit D-1”.

Per Exhibit D-1 of the Development Agreement: ‘Grass Valley Apartments – Regional Trail – Cost Estimate, the amount of Park Impact Fee Credits due for the construction of the regional trail are in the amount of \$219,695.88.

The Engineering Department and Operations Parks Maintenance staff have inspected the above referenced trail improvements and have concluded that all improvements for the trail have been completed in accordance with the Decision, Conditions of Approval, City Standards, and the approved construction plans.

Through this letter the trail improvements are awarded Final Acceptance pursuant to CMC 17.21.070.

Sincerely,

A handwritten signature in blue ink that reads "SR Wall".

Steve R. Wall, P.E.
 Public Works Director

File: R:/Developments/Grass Valley Dev.-38th Ave. Mixed Use/Park Impact Fee Credits/FA_Holland_LLC_RegionalTrail_11-2-2020
 cc: Holland Partner Group; Bob Cunningham, Bldg. Official; and File



City of Camas Community Development Application Form Impact Fee Credit

Impact Fee Credit Applying for:

- Traffic Impact Fee
- Fire Impact Fee
- School Impact Fee
- Open Space Impact Fee
- Parks Impact Fee
- Water System Development Charge
- Sewer System Development Charge

Company Name: Keller Holland Grass Valley MF Investors, LLC Work Phone: 360-907-4602
 Contact Name: Brian Cho
 Address: c/o Holland Partner Group, 1111 Main Street, Suite 700
 City: Vancouver State: WA Zip: 98660 Fax: _____
 E-mail Address: bcho@hollandpartnergroup.com

Associated Development Proposal:

Construction of trail improvements per the Amended and Restated Development Agreement approved by Resolution No. 19-006 and recorded under AFN# 5628968.

Case Number: DA-1801 Parcel Number: 126043-000
 Site Address: 5988 NW 38th Avenue, Camas, WA 98607

Location of Request:

Address of Location: Kielo at Grass Valley Apartments, 5988 NW 38th Avenue, Camas, WA 98607
 Intersection from: _____ Intersection to: _____
 Amount of Credit Requested: \$219,695.86

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, error, and/or omissions may be sufficient cause for denial of the request.

Printed Name: Thomas D. Warren, Executive Managing Director
 Applicant Signature:  Date: October 13, 2020

For Office Use Only:

Approved
 Disapproved Signature: _____ Date: _____

~ PROCLAMATION ~

WHEREAS, the City of Camas is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and

WHEREAS, the City of Camas is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends and community; and

WHEREAS, the City of Camas is a community which chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community; and

WHEREAS, the City of Camas acknowledges the mission of Extra Mile America to create 550 Extra Mile cities in America and is proud to support “Extra Mile Day”;

NOW THEREFORE, I, Barry McDonnell, Mayor of the City of Camas, do hereby proclaim November 17, 2020, as:

“Extra Mile Day”

in the City of Camas, and encourage all citizens to take time on this day to not only “go the extra mile” in their own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country or world a better place.



In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 16th day of November, 2020.

Barry McDonnell, Mayor



Staff Report

November 16, 2020 Regular Meeting

408 NW Lake Road Property Acquisition
Presenter: Steve Wall, Public Works Director

Phone	Email
360.817.7899	swall@cityofcamas.us

SUMMARY: The City entered into a purchase and sale agreement with Amanda Ediger on February 4, 2020 for the purchase of a 0.17 acre property at 408 NW Lake Road (figure shown below for reference). An appraisal for the property was completed in January 2020 which included a final valuation of the property at \$180,000. The agreed upon purchase price as identified in the purchase and sale agreement is \$175,000.

All of the conditions identified in the purchase and sale agreement have been completed, or are nearing completion, and both parties should be ready to close by November 18th. It is noted that the seller is entitled to possession of the premises for a period of 6 months after closing.



Ediger Property – 408 NW Lake Road

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? Acquisition of real property.

What's the data? What does the data tell us? N/A

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

Who will benefit from, or be burdened by this agenda item? Additional acreage will be added to the City's parks and open space network.

What are the strategies to mitigate any unintended consequences? An appraisal to determine fair market value was completed for the property.

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

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

What potential hurdles exists in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution? City's adopted Parks, Recreation and Open Space (PROS) Plan identifies the desire to include parks and open space around Lacamas Lake, Round Lake and Fallen Leaf Lake. The property in question is adjacent to other parks and open space already owned by the City.

BUDGET IMPACT: The agreed upon purchase price for the 0.17 acre site is \$175,000.

RECOMMENDATION: Authorize the Mayor, or his designee, to execute the closing documents for the acquisition of real property at 408 NW Lake Road from Amanda Ediger at a purchase price of \$175,000.

REAL ESTATE PURCHASE AND SALE AGREEMENT
WITH EARNEST MONEY PROVISION

1. **Effective Date:** _____, 2020
2. **Parties:** Amanda Ediger, hereinafter referred to as "Seller";

and

The City of Camas, a Washington municipal corporation, hereinafter referred to as "Purchaser".

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 as follows:

County of Clark, State of Washington

That portion of the Northwest Quarter of the Northwest Quarter of Section 2, Township 1 North, Range 3 East of the Willamette Meridian, lying Southerly and Westerly of the line of the County road, described as follows:

Beginning at a point 471.24 feet from South of the Northwest corner of said Section 2; thence South 85°18' East 61.6 feet; thence South 117.75 feet; thence West 61.39 feet; thence North 122.8 feet to the point of beginning. EXCEPT County roads.

TOGETHER WITH rights conferred by that water agreement recorded under auditor's file No. G 420395.

Purchaser and Seller authorize the insertion of any correction to the legal description.

4. **Purchase Price:** The total purchase price for the Property is One Hundred Seventy-Five Thousand and NO/100 Dollars (\$175,000.00), 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 Ten Thousand and No/100 Dollars (\$10,000.00) 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 a title insurance company, or other mutually agreed closing agent, for the closing of the transaction contemplated herein, and to deliver to said escrow and 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 transaction must close on or before 60 days following deposit of the earnest money set forth in Section 5 herein, which will be the termination date of this Agreement.
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 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 following closing costs: one-half (1/2) the escrow closing fees, the recording fees, and all attorney's fees incurred by Purchaser. Seller shall pay the title insurance premium for the owner's policy, the real estate excise tax, one-half (1/2) of the escrow/closing fees, and all attorney's fees incurred by Seller.

10. **Pro-rations and Adjustments at Closing:** Taxes and assessments for 2020 shall be prorated as of the date of closing.

11. **Possession:** Seller shall be entitled to possession of the Premises for six months following the date of closing. From and after the effective date hereof until closing or earlier termination of this Agreement, Purchaser and its agents, employees and contractors shall be allowed full access to the entire Premises prior to the closing for the purposes of conducting surveys, tests and inspections on the property, and other investigations as Purchaser deems prudent. Seller shall cooperate fully and assist Purchaser in completing such inspections and investigations. Should this transaction fail to close, Purchaser shall be responsible for leaving the property in a condition as close as reasonably possible to the condition in which Purchaser found it on the date of this Agreement. During Seller's term on the premises post-closing she shall not permit any waste on the premises, and maintain personal injury and property insurance and indemnify and hold harmless the Purchaser from all liability as to Seller, or Sellers' agents or licensees, use of the Property.

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 attorney fees incidental to said litigation, together with all costs and expenses incurred in connection with such action, including 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.
21. **Seller's Warranties:** Seller warrants the following:
- 21.1 That it has no notice of any liens to be assessed against the Premises.
- 21.2 That it has no notice from any governmental authority or agency of any violation of law or ordinance relating to the Premises.
- 21.3 That it has no notice or knowledge of any material defect in the Premises which has not been disclosed to Purchaser in writing.
- 21.4 To the best of Seller's knowledge, the Premises are free from all hazardous materials and that no hazardous materials have been used or placed on the Premises during the period of its ownership.

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, Purchaser. Seller has been advised to seek out and obtain independent legal counsel.

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.

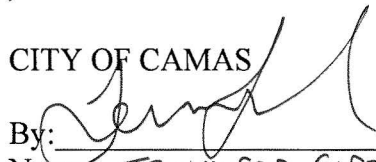
23.6 **Date of Closing:** For purposes of this agreement, "date of closing" shall be construed as the date upon which all appropriate documents are recorded and proceeds of this sale are available for disbursement to Seller. Funds held in reserve accounts pursuant to escrow or closing instructions shall 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 24 day of February, 2020.

CITY OF CAMAS
By: 
Name: JENNIFER GORSUCH
Title: INTERIM CITY ADMINISTRATOR

On the _____ day of _____, 2020, the undersigned hereby approve and accept the sale set forth in the above agreement and agree to carry out all the terms thereof on the part of the Seller.

Amanda Ediger



Staff Report – Public Hearing for Ordinance

November 16, 2020 Council Regular Meeting

Public Hearing for Ordinance No. 20-009 Amending 2020 Budget Ordinance 19-019

Presenter: Cathy Huber Nickerson, Finance Director

Phone	Email
360.817.1537	chuber@cityofcamas.us

SUMMARY: The purpose of this agenda item is to introduce Ordinance 20-009 Amending the 2020 Budget Ordinance 19-019 (Fall Omnibus Budget) and take public comment per RCW 35A.34.150. The intent of this hearing is to open for public comment and to let it remain open until the City Council Regular Meeting on December 7, 2020.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? To open the public hearing to consider public comment and provide time for the public to view the Fall Omnibus Budget presentation and documents.

What’s the data? What does the data tell us? N/A

How have communities been engaged? Are there opportunities to expand engagement? The public had an opportunity to view a presentation by the City’s Finance Director during the City Council Workshop earlier. This agenda item opens a public hearing which will remain open for three weeks closing at the December 7, 2020 Regular Council Meeting at which time Council will deliberate on Ordinance 20-009.

Who will benefit from, or be burdened by this agenda item? All City residents will benefit from most of these decision packages.

What are the strategies to mitigate any unintended consequences? N/A

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

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

What potential hurdles exists in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution?
These items are in line with the City's Strategic Plan.

RECOMMENDATION: Staff recommends the Mayor opens the Public Hearing and hold over to close the meeting on December 7, 2020 City Council Regular Meeting as prescribed by RCW 35A.34.150.

ORDINANCE NO. 20-009

AN ORDINANCE amending the City of Camas' 2020 Budget
Ordinance No. 19-019

WHEREAS, the City Council of the City of Camas approved Ordinance No. 19-019 and readopted a budget for fiscal year 2020; and

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

WHEREAS, the City will receive additional revenues that were not anticipated at the time of adopting the budget for 2020; and

WHEREAS, funds received in excess of estimated revenues during the current fiscal year when authorized by an ordinance amending the original budget may be included in the expenditure limitation; and

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

WHEREAS, the financial activities in the following funds could not have been reasonably foreseen at the time of adopting the 2020 budget.

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

Section I

Budget Amendment: The City of Camas' 2020 Budget as adopted in Ordinance No. 19-019 is amended as follows:

1. Modify the 2020 Budget for PWTF debt payments with 2020 draws, debt service for the 2020 LTGO bonds, and reduce debt payments for defeased debt.
2. Modify the 2020 Budget for the 2020 LTGO bond issue.
3. Modify the 2020 Budget to move excess funds from the Larkspur project to NW 38th Avenue Phase 3 project.
4. Modify the 2020 Budget to transfer SDC revenue to fund Water/Sewer debt service payments.
5. Modify the 2020 Budget to fund design work for stormwater and road repairs to Ostenson Canyon Road.
6. Modify the 2020 Budget to fund design work for Parker Estates Stormwater repairs.

ORDINANCE NO. 20-009

- 7. Modify the 2020 Budget to reallocate certain sewer capital projects to be funded with the remaining 2015 Revenue Bond proceeds.
- 8. Supplement the 2020 Budget for unanticipated increase in recycling costs.
- 9. Supplement the 2020 Budget for funding fleet software.
- 10. Supplement the 2020 Budget for increase costs in replacing five vehicles in the City’s fleet.
- 11. Supplement the 2020 Budget to prepay a real estate contract to save the City from interest expense.
- 12. Supplement the 2020 Budget to fund CWFD Impact Fee and Capital Improvement Plan contract.

Section II

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

Section III

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

PASSED BY the Council and APPROVED by the Mayor this 7th day of December, 2020.

SIGNED: _____
Mayor

SIGNED: _____
Clerk

APPROVED as to form:

City Attorney

City of Camas
2020 Fall Omnibus Budget - Description of Packages

Package	Title	Description	Fund Impacted	Overall Appropriation
A-1	2020 Debt Service Updated	This updates the PWTf debt payments with 2020 draws, debt service for 2020 LTGO bonds and reduce debt payments for defeased debt	Limited GO Debt Service Fund	\$ (292,704)
A-2	2020 LTGO Bond - Legacy Lands	LTGO Bond Issue in February to fund the final acquisition and provide funding to stabilize historical structures on the land.	Legacy Lands	\$ -
A-3	Transfer Excess Larkspur Revenue to NW 38th Ave Phase 3	Larkspur TIB Grant funded more than anticipated - excess will be used as matching funds for the NW 38th Avenue Phase 3 Project	Larkspur/NW 38th Ave	\$ -
A-4	Transfer SDCs to Fund Debt Service	To rebalance the operating fund and the W/S Capital Reserve, this package budgets a transfer for the debt service to be funded by the SDCs	Water/Sewer	\$ -
A-5	Ostenson Canyon Stormwater and Road Repairs	Design work for Ostenson Canyon Road repairs with construction to follow in 2021	Stormwater	\$ (70,000)
A-6	Parker Estates Stormwater	To repair stormwater facility in Parker Estates from a beaver dam - repair will work around the wildlife habitat. This is for design work with construction occurring in 2021	Stormwater	\$ (20,000)
A-7	2015 Revenue Bond Projects	Moving sewer projects to spend the remaining 2015 revenue bond proceeds - North Shore project was under budget	Northshore Sewer Capital Project	\$ (2,247,340)
S-1	Costs for Recycling Increased	To adjust the budget for unanticipated increase in costs for recycling	Solid Waste	\$ (222,000)
S-2	Fleet Software	Fleet software was acquired to save in staff time	ERR	\$ (40,000)
S-3	ERR Replacement Increase in costs	Five vehicles had replacement costs over the projection	ERR	\$ (37,000)
S-4	Prepay loan to save in interest costs	Prepay real estate contract to save in interest	Legacy Lands/ REET	\$ (208,479)
S-5	CWFD Impact Fee and CIP Contract	CWFD Impact Fee and Capital Improvement Plan contract with FCS	CWFD	\$ (50,000)
Total				\$ (3,187,523)

2020 Budget Amendment - Fund Summary

	Beg Fund Balance	Budget Revenues (1)	Budget Expenses (1)	Estimated End Fund Balance	Budget Amendment Revenues	Budget Amendment Expenses	Amended Fund Balance	Note: Budget Packages
Operating Funds								
General	\$ 6,826,593	\$ 25,876,493	\$ (25,936,200)	\$ 6,766,886			\$ 6,766,886	
Streets	\$ 571,911	\$ 3,290,304	\$ (3,126,342)	\$ 735,873			\$ 735,873	
Tree Fund	\$ 15,058	\$ 5,219	\$ (5,000)	\$ 15,277			\$ 15,277	
Camas/Washougal Fire & EMS	\$ 2,064,782	\$ 11,267,240	\$ (11,165,438)	\$ 2,166,584		\$ 31,502	\$ 2,198,086	A-1, S-6
Cemetery	\$ 25,915	\$ 354,707	\$ (355,694)	\$ 24,928			\$ 24,928	
Capital/Enterprise Funds								
Unlimited GO Debt Service	\$ 66,302	\$ 610,000	\$ (625,311)	\$ 50,991			\$ 50,991	
Limited GO Debt Service	\$ -	\$ 1,931,269	\$ (1,931,269)	\$ -	\$ 292,704	\$ (292,704)	\$ -	A-1
REET	\$ 8,252,984	\$ 5,956,108	\$ (8,890,484)	\$ 5,318,608		\$ (900,980)	\$ 4,417,628	A-1
Park Impact Fee	\$ 3,048,092	\$ 1,093,722	\$ (1,199,193)	\$ 2,942,621		\$ (198,795)	\$ 2,743,826	A-1,S-4
Transportation Impact Fee	\$ 1,781,317	\$ 2,171,155	\$ (764,248)	\$ 3,188,224		\$ (11,431)	\$ 3,176,793	A-1
Fire Impact Fee	\$ 857,049	\$ 237,626	\$ -	\$ 1,094,675			\$ 1,094,675	
NW 38th Ave Phase 3	\$ -	\$ -	\$ -	\$ -	\$ 403,540		\$ 403,540	A-3
Brady Road Construction	\$ 344,447	\$ 7,450,000	\$ (7,450,000)	\$ 344,447			\$ 344,447	
Larkspur Construction	\$ 403,540	\$ -	\$ -	\$ 403,540		\$ (403,540)	\$ -	A-3
Legacy Lands	\$ 3,274,340	\$ 3,225,660	\$ (6,500,000)	\$ -	\$ 11,220,757	\$ (10,692,236)	\$ 528,521	A-2, S-4
Lake and Everett	\$ 21,819	\$ 6,250,000	\$ (6,250,000)	\$ 21,819			\$ 21,819	
Facilities Capital Fund	\$ 86,982	\$ 1,075,000	\$ (1,075,000)	\$ 86,982			\$ 86,982	
Storm Water	\$ 2,909,963	\$ 1,707,847	\$ (1,950,057)	\$ 2,667,753		\$ (90,000)	\$ 2,577,753	A-5, A-6
Solid Waste	\$ 3,002,243	\$ 2,895,640	\$ (2,480,210)	\$ 3,417,673		\$ (222,000)	\$ 3,195,673	S-1
Water/Sewer	\$ 6,614,342	\$ 14,723,675	\$ (18,283,688)	\$ 3,054,329	\$ 4,771,517		\$ 7,825,846	A-4
W/S Capital Projects	\$ -	\$ 4,151,244	\$ (4,151,244)	\$ -			\$ -	
North Shore Construction Project	\$ 3,934,129	\$ 38,211	\$ (1,725,000)	\$ 2,247,340		\$ (2,247,340)	\$ -	A-7
Water Capital Projects	\$ 10,367,080	\$ 4,556,571	\$ (14,886,554)	\$ 37,097			\$ 37,097	
WS Capital Reserve	\$ 13,548,373	\$ 5,342,224	\$ (700,794)	\$ 18,189,803		\$ (4,771,517)	\$ 13,418,286	A-4
WS Bond Reserve	\$ 1,699,979	\$ 35,497	\$ -	\$ 1,735,476			\$ 1,735,476	
Reserve Funds								
Lodging Tax	\$ 24,243	\$ 13,270	\$ (10,300)	\$ 27,213			\$ 27,213	
Firemen's Pension	\$ 1,820,503	\$ 35,497	\$ (386,010)	\$ 1,469,990			\$ 1,469,990	
Equipment Rental and Replacement	\$ 1,606,492	\$ 1,753,302	\$ (1,707,123)	\$ 1,652,671		\$ (77,000)	\$ 1,575,671	S-2,S-3
Retiree Medical	\$ -	\$ 168,759	\$ (168,759)	\$ -			\$ -	
LEOFF 1 Disability Board	\$ -	\$ 495,658	\$ (495,658)	\$ -			\$ -	
	\$ 73,168,478	\$ 106,711,898	\$ (122,219,576)	\$ 57,660,800	\$ 16,688,518	\$ (19,876,041)	\$ 54,473,277	
				\$ -		\$ (3,187,523)		

(1) Budgeted revenues and expenses reflect the 2020 Adopted Budget

Carry Forward

Ord Budget	\$ 106,711,898	\$ 122,219,576	Administrative	\$ 15,951,518	\$ (18,581,562)
					\$ 18,581,562
			Supplemental	\$ 737,000	\$ (1,294,479)
	\$ -	\$ -		\$ 16,688,518	\$ (19,876,041)
					\$ (3,187,523)
					\$ -

2020 Fall Omnibus Budget - Fund Balance Impacts

	General Fund	C/W Fire & EMS	Limited GO Debt Service	REET Projects	Park Imp Fee	Transportation Impact Fees	NW 38th Ave Phase 3	Larkspur Construction	Legacy Lands	Storm Water	Solid Waste	Water/Sewer	North Shore Sewer Project	W/S Capital Reserve	Equipment Rental	Total
Beginning Balance	\$ 6,826,593	\$ 2,064,782	\$ -	\$ 8,252,984	\$ 3,048,092	\$ 1,781,317	\$ -	\$ 403,540	\$ 3,274,340	\$ 2,909,963	\$ 3,002,243	\$ 6,614,342	\$ 3,934,129	\$ 13,548,373	\$ 1,606,492	
Revenues	\$ 25,876,493	\$ 11,267,240	\$ 1,931,269	\$ 5,956,108	\$ 1,093,722	\$ 2,171,155			\$ 3,225,660	\$ 1,707,847	\$ 2,895,640	\$ 14,723,675	\$ 38,211	\$ 5,342,224	\$ 1,753,302	
Expenditures	\$ (25,936,200)	\$ (11,165,438)	\$ (1,931,269)	\$ (8,890,484)	\$ (1,199,193)	\$ (764,248)			\$ (6,500,000)	\$ (1,950,057)	\$ (2,480,210)	\$ (18,283,688)	\$ (1,725,000)	\$ (700,794)	\$ (1,707,123)	
Projected Ending Fund Balance	\$ 6,766,886	26% \$ 2,166,584	\$ -	\$ 5,318,608	\$ 2,942,621	\$ 3,188,224	\$ -	\$ 403,540	\$ -	\$ 2,667,753	\$ 3,417,673	\$ 3,054,329	\$ 2,247,340	\$ 18,189,803	\$ 1,652,671	
Carry Forward Packages																
Total Carry Forward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Fund Balance	\$ 6,766,886	26% \$ 2,166,584	\$ -	\$ 5,318,608	\$ 2,942,621	\$ 3,188,224	\$ -	\$ 403,540	\$ -	\$ 2,667,753	\$ 3,417,673	\$ 3,054,329	\$ 2,247,340	\$ 18,189,803	\$ 1,652,671	\$ -
Administrative Packages																
A-1 Debt Service Adjustments			\$ (292,704)													\$ (292,704)
Transfers to Limited GO Debt Service		\$ 81,502	\$ 292,704	\$ (163,980)	\$ (198,795)	\$ (11,431)										\$ -
A-2 2020 LTGO Bond - Legacy Lands									\$ 10,483,757							\$ 10,483,757
Land Acquisitions and Debt Issuance Costs									\$ (10,483,757)							\$ (10,483,757)
A-3 Close Out Larkspur to NW 38th Ave Phase 3							\$ 403,540	\$ (403,540)								\$ -
A-4 Transfer SDCs to fund W/S Debt Service												\$ 4,771,517		\$ (4,771,517)		\$ -
A-5 Ostenson Canyon Stormwater and Road Repairs										\$ (70,000)						\$ (70,000)
A-6 Parker Estates Stormwater Repairs										\$ (20,000)						\$ (20,000)
A-7 2015 Revenue Bond Projects													\$ (2,247,340)			\$ (2,247,340)
Total Administrative	\$ -	\$ 81,502	\$ -	\$ (163,980)	\$ (198,795)	\$ (11,431)	\$ 403,540	\$ (403,540)	\$ -	\$ (90,000)	\$ -	\$ 4,771,517	\$ (2,247,340)	\$ (4,771,517)	\$ -	\$ (2,630,044)
Subtotal Fund Balance	\$ 6,766,886	26% \$ 2,248,086	\$ -	\$ 5,154,628	\$ 2,743,826	\$ 3,176,793	\$ 403,540	\$ -	\$ -	\$ 2,577,753	\$ 3,417,673	\$ 7,825,846	\$ -	\$ 13,418,286	\$ -	\$ -
Supplemental Packages																
S-1 Increase in Recycling Costs											\$ (222,000)					\$ (222,000)
S-2 Fleet Software															\$ (40,000)	\$ (40,000)
S-3 Vehicle cost increases															\$ (37,000)	\$ (37,000)
S-4 Transfer from REET				\$ (737,000)					\$ 737,000							\$ -
Land Acquisition									\$ (208,479)							\$ (208,479)
S-5 CWFD Impact Fee and CIP Contract		\$ (50,000)														\$ (50,000)
Total Supplemental	\$ -	\$ (50,000)	\$ -	\$ (737,000)	\$ -	\$ -	\$ -	\$ -	\$ 528,521	\$ -	\$ (222,000)	\$ -	\$ -	\$ -	\$ -	\$ (77,000)
Net Budget Adjustment	\$ -	\$ 31,502	\$ -	\$ (900,980)	\$ (198,795)	\$ (11,431)	\$ 403,540	\$ (403,540)	\$ 528,521	\$ (90,000)	\$ (222,000)	\$ 4,771,517	\$ (2,247,340)	\$ (4,771,517)	\$ (77,000)	\$ (77,000)
Total Adjusted Fund Balance	\$ 6,766,886	26% \$ 2,198,086	\$ -	\$ 4,417,628	\$ 2,743,826	\$ 3,176,793	\$ 403,540	\$ -	\$ 528,521	\$ 2,577,753	\$ 3,195,673	\$ 7,825,846	\$ -	\$ 13,418,286	\$ (77,000)	\$ (3,187,523)

Attachment A

Adjustment #	Description	Note	Fund	Current Budget	Proposed Budget		Rev Increase Exp Decrease	Rev Decrease Exp Increase	Impact to Budget
A-1	GO Bonds Principal Pymt	2020 Bond Debt Service	240	\$ 582,856	\$ 724,361	240-00-591-210-78		\$ (141,508)	\$ (141,508)
A-1	Principal Ambulance	Paid in cash-no loan	240	\$ 29,511	\$ -	240-00-591-710-79	\$ 29,511		\$ 29,511
A-1	Interest - PWTF Streets	Increase for 2020 draws	240	\$ 11,517	\$ 15,984	240-00-591-950-78		\$ (4,467)	\$ (4,467)
A-1	Interest - Ambulance	Paid in cash-no loan	240	\$ 69,939	\$ -	240-00-592-710-83	\$ 69,939		\$ 69,939
A-1	Int on Lt Debt - Friberg Strunk	Adj for Stormwater	240	\$ 22,973	\$ 26,562	240-00-592-530-83		\$ (3,589)	\$ (3,589)
A-1	Int on 2020 GO Bond	2020 Bond Debt Service	240	\$ -	\$ 242,590			\$ (242,590)	\$ (242,590)
A-1	Operating Transfer from REET	2020 Bond Debt Service	240	\$ 432,229	\$ 608,381	240-00-397-300-00	\$ 176,152		\$ 176,152
A-1	Operating Transfer from TIF	Increase for 2020 draws	240	\$ 116,317	\$ 775,679	240-00-397-302-00	\$ 659,362		\$ 659,362
A-1	Operating Transfer from CWFD	Paid in cash-no loan	240	\$ 444,401	\$ 34,815	240-00-397-115-00		\$ (409,586)	\$ (409,586)
A-1	Operating Transfer from PIF	2020 Bond Debt Service	240	\$ 764,248	\$ 631,024	240-00-397-302-00		\$ (133,224)	\$ (133,224)
A-1	Operating Transfer to Debt Service	2020 Bond Debt Service	300	\$ 444,401	\$ 608,381	300-00-597-240-00		\$ (163,980)	\$ (163,980)
A-1	Fund Balance Adjustment	Fund Balance Adj	300	\$ 5,318,608	\$ 5,154,628	300-00-508-000-00	\$ 163,980		\$ 163,980
A-1	Operating Transfer to Debt Service	Increase for 2020 draws	302	\$ 764,248	\$ 775,679	302-00-597-240-00		\$ (11,431)	\$ (11,431)
A-1	Fund Balance Adjustment	Fund Balance Adj	302	\$ 3,188,224	\$ 3,176,793	302-00-508-000-00	\$ 11,431		\$ 11,431
A-1	Operating Transfer to Debt Service	2020 Bond Debt Service	301	\$ 432,229	\$ 631,024	301-00-597-240-00		\$ (198,795)	\$ (198,795)
A-1	Fund Balance Adjustment	Fund Balance Adj	301	\$ 2,942,621	\$ 2,743,826	301-00-508-000-00	\$ 198,795		\$ 198,795
A-1	Operating Transfer to Debt Service	Paid in cash-no loan	115	\$ 116,317	\$ 34,815	115-00-597-240-00	\$ 81,502		\$ 81,502
A-1	Fund Balance Adjustment	Fund Balance Adj	115	\$ 2,166,584	\$ 2,248,086	115-00-508-000-00		\$ (81,502)	\$ (81,502)
A-2	Bond Proceeds	2020 LTGO Bond Issue	320	\$ -	\$ 10,483,757	320-00-391-100-00	\$ 10,483,757		\$ 10,483,757
A-2	Debt Issuance Costs	2020 LTGO Bond Issue	320	\$ -	\$ 50,000	320-00-592-950-84		\$ (50,000)	\$ (50,000)
A-2	North Shore Conservation Lands	2020 LTGO Bond Issue	320	\$ 6,500,000	\$ 16,933,757	320-00-594-530-61		\$ (10,433,757)	\$ (10,433,757)
A-3	Transfer to NW 38th Ave.	Close out Larkspur	319	\$ -	\$ 403,540	319-00-597-313-00		\$ (403,540)	\$ (403,540)
A-3	Fund Balance Adjustment	Close out Larkspur	319	\$ -	\$ 403,540	319-00-308-000-00	\$ 403,540		\$ 403,540
A-3	Transfer from Larkspur Project	Close out Larkspur	313	\$ -	\$ 403,540	313-00-397-319-00	\$ 403,540		\$ 403,540
A-3	Fund Balance Adjustment	Close out Larkspur	313	\$ -	\$ 403,540	313-00-508-000-00		\$ (403,540)	\$ (403,540)
A-4	Transfer to W/S	SDC to fund DS	432	\$ -	\$ 4,771,517	432-00-597-424-00		\$ (4,771,517)	\$ (4,771,517)
A-4	Fund Balance Adjustment	SDC to fund DS	432	\$ 18,189,803	\$ 13,418,286	432-00-508-000-00	\$ 4,771,517		\$ 4,771,517
A-4	Transfer from W/S Capital Reserve	SDC to fund DS	424	\$ -	\$ 4,771,517	424-00-397-432-00	\$ 4,771,517		\$ 4,771,517
A-4	Fund Balance Adjustment	SDC to fund DS	424	\$ 15,592,853	\$ 20,364,370	424-00-308-000-00		\$ (4,771,517)	\$ (4,771,517)
A-5	Ostenson Canyon Road Repair	Design Work	419	\$ -	\$ 70,000.0			\$ (70,000)	\$ (70,000)
A-5	Fund Balance Adjustment	Fund Balance Adj	419	\$ 2,667,753	\$ 2,647,753	419-00-508-000-00	\$ 70,000		\$ 70,000
A-6	Parker Estates Stormwater Repairs	Design Work	419	\$ -	\$ 20,000			\$ (20,000)	\$ (20,000)
A-6	Fund Balance Adjustment	Fund Balance Adj	419	\$ 2,667,753	\$ 2,647,753	419-00-508-000-00	\$ 20,000		\$ 20,000
A-7	Lacamas Creek Pump Station	Carry Forward Budget	427	\$ 1,725,000	\$ 3,500,000	427-00-594-351-65		\$ (1,775,000)	\$ (1,775,000)
A-7	Gravity Thickener	Move from W/S Cap	427	\$ -	\$ 472,340	427-00-594-357-65		\$ (472,340)	\$ (472,340)
A-7	Fund Balance Adjustment	Fund Balance Adj	427	\$ 2,247,340	\$ -	427-00-508-000-00	\$ 2,247,340		\$ 2,247,340
S-1	Professional Services	Increase in Costs	422	\$ 425,077	\$ 647,077	422-00-537-600-41		\$ (222,000)	\$ (222,000)
S-1	Fund Balance Adjustment	Fund Balance Adj	422	\$ 3,417,673	\$ 3,195,673	422-00-508-000-00	\$ 222,000		\$ 222,000
S-2	Fleet Software	Purchase Fleet Software	523	\$ 77,433	\$ 117,433	523-00-548-690-41		\$ (40,000)	\$ (40,000)
S-2	Fund Balance Adjustment	Fund Balance Adj	523	\$ 1,652,671	\$ 1,612,671	523-00-508-000-00	\$ 40,000		\$ 40,000
S-3	Machinery and Equipment	Increase in costs	523	\$ 543,564	\$ 580,564	523-00-594-480-64		\$ (37,000)	\$ (37,000)
S-3	Fund Balance Adjustment	Fund Balance Adj	523	\$ 1,652,671	\$ 1,615,671	523-00-508-000-00	\$ 37,000		\$ 37,000
S-5	Transfer from REET	Diff needed to payoff loan	320	\$ 1,153,503	\$ 1,890,503	320-00-397-300-00	\$ 737,000		\$ 737,000
S-5	North Shore Conservation Lands	Prepay the Rose Property	320	\$ 6,500,000	\$ 6,708,479	320-00-594-530-61		\$ (208,479)	\$ (208,479)
S-5	Fund Balance Adjustment	Fund Balance Adj	320	\$ -	\$ 528,521	320-00-308-000-00		\$ (528,521)	\$ (528,521)
S-5	Transfer to Legacy Lands	Diff needed to payoff loan	300	\$ 1,153,503	\$ 1,890,503	300-00-597-320-00		\$ (737,000)	\$ (737,000)
S-5	Fund Balance Adjustment	Fund Balance Adj	300	\$ 5,318,608	\$ 4,581,608	300-00-508-000-00	\$ 737,000		\$ 737,000
S-6	Professional Service	FSC Contract	115	\$ 490,717	\$ 540,717	115-00-522-710-41		\$ (50,000)	\$ (50,000)
S-6	Fund Balance Adjustment	Fund Balance Adj	115	\$ 2,166,584	\$ 2,116,584	115-00-508-000-00	\$ 50,000		\$ 50,000

Net Total \$ 26,384,883 \$ (26,384,883) \$ -
 \$ 17,412,280 \$ (20,599,803)
 \$ (3,187,523)
 \$ (3,187,523)
 \$ -

Carry Forward	\$ -	\$ -	\$ -	\$ -
Administrative	\$ 16,675,280	\$ (19,305,824)	\$ (2,630,044)	\$ -
Supplemental	\$ 737,000	\$ (1,294,479)	\$ (557,479)	\$ -
Net Balance	\$ -	\$ -	\$ (3,187,523)	\$ -

Budget Summary
 Total \$ 17,412,280 \$ (20,599,803)
 \$ (3,187,523)
 \$ (3,187,523)



Staff Report – Public Hearing for Property Tax Levies

November 16, 2020 Regular Meeting

Public Hearing for 2021 Property Tax Levies
Presenter: Cathy Huber Nickerson, Finance Director

Phone	Email
360.817.1537	chuber@cityofcamas.us

SUMMARY: Property taxes are the primary revenue source for funding of general fund services and emergency medical services for the City of Camas. Property taxes are complicated with different limitations but the one limit which requires City Council’s annual consideration is the Levy Increase Limit. In Washington State, property taxes increases are not based on the increasing value of properties but rather on the amount of property taxes that are assessed from the prior year. Each year’s levy may be increased by no more than 1% or the Implicit Price Deflator (IPD) whichever is less. The IPD is the percentage change in the implicit price deflator for personal consumption as published by the Bureau of Economic Analysis by September 25th. The IPD for the 2021 property tax levy is 0.602%.

The City does have the option to increase the levy above the IPD by passing the Substantial Need Resolution per RCW 84.55.0101. The City has passed this resolution each year as part of the 1%.

On November 2, 2020 Council Meeting, Council considered the funding of four additional firefighter/paramedics to eliminate cross-staffing at CWFD Station 42. One of the options was to dedicate the 1% of property taxes to fund the positions. Council directed staff to develop a 2021-2022 Budget package with 2 FTE in 2021 and 2 in 2022. One component of the funding would be dedicating the property tax 1%.

The first step to approve the 1% property tax increase is for Council to consider public comment during a public hearing prior to considering the Resolution declaring Substantial Need and the two ordinances setting the tax levy for the City of Camas General Levy and the City of Camas EMS Levy.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? To hear and consider public comment regarding the 1% property tax increase.

What’s the data? What does the data tell us? The data from previous studies show that eliminating cross-staffing at this station will improve response times and service coverage to the citizens in our response area.

How have communities been engaged? Are there opportunities to expand engagement? The public has opportunities to comment in this public hearing as well as a public hearing during the Council Regular Meeting on December 7, 2020.

Who will benefit from, or be burdened by this agenda item? The fire department's operational capacity, and by extension the citizens, will benefit from this agenda item. There is potential for burden that will be born by other city departments that may see previously budgeted items either decreased or eliminated. There will also be burden to the partnership between Camas and Washougal. This would further widen the gap between what the two cities contribute to the fire department budget.

What are the strategies to mitigate any unintended consequences? Finance Department is working to find appropriate funding such that it will minimize impacts to other city departments.

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

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

What potential hurdles exist in implementing this proposal (include both operational and political)? There are no operational hurdles as approval would improve operational capacity. The political hurdle is whether Council will be willing to approve this item without Washougal contribution.

How will you ensure accountabilities, communicate, and evaluate results? We will monitor changes and improvements to department operations with the additional staffing and will report this data in our annual report to Council and the community.

How does this item support a comprehensive plan goal, policy or other adopted resolution? Council has previously expressed a desire to see cross-staffing eliminated at Station 42. Approval of this agenda item will fulfill that plan.

RECOMMENDATION: Staff recommends Council open a public hearing to consider public comment regarding the increase in property taxes of 1% to fund cost related to hiring two additional Firefighter/paramedics.



Staff Report – Resolution

November 16, 2020 Council Regular Meeting

Resolution No. 20-015 Substantial Need for Using the 101% Limit Factor

Presenter: Cathy Huber Nickerson, Finance Director

Phone	Email
360.817.1537	chuber@cityofcamas.us

SUMMARY: RCW 84.55.005(2)(c) sets the limit factor to increasing property taxes to the lesser of 101% or 100% plus the implicit price deflator (IPD). The IPD is the percentage change in the implicit price deflator for personal consumption as published by the Bureau of Economic Analysis by September 25th. The IPD for the 2021 property tax levy is 0.602%. The City does have the option to increase the levy above the IPD by passing the Substantial Need Resolution per RCW 84.55.0101. The City has passed this resolution each year as part of the 1%.

On November 2, 2020 Council Meeting, Council considered the funding of four additional firefighter/paramedics to eliminate cross-staffing at CWFD Station 42. One of the options was to dedicate the 1% of property taxes to fund the positions. Council directed staff to develop a 2021-2022 Budget package with 2 FTE in 2021 and 2 in 2022. One component of the funding would be dedicating the property tax 1%.

Resolution No. 20-015 is the second step required for Council to authorize the property tax to increase by 1% following the consideration of a public hearing.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? For Council to approve Resolution 20-015 stating the City has a substantial need for the 1% limit factor.

What’s the data? What does the data tell us? The 2021-2022 Mayor’s Recommended Budget supports the need of the 1% limit factor to fund public safety such as two firefighter/paramedics for 2021.

How have communities been engaged? Are there opportunities to expand engagement? A public hearing is set prior to the consideration of Resolution 20-015

Who will benefit from, or be burdened by this agenda item? All property owners in the City of Camas will be impacted by this agenda item.

What are the strategies to mitigate any unintended consequences? The impact will be nominal to most homeowners, approximately \$13 for the year on average.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. The Clark County Assessor's Office can provide exemptions for homeowners who are within certain age and income groups as well as homeowners who may be disabled.

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

What potential hurdles exists in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution? This item supports the City's revenue strategy of maintaining taxing capacity for fiscal sustainability.

RECOMMENDATION: Staff recommends Council approve Resolution 20-015 declaring a substantial need for using the 101% limit factor under RCW 84.55 to support two additional firefighter/paramedics at Station 42.

RESOLUTION NO. 20-015

A RESOLUTION finding and declaring a substantial need for using the 101% limit factor under RCW Chapter 84.55.

WHEREAS, the Council of the City of Camas has met and considered its budget for the calendar year 2021; and

WHEREAS, under RCW 84.55.005(2)(c), the limit factor is the lesser of 101% or 100% plus inflation; and

WHEREAS, the implicit price deflator for the 2021 tax year has been calculated to be 0.60%, and

WHEREAS, increased demands upon the resources of the City in the coming year require additional resources to provide services in the area of public safety, transportation, parks and recreation and facilities; and

WHEREAS, the Council of the City of Camas after considering all relevant evidence and testimony presented, has determined that there is a substantial need to set the levy limit factor at 1% to ensure adequate funding for the public health and safety and welfare in future years; and

WHEREAS, RCW 84.55.0101 provides for use of the limit factor of 101% or less, with a finding of substantial need by a vote of majority plus one of the Council Members.

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

SECTION I

The City Council finds and declares that there is a substantial need for using the 101% limit factor under RCW Chapter 84.55 in setting the 2021 property tax levy for collection in 2021.

RESOLUTION NO. 20-015

SECTION II

This finding of substantial need applies to the City’s General Fund Levy and the City’s EMS Levy.

SECTION III

This finding of substantial need to use the limit factor of 101% as permitted by RCW 84.55 is made by a majority plus one vote of the City Council, as required by RCW 84.55.0101, and is embodied in a separate resolution as required by RCW 84.55.120.

SECTION IV

Based upon this finding of substantial need, the increase in the 2021 regular property tax levy for collection in calendar year 2021 shall be one percent (1%), which is 101% of the highest amount of regular property taxes that may be lawfully levied in this taxing district.

PASSED by a majority plus one vote of the Council of the City of Camas and APPROVED by the Mayor this 16th day of November, 2020.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

ORDINANCE NO. 20-007

AN ORDINANCE levying the ad valorem taxes for obligations of the General Fund for fiscal year ending December 31, 2021.

WHEREAS, the Council of the City of Camas has met and considered its budget for the calendar year 2021, and

WHEREAS, by Resolution No. 20-015, the City Council found and declared a substantial need for using the 101% limit factor under RCW Chapter 84.55; and

WHEREAS, the Council of the City of Camas after hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Camas requires a regular levy in the amount of \$13,225,923.18 which is equal to the property tax revenue from the previous year, and excludes amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the City and in its best interest;

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

SECTION I

The dollar amount of the increase over the actual levy amount from the previous year shall be \$130,949.73 which is a percentage increase of 1.0% from the previous year. This is exclusive of additional revenue resulting from the addition of new construction and improvements to property and any increase in the value of state assessed property, and any additional amounts resulting from any annexation that have occurred and refunds made.

Ordinance No. 20-007

SECTION II

A CERTIFIED BUDGET request or estimate shall be filed with the County Assessor's Office, separate from this ordinance. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The form for this purpose is titled "Levy Certification" and is available through the Assessor's Office. Certification is made in a manner prescribed by the County Assessor's Office.

SECTION III

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

PASSED by the council and APPROVED by the Mayor this 16th day of November, 2020.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



Staff Report – Ordinance

November 16, 2020 Council Regular Meeting

Ordinance No. 20-007 Levying 2021 Property Taxes for the General Fund

Presenter: Cathy Huber Nickerson, Finance Director

Phone	Email
360.817.1537	chuber@cityofcamas.us

SUMMARY: Property taxes are the primary revenue source for funding of general fund services for the City of Camas. Property taxes are complicated with different limitations but the one limit which requires City Council’s annual consideration is the Levy Increase Limit. In Washington State, property taxes increases are not based on the increasing value of properties but rather on the amount of property taxes that are assessed from the prior year. Each year’s levy may be increased by no more than 1% or the Implicit Price Deflator (IPD) whichever is less. The IPD is the percentage change in the implicit price deflator for personal consumption as published by the Bureau of Economic Analysis by September 25th. The IPD for the 2021 property tax levy is 0.602%.

The City does have the option to increase the levy above the IPD by passing the Substantial Need Resolution per RCW 84.55.0101. The City has passed this resolution each year as part of the 1%.

On November 2, 2020 Council Meeting, Council considered the funding of four additional firefighter/paramedics to eliminate cross-staffing at CWFD Station 42. One of the options was to dedicate the 1% of property taxes to fund the positions. Council directed staff to develop a 2021-2022 Budget package with 2 FTE in 2021 and 2 in 2022. One component of the funding would be dedicating the property tax 1%.

This is the final step to approve the 1% property tax increase after considering public comment during a public hearing and after considering the Resolution declaring Substantial Need.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? To approve an ordinance setting a property tax levy at the 1% lawful limit.

What’s the data? What does the data tell us? The 2021-2022 Mayor’s Recommended Budget supports the need of the 1% limit factor to fund public safety such as two firefighter/paramedics for 2021.

How have communities been engaged? Are there opportunities to expand engagement? Public hearing was held prior to consideration of this ordinance.

Who will benefit from, or be burdened by this agenda item? All property owners in the City of Camas will be impacted by this agenda item.

What are the strategies to mitigate any unintended consequences? The impact will be nominal to most homeowners, approximately \$13 for the year on average.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. The Clark County Assessor's Office can provide exemptions for homeowners who are within certain age and income groups as well as homeowners who may be disabled. Will this agenda item improve ADA accessibilities for people with disabilities?

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

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution? This item supports the City's revenue strategy of maintaining taxing capacity for fiscal sustainability.

RECOMMENDATION: Staff recommends Council approve Ordinance 20-007 levying the ad valorem taxes for obligations of the General Fund for fiscal year ending December 31, 2021.

ORDINANCE NO. 20-008

AN ORDINANCE levying the ad valorem taxes for obligations of the Emergency Rescue Fund for fiscal year ending December 31, 2021.

WHEREAS, the Council of the City of Camas has met and considered its budget for the calendar year 2021, and

WHEREAS, the Council of the City of Camas has determined that, due to continued increased operating expenses affecting delivery of critical emergency services, the Council of the City of Camas finds that there is a substantial need to increase the regular property tax limit factor above the rate of inflation; and

WHEREAS, the Council of the City of Camas after hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Camas requires a levy in the amount of \$2,266,729.67, which is equal to the property tax revenue from the previous year, and excludes amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, for the purpose of providing emergency medical services;

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

SECTION I

The dollar amount of the increase over the actual levy amount from the previous year shall be \$22,442.86, which is a percentage increase of 1.0% from the previous year. This is exclusive of additional revenue resulting from the addition of new construction and improvements to property and any increase in the value of state assessed property, and any additional amounts

Ordinance No. 20-008

resulting from any annexation that have occurred and refunds made.

SECTION II

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

PASSED by the council and APPROVED by the Mayor this 16th day of November, 2020.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



Staff Report – Ordinance

November 16, 2020 Council Regular Meeting

Ordinance No. 20-008 Levying 2021 Property Taxes for EMS

Presenter: Cathy Huber Nickerson, Finance Director

Phone	Email
360.817.1537	chuber@cityofcamas.us

SUMMARY: Property taxes are the primary revenue source for funding of Emergency Medical Services for the City of Camas. Property taxes are complicated with different limitations but the one limit which requires City Council’s annual consideration is the Levy Increase Limit. In Washington State, property taxes increases are not based on the increasing value of properties but rather on the amount of property taxes that are assessed from the prior year. Each year’s levy may be increased by no more than 1% or the Implicit Price Deflator (IPD) whichever is less. The IPD is the percentage change in the implicit price deflator for personal consumption as published by the Bureau of Economic Analysis by September 25th. The IPD for the 2021 property tax levy is 0.602%.

The City does have the option to increase the levy above the IPD by passing the Substantial Need Resolution per RCW 84.55.0101. The City has passed this resolution each year as part of the 1%.

This is the final step to approve the 1% property tax increase after considering public comment during a public hearing and after considering the Resolution declaring Substantial Need.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? To approve an ordinance setting a property tax levy at the 1% lawful limit.

What’s the data? What does the data tell us? The 2021-2022 Mayor’s Recommended Budget supports the need of the 1% limit factor to fund essential emergency medical services.

How have communities been engaged? Are there opportunities to expand engagement? Public hearing was held prior to consideration of this ordinance.

Who will benefit from, or be burdened by this agenda item? All property owners in the City of Camas will be impacted by this agenda item.

What are the strategies to mitigate any unintended consequences? The impact will be nominal to most homeowners, approximately \$2 for the year on average.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. The Clark County Assessor's Office can provide exemptions for homeowners who are within certain age and income groups as well as homeowners who may be disabled. Will this agenda item improve ADA accessibilities for people with disabilities?

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

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution? This item supports the City's revenue strategy of maintaining taxing capacity for fiscal sustainability.

RECOMMENDATION: Staff recommends Council approve Ordinance 20-008 levying the ad valorem taxes for obligations of EMS for fiscal year ending December 31, 2021.



Staff Report

November 16, 2020 Council Regular Meeting

Resolution No. 20-014 Revising the City of Camas Fee Schedule for 2021

Presenter: Cathy Huber Nickerson, Finance Director

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: At the November 3, 2020 Council Workshop, a presentation reviewed updates to the City’s Fee Schedule for 2021. This agenda item provides the resolution for Council to adopt the revisions to the City’s Fee Schedule upon consideration.

SUMMARY: Council considered a presentation which reviewed updates to the City ’s Fee Schedule for 2021. Most of the fees did not change with the 1.7% inflation increase because of the rounding to the nearest denomination effect. Staff reviewed the 2021 Fee Schedule to ensure residents would not have any adverse effects with fees given the City remains in Phase 2 of the Governor’s Emergency Proclamation for the COVID-19 pandemic. A few updates included removing fees in Administrative Service which could be consolidated, for example map fees to one fee. The Building department eliminated a few fees which were no longer in use. Fees which did not change include fees prescribed by RCW, library fees, cemetery fees as well as parks and recreation fees.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? The intent of the resolution is to adopt the 2021 Fee Schedule Resolution.

What’s the data? What does the data tell us? N/A

How have communities been engaged? Are there opportunities to expand engagement? The fee schedule did not change for the most part.

Who will benefit from, or be burdened by this agenda item? Some users of City services may be impacted by this agenda item.

What are the strategies to mitigate any unintended consequences? N/A

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

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

What potential hurdles exists in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution?
This item contributes to ensuring sufficient revenue to meet the City's desired level of service.

BUDGET IMPACT: The 2021 Fee Schedule is status quo and should not have an impact on the 2021 Budget.

RECOMMENDATION: Staff recommends Council considers Resolution 20-014 and adopt the revisions to the City's Fee Schedule for 2021.

RESOLUTION NO. 20-014

A RESOLUTION revising the City of Camas fee schedule for 2021.

WHEREAS, the City of Camas has established a Fee Schedule pursuant to its authority to establish fees and charges for services provided by the City; and

WHEREAS, it is prudent business to review fees and charges imposed by the City; and

WHEREAS, it is necessary to establish such fees at rates that reasonably assure recovery of the full direct and indirect costs of the time and materials expended to provide the service for which the fee is charged; and

WHEREAS, it should be understood that these fees and charges are an important part of the resources for the operation of the City and in many cases do not cover the costs involved; and

WHEREAS, the fee schedule and administrative provisions set forth in this resolution are supported by the analysis performed by the City and adjusted by inflation; and

WHEREAS, it is desirable to improve the City's ability to communicate its fees and charges to its citizens and customers through the preparation of a consolidated fee schedule.

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

I

The fees and charges on the attached Exhibit "A" are adopted and made part of the City of Camas Fee Schedule effective January 1, 2021.

Resolution No. 20-014

II

On January 1 of each year, the fees set forth in this Resolution may increase (if allowed by law) by the rate of increase, if any, of the Consumer Price Index for All Urban Consumers (CPI-U) Western Region, All Items, July to July Index, published by the Bureau of Labor Statistics in the year prior. Fees will be rounded to the nearest whole dollar.

III

ADOPTED by the Council of the City of Camas and approved by the Mayor this 16st day of November, 2020.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

2021 City of Camas Fee Schedule		
Fee Description	Notes	2021
ADMINISTRATIVE FEES		
Public Records		
Photocopies of Public Records, printed copies of electronic when requested by the person requesting records, or for use of agency equipment to photocopy records - Black & White	per page	\$0.15
Public Records scanned into an electronic format or for use of agency equipment to scan records	per page	\$0.10
Each electronic file or attachment uploaded to email, cloud-based data storage service or other means of electronic delivery	per electronic file	\$0.05
Transmission of Public Records in an electronic format or for the use of agency equipment to send the records electronically	per gigabyte	\$0.10
Camas Municipal Code Book	Actual Cost	
Compact Disk of Council Meeting	each	\$1.00
Maps Printed		\$8.00
Non-Sufficient Funds / Returned Payments Processed		\$31.00
Photos	Actual Cost	
Postage	Actual Cost	\$0.00
COMMUNITY DEVELOPMENT, BUILDING, ENGINEERING & PLANNING FEES		
Building Permit Fees Total Valuation		
\$1.00 to \$500.00		\$ 28.00
\$501.00 to \$2,000.00	\$28 for the first \$500.00 plus \$4 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.	
\$2,001.00 to \$25,000.00	\$88 for the first \$2,000.00 plus \$17 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.	
\$25,001.00 to \$50,000.00	\$479 for the first \$25,000.00 plus \$12 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.	
\$50,001.00 to \$100,000.00	\$779 for the first \$50,000.00 plus \$9 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.	
\$100,001.00 to \$500,000.00	\$1,229 for the first \$100,000.00 plus \$7 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.	
\$500,001.00 to \$1,000,000.00	\$4,029 for the first \$500,000.00 plus \$6 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.	
\$1,000,001.00 and up	\$7,029 for the first \$1,000,000.00 plus \$5 for each additional \$1,000.00, or fraction thereof.	

Inspections & Fees		
Inspections During Non-Business Hours (minimum charge 2 hours)	per hour	\$ 80.00
Re-inspection Fees	per hour	\$ 80.00
Inspections for which No Fee is Specifically Indicated (minimum charge - one half hour)	per hour	\$ 80.00
Additional Plan Review for Changes, Additions or Revisions to Plans (minimum charge - one half hour)	per hour	\$ 80.00
Use of Outside Consultants for Plan Checking and Inspections, or both	Actual Costs ¹	\$ -
Reissue of Lost Permit		\$ 40.00
Reissue of Lost or Damaged Approved Construction Plans & Documents		\$ 80.00
Impact Fee Deferral	\$521 plus pass through lien filing/release fee per dwelling	\$ -
Latecomer Pass-Through Fee		\$ 57.00
¹ Actual costs include administrative and overhead costs.		\$ -
Building Valuation Table		
Building Valuation Table	100% of ICC Building Safety Journal Building Valuation Data	
Grading Plan Review Fees		
Additional Plan Review required by Changes, Additions or Revisions to Approved Plans (minimum charge - one half hour)	per hour	\$ 80.00
Other Grading Plan Fees		
Inspections Outside of Normal Business Hours (minimum charge - 2 hours)	per hour	\$ 80.00
Reinspection Fees, per Inspection	per hour	\$ 80.00
Inspections for which no fee is specifically indicated (minimum charge -one half hour)	per hour	\$ 80.00
¹ The fee for a grading permit authorizing additional work under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.		\$ -
Mechanical Permit Fees		
Mechanical Permit		\$ 41.00
Unit Fee Schedule - Does not include permit issuance fee		
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3kW)		\$ 28.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 Btu/h (29.3kW)		\$ 34.00
For the installation or relocation of each floor furnace, including vent		\$ 28.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted heater		\$ 28.00

Appliance Vents		
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit		\$ 14.00
Repairs or Additions		
Repair or alteration or addition to heating appliance, refrigeration unit, cooking unit, absorption unit or heating, cooling, absorption or evaporative cooling system including installation of controls regulated by Mechanical Code		\$ 24.00
Boilers, Compressor and Absorption Systems		
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3kW)		\$ 28.00
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW), to and including 15 horsepower (52.7 kW) or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)		\$ 51.00
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW), to or including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)		\$ 69.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW), to or including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)		\$ 97.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)		\$ 160.00
Air Handlers		
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code		\$ 20.00
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719L/s)		\$ 35.00
Evaporative Coolers		
For each evaporative cooler, other than a portable type		\$ 19.00
Ventilation & Exhaust		
For each ventilation fan connected to a single duct		\$ 14.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit		\$ 20.00
For the installation of each hood which is served by a mechanical exhaust, including ducts for such hood		\$ 20.00
Incinerators		
For the installation or relocation of each domestic-type incinerator		\$ 35.00
For the installation or relocation of each commercial or industrial-type incinerator		\$ 25.00
Miscellaneous		
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table		\$ 18.00
Gas Piping System		
For each gas piping system of one to four outlets		\$ 9.00
For each gas piping exceeding four, each		\$ 3.00
For each hazardous process piping system (HPP) of one to four outlets		\$ 9.00
For each hazardous process piping of five or more outlets, per outlet		\$ 3.00
For each non-hazardous process piping system (NPP) of one to four outlets		\$ 5.00
For each non-hazardous piping system of five or more outlets, per outlet		\$ 3.00

Plumbing Permit Fees		
For issuance of each permit		\$ 41.00
Unit Fee Schedule (in addition to 2 items above)		
For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection thereof)		\$ 14.00
For each building sewer and each trailer park sewer		\$ 28.00
Rainwater systems - per drain (inside building)		\$ 14.00
For each water heater and/or vent		\$ 14.00
For each gas-piping system of one to five outlets		\$ 9.00
For each additional gas-piping systems outlet, each outlet		\$ 3.00
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps		\$ 14.00
For each installation, alteration or repair of water piping and/or water treating equipment, each		\$ 14.00
For each repair or alteration of drainage or vent piping, each fixture		\$ 14.00
For each lawn sprinkler system on any one meter including backflow protection devices thereof		\$ 14.00
For atmospheric-type vacuum breaker not included in item above:		\$ -
one to five		\$ 9.00
over five, each		\$ 3.00
For each backflow protective device other than atmospheric type vacuum breakers:		\$ -
two inch (51 mm) diameter and smaller		\$ 14.00
over two inch (51 mm) diameter		\$ 28.00
For each graywater system		\$ 69.00
For each annual cross-connection testing of a reclaimed water system (excluding initial test)	per hour	\$ 80.00
For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas		\$ 85.00
For each additional medical gas inlet(s)/outlet(s)		\$ 9.00
Other Inspections & Fees		
Inspections outside of normal business hours (minimum charge - two hours)	per hour	\$ 80.00
Reinspection fees, per inspection		\$ 80.00
Inspections for which no fee is specifically indicated (minimum charge - one half hour)	per hour	\$ 80.00
Additional plan review required by changes, additions, or revisions to approved plans (minimum charge - one half hour)	per hour	\$ 80.00
*Per hour for each hour worked, minimum charge: one hour		\$ -
Demolition Permit		\$ 27.00
Encroachment Permit	first \$1,500 construction value	\$ 35.00
Encroachment Permit	over \$1,500 construction value \$30.00 plus 2.5% of construction value	\$ -
Encroachment Permit extension		\$ 29.00
Residential Re-Roofing		\$ 142.00
Residential Siding		\$ 142.00
Commercial Re-Reroofing		\$ 313.00
Commercial Siding		\$ 313.00
Administrative Fee - Residential Permits		\$ 57.00

Planning Fees		
Annexation - 10% petition		\$ 863.00
Annexation - 60% petition		\$ 3,669.00
Appeal Fee		\$ 399.00
Archaeological Review		\$ 137.00
Binding Site Plan	plus \$24 per unit	\$ 1,879.00
Boundary Line Adjustment		\$ 103.00
Comprehensive Plan Amendment		\$ 5,826.00
Conditional Use Permit - Residential	plus \$105 per unit	\$ 3,417.00
Conditional Use Permit - Non-Residential		\$ 4,328.00
Continuance of Public Hearing		\$ 524.00
Critical or Sensitive Areas	fee per type (wetlands, steep slopes/ potentially unstable soils, streams & watercourses, vegetation removal, wildlife habitat)	\$ 775.00
Design Review - Minor		\$ 433.00
Design - Review -Committee		\$ 2,375.00
Development Agreement	first hearing	\$ 877.00
Development Agreement Continuance or Additional Hearing		\$ 539.00
Engineering Construction Inspection Overtime	Actual Cost - calculation based on time worked and actual staff overtime rate	\$ -
Engineering Grading Plan Review & Construction Fee	3% of estimated construction costs	\$ -
Franchise Agreement Administrative Fee		\$ 5,207.00
Gates/Barrier on Private Street Review Fee		\$ 1,041.00
Home Occupation - Minor	Notification	\$ -
Home Occupation - Major		\$ 69.00
LI/BP Development	plus \$41 per 1,000 sf of GFA	\$ 4,328.00
Lot Line Adjustment		\$ 102.00
Minor Modifications to Approved Development		\$ 346.00
Modification to Approved Construction Plans		\$ 420.00
Planned Residential Development	Per unit plus subdivision fee	\$ 35.00
Plat, Preliminary - Short Plat	4 lots or less: per lot	\$ 1,936.00
Plat, Preliminary - Short Plat	5 lots or more: plus \$250 per lot	\$ 7,175.00
Plat, Preliminary Subdivision	plus \$250 per lot	\$ 7,175.00
Plat, Final - Short Plat		\$ 200.00
Plat, Final - Subdivision		\$ 2,375.00
Plat Modification/Alteration		\$ 1,196.00
Pre-Application Conference for Type III or IV	General	\$ 354.00
Pre-Application Conference for Type III or IV	Subdivision	\$ 911.00
SEPA		\$ 810.00
Shoreline Permit		\$ 1,196.00
Sign Permit - General Sign	exempt if building permit is required	\$ 41.00
Sign Permit - Master Sign Permit		\$ 126.00
Site Plan Review - Residential	plus \$34 per lot	\$ 1,151.00
Site Plan Review - Non-Residential	plus \$68 per 1,000 sf of GFA	\$ 2,876.00
Site Plan Review - Mixed Use	plus \$34 per residential unit plus \$68 per 1,000 sf of GFA	\$ 4,055.00
Storm Water Review Fee - Single Family Residence		\$ 208.00
Temporary Use Permit		\$ 80.00
Variance - Minor		\$ 695.00
Variance - Major		\$ 1,295.00
Zone Change	single tract	\$ 3,345.00

Sexually Oriented Businesses		
Live Entertainment Application Fee		\$ 888.00
Live Entertainment License Fee	Renewal Date 12/31	\$ 297.00
Live Entertainment Renewal Fee		\$ 297.00
Live Entertainment Renewal Fee - 1/2 Year	After 6/30	\$ 155.00
Other Sexually Oriented Business Application Fee		\$ 593.00
Other Sexually Oriented Business License Fee	Renewal Date 12/31	\$ 297.00
Other Sexually Oriented Business Renewal Fee		\$ 297.00
Other Sexually Oriented Business Renewal Fee - 1/2 Year	After 6/30	\$ 156.00
Manager's License Application Fee		\$ 125.00
Manager's License Fee	Renewal Date 12/31	\$ 62.00
Manager's License Renewal Fee		\$ 62.00
Manager's License Renewal Fee - 1/2 Year	After 6/30	\$ 35.00
Entertainer's License Application Fee		\$ 125.00
Entertainer's License Fee	Renewal Date 12/31	\$ 62.00
Entertainer's License Renewal Fee		\$ 62.00
Entertainer's License Renewal Fee - 1/2 Year	After 6/30	\$ 35.00
FINANCE FEES		
Ambulance		
ALS In-District		\$ 807.00
ALS Out-of-District		\$ 1,288.00
BLS In-District		\$ 807.00
BLS Out-of-District		\$ 1,288.00
Extra Attendant		\$ 179.00
Late Fee		\$ 31.00
Mileage (in district)	per mile	\$ 20.00
Mileage (out of district)	per mile	\$ 22.00
Non-emergency transport		\$ 605.00
Patient treated - no transport		\$ 213.00
Ambulance - annual license		\$ 62.00

Cemetery		
Lots - Full Burial		
Adult - Flat Marker		\$1,100.00
Adult - Upright Marker		\$2,300.00
Child under 5 years in Garden of Angels		\$300.00
Cremins		
Single Niche Garden of Faith		\$900.00
Single Niche Premium		\$1,100.00
Single Niche Standard		\$900.00
Double Niche Premium		\$1,695.00
Double Niche Standard		\$1,425.00
4 x 4 Foot Ground Lot		\$526.00
Liners		
Cremins Liner (Single Urn Vaults)		\$230.00
Cremins Liner (Double Urn Vaults)		\$385.00
Niche Wall (Single Bronze Urns)		\$165.00
Urn Vault Liner (Wooden Urns)		\$270.00
Open & Close Fees		
Disinterment Charges	Includes Inspection / Staking fees and Deed Transfer Fees	\$500.00
Cremins - Added with a Full Burial Lot		\$385.00
Cremins - 4 x 4 Lot		\$385.00
Cremins - Niche Wall	does not include engraving	\$350.00
Saturday Services - (in addition to)		\$250.00
Sunday/Holiday Services - (in addition to)		\$450.00
Locating, Marker & Staking Fees		
Staking & Inspection (cremins & grave lots)		\$125.00
Marker Setting Fee		\$125.00
Miscellaneous Additional Charges		
Remembrance Wall - Inscription	pass through from vendor	
Engraving of Niche Wall	pass through from vendor	
Deed Transfers/Replacement Deeds		\$35.00
Maintenance Fund Lot		\$200.00
Maintenance Fund Niche		\$250.00
Second Rite of Burial	one full burial & two cremins/three cremins per lot	\$350.00
Other License & Permits		
Dog License - life time		\$35.00
Dog License - replacement		\$6.00
Guard Dog		\$62.00
Pawnbroker's/Second Hand Dealer - 2 yr. license		\$125.00
Solicitor's License application/back ground check		\$52.00
Solicitor's License New or Renewal		\$35.00
Special Event Permit		\$46.00
Taxicab - annual license	issued after 7/1 - half of fee	\$46.00
Taxicab per vehicle		\$14.00
Taxi Driver's license		\$7.00
Taxi Driver's License Renewal		\$7.00
Vehicle Restoration Permit		\$28.00

Utilities		
Lien Filing Fee	pass through fees from Clark County	
New Utility Account Set-Up Fee		\$26.00
Title Check Fee	plus pass through fee from vendor	\$15.00
Utility Late Fee	5% of past due balance minimum \$15	\$15.00
Utility Service Call Fee	first call free, additional each	\$26.00
Water - Sewer		
Portable Hydrant Meter Rental - Deposit	Refundable - damage dependent	\$1,231.00
Portable Hydrant Meter Rental - Placement Fee		\$104.00
STEP/STEF Inspection		\$177.00
STEP/STEF Reinspection	per inspection	\$80.00
Temporary Water Service	to be determined based on meter size and use	
Water Meter Installation - 3/4" Meter		\$401.00
Water Meter Installation - 1" Meter		\$445.00
Water Meter Installation - 1.5" Meter		\$851.00
Water Meter Installation - 1.5" Turbine Meter		\$1,074.00
Water Meter Installation - 2" Meter		\$2,075.00
2" Service with 1.5" Meter	in addition to 1.5" Water Meter Installation fee	\$509.00
Water Service Connection by City (requires written approval)	time and materials as determined by PW Director	
Water Meter Installation Reinspection		\$80.00
Water Disconnection at Owner's Request		\$36.00
Water Disconnection for Non-Payment		\$46.00
Water Reconnection After Hours		\$92.00
Padlocking Water Meter		\$46.00
Removal of Water Meter		\$46.00
Wrongfully or Illegally Reconnection		\$254.00
Water Meter Testing	deposit to be returned if meter found not to be operating within range	\$224.00
Sewer Service Installation by City (requires written approval)	time and materials as determined by PW Director	

Solid Waste		
Change Can Size		\$ 11.00
Return Trip For Missed Service		\$ 6.00
Overfilling Can		\$ 4.00
Extra Bag		\$ 4.00
Extra Can 35 gallon		\$ 7.00
Extra Can 65 gallon		\$ 15.00
Extra Can 95 gallon		\$ 23.00
Bi-weekly service on off-week		\$ 7.00
Unscheduled Pick Up Charge (Day other than normal service day)		\$ 20.00
Extra Yard (not in rented container)		\$ 35.00
Replacement of damaged can	pass through fee -- cost of replacement from vendor	\$ -
Extra Items		
Barbeque		\$7.00
Bicycle		\$12.00
Car Tire		\$8.00
Car Tire w/Rim		\$12.00
Chair/Recliner		\$12.00
Christmas Tree	no taller than five feet	\$12.00
Microwave (Large)		\$8.00
Microwave (Small)		\$5.00
Table		\$25.00
Toilet		\$15.00
Truck Tire		\$26.00
Truck Tire w/rim		\$38.00
Recycling/Yard Debris		

FIRE DEPARTMENT (FMO)		
Development Review		
Commercial Site Plans - Review Fee		\$212.00
Commercial Site Plans - Inspection Fee		\$212.00
Subdivision or PRD - Review Fee		\$177.00
Subdivision or PRD - Inspection Fee		\$177.00
Pre-Application Conference - Review Fee		\$142.00
Other Land Use Applications - Review Fee		\$142.00
Other Land Use Applications - Inspection Fee		\$142.00
Building Construction/Change of Use or Occupancy		
A, B, E, F, M, R Occupancies 0-1,000 sq. .ft. - Review Fee		\$108.00
A, B, E, F, M, R Occupancies 0-1,000 sq. ft. - Inspection Fee		\$108.00
A, B, E, F, M, R Occupancies 1,001-5,000 sq. ft. - Review Fee		\$142.00
A, B, E, F, M, R Occupancies 1,001-5,000 sq. .ft. - Inspection Fee		\$108.00
A, B, E, F, M, R Occupancies 5,001-10,000 sq. ft. - Review Fee		\$177.00
A, B, E, F, M, R Occupancies 5,001-10,000 sq. ft. - Inspection Fee		\$142.00
A, B, E, F, M, R Occupancies 10,001-20,000 sq. ft. - Review Fee		\$219.00
A, B, E, F, M, R Occupancies 10,001-20,000 sq. ft. - Inspection Fee		\$177.00
A, B, E, F, M, R Occupancies 20,001-40,000 sq. ft. - Review Fee		\$261.00
A, B, E, F, M, R Occupancies 20,001-40,000 sq. ft. - Inspection Fee		\$211.00
Each Additional 20,000 sq. ft. - Review Fee		\$43.00
Each Additional 20,000 sq. ft. - Inspection Fee		\$35.00
Portable Classroom - Review Fee		\$160.00
Portable Classroom - Inspection Fee		\$160.00
H1 Occupancy - Review Fee		\$422.00
H1 Occupancy - Inspection Fee		\$422.00
H2 Occupancy - Review Fee		\$422.00
H2 Occupancy - Inspection Fee		\$422.00
H3 Occupancy - Review Fee		\$468.00
H3 Occupancy - Inspection Fee		\$468.00
H4 Occupancy - Review Fee		\$329.00
H4 Occupancy - Inspection Fee		\$319.00
H5 Occupancy - Review Fee		\$581.00
H5 Occupancy - Inspection Fee		\$581.00
I Occupancy - Review Fee		\$319.00
I Occupancy - Inspection Fee		\$212.00
S Occupancy - Review Fee		\$212.00
S Occupancy - Inspection Fee		\$212.00
Each additional 10,000 sq. ft. - Review Fee		\$108.00
Each additional 10,000 sq. ft. - Inspection Fee		\$108.00
Building or Structure for Special or Temporary Use - Review Fee		\$160.00
Building or Structure for Special or Temporary Use - Inspection Fee		\$160.00

Fire Alarm System		
Fire Alarm - Minor Alteration - Review Fee		\$108.00
Fire Alarm - Minor Alteration - Inspection Fee		\$108.00
Fire Alarm - Zoned System 1 Zone - Review Fee		\$160.00
Fire Alarm - Zone System 1 Zone - Inspection Fee		\$160.00
Each Additional Zone - Review Fee		\$73.00
Each Additional Zone - Inspection Fee		\$73.00
Fire Alarm - Addressable System, 1 to 20 Devices - Review Fee		\$160.00
Fire Alarm - Addressable System, 1 to 20 Devices - Inspection Fee		\$160.00
Fire Alarm - Addressable System 21 or more Devices		
\$160 + \$3 per each Additional Device - Review Fee	calculated	
\$160 + \$3 per each Additional Device - Inspection Fee	calculated	
Fire Extinguishing System		
New System NFPA 13 - Single Riser - Review Fee		\$319.00
New System NFPA 13 - Single Riser - Inspection Fee	includes five inspections	\$319.00
Each Additional Inspection		\$108.00
Each Additional Riser - Review Fee		\$319.00
Each Additional Riser - Inspection Fee	includes five inspections	\$319.00
New System NFPA 13D (Single Family) - Inspection Fee		\$108.00
Each Additional Inspection		\$108.00
Alteration to Fire Sprinkler Systems - Review Fee		\$108.00
Alteration to Fire Sprinkler Systems - Inspection Fee		\$108.00
New System NFPA 13R (Per Building) - Review Fee		\$212.00
New System NFPA 13R (Per Building) - Inspection Fee	includes four inspections	\$212.00
Each Additional Inspection		\$108.00
Underground Fire Sprinkler Mains - Review Fee		\$160.00
Underground Fire Sprinkler Mains - Inspection Fee		\$160.00
Standpipe System/Wet or Dry - Review Fee		\$108.00
Standpipe System/Wet or Dry - Inspection Fee		\$108.00
Commercial Cooking Extinguishing System/Protection - Review Fee		\$160.00
Commercial Cooking Extinguishing System/Protection - Inspection Fee		\$160.00
Other Extinguishing Systems - Review Fee		\$262.00
Other Extinguishing Systems -Inspection Fee		\$262.00
Fire Pumps and Private or Dedicated Fire Hydrant Systems - Review Fee		\$262.00
Fire Pumps and Private or Dedicated Fire Hydrant Systems - Inspection Fee		\$262.00

Hazardous Operations		
Smoke Removal Systems - Review Fee		\$262.00
Smoke Removal Systems - Inspection Fee		\$262.00
Application of Flammable Finishes - Review Fee		\$262.00
Application of Flammable Finishes - Inspection Fee		\$262.00
Commercial Drying Ovens - Review Fee		\$160.00
Commercial Drying Ovens - Inspection Fee		\$160.00
Organic Coating Systems - Review Fee		\$160.00
Organic Coating Systems - Inspection Fee		\$160.00
Dip Tanks, Listed Spray Booths - Review Fee		\$142.00
Dip Tanks, Listed Spray Booths - Inspection Fee		\$108.00
Unlisted Spray Booths - Review Fee		\$212.00
Unlisted Spray Booths - Inspection Fee		\$142.00
Semiconductor Fabrication HPM Tool Installation - Review Fee		\$262.00
Semiconductor Fabrication HPM Tool Installation - Inspection Fee		\$262.00
Other Hazardous Material Equipment & Systems - Review Fee		\$262.00
Other Hazardous Material Equipment & Systems - Inspection Fee		\$262.00
Compressed Gas System (greater than exempt amounts) - Review Fee		\$319.00
Compressed Gas System (greater than exempt amounts) - Inspection Fee		\$319.00
Refrigeration Systems - Review Fee		\$262.00
Refrigeration Systems - Inspection Fee		\$142.00
LPG Tank Installation (greater than 125 gal.) - Review Fee		\$160.00
LPG Tank Installation (greater than 125 gal.) - Inspection Fee		\$160.00
Dispensing and use of LPG - Review Fee		\$177.00
Dispensing and use of LPG - Inspection Fee		\$142.00
Dispensing and use of Combustible/Flammable Liquids Above Ground Tanks - Review Fee		\$177.00
Dispensing and use of Combustible/Flammable Liquids Above Ground Tanks - Inspection Fee		\$142.00
Dispensing and use of Combustible/Flammable Liquids Underground Tanks - Review Fee		\$422.00
Dispensing and use of Combustible/Flammable Liquids Underground Tanks - Inspection Fee		\$422.00
Aerosols - Review Fee		\$160.00
Aerosols - Inspection Fee		\$160.00
CO2 Monitoring Systems - Review Fee		\$0.00
CO2 Monitoring Systems - Inspection Fee		\$108.00
Hazardous Materials		
Storage, Dispensing & Use of Hazardous Materials - Review Fee		\$422.00
Storage, Dispensing & Use of Hazardous Materials - Inspection Fee		\$422.00
HMIS - Review Fee		\$212.00
HMIS - Inspection Fee		\$212.00
HMMP - Review Fee		\$319.00
HMMP - Inspection Fee		\$319.00
Decommissioning Underground Storage Tank - Review Fee		\$160.00
Decommissioning Underground Storage Tank - Inspection Fee		\$108.00

Explosive Materials		
Explosive Storage & Use/Blast Permit - Review Fee		\$422.00
Explosive Storage & Use/Blast Permit - Inspection Fee		\$212.00
Blast Permit Review Fee - if costs exceed standard fee	pass through from vendor	
Blast Permit Inspection Fee - if costs exceed standard fee	pass through from vendor	
Storage of black or smokeless powder, small arms ammunition, precession caps, and primers for consumer consumption - Review Fee		\$108.00
Storage of black or smokeless powder, small arms ammunition, precession caps, and primers for consumer consumption - Inspection Fee		\$108.00
Manufacture, assembly, testing of ammunition, fireworks, blasting agents, and other explosives or explosive material - Review Fee		\$142.00
Manufacture, assembly, testing of ammunition, fireworks, blasting agents, and other explosives or explosive material - Inspection Fee		\$108.00
Other storage, use, handling, or demolition of explosives or explosive material - Review Fee		\$433.00
Other storage, use, handling, or demolition of explosives or explosive material - Inspection Fee		\$142.00
Magazines (Explosives) - Review Fee		\$212.00
Magazines (Explosives) - Inspection Fee		\$212.00
Fireworks Stand - Review Fee		\$50.00
Fireworks Stand - Inspection Fee		\$50.00
Fireworks Display - Review Fee		\$212.00
Fireworks Display - Inspection Fee		\$212.00
Pyrotechnic special effects - Review Fee		\$108.00
Pyrotechnic special effects - Inspection Fee		\$108.00
High-Piled Combustible Storage		
Designated storage area 501 - 2,500 sq. ft. - Review Fee		\$142.00
Designated storage area 501 - 2,500 sq. ft. - Inspection Fee		\$108.00
Designated storage area 2,501 - 12,000 sq. ft. - Inspection Fee		\$177.00
Designated storage area 2,501 - 12,000 sq. ft. - Review Fee		\$142.00
Designated storage area 12,001 - 20,000 sq. ft. - Review Fee		\$212.00
Designated storage area 12,001 - 20,000 sq. ft. - Inspection Fee		\$177.00
Designated storage area 20,001 - 30,000 sq. ft. - Review Fee		\$262.00
Designated storage area 20,001 - 30,000 sq. ft. - Inspection Fee		\$212.00
Each additional 30,000 sq. ft. or portion thereof - Review Fee		\$319.00
Each additional 30,000 sq. ft. or portion thereof - Inspection Fee		\$262.00
Cryogenic Systems, process or product - Review Fee		\$160.00
Cryogenic Systems, process or product - Inspection Fee		\$160.00
Each tank or vessel - Review Fee		\$57.00
Each tank or vessel - Inspection Fee		\$46.00
Candles & Open Flames in Places of Assembly - Review Fee		\$23.00

Other Fire Permits		
Revision to plan previously submitted	per hour	\$108.00
Investigation Fee (work started without a permit) - Review Fee	The fee is double the applicable review fee that would have been charged if a permit was obtained prior to work initiated	
Investigation Fee (work started without a permit) - Inspection Fee	The fee is double the applicable inspection fee that would have been charged if a permit was obtained prior to work initiated	
Re-inspection Fees		\$108.00
Use of Consultant for Plan Review and Inspections - Review Fee	pass through from vendor	
Use of Consultant for Plan Review and Inspections - Inspection Fee	pass through from vendor	
Emergency Generators - Review Fee		\$108.00
Emergency Generators - Inspection Fee		\$108.00
Privacy/Security Gates - Review Fee		\$108.00
Privacy/Security Gates - Inspection Fee		\$108.00
Other plan reviews or permits required by the International Fire Code - Review Fee	per hour	\$108.00
Other plan reviews or permits required by the International Fire Code - Inspection Fee	per hour	\$108.00
Training Burn	\$.50 per sq. ft. minimum \$1,000, maximum \$2,000	
Hot Works - Inspection		\$108.00
Hydrants		
Witness Flow Test - Inspection Fee		\$109.00
LIBRARY		
Meeting Rooms		
Room A		
Maintenance Charge:		
Non-Profit	No Charge	\$0.00
Private Functions	per hour	\$50.00
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$60.00
For-Profit	per hour	\$50.00
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$60.00
Room B		
Maintenance Charge:		
Non-Profit		\$0.00
Private Functions	per hour	\$50.00
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$60.00
For-Profit	per hour	\$50.00
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$60.00
Rooms A & B		
Maintenance Charge:		
Non-Profit		\$0.00
Private Functions	per hour	\$93.00
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$60.00
For-Profit	per hour	\$99.00
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$60.00

Kitchen Use		
Non-Profit		\$17.00
Private Functions		\$33.00
For Profit		\$33.00
Closed Hours Staffing Fee		
Non-Profit	per hour in addition to hourly charge	\$60.00
Private Functions	per hour in addition to hourly charge	\$60.00
For Profit	per hour in addition to hourly charge	\$60.00
Non-refundable application fee		
Non-Profit		\$0.00
Private Functions		\$17.00
For Profit		\$17.00
Non-Resident Annual Fees		
Household		\$137.00
Operational Charges		
Black & White Photocopy/Printing	over 10 per person, per day, each	\$0.10
Color Photocopy/Printing	each	\$0.50
Photocopy/Printing	10 black and white per person, per day - no charge	\$0.00
Lost & Damaged Materials: Default prices if not noted in bib record		
Audiobooks		\$42.00
Board book		\$10.00
Book discussion kit		\$120.00
Devices		\$250.00
DVD/Blue Ray		\$35.00
Hardcover & Paperback Books		\$32.00
Interlibrary loan	pass through - assessed by lending library	
Magazines & Documents		\$7.00
Music CD		\$25.00
Playaway		\$54.00
Reference book	Replacement Cost - pass through from vendor	

PARKS & RECREATION FEES		
Camas Community Center Rental		
Reception Room - Midweek	per day	\$80.00
Reception Room - Weekend	per day	\$160.00
Reception Room - Long Term Use	per hour	\$10.00
Conference Room - Midweek	per day	\$55.00
Conference Room - Weekend	per day	\$110.00
Conference Room - Long Term Use	per hour	\$10.00
Ball Room - Midweek	per day	\$160.00
Ball Room - Weekend	per day	\$320.00
Ball Room - Long Term Use	per hour	\$10.00
Kitchen - Midweek	per day	\$35.00
Kitchen - Weekend	per day	\$55.00
Kitchen - Long Term Use	per hour	\$10.00
Sound System - Midweek	per day	\$75.00
Sound System - Weekend	per day	\$75.00
Sound System Projector - Midweek	per day	\$100.00
Sound System Projector - Weekend	per day	\$100.00
Deposit - refundable		\$500.00
Alcohol Use Fee		\$100.00
Key Call Back Fee		\$150.00
Midweek is Monday through Thursday and Friday until 2:00 p.m.		
Weekends are Fridays after 2:00 p.m. through Sunday		
No rental fee will be charged to non-profit groups who are community-based and IRS recognized, City of Camas sponsored events, school sponsored events or governmental agencies that reserve the facility Monday through Thursday, between the hours of 8:00 a.m. and 5:00 p.m. and Friday before 2:00 p.m.		
Camas residents will receive 20% discount		
Long Term Users will be charged per hour	Must pay for 6 months to be long term user	\$11.00
Fallen Leaf Lake Park Rental		
Monday through Thursday	per day	\$200.00
Fridays, Saturdays, Sundays and Holidays	per day	\$350.00
Deposit - refundable		\$500.00
Alcohol Use Fee		\$100.00
Key Call Back Fee		\$150.00
Camas residents will receive 20% discount		
Non-profit groups renting on weekends will be charged mid-week rates		

Lacamas Lake Lodge Rental		
Main Hall	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum	\$185.00
Main Hall - public agencies	hourly; mid-week excluding Fridays during normal business hours	\$60.00
Deposit - refundable	per day	\$500.00
Room 1A	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum	\$35.00
Deposit - refundable	per day	\$200.00
Room 1B	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum	\$35.00
Deposit - refundable	per day	\$200.00
AV Equipment	per day	\$100.00
Alcohol Use Fee		\$100.00
Key Call Back Fee		\$150.00
Non-profit will receive a 50% discount off the hourly rate		
Cancellation must be received a minimum of 61 days prior to the event to receive a full refund. A 50% refund will be allowed if cancellation notices is received 30-60 days prior to the event. No refunds will be made with less than a 30 day notice.		
Camas residents will receive 20% discount		
POLICE DEPARTMENT		
Background/Clearance Letters		\$12.00
Fingerprint Cards	per card	\$18.00
Lost/Unreturned Community Room Key		\$26.00
Police Case Reports (no charge to victim)	per page	\$0.15
Record Checks/Non-Criminal Justice Agency inc. Military Services		\$12.00
State Accident Reports (no charge to involved party)		\$7.00
Work crew Sign-Up Fee		\$25.00

RESOLUTION NO. 20-016

A RESOLUTION of the Council of the City of Camas, Washington addressing the importance of improving the water quality within the Lacamas Creek Watershed, including Lacamas, Round and Fallen Leaf Lakes, and establishing an ad hoc committee to be known as the “Lacamas Creek Watershed Committee” to investigate and advise on water quality topics.

WHEREAS, RCW 35A.12.120 provides that the council of the non-charter code city has the authority to determine its own rules and order of business and may establish rules for the conduct of council meetings and the maintenance of order; and

WHEREAS, included within the authority set forth within RCW35A12.120 is the ability to establish and operate internal city council committees; and

WHEREAS, Lacamas Lake, Round Lake and Fallen Leaf have rich histories in the community and the Council wishes to take all reasonable measures to protect them as vital resources, in partnership with other local, state and Federal agencies; and

WHEREAS, lakes are of significant importance to the City and region for recreation, our quality of life, and attracting business and new development; and

WHEREAS, water quality within the lakes of the City of Camas, particularly Lacamas Lake, has been noted of concern for some years, with Clark County and State Department of Ecology led efforts to study and improve water quality commencing in the late 1990's; and

WHEREAS, these initial efforts relating to water quality were successful at the time but have not translated into long-term improvements due to changing conditions and circumstances; and

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WHEREAS, in 2019, algae blooms were for the first time reported and confirmed in Fallen Leaf Lake and blooms have continued into 2020; and

WHEREAS, the year 2020 has seen algae blooms being presented for the earliest on record in Lacamas and Round Lakes and blooms have continued throughout the year; and

WHEREAS, the deterioration of water quality in our lakes and the causes of poor water quality is a complex issue not solely related to an individual discharge point or recreational use, and involves reviewing a myriad of uses within the entire Lacamas Creek watershed with involvement of multiple local, state and Federal agencies to accurately and meaningfully attempt to resolve; and

WHEREAS, regional partners to the City of Camas all agree that water quality is of concern and a technical staff committee met in early 2020 to discuss these issues; and

WHEREAS, City and County councilors and staff have been coordinating on a form of Interlocal Agreement by which both the agencies pledge agreement in the importance of improving water quality and the dedication of resources and time towards the effort, in collaboration with other available resources; and

WHEREAS, the State Department of Ecology has a Lacamas Creek Source Assessment budgeted to begin within an approximate timeframe of 2023 which is expected to follow their completion of a source assessment on Burnt Bridge Creek, all efforts to furthering the understanding of the quality of water coming into the lakes from Lacamas Creek; and

WHEREAS, City Council desires to address water quality issues within our lakes to allow for a plan to address immediate restoration of recreational uses and development of long-

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term implementation and management plan to improve and maintain water quality in perpetuity;
and

WHEREAS, the water quality of Lacamas Lake, Round Lake, and Fallen Leaf Lake is of utmost concern to the region and the resources need to be improved and protected for future generations; and

WHEREAS, there are a large number of citizens in the community who value and agree with the importance of improving the water quality within the Lakes and have been independently meeting for several months to explore and discuss ideas to improve water quality;
and

WHEREAS, the Council desires to formalize the process outlined in this Resolution, establish goals related to improving the watershed, set expectations of staff and volunteers, and establish a committee to assist the City in these efforts and set forth a termination date for the work of the committee.

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

I

- A. The City Council hereby designates Lacamas, Round and Fallen Leaf Lakes as vital resources for the community and further indicate that staff time and resources shall be allocated to developing short and long-term plans for

improving water quality to support recreational uses and quality of life in the community.

- B. Staff is directed to develop a 2021 and 2022 biennium budget proposal for council consideration that will aid in the success of the staff and ad hoc advisory committee in developing and submitting to council recommended strategies to meet the short- and long-term needs of the community.
- C. Staff shall continue working with local, state and Federal agencies to obtain guidance and assistance in improving water quality and help find funding for the various strategies and plans to be recommended.
- D. There is hereby established an ad hoc citizens advisory committee to be known as “Lacamas Creek Watershed Committee” with the purpose of advising on lake water quality issues and strategies and provide a structure for a partnership with and accountability to the community. The role and expectations for said Advisory Committee are set forth in general as provided herein. The Advisory Committee shall report to the Council and collaborate with the Public Works Director or designee and perform such duties as may be directed thereto. The Public Works Director or designee, in consultation with the Advisory Committee, shall provide periodic updates to the Council on the activities of the Committee. The names and appointment of members of the Advisory Committee shall be established by

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separate motion of the Council. All records of the Advisory Committee shall be maintained as may be needed to comply with applicable public records laws of the State of Washington.

II

Unless otherwise extended by adoption of a motion by the City Council the terms of all members of the committee as herein established shall terminate as of December 31, 2022.

PASSED by the Council and APPROVED by the Mayor this ____ day of _____, 2020.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



Staff Report

November 16, 2020 Council Regular Meeting

Resolution 20-016 Importance of Improving Water Quality within Lacamas Creek Watershed

Presenter: Steve Wall, Public Works Director

Phone	Email
360.817.7899	swall@cityofcamas.us

Summary: Staff presented a draft of this Resolution to the City Council at the November 2, 2020 Workshop. Minor updates have been made to the Resolution since that time, which include the following:

- In consultation with the City Attorney, the last recital (Whereas) regarding members of the ad-hoc committee being omitted from the definition of an Officer of the city was removed. Likewise, the similar reference to members of the committee not being deemed officers under Section II of the Resolution has been removed.
- Section I, Item D. of the Resolution has been modified to simply state that membership of the committee will be established by a separate motion of the Council (the reference to the *number* of members has been removed). The separate motion would include both the number of committee members and their names.
- Section II of the Resolution has been changed to state that the terms of all members of the committee shall terminate on December 31, 2022, unless otherwise amended by Council. The Draft Resolution included a date of December 31, 2021; however, staff thought it was more appropriate to line the dates up with the Biennial Budget.

EQUITY CONSIDERATIONS:

- *What are the desired results and outcomes for this agenda item?*
 - Adoption of this Resolution will confirm the City Council’s desire to spend staff time and other resources on what will likely be a very long-term effort to improve and manager water quality within the Lakes.
- *What’s the data? What does the data tell us?*
 - Presence of continued algal blooms over the past several years has provided information suggesting the water quality within the Lakes continues to decline. Without significant efforts on the part of the City, County and State agencies, water quality will not likely improve on its own.
- *How have communities been engaged? Are there opportunities to expand engagement?*

- This Resolution prioritizes engagement through the formation and use of an ad-hoc citizen committee to help develop and guide the City in the short and long-term goals of this effort.
- *Who will benefit from, or be burdened by this agenda item?*
 - The citizens of Camas and the broader community as a whole will benefit from improved water quality in the Lakes.
- *What are the strategies to mitigate any unintended consequences?*
 - Use of a citizen ad-hoc committee and regular updates to the City Council to keep the general public informed of the goals, strategies and efforts to improve water quality within the Lakes.
- *Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.*
 - N/A
- *Will this agenda item improve ADA accessibilities for people with disabilities?*
 - N/A
- *What potential hurdles exists in implementing this proposal (include both operational and political)?*
 - This will ultimately be a long-term effort to not only improve water quality in the Watershed, and more specifically the Lakes, but then manage it into perpetuity. There will be substantial hurdles along the way to maintain adequate resources, interest from and participation by citizens, City Council and County, State and Federal agencies.
- *How will you ensure accountabilities, communicate, and evaluate results?*
 - Use of a citizen ad-hoc committee and regular updates to the City Council to keep the general public informed of the goals, strategies and efforts to improve water quality within the Lakes.
- *How does this item support a comprehensive plan goal, policy or other adopted resolution?*
 - Adoption of a Resolution supporting the improvement of water quality of the Lakes is consistent with multiple goals in the City's 2035 Comprehensive Plan, including those identified under 3.4.1 (Environmental Stewardship), 3.4.2 (Critical Areas) and 3.4.3 (Shorelines).

BUDGET IMPACT: As discussed during the November 2, 2020 presentation, Staff has currently proposed \$150,000 per year (\$300,000 total) in the 2021/2022 DRAFT Biennium Budget in support of this effort. These proposed funds would likely be used to support the hiring of a consultant team that can provide the necessary resources to help staff and the ad hoc committee develop a reasonable process for moving the general discussion forward. Staff anticipates additional funds will be needed to support this long-term effort. Council would be kept apprised of any expenditures and/or approve any contracts in accordance with current policies and procedures.

RECOMMENDATION: Staff recommends the Council adopt Resolution 20-016.



2021 Legislative Agenda

1. **Transportation Funding** - Increase cities transportation resources.
2. **Capital project funding** - \$2 million for construction and repair projects involving Library HVAC, 3rd Avenue Trailhead and Historic Leadbetter House.
3. **SR-14 Improvements** - \$45 million for the SR-14 West Slough Bridge Project. Joint request from Camas, Washougal, and the Port of Camas-Washougal. Building parallel bridge structure for westbound traffic and added capacity from two lanes to four lanes.
4. **SR-500 Improvements** - Widening and multi-modal improvements to the SR-500 Corridor north of Lake Road, including replacement of the Everett Street Bridge.
5. **Prioritize the Lacamas Creek Watershed for Source Assessment and Total Maximum Daily Load (TMDL) Analysis work by the Department of Ecology.** Support regional efforts led by the City of Camas and Clark County to improve water quality within Lacamas Lake, Round Lake and Fallen Leaf Lake. Lakes are a significant resource to the region for recreational purposes, quality of life, and attracting business and new development.
6. **Clean Energy** - Ensure funding to upgrade fleet to energy efficient vehicles.
7. **Support Parks Maintenance** - Support the bill to allow local agencies to place a proposition on the ballot for a 1/10th of 1% sales tax option to support parks acquisition, construction, improvement and maintenance.
8. **Address behavioral health system** - Community-based facilities are needed to address individuals severely disabled by their mental health or chemical dependency. This includes the subject of homelessness and addressing poverty.
9. **Fund a systems approach to correct fish-blocking culverts** – Ensure funding for all the local agency culverts in the state-wide system.
10. **Local Government Funding** - Ensure cities fiscal health with reliable sources that can be tailored to meet local needs and support essential community services.

Support Association of Washington Cities (AWC) Legislative Priorities:

State-shared revenues – Maintain revenue sharing with cities. Cities support increased shared revenue distributions to cities (if the state sees increased shared revenues) and ask the state to look for other opportunities to expand revenue sharing.

Transportation revenue package – Adopt a new transportation revenue package that emphasizes maintenance/preservation funding and provides an equitable level of local funding as well as additional local revenue options for cities.

Fiscal flexibility – Provide cities greater flexibility to use funds from existing revenue sources to help cities manage the impacts of the current economic downturn. This will allow cities to direct scarce resources where they are most needed when responding to pressing community conditions.

Housing instability assistance – Work in a coalition to develop additional resources to address housing instability created by the economic impacts of the COVID-19 pandemic, including rent assistance and foreclosure/eviction prevention assistance.

Statewide policing reforms – Support local control over city law enforcement policy decisions to meet the needs of each community and appropriately contain costs. Cities understand our obligation to address racial equity in policing – both state requirements and local policies.

Broadband Internet - Support policies and funding that provide greater access and equity for broadband services, including the potential expansion of authority to cities and other public entities.

Public Works Trust Fund (PWTF) – Fully fund the PWTF

PROCLAMATION OF CIVIL EMERGENCY

CITY OF CAMAS, WASHINGTON

Whereas, Camas Municipal Code Section 2.48.020 provides that in the event an emergency occurs which causes or is tending to cause danger or injury to persons or damage to property to such an extent that extraordinary measures must be taken to protect the public health, safety and welfare then the Mayor may proclaim a civil emergency to exist; and

Whereas, in the interest of public safety and welfare, Washington state law under Chapter 38.52 RCW sets forth certain powers exercisable by municipalities in the event of emergencies; and

Whereas, Camas Municipal Code Chapter 8.56 sets forth additional procedures and powers related to Emergency Management; and

Whereas, on February 29, 2020, Governor Jay Inslee declared a state of emergency due to the public health emergency posed by the coronavirus 2019 (hereafter COVID-19); and

Whereas, on March 13, 2020, the Clark County Council announced a state of emergency resolution for Clark County regarding COVID-19. Similar emergency declarations have been issued in Washington, Multnomah, and Clackamas counties in the Portland metropolitan area; and

Whereas, on March 13, 2020, Governor Inslee ordered all K-12 public and private schools in Washington State to close by no later than March 17, 2020 and remained closed through April 24, 2020, further ordering on March 16, 2020 a statewide emergency proclamation to temporarily shut down restaurants, bars and entertainment and recreational facilities and ban all gatherings with over 50 participants, with all gatherings under 50 participants to be prohibited unless previously announced criteria for public health and social distancing are met; and

Whereas, on March 13, 2020, President Donald Trump declared a national emergency in the United States of America related to the COVID-19 outbreak; and

Whereas, as of March 14, 2020, the Washington State Department of Health reported a total of 642 confirmed cases of COVID-19 with 40 resulting deaths. As of March 14, 2020, at least 3 confirmed cases of COVID-19 have been reported in Clark County; and

Whereas, as reported by the Washington State Department of Health:

Public health experts agree that the true number of people who have been infected with COVID-19 in Washington greatly exceeds the number of COVID-19 infections that have been laboratory-confirmed. It is very difficult to know exactly how many people in Washington have been infected to date since most people with COVID-19 experience mild illness and the ability to get tested is still not widely available; and

Whereas, as Mayor of the City of Camas I have determined that it is necessary to proclaim the existence of a civil emergency and to take such actions as may be required to effectively utilize city resources in the protection of the public health, safety and welfare;

NOW, THEREFORE I, Barry McDonnell, Mayor of the City of Camas, Proclaim as follows:

1. I declare there is a civil emergency caused by COVID-19 in the City of Camas.
2. The civil emergency requires the implementation of those powers delineated in Chapter 2.48 and 8.56 of the Camas Municipal Code and Chapter 38.52 RCW.
3. To the extent of such powers as granted by law, the City may enter into contracts and incur obligations, and take any other appropriate action necessary to address and respond to the emergency to protect the health and safety of persons and properties and to provide emergency assistance to persons affected by this emergency.
4. These powers will be exercised in light of the exigencies of the situation without regard to the formalities prescribed by State statutes and rules, or by City ordinance (except for mandatory constitutional requirements). These include but are not limited to budget law limitations, requirements for competitive bidding, publication of notices related to the performance of public work, entering into contracts, incurring of obligations, employment of temporary workers, rental of equipment, purchase of supplies and equipment, and the appropriation and expenditure of funds.
5. I delegate to the Department heads and their designees the authority to solicit quotes and estimates for contracts necessary to combat the emergency. Department heads may enter into contracts in an amount not to exceed Twenty-Five Thousand Dollars (\$25,000). Contracts over this amount will be signed by the Mayor.
6. Department heads are further authorized to reassign staff from their ordinary duties to work deemed necessary to address the emergency outside their normal job duties and to require work beyond normal working hours in the performance of duties deemed necessary to respond to the emergency.
7. Pursuant to Camas Municipal Code sections 2.48.020 and 8.56.080 a copy of this Proclamation shall be filed with the City Clerk, a copy delivered to the Director of Emergency Management, State Emergency Management, and the Governor and the news media within the City shall be advised, with copies of this Proclamation posted at public places as may heretofore be designated.
8. This Proclamation will take effect upon my signature and will remain in effect until modified or terminated pursuant to Camas Municipal Code Section 2.48.040.

DATED AND SIGNED THIS 18th DAY OF MARCH, 2020.

City of Camas



Mayor Barry McDonnell

SUPPLEMENT TO PROCLAMATION OF CIVIL EMERGENCY
ISSUED MARCH 18, 2020
CITY OF CAMAS, WASHINGTON

The recitals as set forth in the Proclamation of Civil Emergency, City of Camas, Washington issued March 18, 2020 are hereby adopted by reference.

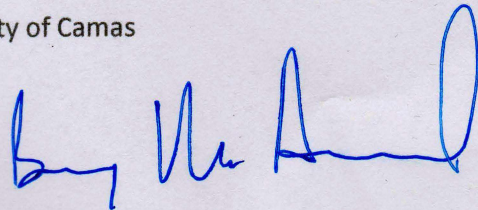
For and as supplement to said Proclamation, as Mayor of the City of Camas, do Proclaim as follows:

1. The City hereby implements a moratorium on the hiring of new employees with exceptions to be granted on a case-by-case basis by the Mayor.
2. City employee accrual of overtime shall be limited to emergency and unavoidable circumstances.
3. The City hereby implements a moratorium on the hiring of any seasonal staff with exceptions to be granted by the Mayor.
4. No employee or elected official business travel, conference attendance, or training shall be occur except as required by law, with limited exceptions as may be otherwise approved in advance.
5. All City departments shall maintain their ongoing strict adherence to established budgets.
6. City capital projects deemed non-essential will be placed on hold.

This Supplement to Proclamation of Civil Emergency shall take effect upon my signature and will remain in effect until modified or terminated pursuant to Camas Municipal Code 2.48.040.

DATED AND SIGNED THIS 15TH DAY OF APRIL, 2020

City of Camas



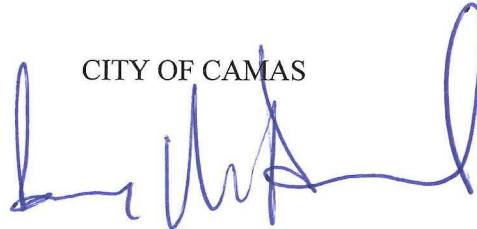
Mayor Barry McDonnell

FIRST AMENDMENT TO PROCLAMATION OF CIVIL EMERGENCY

Pursuant to Camas Municipal Code Section 2.48.040, the Supplement to Proclamation of Civil Emergency issued April 15, 2020 is amended to strike section 6 thereof.

DATED AND SIGNED THIS 16TH DAY OF JUNE, 2020.

CITY OF CAMAS



Mayor Barry McDonnell