



City Council Regular Meeting Agenda
Tuesday, July 05, 2022, 7:00 PM
Council Chambers, 616 NE 4th Avenue

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)

To Participate Remotely:

OPTION 1 – Video & Audio (*able to public comment*)

Use Zoom app and Meeting ID – 810 8753 6640; or click <https://zoom.us/j/81087536640>

OPTION 2 – Audio-only (*able to public comment*)

By phone: 877-853-5257, Meeting ID – 810 8753 6640

OPTION 3 – Observe video & audio (*no public comment*)

Go to www.cityofcamas.us/meetings and click "Watch Livestream" (left on page)

For Public Comment:

1. On Zoom app – click Raise Hand icon
2. On phone – hit *9 to “raise hand”
3. Or, email publiccomments@cityofcamas.us (400 word limit); routes to Council

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

This is the public's opportunity to comment about any item on the agenda, including items up for final Council action.

CONSENT AGENDA

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

1. [June 21, 2022 Camas City Council Workshop and Regular Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. \$134,509.93 for May 2022 Emergency Medical Services (EMS) Write-off Billings; \$104,651.95 for Monthly Uncollectable Balance of Medicare and Medicaid Accounts and \$29,857.98 for Ground Emergency Medical Transport funding.
(Submitted by Cathy Huber Nickerson, Finance Director)
4. [NE 2nd Avenue Street Improvements and NE Dallas Water Improvements Change Order No. 1 \(Submitted by James Carothers, Engineering Manager\)](#)

5. [Final Plat Approval for Green Mountain Estates Phase 4B \(Submitted by Madeline Sutherland, Planner\)](#)
6. [Final Plat Approval for Green Mountain Estates Phase 7 \(Submitted by Madeline Sutherland, Planner\)](#)

NON-AGENDA ITEMS

7. Staff
8. Council

MAYOR

9. Mayor Announcements
10. [Love Thy Neighbor Month Proclamation](#)
11. [Parks and Recreation Month Proclamation](#)

MEETING ITEMS

12. [NW Sierra Street Pavement and ADA Improvements Bids](#)
[Presenter: James Carothers, Engineering Manager](#)
[Time Estimate: 10 minutes](#)

STAFF PRESENTATION

13. [City of Camas 2023-2024 Budget Process Presentation](#)
[Presenter: Cathy Huber Nickerson, Finance Director and Debra Brooks, Financial Analyst](#)
[Time Estimate: 30 minutes](#)

PUBLIC COMMENTS

CLOSE OF MEETING



City Council Workshop Minutes - Draft
Tuesday, June 21, 2022, 4:30 PM
Council Chambers, 616 NE 4th Avenue

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

CALL TO ORDER

Mayor Steve Hogan called the meeting to order at 4:30 p.m.

ROLL CALL

Present: Council Members Greg Anderson, Bonnie Carter, Don Chaney, Tim Hein, Leslie Lewallen and Shannon Roberts

Council Member Marilyn Boerke arrived at 4:35 p.m.

Staff: Bernie Bacon, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Trang Lam, Bryan Rachal, Heather Rowley, Ron Schumacher, Jeff Swanson and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post-Record (arrived at 4:50 p.m.)

PUBLIC COMMENTS

No one from the public wished to speak.

WORKSHOP TOPICS

Mayor Hogan announced that Workshop Topic 1. Summer Reading Kickoff has been postponed to a future meeting.

1. Staff Miscellaneous Updates
Presenter: Jeff Swanson, Interim City Administrator

Gorsuch stated that there will be two executive search firm agreements on a future Consent Agenda; their purpose is to conduct the recruitments for the currently vacant Fire Chief, Community Development Director, and Police Chief positions.

Lam announced that the next Parks and Recreation Commission meeting is on June 22, 2022.

Wall commented about the Lacamas Lake Water Quality Management planning effort Open House and stated that another one is planned for the early Fall. Wall further stated that a new Public Works position will be placed on a future Council agenda for consideration.

2. JPAC and Merina Update
Presenter: Jeff Swanson, Interim City Administrator

Swanson introduced Jordan Henderson, Partner with Merina+CO, who provided an update about the governance model options for the Camas-Washougal Fire Department.

Discussion ensued. Per Council consensus, the Camas-Washougal Joint Policy Advisory Committee (JPAC) will meet to further evaluate the recommended Regional Fire Authority (RFA) model.

COUNCIL COMMENTS AND REPORTS

Boerke commented about the City of Camas press release about fireworks.

Lewallen commented about the Association of Washington Cities (AWC) Annual Conference.

Roberts attended the American Empress ribbon-cutting, Clark Regional Emergency Services Agency (CRESA) tour, Columbia River (CREDC) networking event, Camas City Council Planning Conference Day 6 Special Meeting, Homelessness Ad Hoc Committee meeting, and will attend the AWC Conference.

Hein attended the Camas City Council Planning Conference Day 6 Special Meeting and the Parks and Recreation Commission meeting.

Anderson attended the C-TRAN boundary review meeting.

Carter attended the Camas Public Library's 100th Birthday planning meeting and will attend the next Finance Committee and Homelessness Strategies Ad-Hoc Committee meetings.

Chaney attended the Ending Community Homelessness Organization (ECHO) meeting.

Mayor Hogan commented about the ECHO meeting, the City Administrator hiring process, the Mayor of Camas videos for the Sister City 20-Year Partnership celebration, and the various meetings the Council Members commented about.

PUBLIC COMMENTS

No one from the public wished to speak.

CLOSE OF MEETING

The meeting closed at 5:37 p.m.



City Council Regular Meeting Minutes - Draft
Tuesday, June 21, 2022, 7:00 PM
Council Chambers, 616 NE 4th Avenue

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

CALL TO ORDER

Mayor Steve Hogan called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Greg Anderson, Marilyn Boerke, Bonnie Carter, Don Chaney, Tim Hein and Leslie Lewallen

Excused: Council Member Shannon Roberts

Staff: Bernie Bacon, Carrie Davis, James Carothers, Jennifer Gorsuch, Cathy Huber Nickerson, Trang Lam, Bryan Rachal, David Schultz, Jeff Swanson and Steve Wall

Press: No one from the press was present

PUBLIC COMMENTS

The public's opportunity to comment about any item on the agenda, including items up for final Council action.

No one from the public wished to speak.

CONSENT AGENDA

1. Camas City Council June 3, 2022 Annual Planning Conference Day 5; June 6, 2022 Workshop and Regular Meeting Minutes; June 10, 2022 Annual Planning Conference Day 6
2. \$933,662.68 Automated Clearing House and Claim Checks Numbered 151099-151248
3. Lodging Tax Advisory Committee Decision (submitted by Jennifer Gorsuch, Administrative Services Director)

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

NON-AGENDA ITEMS

4. Staff

There were no staff updates.

5. Council

Chaney commented about summer solstice.

Anderson commented about the upcoming Downtown Camas Association's (DCA) Annual Car Show.

MAYOR

6. Mayor Announcements

There were no Mayor announcements.

MEETING ITEMS

7. Resolution No. 22-008 Revising and Extending the Transportation Improvement Program

Presenter: James Carothers, Engineering Manager

It was moved by Carter, and seconded, to adopt Resolution No. 22-008. The motion carried unanimously.

8. Resolution No. 22-009 Establishing a Loading Zone on NE Cedar Street

Presenter: James Carothers, Engineering Manager

It was moved by Boerke, and seconded, to adopt Resolution No. 22-009. The motion carried unanimously.

PUBLIC COMMENTS

Joshua Martinez, Camas, commented about the Community Emergency Response Team (CERT) that is operated by the Clark Regional Emergency Services Agency (CRESA).

CLOSE OF MEETING

The meeting closed at 7:09 p.m.



City of Camas
Contract Change Order

Order No. 1 Date 06/23/2022

Contract for NE 2nd Avenue Street Improvements & NE Dallas Water Improvements

To Advanced Excavating Specialists
(Contractor)

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

Item	Description of Changes	Quantity	Unit Cost	Decrease in Contract Price	Increase in Contract Price
1A	Grind and Haul Parking Area HMA	4,747 SF	\$0.38		\$1,803.86
1B	Grade Parking Area Subgrade	4,747 SF	\$0.08		\$379.76
1C	Water Service Connection, 1 inch Diam. (Short Side)	1 EA	\$190.00		\$190.00
1D	Water Service Connection, 1 inch Diam.(Long Side)	13 EA	\$640.00		\$8,320.00
1E	HMA Trench Resurfacing	4 EA	\$2,372.55		\$9,490.20
1F	Disconnect and Abandon 6 inch Water Main	1 LS	\$7,671.20		\$7,671.20
1G	Hot Tap Connection for Fire Hydrant	1 EA	\$5,556.80		\$5,556.80
1H	Fire Hydrant Assembly	2 EA	\$12,213.37		\$24,426.74
1I	Remove and Dispose Abandoned Gas Piping	1 LS	\$5,106.95		\$5,106.95
1J	Traffic Control	1 LS	\$3,500.00		\$3,500.00
1K	Water Service Connection, 2 inch Diam.	1 LS	-\$800.00	\$800.00	
1L	Delete Bid Item 12 (HMA Patch)	1 LS	-\$2,040.00	\$2,040.00	
1M	Delete Bid Item 36 (Remove 6 inch Fire Service)	1 LS	-\$1,000.00	\$1,000.00	
1N	Delete Bid Item 40 (Remove/Plug Water Services)	1 LS	-\$3,300.00	\$3,300.00	
Subtotal:					\$59,305.51
8.4% Sales Tax					\$4,981.66
Net Change in Contract Price:					\$64,287.17

Contract Change Orders for this project = 15.5% of Contract Award
(Original Contract Value= \$ 413,985.66, New Total is \$478,272.83)

- NOTES:
- 1A** –Grinding and hauling of asphalt pavement to accommodate lengthened water service connections.
 - 1B** – Grading operations to construct additional asphalt pavement.
 - 1C** – Decrease quantity in Bid Item 37 from 9 to 1. Increase unit cost to construct water service connection due to increased pipe length.
 - 1D** – Increase quantity in Bid Item 38 from 1 to 13. Increase unit cost to construct water service connection due to increased pipe length.
 - 1E** – Asphalt trench resurfacing for additional water services.
 - 1F** – Disconnect old water main from the City water system and abandon in place.
 - 1G**– Connect the new fire hydrant to the existing water main.
 - 1H** – Add two new fire hydrants and associated pipe, valves and fittings.
 - 1I** – Remove an unmarked abandoned gas pipe that will interfere with roadway improvements.
 - 1J** – Additional traffic control to accommodate the extended work duration.

1K – Decrease unit cost to construct water service connection due to decreased pipe length.

The scope of the water system improvements was increased per request of the Public Works Operations division after the project was awarded to the contractor. Scope revisions include connecting water services to an 8-inch cast iron water main instead of a 6-inch steel water main that is closer to the water meter, replacement of five additional water services, abandonment of a 6-inch steel water main and replacement of two fire hydrants. Additional work related to the water system modifications include reconstruction of additional asphalt pavement, asphalt trench resurfacing for the additional water services, removal of an unmarked abandoned gas line and traffic control for the period required to perform the additional work. These change order revisions eliminate the need for three bid items, which are being deleted from the scope of the project. All work in this change order will be funded by the City Water Repair and Replacement Fund and was included in the 2022 adopted City budget.

The amount of the contract will be **increased** by the sum of: Sixty four thousand two hundred eighty seven and 17/100 Dollars (\$64,287.17)

The contract total, including the original contract total, this and previous change orders will be **increased** to Four hundred seventy eight thousand two hundred seventy two and 83/100 Dollars (\$478,272.83)

The contract period provided for completion will be **increased by seven days**.

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

Requested	<div style="display: flex; justify-content: space-between;"> <div style="font-size: 8px;">DocuSigned by: City Project Manager</div> <div style="font-size: 8px;">Date</div> </div> <div style="font-size: 14px; font-family: cursive;">James E. Carothers, PE</div>	6/24/2022
Recommended	<div style="display: flex; justify-content: space-between;"> <div style="font-size: 8px;">222ADA9D2B331F1</div> <div style="font-size: 8px;">Date</div> </div> <div style="font-size: 10px;">Engineering Manager</div>	Date
Accepted	<div style="display: flex; justify-content: space-between;"> <div style="font-size: 8px;">Digitally signed by Christopher Boehm DN: cn=Christopher Boehm, o=Advanced Engineering Solutions, llc, c=CA, Project Manager, CN=Christopher Boehm Reason: I signed to the accuracy and integrity of this document Date: 2022.06.24 07:43:31 -07'00'</div> <div style="font-size: 8px;">Date</div> </div> <div style="font-size: 12px;">Christopher Boehm</div> <div style="font-size: 10px;">Contractor</div>	06/24/2022
Approved	<div style="display: flex; justify-content: space-between;"> <div style="font-size: 8px;">Date</div> </div> <div style="font-size: 10px;">Mayor</div>	Date



Staff Report – Consent Agenda

July 5, 2022, Council Regular Meeting

Final Plat Approval for Green Mountain Estates Phase 4B (Submitted by Madeline Sutherland, Planner)

Phone	Email
360.817.1568	msutherland@cityofcamas.us

SUMMARY: Green Mountain Estates is a six phased subdivision located north of NE 28th Street. Phases 1-4A have been platted. The agenda item includes Phase 4B of the development.

BACKGROUND INFORMATION:

LOCATION: 9024 N Hargrave St, Parcel Number 986051655

OWNER: GME Development, LLC.
1300 Esther St, ste 200
Vancouver, WA 98660

LOTS: 34 residential lots

TOTAL AREA: 22.67 acres

The City issued a land use approval with a formal decision on June 24, 2016.

The applicant has submitted for a final plat approval with most of the on-site and off-site improvements are done, and the applicant is proposing to bond for the remaining items, as per Camas Municipal Code section 17.21.040

Staff has reviewed the final plat drawings, lot closures, CC&R's and all other associated final platting documents including the bonding.

FINAL PLAT CRITERIA FOR APPROVAL (CMC 17.21.060-C)

1. *That the proposed final plat bears the required certificates and statements of approval; **Complies***
2. *That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate; **Complies***
3. *That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the*

*proposed final plat an improvement bond or other security in conformance with CMC 17.21.040; **Complies***

4. *That the plat is certified as accurate by the land surveyor responsible for the plat; **Complies***
5. *That the plat is in substantial conformance with the approved preliminary plat; and **Complies***
6. *That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval. **Complies***

Findings: The submitted plat meets the requirements of CMC 17.21.060-C, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? To record a plat that was approved by the Hearing Examiner.

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

How have communities been engaged? Are there opportunities to expand engagement? Yes, there was a public hearing for the subdivision which was noticed legally.

Who will benefit from, or be burdened by this agenda item? The property owner will benefit by having legal lots of record to develop, which is their legal right.

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? Public infrastructure built meets ADA standards.

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

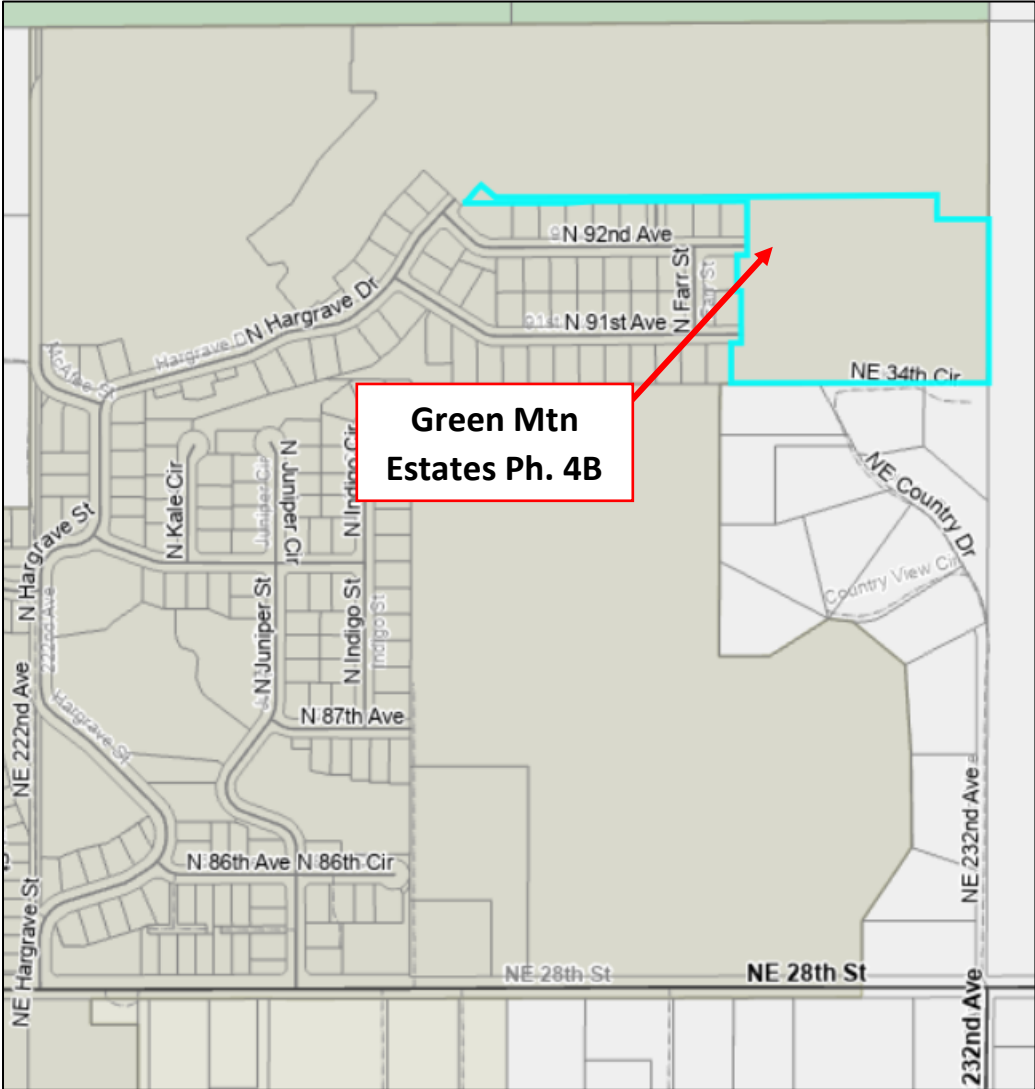
How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution? The development of this site fell under the review of the Camas Municipal Code and adopted comprehensive plan policies.

BUDGET IMPACT: Revenues will be generated from building permits issued for the 34 new lots.

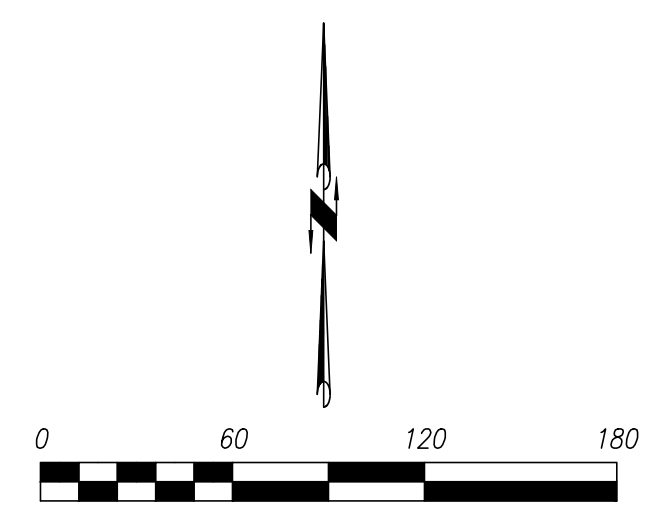
RECOMMENDATION: Staff recommends that council approve the final plat for Green Mountain Estates Phase 4B.

Vicinity Map: Phase 4B Green Mountain Estates



GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY

A SUBDIVISION IN THE NE 1/4 OF THE NE 1/4
SEC. 21, T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#15-02
NOVEMBER, 2021



BASIS OF BEARINGS

N 88°43'06" W ALONG THE SOUTH LINE OF THE NE 1/4 SEC. 21, T. 2 N., R. 3 E., W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE SE AND SW CORNERS THEREOF. BEARINGS ARE BASED ON: THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4602) DISTANCES SHOWN HEREON ON GROUND DISTANCES

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°28'43"	70.00'	109.32'
C2	89°28'43"	44.00'	68.71'
C3	89°28'43"	96.00'	149.92'
C4	89°28'43"	10.00'	15.62'
C5	90°31'17"	10.00'	15.80'
C6	23°59'00"	96.00'	38.79'
C7	20°29'15"	96.00'	34.33'
C8	29°04'52"	96.00'	48.73'
C9	16°45'56"	96.00'	28.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 22°07'07" W	20.00'
L2	N 71°41'14" W	20.00'
L3	N 88°58'07" W	13.68'

PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER AND STORM WATER, AND SHALL HAVE RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE EASEMENT AREA SHALL BE RESTORED TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK COUNTY PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

PUBLIC SIDEWALK EASEMENT

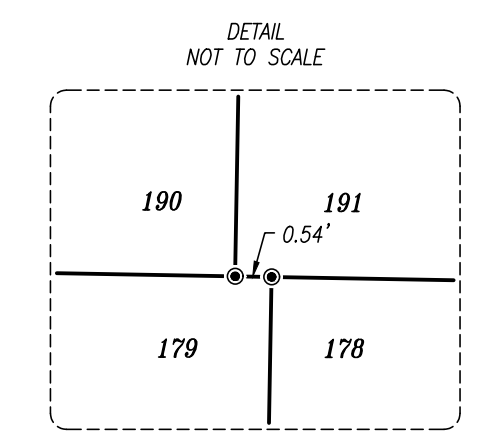
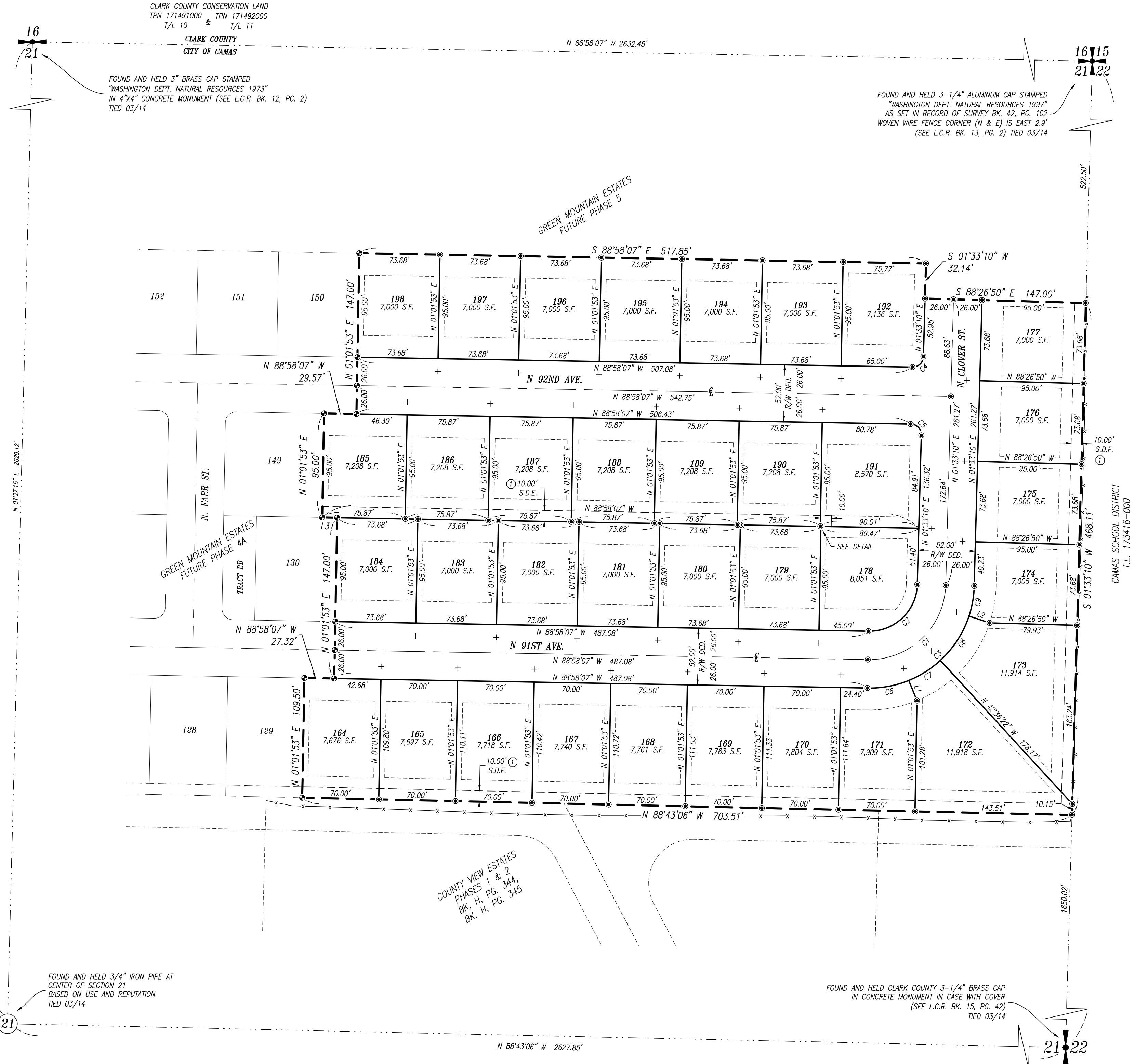
A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

EASEMENT PROVISIONS

1. A PRIVATE STORMWATER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 164 THROUGH 177 INCLUSIVE, AND LOTS 185 THROUGH 191 INCLUSIVE, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION (HOA), ITS SUCCESSORS AND ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORMWATER CONVEYANCE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORMWATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA, AND SHALL HAVE RIGHT OF ACCESS OVER SAID LOTS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RESTORE THE EASEMENT AREA TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE.

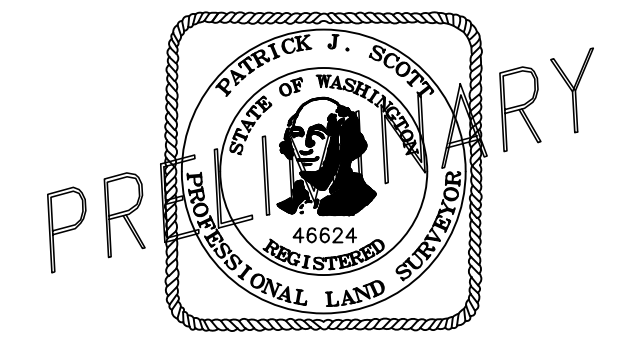
LAND INVENTORY

TOTAL ACREAGE:	7.72 AC.
(PLAT PERIMETER)	
TOTAL DEVELOPED ACREAGE:	7.72 AC.
TOTAL LOT AREA:	6.08 AC.
(EXCLUDES RIGHT-OF-WAY)	
TOTAL INFRASTRUCTURE AREA:	1.64 AC.
(RIGHT-OF-WAY)	
TOTAL PARKING AREA:	0.00 AC.
TOTAL OPEN SPACE:	0.00 AC.



LEGEND

- PUBLIC LAND SURVEY SYSTEM SECTION CORNER (MONUMENT AS NOTED)
- PUBLIC LAND SURVEY SYSTEM QUARTER SECTION CORNER (MONUMENT AS NOTED)
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" IN CONCRETE CURB ON AN 11.75' PROJECTION OF THE SIDE LOT LINE FROM THE FRONT CORNER UNLESS SHOWN OTHERWISE IN THE CURB SCREW TABLE (GOOD FOR PROJECTION OF THE SIDE LINES, BUT NOT THE ACTUAL FRONT LOT CORNER)
- 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" SET DURING PREVIOUS SURVEY OF GREEN MOUNTAIN ESTATES PHASE 1 (BK. 312, PG. 22) AND PHASE 2 (BK. 312, PG. 42)
- BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 42667" SET IN CONCRETE CURB DURING PREVIOUS SURVEY OF GREEN MOUNTAIN ESTATES PHASE 1 (BK. 312, PG. 22)
- PUBLIC LAND SURVEY SYSTEM SECTION LINE
- PLAT BOUNDARY LINE
- LOT LINE
- CENTERLINE PUBLIC RIGHT-OF-WAY
- EXISTING PUBLIC RIGHT-OF-WAY
- EXISTING TAX LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- FENCE
- R/W DED. PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY OF CAMAS UPON RECORDING OF THIS PLAT
- S.W.E. (PRIVATE) STORMWATER EASEMENT
- P.S.W.E. PUBLIC STORMWATER EASEMENT
- W.E. (PRIVATE) RETAINING WALL EASEMENT
- (R) RADIAL OR RADIUS
- (D) SEE EASEMENT PROVISIONS NUMBER



PG. 2 OF 2 JOB# 9595.01.04
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FILE: J:\DATA\9595\9595\9595\9595\PLATS\PHASE 4\9595.S.FINAL PLAT PHASE 4B.DWG
OLSON ENGINEERS
ENGINEERING INC., 222 E. EVERGREEN BLVD, YANCOUVER, WA 98660
1-360-695-1385
1-509-208-9036



Staff Report – Consent Agenda

July 5, 2022, Council Regular Meeting

Final Plat Approval for Green Mountain Estates Phase 7 (Submitted by Madeline Sutherland, Planner)

Phone	Email
360.817.1568	msutherland@cityofcamas.us

SUMMARY: Green Mountain Estates is a six phased subdivision located north of NE 28th Street. Phases 1-4A have been platted. The agenda item includes Phase 7 of the development.

BACKGROUND INFORMATION:

LOCATION: 22510 NE 28th St, Parcel Number 173213000

OWNER: Mathew and Lisa Tobey
22510 NE 28th St
Camas, WA 98607

LOTS: 2 residential lots.

TOTAL AREA: .64 acres

The City issued a land use approval with a formal decision on June 24, 2016.

The applicant has submitted for a final plat approval with most of the on-site and off-site improvements are done, and the applicant is proposing to bond for the remaining items, as per Camas Municipal Code section 17.21.040

Staff has reviewed the final plat drawings, lot closures, CC&R's and all other associated final platting documents including the bonding.

FINAL PLAT CRITERIA FOR APPROVAL (CMC 17.21.060-C)

1. *That the proposed final plat bears the required certificates and statements of approval; **Complies***
2. *That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate; **Complies***
3. *That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the*

proposed final plat an improvement bond or other security in conformance with CMC 17.21.040; Complies

4. *That the plat is certified as accurate by the land surveyor responsible for the plat; Complies*
5. *That the plat is in substantial conformance with the approved preliminary plat; and Complies*
6. *That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval. Complies*

Findings: The submitted plat meets the requirements of CMC 17.21.060-C, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? To record a plat that was approved by the Hearing Examiner.

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

How have communities been engaged? Are there opportunities to expand engagement? Yes, there was a public hearing for the subdivision which was noticed legally.

Who will benefit from, or be burdened by this agenda item? The property owner will benefit by having legal lots of record to develop, which is their legal right.

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? Public infrastructure built meets ADA standards.

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

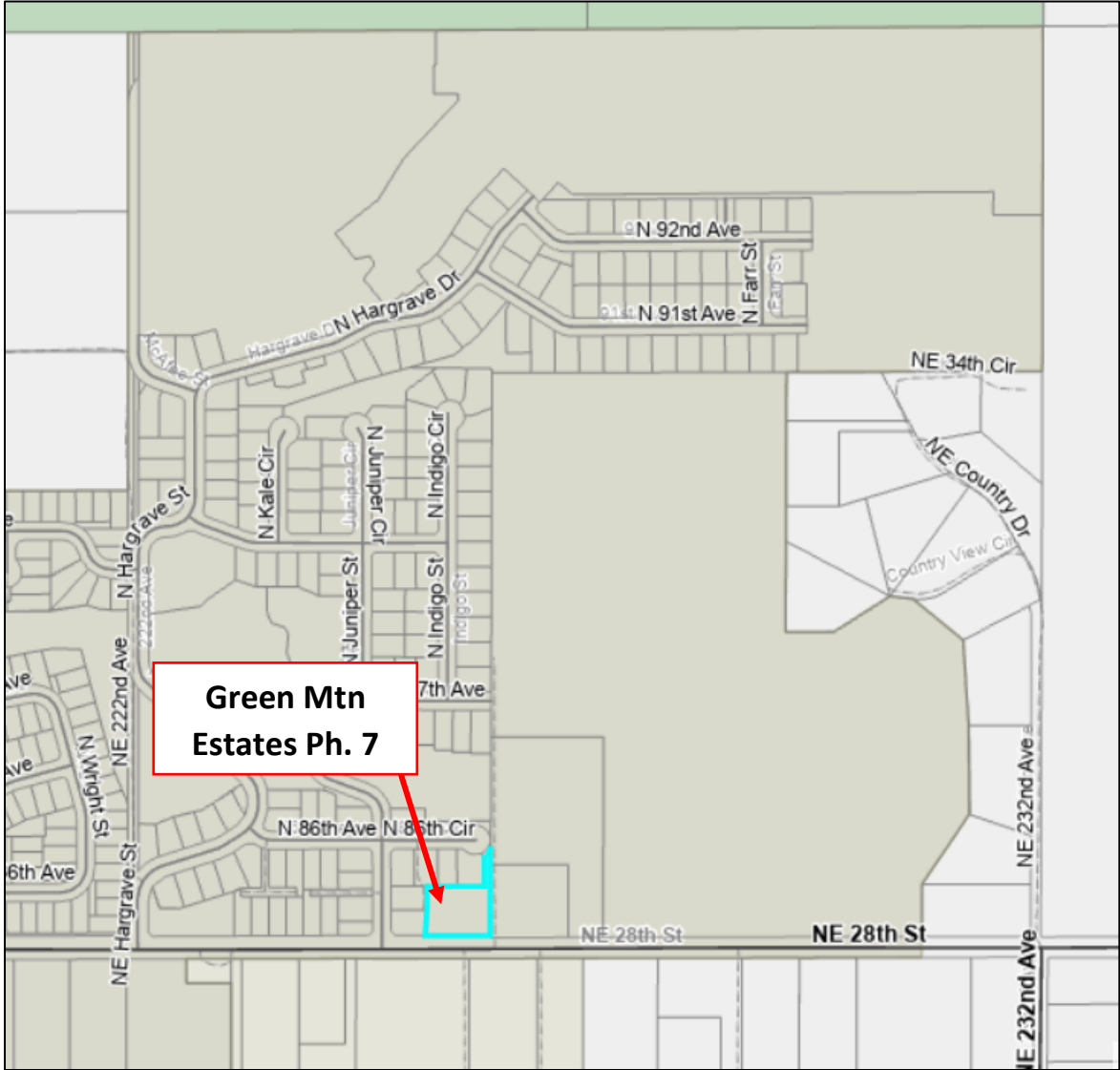
How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution? The development of this site fell under the review of the Camas Municipal Code and adopted comprehensive plan policies.

BUDGET IMPACT: Revenues will be generated from building permits issued for the 2 new lots.

RECOMMENDATION: Staff recommends that council approve the final plat for Green Mountain Estates Phase 7.

Vicinity Map: Phase 7 Green Mountain Estates



CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR DATE _____

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION.

CITY OF CAMAS FINANCE DIRECTOR DATE _____

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL:

ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY, AND DRAINAGE CONSTRUCTION PLANS;

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OF DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED BY _____ CITY OF CAMAS ENGINEER DATE _____

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY _____ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE _____ OR DESIGNEE

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY _____ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE DATE _____

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

GREEN MOUNTAIN ESTATES - PHASE 7

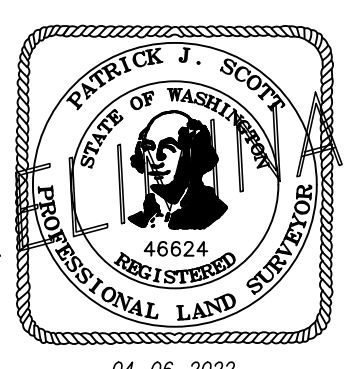
SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE HOLT GROUP, INC. ON AUGUST 3, 2017. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN ESTATES PHASE 7 IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

PATRICK J. SCOTT DATE _____ PROFESSIONAL LAND SURVEYOR NO. 46624



ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ SIGNED OR ATTESTED BEFORE ME ON _____ BY PATRICK J. SCOTT.

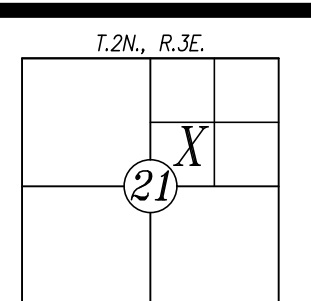
NOTARY SIGNATURE _____ DATED: _____, 20____ PRINTED NAME: _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____ MY COMMISSION EXPIRES _____

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR FILED FOR RECORD THIS _____ DAY OF _____, 2022. AUDITORS FILE NO. _____ BOOK OF PLATS _____ AT PAGE _____

GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY

A SUBDIVISION IN THE SW 1/4, OF THE NE 1/4 SEC. 21, T. 2 N., R. 3 E., W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON CITY OF CAMAS FINAL ORDER SUB#15-02 APRIL, 2022



PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS, AND IN OTHER AREAS AS SHOWN HEREON (SEE EASEMENT PROVISION #1) FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER, AND STORMWATER, AND SHALL HAVE RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE EASEMENT AREA SHALL BE RESTORED TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK COUNTY UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

SURVEY REFERENCES

- 1. PLAT OF COUNTRY VIEW ESTATES - PHASE 1 BY LAWSON LAND SURVEYING RECORDED IN BK. H OF PLATS, AT PG. 344, RECORDS OF CLARK COUNTY, WASHINGTON.
2. PLAT OF COUNTRY VIEW ESTATES - PHASE 2 BY LAWSON LAND SURVEYING RECORDED IN BK. H OF PLATS, AT PG. 345, RECORDS OF CLARK COUNTY, WASHINGTON.
3. RECORD OF SURVEY FOR THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES BY H. THOMAS LAIRD JR. (PLS 21490) RECORDED IN BK. 42 OF SURVEYS, AT PG. 102, RECORDS OF CLARK COUNTY, WASHINGTON.
4. RECORD OF SURVEY FOR ERIC LOUCKS BY BLUHM ASSOCIATES LAND SURVEYORS, INC. RECORDED IN BK. 48 OF SURVEYS, AT PG. 141, RECORDS OF CLARK COUNTY, WASHINGTON.
5. RECORD OF SURVEY FOR BOB HANSON BY AKS ENGINEERING AND FORESTRY, LLC RECORDED IN BK. 63 OF SURVEYS, AT PG. 053, RECORDS OF CLARK COUNTY, WASHINGTON.
6. PLAT OF GREEN MOUNTAIN ESTATES - PHASE 1 BY OLSON ENGINEERING RECORDED IN BK. 312 OF PLATS, AT PG. 22, RECORDS OF CLARK COUNTY, WASHINGTON.

EASEMENT PROVISIONS

- 1. A PUBLIC UTILITY EASEMENT (PUE), AS SHOWN HEREON, IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACT A FOR THE PURPOSE DESCRIBED UNDER "PUBLIC UTILITY EASEMENT" NOTE.
2. A PRIVATE ACCESS EASEMENT OVER ALL OF TRACT "A" IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER(S) OF LOT 1 AND 2 AS SHOWN HEREON, ITS SUCCESSORS AND ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF PEDESTRIAN AND VEHICLE ACCESS AND UTILITIES. PARKING SHALL NOT BE ALLOWED IN THE EASEMENT AREA. HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE ACCESS IMPROVEMENTS WITHIN TRACT "A" (SEE TRACT NOTE #1).

TRACT NOTES

- 1. TRACT "A" IS HEREBY CONVEYED TO THE HOA UPON RECORDING OF THIS PLAT FOR PEDESTRIAN AND VEHICLE ACCESS AND UTILITIES. PARKING SHALL NOT BE ALLOWED IN THE TRACT. HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND THE ACCESS IMPROVEMENTS THEREIN. NO DIRECT VEHICLE ACCESS TO SAID LOTS ALLOWED FROM NE. 28TH ST.

LAND INVENTORY

Table with 2 columns: Category and Value. Includes Total Acreage (0.64 AC), Total Developed Acreage (0.64 AC), Total Lot Area (0.57 AC), Total Infrastructure Area (0.08 AC), Total Tract Area (0.08 AC), Total Critical Area (0.00 AC), Total Recreational Open Space (0.00 AC).

PLAT NOTES

- 1. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CONDITIONS, COVENANTS & RESTRICTIONS (C.C.&R.S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
2. NO FURTHER SHORT PLATTING OR SUBDIVIDING OF ANY LOT OR TRACT WILL BE PERMITTED.
3. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED ACCORDING TO THE APPROVED PLANS AND ACCEPTANCE HAS BEEN ISSUED BY THE CITY OF CAMAS.
4. MAXIMUM BUILDING LOT COVERAGE FOR THIS SUBDIVISION IS 40%.
5. AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES.
6. AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$97.18 FEE PER LOT, PAYABLE TO THE CITY OF VANCOUVER, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE CONSTRUCTION OF A NORTHBOUND RIGHT TURN LANE ON NE 192ND AVE. AND A WESTBOUND RIGHT TURN LANE ON NE 13TH ST.
7. AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$1,235.77 FEE PER LOT, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE NORTH SHORE SEWER TRANSMISSION SYSTEM (PREVIOUSLY KNOWN AND APPROVED AS THE "NORTH URBAN GROWTH AREA - SEWER TRANSMISSION SYSTEM" OR NUGA--STS).
8. WETLANDS, STREAMS AND ASSOCIATED BUFFERS OCCUR OFFSITE AND SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE GREEN MOUNTAIN ESTATES FINAL WETLAND MITIGATION PLAN USAGE REF: NWS-2017-22 PREPARED BY THE RESOURCE COMPANY, INC. DATED APRIL 18, 2017 ON FILE WITH THE CITY OF CAMAS AS REQUIRED FOR THE APPROVAL OF THIS PLAT. ANY MODIFICATIONS TO CRITICAL AREAS AND BUFFERS MUST BE APPROVED IN WRITING BY THE CITY OF CAMAS AFTER SUBMITTAL OF A REVISED CRITICAL AREA REPORT.
9. TREE TOPPING IS NOT PERMITTED WITH THIS DEVELOPMENT. NOR REMOVAL OF MORE THAN 20% OF A TREE'S CANOPY. TREES THAT ARE DETERMINED TO BE HAZARDOUS BY A LICENSED ARBORIST MAY BE REMOVED AFTER APPROVAL BY THE CITY OF CAMAS. REQUIRED STREET TREES AND BACKYARD TREES SHALL BE PROMPTLY REPLACED FOLLOWING REMOVAL WITH AN APPROVED SPECIES.
10. THE GREEN MOUNTAIN ESTATES SUBDIVISION IS UNDER A FLIGHT CORRIDOR FOR GROVE AIRFIELD; AIRCRAFT NOISE IS TO BE EXPECTED.

PLAT NOTES (CONTINUED)

- 11. ENTRANCE INTO CLARK COUNTY'S CONSERVATION LANDS FROM INDIVIDUAL LOTS SHALL BE STRICTLY PROHIBITED WITHOUT FIRST OBTAINING AN ACCESS AGREEMENT FROM CLARK COUNTY.
12. THE GREEN MOUNTAIN ESTATES SUBDIVISION, OF WHICH THIS PLAT OF PHASE 7 IS A PART, IS LOCATED ADJACENT TO CLARK COUNTY CONSERVATION LAND, LYING NORTH OF THE NORTH LINE OF THE NE 1/4 OF SECTION 21 AS SHOWN HEREON, MANAGED FOR SUSTAINABLE FORESTRY ON WHICH A VARIETY OF FORESTRY OPERATIONS MAY OCCUR THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. POTENTIAL DISCOMFORTS OR INCONVENIENCES MAY INCLUDE, BUT ARE NOT LIMITED TO: NOISE, ODORS, FUMES, DUST OR OPERATION OF MACHINERY DURING ANY TWENTY-FOUR (24) HOUR PERIOD.
13. IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL REQUIRED DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (D.A.H.P.) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER CITY OF CAMAS MUNICIPAL CODE 16.31.150.
14. ONE STREET TREE AND ONE BACKYARD TREE SHALL BE MAINTAINED IN GOOD HEALTH FOR EACH LOT AND REPLACED ONLY WHEN HAZARDOUS.
15. BUILDING PERMIT SUBMITTALS FOR EACH DEVELOPMENT PHASE SHALL INCLUDE A MASTER PLAN SET WHICH INCLUDES THE FACADES, COLORS, AND MATERIALS FOR EACH LOT TO DEMONSTRATE THE UNIQUE CHARACTER OF A SERIES OF LOTS. THE MASTER SET FOR EACH DEVELOPMENT PHASE SHALL BE APPROVED BY THE CITY. "UNIQUE" GENERALLY MEANS THAT THERE IS A DIFFERENCE IN ROOF PITCH, EXTERIOR MATERIALS, STOOPS OR PORCHES, COLUMNS OR BAY WINDOWS, OR OTHER SUCH DISTINCTIONS BETWEEN HOUSES. THE INTENT IS TO PROVIDE DIFFERENT ARCHITECTURAL STYLES AND AVOID MONOTONY.

LEGEND section containing symbols for Public Land Survey System Section Corner, Quarter Section Corner, Found Corner Monument, and various types of easements and lines. Includes a table for R/W DED. and another table for Minimum Building Setbacks.

DECLARANT DECLARATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR GREEN MOUNTAIN ESTATES RECORDED UNDER CLARK COUNTY RECORDING NO. _____

GME DEVELOPMENT, LLC A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____ ITS: _____

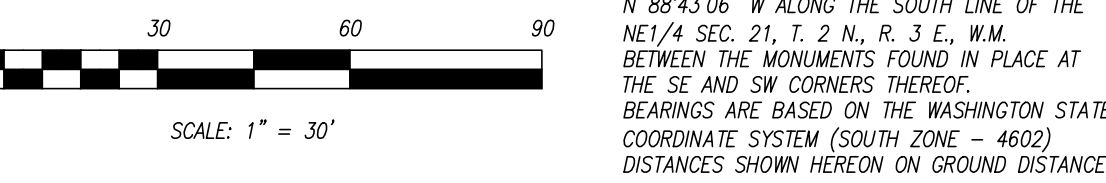
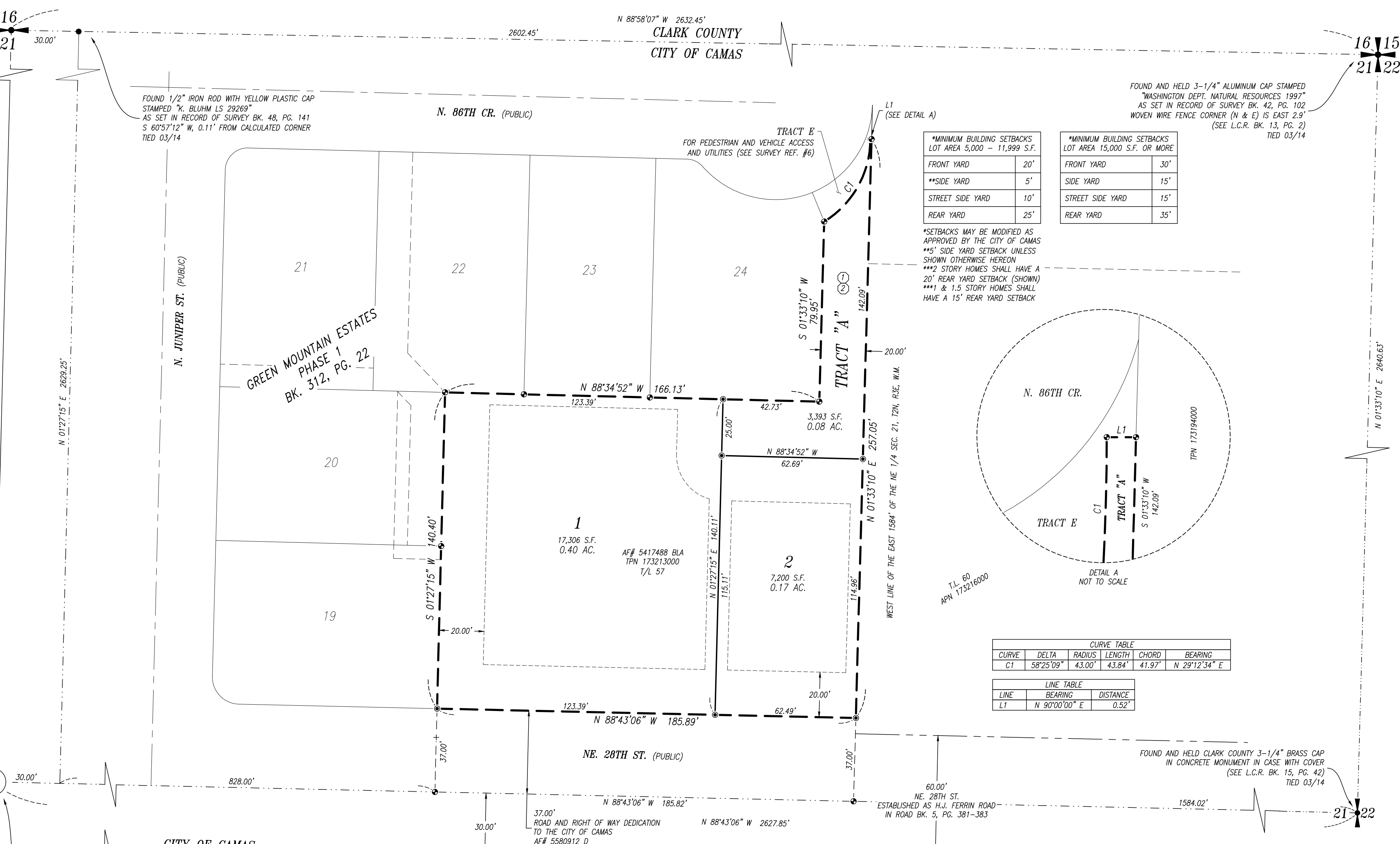
ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATOR OF GME DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____ DATED: _____, 2022. PRINTED NAME: _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____ MY COMMISSION EXPIRES _____

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR FILED FOR RECORD THIS _____ DAY OF _____, 2022. AUDITORS FILE NO. _____ BOOK OF PLATS _____ AT PAGE _____



DEED REFERENCE

GRANTOR: GREEN MOUNTAIN ESTATES LLC GRANTEE: GME DEVELOPMENT, LLC AF#: 5426852 D DATE: 07/27/2017

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (S*) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING. Includes data for curve C1.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Includes data for line L1.



~ PROCLAMATION ~

WHEREAS, for centuries, the United States of America, which includes the state of Washington, has been plagued with discrimination and racism; and

WHEREAS, based upon part of the US Declaration of Independence that Thomas Jefferson penned in 1776, “We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are “Life, Liberty and the pursuit of Happiness;” and

WHEREAS, currently there are no holidays known or set-aside day or month, to bring American people together as one people; and

WHEREAS, the Tacoma Ministerial Alliance (TMA) and constituents deem July of each year to be recognized as Love Thy Neighbor Month;

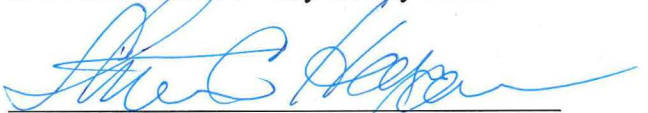
NOW, THEREFORE, I, Steve Hogan, Mayor of the City of Camas, do hereby proclaim July 2022 as:

“Love Thy Neighbor Month”

in the City of Camas and encourage all citizens to foster, appreciate and demonstrate love toward one another, regardless of differences in race, faith, gender, or culture.



In witness whereof, I have set my hand
and caused the seal of the City of Camas
to be affixed this 5th day of July 2022.



Steve Hogan, Mayor

~ PROCLAMATION ~

WHEREAS, parks and recreation is an integral part of communities throughout this country, including the City of Camas; and

WHEREAS, parks and recreation promotes health and wellness, improving the physical health and positively impacts mental health for our community members; and

WHEREAS, parks, playgrounds, trails, open spaces, and public gathering spaces make communities attractive and desirable places to live, work, play, and

WHEREAS, parks and public gathering spaces provide opportunities for people to come together and experience a sense of community through fun recreational pursuits; and

WHEREAS, parks and recreation is fundamental to the environmental well-being of our community; and

WHEREAS, parks and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, Camas recognizes the benefits derived from parks and recreation resources

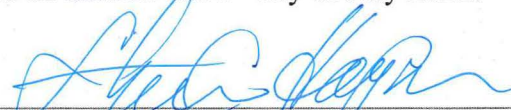
NOW THEREFORE, I, Steve Hogan, Mayor of the City of Camas, do hereby proclaim July, as:

“Parks and Recreation Month”

in the City of Camas and encourage all citizens to join me in this special observance.



In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 5th day of July 2022.


Steve Hogan, Mayor



Staff Report

July 5, 2022 Council Regular Meeting

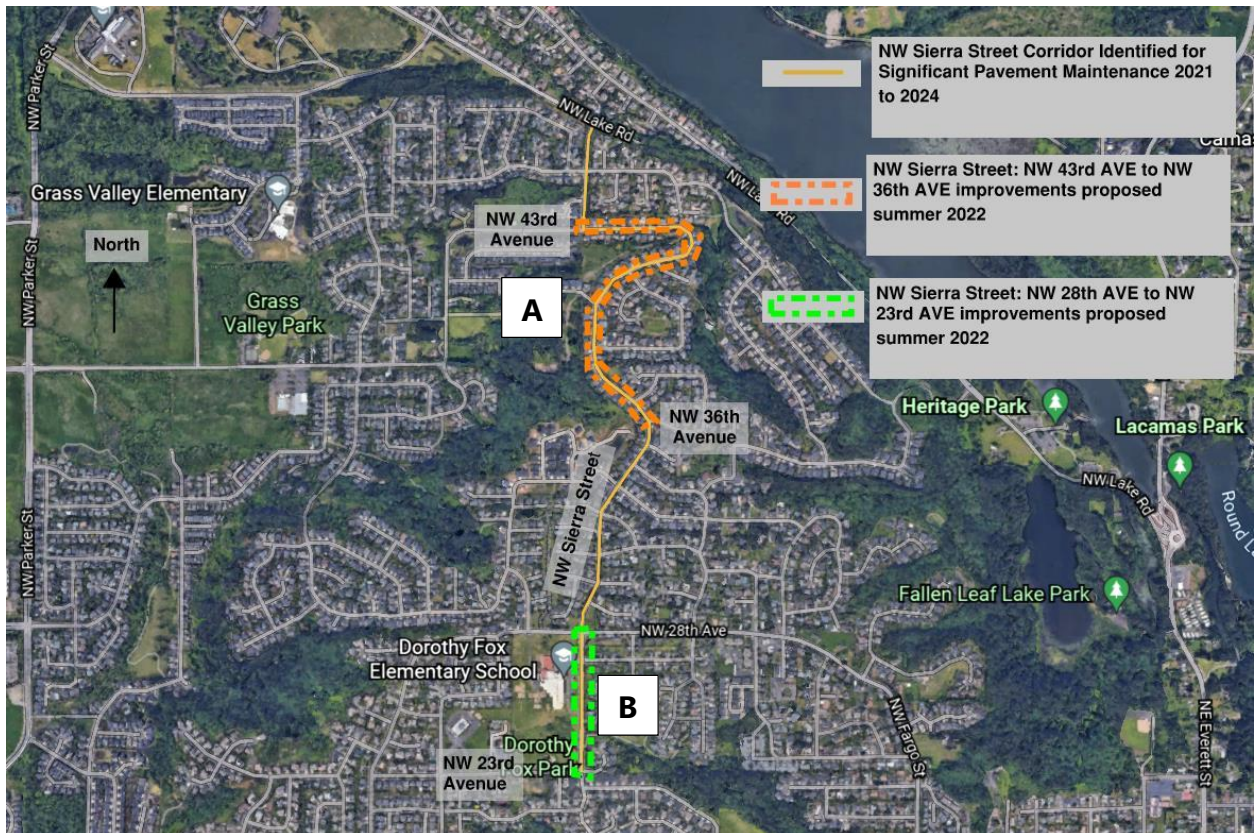
NW Sierra Street Pavement and ADA Improvements Bids

Presenter: James Carothers, Engineering Manager

Time Estimate: 10 Minutes

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

BACKGROUND: In February of 2022 Engineering Staff notified council that two segments of NW Sierra Street (Segment "A": NW 43rd Avenue to NW 36th Avenue and Segment "B": NW 28th Avenue to NW 23rd Avenue) have been identified for new asphalt surfacing utilizing Pavement Preservation fund. The City retained HHPR, INC. to complete a Plan, Specification, and Estimate (PSE) package for bid advertisement.



SUMMARY: On June 22, 2022 bids were opened for NW Sierra Street Paving Project. A total of three bids were received with the apparent low bidder being Clark and Sons Excavating, Inc. and the second low bidder being Advanced Excavation Specialists (AES), LLC. Both bidders had bid irregularities that require a determination from Council.

Clark and Sons neglected to provide a signed Addendum Acknowledgment Form and Bid Bond Acknowledgement Form. Clark and Sons did submit a signed Bid Bond in the correct amount and their Proposal was signed which incorporated the terms of the Addenda at issue.

AES also neglected to provide a signed Bid Bond Acknowledgement Form but did submit a signed Bid Bond in the correct amount with their proposal.

Council will be asked to decide whether Clark and Sons bid proposal has minor or major irregularities. If Council deems Clark and Sons bid to have major irregularities, Clark and Sons bid must be rejected. If Council rules these irregularities are minor, Council must decide whether to accept or reject Clark and Sons bid. The City attorney will be available to provide additional information.

The basis of award was the combined schedules of Segment "A" and Segment "B", allowing the City the option to complete one or both segments dependent on the bid price and available budget.

The City received a total base bid of \$1,256,131.75 from Clark and Sons for NW Sierra Street Segment "A" and Segment "B". Should council decide to award the bid to Clark and Sons, staff recommends award of Segment "A" work only in the amount of \$759,235.75. This recommendation is based on prior commitments to the Pavement Preservation Fund.

EQUITY CONSIDERATIONS:

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

Maintain Citywide Pavement System through annual Preservation Projects.

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

Repairs to NW Sierra Street need to be completed

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

Communities will be engaged prior to construction

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

Citizens will benefit from this improvement

What are the strategies to mitigate any unintended consequences?

Engineering staff will closely monitor and manage construction

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

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

Price increases have resulted in lack of funding to complete Schedule "B"

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

Engineering staff closely monitors and manages construction. Results will be reported to council.

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

Supports comprehensive Streets goal T-1 "Streets will function for all users..." and Street Policy T-1.2 " Support the need for regular street maintenance...".

BUDGET IMPACT: NW Sierra Street Paving project is funded through Pavement Preservation Fund. Adequate funding exists to complete Segment "A" NW Sierra from NW 43rd Avenue to NW 36th Avenue.

RECOMMENDATION: Council will need to determine if the bid irregularities are minor or major in nature. If determined to be minor irregularities and Council waives the irregularities, Staff recommends Council award the bid to Clark and Sons Excavating Inc. for the schedule "A" bid price of \$759,235.75 with up to 10% change order authorization.



I, James E. Carothers, Engineering Manager, hereby certify that these bid tabulations are correct.
 DocuSigned by:
 James E. Carothers, PE 6/24/2022
 222ADA9D2B934F1
 James E. Carothers, PE Date

PROJECT NO. T1038	Engineer's Estimate: \$1,090,898.00	Clark and Sons Excavating Inc 7601 NE 289th St. Battle Ground, WA 98604 360-946-8474 josh.clarkandsons@gmail.com	Advanced Excavating Specialists LLC 1200 Hazel Street Kelso, WA 98629 360-931-3976 chris@advexc.us	Granite Construction Company 16821 SE McGillivray Blvd., Ste. 210B Vancouver, WA 98683 360-831-5529 bid.vancouver@gcinc.com
DESCRIPTION: NW Sierra St. Pavement & ADA Improvements	Ent. By PAF			
DATE OF BID OPENING: June 22, 2022 at 11:30 am				

ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL
Schedule A - NW 36th Avenue to NW 43rd Avenue											
1	Construction Surveying	LS	1	\$21,000.00	\$21,000.00	\$2,950.00	\$2,950.00	\$4,000.00	\$4,000.00	\$15,000.00	\$15,000.00
2	Construction Documentation (minimum bid \$25,000)	LS	1	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
3	Minor Change	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
4	Mobilization	LS	1	\$70,000.00	\$70,000.00	\$5,000.00	\$5,000.00	\$80,000.00	\$80,000.00	\$75,058.00	\$75,058.00
5	Project Temporary Traffic Control	LS	1	\$7,500.00	\$7,500.00	\$11,405.00	\$11,405.00	\$31,000.00	\$31,000.00	\$50,000.00	\$50,000.00
6	Flaggers	HOUR	400	\$50.00	\$20,000.00	\$62.00	\$24,800.00	\$90.00	\$36,000.00	\$80.00	\$32,000.00
7	Clearing and Grubbing	LS	1	\$3,000.00	\$3,000.00	\$8,235.00	\$8,235.00	\$3,500.00	\$3,500.00	\$2,500.00	\$2,500.00
8	Removal of Structures and Obstructions	LS	1	\$7,000.00	\$7,000.00	\$75,000.00	\$75,000.00	\$22,000.00	\$22,000.00	\$125,000.00	\$125,000.00
9	Sidewalk	SY	10	\$30.00	\$300.00	\$109.00	\$1,090.00	\$65.00	\$650.00	\$100.00	\$1,000.00
10	Removal of Additional Cement Concrete Curb	LF	20	\$30.00	\$600.00	\$58.00	\$1,160.00	\$32.00	\$640.00	\$55.00	\$1,100.00
11	Roadway Excavation, Incl. Haul	CY	35	\$120.00	\$4,200.00	\$50.00	\$1,750.00	\$172.00	\$6,020.00	\$150.00	\$5,250.00
12	Material	CY	100	\$120.00	\$12,000.00	\$35.00	\$3,500.00	\$145.00	\$14,500.00	\$150.00	\$15,000.00
13	Crushed Surfacing Base Course	TON	90	\$80.00	\$7,200.00	\$59.00	\$5,310.00	\$50.00	\$4,500.00	\$50.00	\$4,500.00
14	HMA CL 1/2" PG 64-22	TON	3,105	\$120.00	\$372,600.00	\$135.00	\$419,175.00	\$120.00	\$372,600.00	\$150.00	\$465,750.00
15	Planing Bituminous Pavement Incl. Haul	SY	14,900	\$3.50	\$52,150.00	\$3.40	\$50,660.00	\$6.00	\$89,400.00	\$5.00	\$74,500.00
16	Adjust Rim and Cover	EA	60	\$400.00	\$24,000.00	\$698.00	\$41,880.00	\$750.00	\$45,000.00	\$350.00	\$21,000.00
17	Adjust Water Meter Service and Box	EA	1	\$2,200.00	\$2,200.00	\$220.00	\$220.00	\$250.00	\$250.00	\$2,000.00	\$2,000.00
18	Erosion Control and Water Pollution Control	LS	1	\$7,000.00	\$7,000.00	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00	\$30,000.00	\$30,000.00
19	Roadside Restoration	SY	55	\$3.00	\$165.00	\$58.00	\$3,190.00	\$60.00	\$3,300.00	\$100.00	\$5,500.00
20	Cement Concrete Pedestrian Curb	LF	200	\$40.00	\$8,000.00	\$37.00	\$7,400.00	\$74.00	\$14,800.00	\$75.00	\$15,000.00
21	Cement Concrete Traffic Curb and Gutter	LF	320	\$50.00	\$16,000.00	\$49.00	\$15,680.00	\$74.00	\$23,680.00	\$110.00	\$35,200.00
22	Cement Concrete Curb Ramp	SY	110	\$200.00	\$22,000.00	\$100.00	\$11,000.00	\$270.00	\$29,700.00	\$650.00	\$71,500.00
23	Cement Concrete Sidewalk	SY	55	\$150.00	\$8,250.00	\$100.00	\$5,500.00	\$240.00	\$13,200.00	\$300.00	\$16,500.00
24	Permanent Signing	LS	1	\$2,500.00	\$2,500.00	\$4,972.00	\$4,972.00	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00
25	Removing Plastic Line	LF	25	\$5.00	\$125.00	\$21.00	\$525.00	\$75.00	\$1,875.00	\$65.00	\$1,625.00
26	Painted Double Yellow Line	LS	2,895	\$2.00	\$5,790.00	\$3.75	\$10,856.25	\$2.50	\$7,237.50	\$1.85	\$5,355.75
27	Painted White Line	LF	1,325	\$1.00	\$1,325.00	\$1.70	\$2,252.50	\$1.50	\$1,987.50	\$1.05	\$1,391.25
28	Plastic Crosswalk Line	SF	385	\$8.00	\$3,080.00	\$25.00	\$9,625.00	\$25.00	\$9,625.00	\$21.00	\$8,085.00
29	Plastic Stop Line	LF	100	\$16.00	\$1,600.00	\$26.00	\$2,600.00	\$35.00	\$3,500.00	\$28.00	\$2,800.00

Total Schedule A - NW 36th Avenue to NW 43rd Avenue \$709,585.00 \$759,235.75 \$856,965.00 \$1,115,115.00

Schedule B - NW 23rd Ave to NW 28th Avenue Additive Alternative

1	Construction Surveying	LS	1	\$11,400.00	\$11,400.00	\$3,000.00	\$3,000.00	\$2,000.00	\$2,000.00	\$10,000.00	\$10,000.00
2	Mobilization	LS	1	\$38,000.00	\$38,000.00	\$7,000.00	\$7,000.00	\$35,000.00	\$35,000.00	\$25,565.00	\$25,565.00
3	Project Temporary Traffic Control	LS	1	\$7,500.00	\$7,500.00	\$12,300.00	\$12,300.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
4	Flaggers	HOUR	400	\$50.00	\$20,000.00	\$106.00	\$42,400.00	\$90.00	\$36,000.00	\$80.00	\$32,000.00
5	Clearing and Grubbing	LS	1	\$3,000.00	\$3,000.00	\$9,920.00	\$9,920.00	\$3,500.00	\$3,500.00	\$1,500.00	\$1,500.00
6	Removal of Structures and Obstructions	LS	1	\$10,500.00	\$10,500.00	\$74,000.00	\$74,000.00	\$22,000.00	\$22,000.00	\$50,000.00	\$50,000.00
7	Roadway Excavation, Incl. Haul	CY	30	\$40.00	\$1,200.00	\$50.00	\$1,500.00	\$179.00	\$5,370.00	\$150.00	\$4,500.00
8	Crushed Surfacing Base Course	TON	110	\$80.00	\$8,800.00	\$62.00	\$6,820.00	\$50.00	\$5,500.00	\$50.00	\$5,500.00
9	HMA Class 1/2" PG 64-22	TON	1,340	\$120.00	\$160,800.00	\$134.00	\$179,560.00	\$120.00	\$160,800.00	\$150.00	\$201,000.00
10	Planing Bituminous Pavement Incl. Haul	SY	6,920	\$3.50	\$24,220.00	\$9.00	\$62,280.00	\$6.00	\$41,520.00	\$5.00	\$34,600.00
11	High-Density Polyethylene (HDPE) Pipe 8in Dia	LF	10	\$85.00	\$850.00	\$126.00	\$1,260.00	\$140.00	\$1,400.00	\$500.00	\$5,000.00
12	Catch Basin Type 1	EA	1	\$2,600.00	\$2,600.00	\$5,400.00	\$5,400.00	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00
13	Adjust Rim and Cover	EA	12	\$400.00	\$4,800.00	\$860.00	\$10,320.00	\$750.00	\$9,000.00	\$350.00	\$4,200.00
14	Connection to Drainage Structure	EA	1	\$1,500.00	\$1,500.00	\$1,990.00	\$1,990.00	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00
15	Erosion Control and Water Pollution Control	LS	1	\$3,500.00	\$3,500.00	\$1,170.00	\$1,170.00	\$2,500.00	\$2,500.00	\$10,000.00	\$10,000.00
16	Roadside Restoration	SY	45	\$3.00	\$135.00	\$61.00	\$2,745.00	\$72.00	\$3,240.00	\$100.00	\$4,500.00
17	Cement Concrete Pedestrian Curb	LF	220	\$40.00	\$8,800.00	\$31.00	\$6,820.00	\$74.00	\$16,280.00	\$75.00	\$16,500.00
18	Cement Concrete Traffic Curb and Gutter	LF	320	\$50.00	\$16,000.00	\$41.00	\$13,120.00	\$74.00	\$23,680.00	\$110.00	\$35,200.00
19	Cement Concrete Curb Ramp	SY	165	\$200.00	\$33,000.00	\$95.00	\$15,675.00	\$270.00	\$44,550.00	\$650.00	\$107,250.00
20	Cement Concrete Sidewalk	SY	80	\$150.00	\$12,000.00	\$84.00	\$6,720.00	\$240.00	\$19,200.00	\$300.00	\$24,000.00
21	Permanent Signing	LS	1	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00
22	Painted Double Yellow Line	LS	1,200	\$2.00	\$2,400.00	\$4.33	\$5,196.00	\$2.50	\$3,000.00	\$1.85	\$2,220.00
23	Plastic Crosswalk Line	SF	776	\$8.00	\$6,208.00	\$25.00	\$19,400.00	\$25.00	\$19,400.00	\$21.00	\$16,296.00
24	Plastic Stop Line	LF	100	\$16.00	\$1,600.00	\$33.00	\$3,300.00	\$35.00	\$3,500.00	\$28.00	\$2,800.00

Total Schedule B - NW 23rd Ave. to NW 28th Avenue Additive Alternative \$381,313.00 \$496,896.00 \$494,940.00 \$631,631.00

Total Schedules A+B (BASIS OF AWARD - SCHEDULES A+B) \$1,090,898.00 \$1,256,131.75 \$1,351,905.00 \$1,746,746.00
 *Addenda Acknowledgement not submitted *Bid Bond Acknowledgement form not submitted
 *Bid Bond Acknowledgement form not submitted



Staff Report

June 21, 2022 Council Workshop

City of Camas 2023-2024 Budget Process Presentation

Presenter: Cathy Huber Nickerson, Finance Director and Debra Brooks, Financial Analyst

Time Estimate: 15 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us
360.817.7025	dbrooks@cityofcamas.us

BACKGROUND: This presentation is to review the updated 2023-2024 Budget Process to be more inclusive and accessible to the Mayor, Council, Leadership Team, and the Camas community.

SUMMARY: In prior budget cycles, the budget preparation was more staff driven in response to City Council themes from the Annual Planning Conference and the Mayor’s input. The 2023-2024 Budget cycle is attempting a more collaborative process by:

- Leadership working collaboratively with staff to put forth decision packages for the Camas community to provide comment, present to Council, and work directly with the Executive Team.
- Council will have multiple opportunities in workshops, retreats, public hearings, documents, public engagement reports, and council meetings to consider the proposed budget.
- Mayor will be working with staff in the formative stages of the budget leading to the Mayor’s recommended budget to incorporate input from Leadership, Council, and the Community.
- Community will have a variety of ways to provide input including Camas Days booth, Balancing Act, Engage Camas, public hearings, citizen advisory boards, and Farmer’s Market booths.

This budget cycle will result in a policy document for 2023-2024 reflecting the priorities of the whole community with future planning documents to guide the City forward.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? The intent of the presentation is to provide City Council a proposed budget process to better meet the requests of the Mayor, Council, and the community.

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

How have communities been engaged? Are there opportunities to expand engagement? This presentation will outline the plan to expand public engagement in the budget process.

Who will benefit from, or be burdened by this agenda item? This agenda item provides context for decision making for City Council.

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. Staff is looking to provide different options for gathering public comment.

Will this agenda item improve ADA accessibilities for people with disabilities? Yes, data can be communicated in accessible forms.

What potential hurdles exist in implementing this proposal (include both operational and political)? The hurdles are staff time and access to data. This is a project which will take time and commitment. This is a long-term project.

How will you ensure accountabilities, communicate, and evaluate results? There will be communications plan built into the project and all data will be incorporated into the 2023-2024 budget document.

How does this item support a comprehensive plan goal, policy, or other adopted resolution? This item provides open and transparent financial reporting which is a goal of the City's strategic plan and meets best financial practices.

BUDGET IMPACT: This agenda item provides process for the 2023-2024 Budget approval.

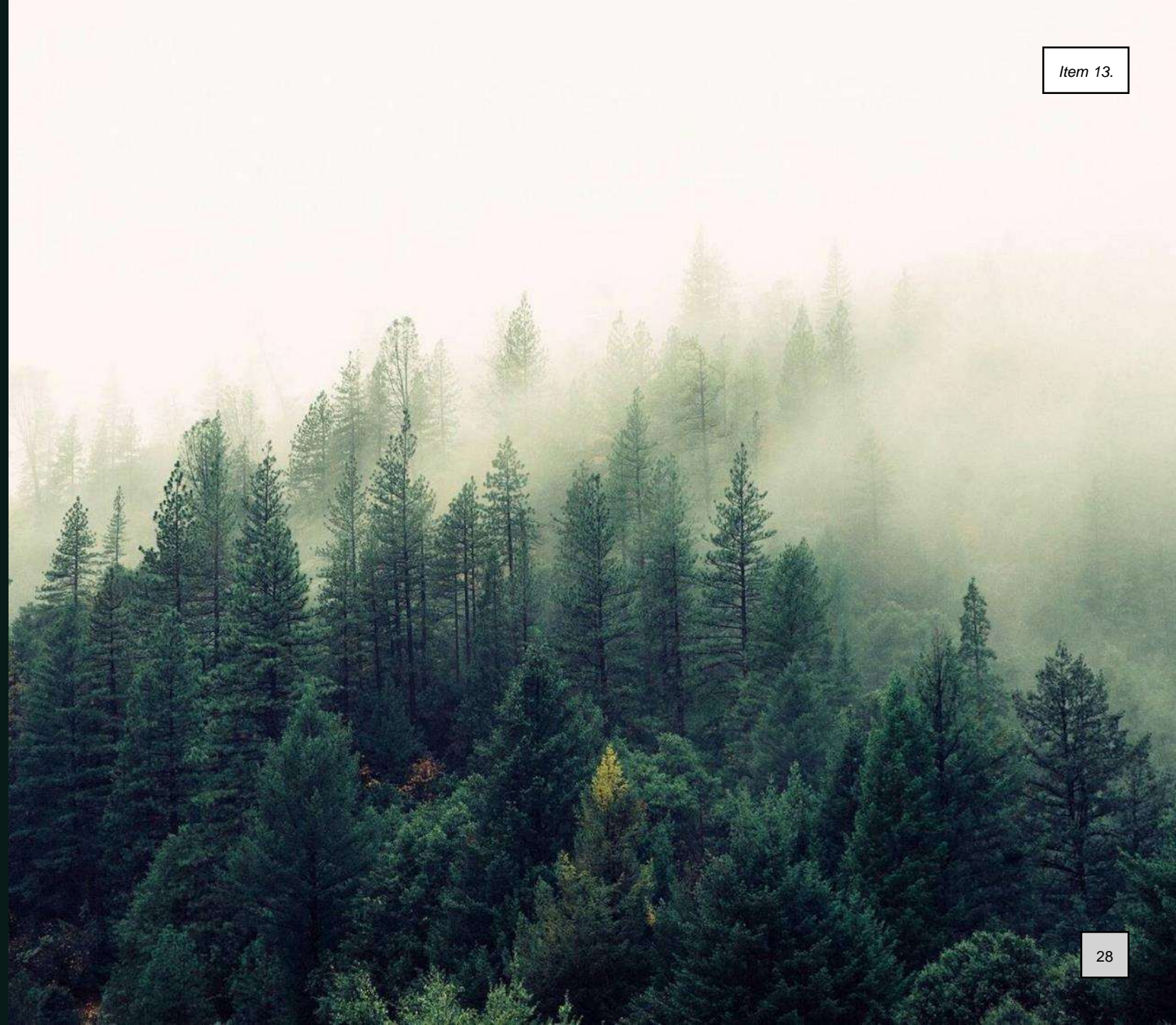
RECOMMENDATION: Information only.

2023-2024 Budget Process



CITY OF CAMAS

JUNE 22, 2022



2023-2024 Process

Mayor
Council
Staff
Public



Mayor's focus

- cataloging and focusing on the Needs of the City, no matter the size, no matter the criticality
- an honest and accurate picture for Council to make informed decisions about allocating public resources

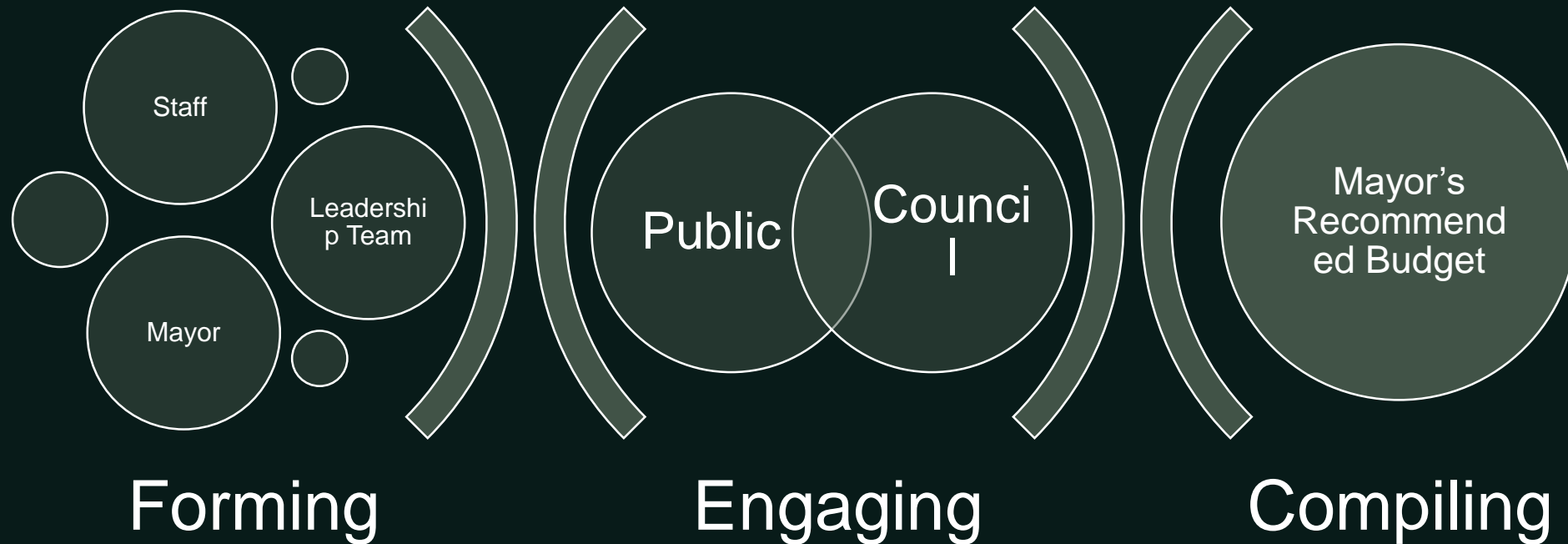




Building it together

June-September

Building the Budget for Consideration



Dates

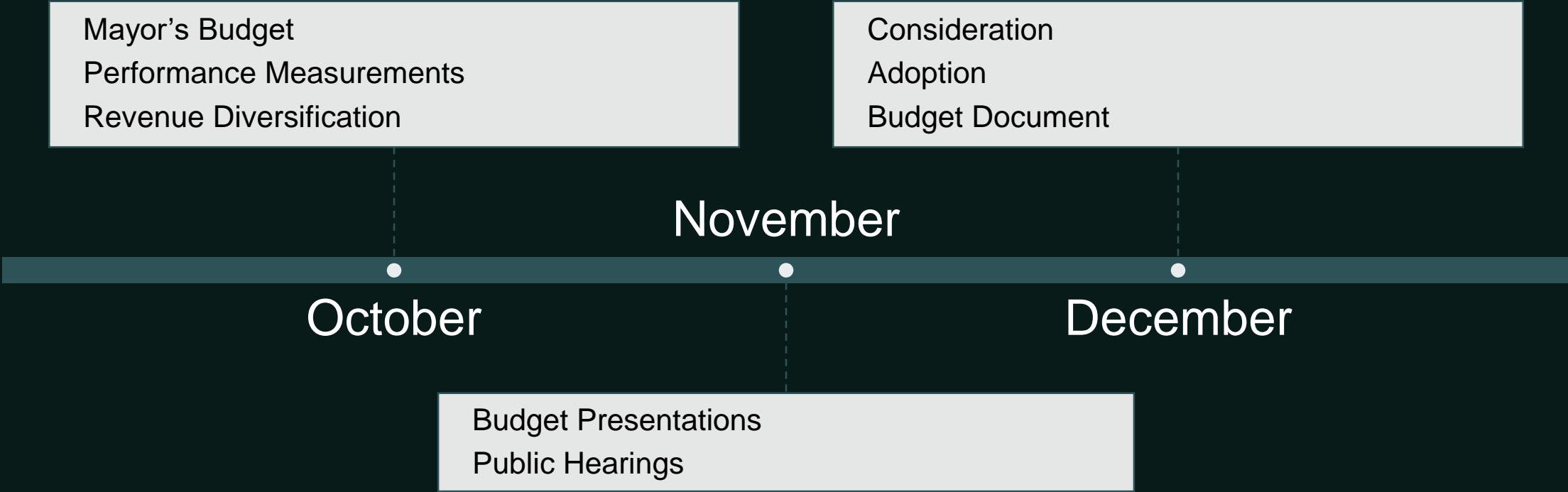
Date	Budget Process Schedule
June 6	WORKSHOP 2023-2024 Revenue Forecast
June 10	Mayor's Message with Budget Calendar and Decision Package Templates sent to Council and Leadership
June 21	WORKSHOP 2023-2024 Budget Process Presentation
June 27	Capital Budget Planning Group Meeting to review draft decision packages
July 8	Capital Decision Packages Due
July 15	Baseline Budgets sent to Department Heads
July 22-23	PUBLIC OUTREACH Camas Days Booth with Capital Packages
July 25	Capital Budget Planning Group Meeting – Draft Budget Discussion
July 29	Operating Decision Packages Due
August 1	WORKSHOP Transportation Benefit District Presentation
August PLANNING	WORKSHOP 2023-2024 Decision Packages – Council and Staff
August 15	WORKSHOP Long Range Financial Forecast
August 22-26	PUBLIC OUTREACH Balancing Act with Operating Budget Outreach
August 24	PUBLIC OUTREACH Farmer's Market with Operating Budget Outreach
August PLANNING	WORKSHOP 2023-2024 Operating Decision Packages – Council and Staff
September 6	Preliminary Draft 2023-2024 Budget (to include all decision packages) provided to the Leadership Team with Discussion
September 6	WORKSHOP Utility Taxes Presentation 2023-2024 Revenue Budget & Property Taxes
September 7-16	Mayor, City Administrator and Finance Director Meetings with Department Heads
September 19	Leadership Meeting to discuss Mayor's Recommended Budget
September 19	WORKSHOP 2023 Equipment Rental and Replacement Rates presentation 2023 Fee Schedule Presentation
September 19-30	Mayor's Recommended Budget prepared
October 3	WORKSHOP 2023-2024 Mayor's Recommended Budget presented



Legislative Process Begins



Timeline





Budget Goal

Needs Identified and Supported

Public Engaged and Heard

Mayor and Council's Priorities
are made Policy

Budget is Transparent and
Documented



Questions

Item 13.

