



City Council Regular Meeting Agenda
Monday, April 17, 2023, 7:00 PM
Council Chambers, 616 NE 4th AVE

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 observe the meeting (no public comment ability)

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

To participate in the meeting (able to public comment)

- go to <https://us06web.zoom.us/j/88544014593>

(public comments may be submitted to publiccomments@cityofcamas.us)

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. [April 3, 2023 Camas City Council Regular and Workshop Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. [Ostenson Canyon Stormwater and Roadway Repair Odyssey Contracting LLC Final Acceptance \(Submitted by James Carothers, Engineering Manager\)](#)
4. [Final Plat Approval for Green Mountain Estates Phase 5A Subdivision \(Submitted by Madeline Sutherland, Planner\)](#)
5. [\\$1,347,875 Boulder West Timber Salvage Bid Award to High Cascade, Inc. \(Submitted by Rob Charles, Utilities Manager\)](#)
6. \$153,840.97 for March 2023 Emergency Medical Services (EMS) Write-off Billings; \$135,554.22 for Monthly Uncollectable Balance of Medicare and Medicaid Accounts and \$18,286.75 for Ground Emergency Medical Transport funding (Submitted by Cathy Huber Nickerson, Finance Director)

NON-AGENDA ITEMS

7. Staff
8. Council

MAYOR

9. Mayor Announcements

MEETING ITEMS

10. [Resolution No. 23-003 Adopting a Debt Policy](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 5 minutes](#)

PUBLIC COMMENTS

ITEMS REMOVED FROM CONSENT AGENDA

11. [\\$383,657.11 GreenWorks, P.C., Crown Park Improvements Professional Service Agreement Amendment 3 \(Submitted by Trang K. Lam, Parks & Recreation Director\)](#)

EXECUTIVE SESSION

12. Executive Session – Topic: Potential Litigation (RCW 42.30.110)

CLOSE OF MEETING



City Council Workshop Minutes - Draft
Monday, April 03, 2023, 4:30 PM
Council Chambers, 616 NE 4th AVE

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 Bonnie Carter, Don Chaney, Tim Hein, John Nohr, and Jennifer Senescu

Remote: Council Members Marilyn Boerke and Leslie Lewallen

Staff: Tony Collver, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Mitch Lackey, Trang Lam, Alan Peters, Doug Quinn, Heather Rowley, Ron Schumacher, and Connie Urquhart

Press: Kelly Moyer, Camas-Washougal Post-Record (joined at 4:36 p.m.)

PUBLIC COMMENTS

Anna Waendelin, Camas, commented about the utility tax.

WORKSHOP TOPICS

1. Downtown Camas Association (DCA) 2023 Update
Presenter: Carrie Schulstad, DCA Executive Director and Sarah Laughlin, DCA Board President

This item was for Council's information only.

2. Crown Park Improvements: GreenWorks, PC Professional Service Agreement Amendment #3
Presenter: Trang K. Lam, Parks & Recreation Director

This item will be placed on the April 17, 2023 Consent Agenda for Council's consideration.

3. Update and Discussion - Ordinance No. 22-024 Establishing 2% Utility Tax on City-Owned Utilities
Presenter: Doug Quinn, City Administrator

This item was for Council's information and discussion only.

4. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator

Lam commented about the Parks and Recreation annual Egg Scramble event occurring April 9, 2023.

Quinn commented about the Camas Library's 100-Year Birthday Celebration occurring April 4, 2023, and about the published Mayor's Budget.

COUNCIL COMMENTS AND REPORTS

Lewallen attended the Planning Commission meeting, the Equity Advisory Committee meeting, the Design Review meeting, and the Parks and Recreation Commission meeting. Lewallen announced the Camas Ward 3 meeting on April 27, 2023, and commented about Hometown Holidays. Discussion ensued.

Boerke attended the Equity Advisory Committee meeting and commented about the Egg Scramble event.

Carter attended the Equity Advisory Committee meeting, the Finance Committee meeting, the Joint Policy Advisory Committee (JPAC) meeting, and commented about the Camas Library's 100-Year Birthday Celebration occurring April 4, 2023.

Chaney attended the JPAC meeting, the City/Schools meeting, and Finance Committee meeting, and commented about the Camas Library and about fireworks.

Due to time constraints, the remainder of the Council Comments and Reports were deferred to the April 3, 2023 Regular Meeting Agenda.

PUBLIC COMMENTS

Brian Wiklem, Camas, commented about the utility tax.

Stephen Dabansinskas, Camas, commented about the utility tax.

CLOSE OF MEETING

The meeting closed at 6:37 p.m.



City Council Regular Meeting Minutes - Draft
Monday, April 03, 2023, 7:00 PM
Council Chambers, 616 NE 4th AVE

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 Bonnie Carter, Don Chaney, Tim Hein, John Nohr, and Jennifer Senescu

Remote: Council Members Marilyn Boerke and Leslie Lewallen

Staff: Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Trang Lam, Shawn MacPherson, Alan Peters, Doug Quinn, and Heather Rowley

Press: Kelly Moyer, Camas-Washougal Post-Record (joined at 7:13 p.m.)

PUBLIC COMMENTS

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

Randal Friedman, Camas, commented about the public comment process.

Mike Hamilton commented about the City's budget and the utility tax.

Debi Debasinskas, Camas, commented about the utility tax.

Brian Wiklem, Camas, commented about the utility tax.

John Ley commented about the City's budget.

CONSENT AGENDA

1. \$799,609.88 Automated Clearing House and Claim Checks Numbered 153684 to 153782; \$3,080,417.39 Automated Clearing House, Direct Deposit and Payroll Accounts Payable Checks Numbered 153676 through 153683
2. Camas City Council March 20, 2023 Workshop and Regular Meeting Minutes Approval
3. \$93,798.25 AA Asphaltting LLC 2023 Cemetery Paving Bid Award with up to 10% change order authorization (James Carothers, Engineering Manager)

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

NON-AGENDA ITEMS

4. Staff

There were no updates from staff.

5. Council

Lewallen acknowledged the public comments.

Carter reminded everyone about the Camas Library 100-Year Birthday event on April 4, 2023.

Hein commented about Hometown Holidays, attended a C-TRAN meeting, a GP Mill Clean-up meeting, and commented about the Everett Street Open House occurring April 26, 2023.

Nohr attended a Joint Policy Advisory Committee (JPAC) meeting. Nohr commented about a citizen's concern regarding a downtown building, City staff follow-up to a previous public comment, and about downtown Camas.

Senescu invited everyone to the Camas Ward 3 meeting occurring April 27, 2023.

Chaney commented about a citizen's concern regarding a downtown building.

MAYOR

6. Mayor Announcements

Mayor Hogan commented about an upcoming visit by a delegation from the Polish Sister Cities and announced the reception occurring April 24, 2023.

7. City Clerk Appointment

It was moved by Carter, and seconded, to confirm the Mayor's appointment of Sydney Baker to City Clerk. The motion carried unanimously.

8. Council Appointments

It was moved by Nohr, and seconded, to confirm the Mayor's Council Appointments. The motion carried unanimously.

9. Child Abuse Prevention Month Proclamation

Mayor Hogan proclaimed April 2023, as Child Abuse Prevention Month in the City of Camas.

10. Community Development Block Grant Week Proclamation

Mayor Hogan proclaimed April 9-15, 2023, as Community Development Block Grant Week in the City of Camas.

11. National Public Safety Telecommunicators Week Proclamation

Mayor Hogan proclaimed April 9-15, 2023, as National Public Safety Telecommunicators Week in the City of Camas.

MEETING ITEMS

12. Resolution No. 23-002 Adopting a Reserve Balance Policy
Presenter: Cathy Huber Nickerson, Finance Director

It was moved by Carter, and seconded, that Resolution No. 23-002 be adopted. The motion carried unanimously.

13. Ordinance No. 23-003 Limited General Obligation Bond 2023
Presenter: Cathy Huber Nickerson, Finance Director

It was moved by Nohr, and seconded, that Ordinance No. 23-003 be adopted and published according to law. The motion carried by the following vote:

Boerke - Aye
Carter - Aye
Chaney - Aye
Hein - Aye
Lewallen - Aye
Nohr – Aye
Senescu – Aye

PUBLIC COMMENTS

Charity Dubai, Camas, commented about the utility tax.

Margaret Tweet, Camas, commented about travel and training expenses for the City.

John Ley commented about the Limited General Obligation Bond agenda item.

CLOSE OF MEETING

The meeting closed at 8:16 p.m.



Pay Estimate No. 8 - Final
 Pay Period 10/26/2022 3/10/2023

CITY OF CAMAS - OSTENSON CANYON STORMWATER & ROADWAY REPAIR
 PROJECT NUMBER: D1005

	PAY REQUEST												Total to Date
	1	2	3	4	5	6	7	8	9	10	11	12	
SCHEDULE A	\$35,870.00	\$66,267.94	\$270,239.14	\$54,356.45	\$271,127.86	\$138,841.94	\$46,364.09	\$25,535.00					\$908,602.42
SCHEDULE A - CHANGES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$0.00
MATERIALS ON HAND	\$0.00	\$37,489.05	-\$37,489.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$0.00
SUBTOTAL	\$35,870.00	\$103,756.99	\$232,750.09	\$54,356.45	\$271,127.86	\$138,841.94	\$46,364.09	\$25,535.00					\$908,602.42
PAY ESTIMATE	\$35,870.00	\$103,756.99	\$232,750.09	\$54,356.45	\$271,127.86	\$138,841.94	\$46,364.09	\$25,535.00	\$0.00	\$0.00	\$0.00	\$0.00	\$908,602.42

CHANGE ORDER SUMMARY

	Schedule A	Running Total
Original Contract	\$888,320.20	\$888,320.20
Change Order #1	\$0.00	\$888,320.20
Change Order #2	\$0.00	\$888,320.20
Change Order #3	\$0.00	\$888,320.20
Change Order #4	\$0.00	\$888,320.20
Change Order #5	\$0.00	\$888,320.20

Approvals:

[Signature] Date: 2023.03.27 10:33:11-07'00'
 PBS Construction Manager Date

[Signature] 3/27/2023
 City of Camas Project Manager Date

[Signature]
 Luke Williamson
 Contractor Date

TOTAL DUE THIS ESTIMATE:	\$25,535.00
CONTRACT TOTAL:	\$888,320.20
TOTAL PAID TO DATE:	\$908,602.42
CHANGE ORDERS:	\$0.00
AMOUNT REMAINING:	-\$20,282.22

City of Camas Capital Account No.: 112-00-595-340-65
 Retainage Bond Number: 419-00-594-540-63

City of Camas, Washington
 Project Number: D1005
 Ostenson Canyon Stormwater & Roadway Repair
 Pay Estimate: 8-Final
 Pay Period: 10/26/2022 Through 03/10/2023

Contractor:
 Odyssey Contracting, LLC Phone: 360-666-9849
 PO Box 2761
 Battle Ground, WA 98604

Item No.	Spec No.	Description	Unit	Original Contract			Pay Estimate 8		Previous Total		Running Totals		% Used
				Quantity	Unit Price	Total	Quantity	Amount	Quantity	Amount	Quantity	Amount	
SCHEDULE A													
DIVISION 1 - GENERAL													
A1	1-09.7	Mobilization	LS	1.00	\$ 57,000.00	\$ 57,000.00		\$ -	1.00	\$ 57,000.00	1.00	\$ 57,000.00	100%
A2	1-05 SP	Construction Surveying	LS	1.00	\$ 15,000.00	\$ 15,000.00		\$ -	1.00	\$ 15,000.00	1.00	\$ 15,000.00	100%
A3	1-07.15	SPCC Plan	LS	1.00	\$ 150.00	\$ 150.00		\$ -	0.00	\$ -	0.00	\$ -	0%
A4	1-10 SP	Project Temporary Traffic Control	LS	1.00	\$ 7,500.00	\$ 7,500.00		\$ -	1.00	\$ 7,500.00	1.00	\$ 7,500.00	100%
A5	Special	Construction Staging and Access Plan	LS	1.00	\$ 150.00	\$ 150.00		\$ -	1.00	\$ 150.00	1.00	\$ 150.00	100%
A6	1-05 SP	Construction Documentation	LS	1.00	\$ 20,000.00	\$ 20,000.00	1.00	\$ 20,000.00	0.00	\$ -	1.00	\$ 20,000.00	100%
A7	1-04	Minor Change	EST	1.00	\$ 5,000.00	\$ 5,000.00							0%
7FA1		Ausherman's Sewer Service Adjustment	EST	1.00	\$ 1,396.93	\$ 1,396.93		\$ -	1.00	\$ 1,396.93	1.00	\$ 1,396.93	100%
7FA2		Additional Block Wall at Ausherman's	EACH	100.00	\$ 30.00	\$ 3,000.00		\$ -	100.00	\$ 3,000.00	100.00	\$ 3,000.00	100%
7FA3		Additional Gabion at the Base of Wall	EST	1.00	\$ 4,156.82	\$ 4,156.82		\$ -	1.00	\$ 4,156.82	1.00	\$ 4,156.82	100%
7FA4		Aushermans's Landing	EST	1.00	\$ 4,126.37	\$ 4,126.37		\$ -	1.00	\$ 4,126.37	1.00	\$ 4,126.37	100%
7FA5		Valve Can at Air Relief	EST	1.00	\$ 587.48	\$ 587.48		\$ -	1.00	\$ 587.48	1.00	\$ 587.48	100%
7FA6		Ausherman's Railing	EST	1.00	\$ 2,731.16	\$ 2,731.16		\$ -	1.00	\$ 2,731.16	1.00	\$ 2,731.16	100%
7FA7		Placing Rock at Top of Wall	EST	1.00	\$ 2,954.45	\$ 2,954.45		\$ -	1.00	\$ 2,954.45	1.00	\$ 2,954.45	100%
7FA8		Additional 4' Gate at Ausherman's	EST	1.00	\$ 1,161.32	\$ 1,161.32		\$ -	1.00	\$ 1,161.32	1.00	\$ 1,161.32	100%
7FA9		Curb Removal	EST	1.00	\$ 1,653.68	\$ 1,653.68		\$ -	1.00	\$ 1,653.68	1.00	\$ 1,653.68	100%
7FA10		Weed Removal at Mitigation Area	EST	1.00	\$ 670.61	\$ 670.61		\$ -	1.00	\$ 670.61	1.00	\$ 670.61	100%
7FA11		Additional Railing at Ausherman's	EST	1.00	\$ 1,290.24	\$ 1,290.24		\$ -	1.00	\$ 1,290.24	1.00	\$ 1,290.24	100%
DIVISION 2 - EARTHWORK													
A8	2-01	Clearing and Grubbing	LS	1.00	\$ 5,450.00	\$ 5,450.00		\$ -	1.00	\$ 5,450.00	1.00	\$ 5,450.00	100%
A9	2-01 SP	Clearing and Grubbing (Off-Site)	SY	960.00	\$ 6.80	\$ 6,528.00		\$ -	1,373.00	\$ 9,336.40	1,373.00	\$ 9,336.40	143%
A10	2-02 SP	Removal of Structures and Obstructions	LS	1.00	\$ 19,000.00	\$ 19,000.00		\$ -	1.00	\$ 19,000.00	1.00	\$ 19,000.00	100%
A11	2-03	Roadway Excavation Including Haul	CY	230.00	\$ 30.00	\$ 6,900.00		\$ -	364.80	\$ 10,944.00	364.80	\$ 10,944.00	159%
A12	2-03	Gravel Borrow Including Haul	CY	50.00	\$ 68.00	\$ 3,400.00		\$ -	0.00	\$ -	0.00	\$ -	0%
A13	2-03 SP	Embankment Compaction	CY	10.00	\$ 12.00	\$ 120.00		\$ -	0.00	\$ -	0.00	\$ -	0%
A14	2-09	Structure Excavation Class A Including Haul	CY	225.00	\$ 30.00	\$ 6,750.00		\$ -	140.00	\$ 4,200.00	140.00	\$ 4,200.00	62%
A15	Special	Tree Removal	EACH	15.00	\$ 450.00	\$ 6,750.00		\$ -	15.00	\$ 6,750.00	15.00	\$ 6,750.00	100%
DIVISION 4 - BASES													
A16	4-04	Crushed Surfacing Base Course	TON	190.00	\$ 39.00	\$ 7,410.00		\$ -	163.40	\$ 6,372.60	163.40	\$ 6,372.60	86%
DIVISION 5 - SURFACE TREATMENTS AND PAVEMENTS													
A17	5-04 SP	HMA CL 1/2" PG 58H-22	TON	80.00	\$ 160.00	\$ 12,800.00		\$ -	96.12	\$ 15,379.20	96.12	\$ 15,379.20	120%
A18	5-04 SP	Commercial HMA	TON	25.00	\$ 160.00	\$ 4,000.00		\$ -	25.00	\$ 4,000.00	25.00	\$ 4,000.00	100%
A19	5-04 SP	Planing Bituminous Pavement	SY	280.00	\$ 24.00	\$ 6,720.00		\$ -	310.65	\$ 7,455.60	310.65	\$ 7,455.60	111%
DIVISION 6 - STRUCTURES													
A20	6-02	Gravel Backfill for Wall	CY	350.00	\$ 70.00	\$ 24,500.00		\$ -	371.02	\$ 25,971.40	371.02	\$ 25,971.40	106%
A21	6-02 SP	Concrete Stairs with Handrail	EACH	1.00	\$ 10,200.00	\$ 10,200.00		\$ -	1.00	\$ 10,200.00	1.00	\$ 10,200.00	100%
A22	6-16	Shaft, 36" Diameter	LF	420.00	\$ 358.26	\$ 150,469.20		\$ -	470.50	\$ 168,561.33	470.50	\$ 168,561.33	112%
A23	6-16	Furnishing Soldier Pile	LF	580.00	\$ 108.75	\$ 63,075.00		\$ -	574.10	\$ 62,433.38	574.10	\$ 62,433.38	99%
A24	6-16	Lagging	SF	1,250.00	\$ 35.00	\$ 43,750.00		\$ -	1,242.58	\$ 43,490.30	1,242.58	\$ 43,490.30	99%
A25	6-16 SP	Concrete Fascia Panel	SF	1,250.00	\$ 50.00	\$ 62,500.00		\$ -	1,256.79	\$ 62,839.50	1,256.79	\$ 62,839.50	101%
A26	6-16	Prefabricated Drainage Mat	SY	70.00	\$ 100.00	\$ 7,000.00		\$ -	22.69	\$ 2,269.00	22.69	\$ 2,269.00	32%
A27	6-17 SP	Permanent Ground Anchor	EACH	9.00	\$ 8,000.00	\$ 72,000.00		\$ -	9.00	\$ 72,000.00	9.00	\$ 72,000.00	100%
A28	6-17 SP	Permanent Ground Anchor Performance Test	EACH	7.00	\$ 950.00	\$ 6,650.00		\$ -	7.00	\$ 6,650.00	7.00	\$ 6,650.00	100%
A29	6-17 SP	Permanent Ground Anchor Verification Test	LS	1.00	\$ 1,500.00	\$ 1,500.00		\$ -	0.00	\$ -	0.00	\$ -	0%
DIVISION 7 - SURFACE DRAINAGE STRUCTURES, STORM SEWERS, SANITARY SEWERS, WATER MAINS, AND CONDUITS													
A30	7-04 SP	Ductile Iron Storm Sewer Pipe, 12" Diameter	LF	56.00	\$ 180.00	\$ 10,080.00		\$ -	54.50	\$ 9,810.00	54.50	\$ 9,810.00	97%
A31	7-04	Schedule A Storm Sewer Pipe, 24" Diameter	LF	150.00	\$ 145.00	\$ 21,750.00		\$ -	140.50	\$ 20,372.50	140.50	\$ 20,372.50	94%
A32	7-04 SP	Roof Drain Connection	LS	1.00	\$ 6,500.00	\$ 6,500.00		\$ -	1.00	\$ 6,500.00	1.00	\$ 6,500.00	100%
A33	7-04 SP	Connection to Existing Storm Pipe	EACH	2.00	\$ 430.00	\$ 860.00		\$ -	2.00	\$ 860.00	2.00	\$ 860.00	100%
A34	7-05	Catch Basin, Type 1	EACH	1.00	\$ 3,200.00	\$ 3,200.00		\$ -	1.00	\$ 3,200.00	1.00	\$ 3,200.00	100%
A35	7-05	Catch Basin, Type 2, 60" Diameter	EACH	1.00	\$ 5,200.00	\$ 5,200.00		\$ -	0.85	\$ 4,420.00	0.85	\$ 4,420.00	85%
A36	7-05	Manhole, 60" Diameter, Type 1 with Galvanized Sheeting	EACH	1.00	\$ 17,000.00	\$ 17,000.00		\$ -	0.95	\$ 16,150.00	0.95	\$ 16,150.00	95%
A37	7-05	Manhole, 60" Diameter, Type 1	EACH	2.00	\$ 7,200.00	\$ 14,400.00		\$ -	1.50	\$ 10,800.00	1.50	\$ 10,800.00	75%
A38	7-05 SP	Odor Control Insert	EACH	1.00	\$ 2,000.00	\$ 2,000.00		\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00	100%
A39	7-05 SP	Rotate Sanitary Manhole Lid	EACH	1.00	\$ 500.00	\$ 500.00	-0.50	\$ (250.00)	1.50	\$ 750.00	1.00	\$ 500.00	100%
A40	7-08 SP	Trench Safety System	LF	150.00	\$ 4.00	\$ 600.00		\$ -	40.00	\$ 160.00	40.00	\$ 160.00	27%
A41	7-08 SP	Removal and Replacement of Unsuitable Material	CY	10.00	\$ 100.00	\$ 1,000.00		\$ -	0.00	\$ -	0.00	\$ -	0%
A42	7-12 SP	Relocate Air Release Valve	EACH	1.00	\$ 4,000.00	\$ 4,000.00		\$ -	1.00	\$ 4,000.00	1.00	\$ 4,000.00	100%
DIVISION 8 - MISCELLANEOUS CONSTRUCTION													
A43	8-01	ESC Lead	DAY	8.00	\$ 30.00	\$ 240.00		\$ -	0.00	\$ -	0.00	\$ -	0%

City of Camas, Washington
 Project Number: D1005
 Ostenson Canyon Stormwater & Roadway Repair
 Pay Estimate: 8-Final
 Pay Period: 10/26/2022 Through 03/10/2023

Contractor:
 Odyssey Contracting, LLC Phone: 360-666-9849
 PO Box 2761
 Battle Ground, WA 98604

Item No.	Spec No.	Description	Unit	Original Contract			Pay Estimate 8		Previous Total		Running Totals		% Used
				Quantity	Unit Price	Total	Quantity	Amount	Quantity	Amount	Quantity	Amount	
A44	8-01	Inlet Protection	EACH	3.00	\$ 100.00	\$ 300.00		\$ -	2.00	\$ 200.00	2.00	\$ 200.00	67%
A45	8-01	Silt Fence	LF	240.00	\$ 6.00	\$ 1,440.00		\$ -	228.00	\$ 1,368.00	228.00	\$ 1,368.00	95%
A46	8-01 SP	Biobag	EACH	4.00	\$ 100.00	\$ 400.00		\$ -	0.00	\$ -	0.00	\$ -	0%
A47	8-01 SP	Street Cleaning	HOUR	8.00	\$ 80.00	\$ 640.00		\$ -	6.00	\$ 480.00	6.00	\$ 480.00	75%
A48	8-02	PSIPE, Mitigation Trees	EACH	30.00	\$ 1,157.00	\$ 34,710.00	5.00	\$ 5,785.00	25.00	\$ 28,925.00	30.00	\$ 34,710.00	100%
A49	8-02	Bark or Wood Chip Mulch	SY	41.00	\$ 8.00	\$ 328.00		\$ -	432.00	\$ 3,456.00	432.00	\$ 3,456.00	1054%
A50	8-02 SP	Seeding, Fertilizing, and Mulching	ACRE	0.08	\$ 38,137.50	\$ 3,051.00		\$ -	0.00	\$ -	0.00	\$ -	0%
A51	8-02 SP	Fine Compost	SY	41.00	\$ 8.00	\$ 328.00		\$ -	43.60	\$ 348.80	43.60	\$ 348.80	106%
A52	8-02 SP	Landscape Restoration	LS	1.00	\$ 1,838.00	\$ 1,838.00		\$ -	1.00	\$ 1,838.00	1.00	\$ 1,838.00	100%
A53	8-04	Cement Concrete Traffic Curb	LF	80.00	\$ 45.00	\$ 3,600.00		\$ -	74.81	\$ 3,366.45	74.81	\$ 3,366.45	94%
A54	8-04	Cement Concrete Traffic Curb and Gutter	LF	140.00	\$ 70.00	\$ 9,800.00		\$ -	185.00	\$ 12,950.00	185.00	\$ 12,950.00	132%
A55	8-04 SP	Cement Concrete Traffic Curb and Gutter (High Side)	LF	75.00	\$ 80.00	\$ 6,000.00		\$ -	67.00	\$ 5,360.00	67.00	\$ 5,360.00	89%
A56	8-06	Cement Concrete Driveway Entrance, Type 1	EACH	1.00	\$ 9,618.00	\$ 9,618.00		\$ -	1.00	\$ 9,618.00	1.00	\$ 9,618.00	100%
A57	8-11	Beam Guardrail, Type 31	LF	115.00	\$ 96.00	\$ 11,040.00		\$ -	128.00	\$ 12,288.00	128.00	\$ 12,288.00	111%
A58	8-11	Beam Guardrail, Type 31 Non-Flared Terminal	EACH	1.00	\$ 6,500.00	\$ 6,500.00		\$ -	1.00	\$ 6,500.00	1.00	\$ 6,500.00	100%
A59	8-12 SP	Coated Chain Link Fence, Type 1 with Top Rail	LF	270.00	\$ 90.00	\$ 24,300.00		\$ -	170.50	\$ 15,345.00	170.50	\$ 15,345.00	63%
A60	8-12 SP	Coated Chain Link Fence, Type 6 with Top Rail	LF	20.00	\$ 194.00	\$ 3,880.00		\$ -	30.00	\$ 5,820.00	30.00	\$ 5,820.00	150%
A61	8-12 SP	Coated End, Gate, Corner, and Pull Post for Chain Link Fence	EACH	22.00	\$ 450.00	\$ 9,900.00		\$ -	5.00	\$ 2,250.00	5.00	\$ 2,250.00	23%
A62	8-14 SP	Cement Concrete Sidewalk	SY	50.00	\$ 125.00	\$ 6,250.00		\$ -	85.04	\$ 10,630.00	85.04	\$ 10,630.00	170%
A63	8-14 SP	Cement Concrete Thickened Edge Sidewalk	SY	11.00	\$ 165.00	\$ 1,815.00		\$ -	22.06	\$ 3,639.90	22.06	\$ 3,639.90	201%
A64	8-14	Cement Concrete Curb Ramp, Type Parallel	EACH	2.00	\$ 4,000.00	\$ 8,000.00		\$ -	2.00	\$ 8,000.00	2.00	\$ 8,000.00	100%
A65	8-18 SP	Remove and Reset Existing Mailboxes	LS	1.00	\$ 824.00	\$ 824.00		\$ -	1.00	\$ 824.00	1.00	\$ 824.00	100%
A66	8-21 SP	Permanent Signing	LS	1.00	\$ 2,906.00	\$ 2,906.00		\$ -	1.00	\$ 2,906.00	1.00	\$ 2,906.00	100%
A67	8-22 SP	Pavement Markings	LS	1.00	\$ 2,500.00	\$ 2,500.00		\$ -	1.00	\$ 2,500.00	1.00	\$ 2,500.00	100%
A68	8-24	Gabion Cribbing	CY	15.00	\$ 450.00	\$ 6,750.00		\$ -	15.00	\$ 6,750.00	15.00	\$ 6,750.00	100%
A69	8-24	Gabion Anchor Frame	LS	1.00	\$ 4,000.00	\$ 4,000.00		\$ -	1.00	\$ 4,000.00	1.00	\$ 4,000.00	100%
A70	Special	Segmental Block Retaining Wall	LS	1.00	\$ 8,000.00	\$ 8,000.00		\$ -	1.00	\$ 8,000.00	1.00	\$ 8,000.00	100%
Total Schedule A						\$ 912,049.26		\$ 25,535.00	\$ 883,067.42		\$ 908,602.42		

CHANGE ORDERS												
Schedule A Change Orders												
Change Order No.	Description	Unit	Quantity	Price	Total	Quantity	Amount	Quantity	Amount	Quantity	Amount	#DIV/0!
1				\$ -	\$ -		\$ -	0.00	\$ -	0.00	\$ -	#DIV/0!
2				\$ -	\$ -		\$ -	0.00	\$ -	0.00	\$ -	#DIV/0!
3				\$ -	\$ -		\$ -	0.00	\$ -	0.00	\$ -	#DIV/0!
4				\$ -	\$ -		\$ -	0.00	\$ -	0.00	\$ -	#DIV/0!
5				\$ -	\$ -		\$ -	0.00	\$ -	0.00	\$ -	#DIV/0!
Total Schedule A Change Orders						\$ -		\$ -	\$ -		\$ -	

MATERIALS ON HAND												
Item No.	Bid Item No.	Description	Unit	Quantity	Unit Price	Total	Quantity	Amount	Quantity	Amount	Quantity	Amount
1	A23	Steel Piles - W24-68	LF	235.00	\$ 70.03	\$ 16,457.05		\$ -	0.00	\$ 0.00	0.00	\$ -
2	A23	Steel Piles - W24-84	LF	275.00	\$ 76.48	\$ 21,032.00		\$ -	0.00	\$ 0.00	0.00	\$ -
3						\$ -		\$ -		\$ 0.00	0.00	\$ -
Total MOH								\$ -		\$ -		\$ -

Ostenson Canyon Stormwater and Roadway Repair Phase 1



Project Type: Stormwater and Intersection Widening
 Total Project Cost: \$1,262,900
 Project Timeline: Fall 2019-Fall 2022

Project Description

Northwest Ostenson Canyon road at the intersection of NW 18th Avenue was originally constructed within Clark County Circa. 1940's. The roadway provides access to City owned property and local residences, while serving as a critical stormwater outfall location for the Neighborhoods along NW 18th Loop and Fargo Street. The existing stormwater infrastructure is undersized, and years of concentrated discharge has caused significant erosion adjacent to the roadway.

This project brought the existing intersection up to current geometry and accessibility standards, widened and stabilized roadway, improved public safety, reconstructed the stormwater system, and mitigated erosion through energy dissipation enhancements. This project is the first phase of larger reconstruction efforts to the NW 18th AVE and Fargo stormwater system.

Project Details and Benefits

- Stormwater outfall and conveyance piping were re-sized for design stormwater events. This will allow reconstruction and proper sizing of the upstream stormwater infrastructure in the future as budget allows.
- A soldier pile retaining wall was constructed to support road widening and stabilize roadbed.
- Existing intersection did not accommodate right hand turns by large vehicles. The new geometry and road widening corrected this issue.
- Elimination of roadside erosion and stormwater scouring.

Project Funding

Project Phase	Year	Street Fund & REET 1	Total
Design	2019-2023	\$332,700	\$332,700
Construction	2021-2023	\$930,200	\$930,200
Total		\$1,262,900	\$1,262,900
Original Budget Estimate			\$1,209,500





Staff Report – Consent Agenda

April 17, 2023, Council Regular Meeting

Final Plat Approval for Green Mountain Estates Phase 5A Subdivision (Submitted by Madeline Sutherland, Planner)

Phone	Email
360.817.1568	msutherland@cityofcamas.us

BACKGROUND: Green Mountain Estates is a fifty-three (53) residential lot subdivision located north of NE 28th Street and north of Phase 4 of Green Mountain Estates. The site is bordered to the east by Phase 5B and Phase 6 to the west. Both phases have not been platted at this time.

LOCATION: Parcel Numbers 986063173

OWNER: Olson Engineering
Attn: Andy Nuttbrock
222 E Evergreen Blvd
Vancouver, WA 98660

ZONING: Single Family Residential (R-10)

TOTAL SITE AREA: 12.2 acres

LOTS: 53 residential lots

SUMMARY: A public hearing before the Hearings Examiner was held on March 30, 2016, and a land use decision with conditions of approval was issued for the subdivision on June 24, 2016.

The applicant is requesting final plat approval. Except for punch list items, the site improvements have been completed. Final acceptance will not be issued until the remaining punch list items have been completed in accordance with Camas Municipal Code (CMC) section 17.21.070.

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

FINAL PLAT APPROVAL CRITERIA (CMC 17.21.060.E):

1. That the proposed final plat bears the required certificates and statements of approval;
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;
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;
4. That the plat is certified as accurate by the land surveyor responsible for the plat;
 5. That the plat is in substantial conformance with the approved preliminary plat; and
 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.

Finding: Staff finds the submitted plat meets the requirements of CMC 17.21.060.E listed above, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

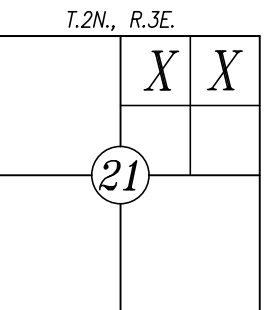
BENEFITS TO THE COMMUNITY: The development of this site implements several Comprehensive Plan goals and policies, including the Park and Open Space Comprehensive Plan and the Camas Municipal Code, as discussed in the staff report to the Hearings Examiner.

BUDGET IMPACT: Revenues will be generated from building permits issued for the 53 new residential lots.

RECOMMENDATION: Staff recommends that Council approve the final plat for the Green Mountain Estates Phase 5A subdivision.

GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY

A SUBDIVISION IN THE N 1/2 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
MARCH, 2023



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 CMC TITLE 17 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 THE PUBLIC WORKS DIRECTOR OR 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 _____

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

SURVEY REFERENCES

- 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.
- 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.
- 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.
- 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.
- 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.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 1 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 22, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 2 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 42, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 3 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 99, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 4A BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 201, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 4B BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 224, RECORDS OF CLARK COUNTY, WASHINGTON.

PLAT NOTES

- 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.
- NO FURTHER SHORT PLATTING OR SUBDIVIDING OF ANY LOT OR TRACT WILL BE PERMITTED.
- BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED ACCORDING TO THE APPROVED PLANS AND FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY OF CAMAS.
- MAXIMUM BUILDING LOT COVERAGE FOR THIS SUBDIVISION IS 40%.
- 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.
- 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.
- 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 NUCA-STS).
- WETLANDS, STREAMS AND ASSOCIATED BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE GREEN MOUNTAIN ESTATES FINAL WETLAND MITIGATION PLAN USACE 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 FINAL PLAT. ANY MODIFICATIONS TO CRITICAL AREAS AND BUFFERS MUST BE APPROVED IN WRITING BY THE CITY OF CAMAS AFTER SUBMITAL OF A REVISED CRITICAL AREA REPORT.
- 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.
- ONE STREET TREE AND ONE BACKYARD TREE SHALL BE MAINTAINED IN GOOD HEALTH FOR EACH LOT AND REPLACED ONLY WHEN HAZARDOUS.
- THE GREEN MOUNTAIN ESTATES SUBDIVISION IS UNDER A FLIGHT CORRIDOR FOR GROVE AIRFIELD; AIRCRAFT NOISE IS TO BE EXPECTED.
- ENTRANCE INTO CLARK COUNTY'S CONSERVATION LANDS FROM INDIVIDUAL LOTS SHALL BE STRICTLY PROHIBITED WITHOUT FIRST OBTAINING AN ACCESS AGREEMENT FROM CLARK COUNTY.
- THE GREEN MOUNTAIN ESTATES SUBDIVISION, OF WHICH THIS PLAT OF PHASE 5A 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.

RESTRICTIONS

- THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THAT AVIATION EASEMENT IN FAVOR OF THE PORT OF CAMAS-WASHOUGAL RECORDED OCTOBER 8, 2019 UNDER AUDITOR'S FILE NO. 5657931 EAS, RECORDS OF CLARK COUNTY, WASHINGTON.

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 5 A

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

CLARK COUNTY ASSESSOR

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2023 AT _____ AM/PM.

AUDITORS FILE NO. _____ BOOK OF PLATS _____, AT PAGE _____.

PHASE 5A SUBMITTED TO THE PLAT COMMUNITY

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN EXHIBIT C OF THAT LOT SEGREGATION RECORDED JULY 27, 2017, UNDER AUDITOR'S FILE NO. 5426851 BLA SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CAMAS, CLARK COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;
 THENCE NORTH 88°58' 07" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 840.46 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE LEAVING SAID NORTH LINE, SOUTH 01° 01' 53" WEST 152.00 FEET;
 THENCE SOUTH 88° 58' 07" EAST 23.79 FEET;
 THENCE SOUTH 01° 01' 53" WEST 337.00 FEET TO A POINT ON THE NORTH LINE OF GREEN MOUNTAIN ESTATES PHASE 4A RECORDED IN BOOK 312 OF PLATS AT PAGE 201, RECORDS OF SAID COUNTY;
 THENCE THE FOLLOWING COURSES ALONG THE NORTH AND WESTERLY LINES OF SAID GREEN MOUNTAIN ESTATES PHASE 4A;
 THENCE NORTH 88° 58' 07" WEST 628.51 FEET;
 THENCE SOUTH 44° 35' 33" WEST 9.00 FEET;
 THENCE NORTH 45° 24' 27" WEST 142.00 FEET;
 THENCE SOUTH 44° 35' 33" WEST 155.46 FEET;
 THENCE SOUTH 33° 12' 09" WEST 117.28 FEET;
 THENCE SOUTH 38° 32' 57" WEST 40.26 FEET;
 THENCE SOUTH 48° 38' 55" WEST 35.79 FEET;
 THENCE SOUTH 53° 24' 03" WEST 39.61 FEET;
 THENCE SOUTH 36° 35' 57" EAST 37.54 FEET;
 THENCE SOUTH 52° 24' 40" WEST 70.27 FEET;
 THENCE NORTH 37° 35' 20" WEST 110.05 FEET;
 THENCE SOUTH 52° 24' 40" WEST 68.61 FEET TO THE NORTHWESTERLY CORNER OF TRACT CC OF SAID GREEN MOUNTAIN ESTATES PHASE 4A;
 THENCE LEAVING SAID NORTH AND WESTERLY LINES OF SAID GREEN MOUNTAIN ESTATES PHASE 4A AND CONTINUING SOUTH 52° 24' 40" WEST 1.39 FEET;
 THENCE NORTH 37° 35' 20" WEST 102.15 FEET;
 THENCE NORTH 38° 40' 04" EAST 58.35 FEET TO A POINT ON A 43.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT;
 THENCE ALONG SAID 43.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 30° 09' 54" WEST, 31.05 FEET), THROUGH A CENTRAL ANGLE OF 42° 19' 56", AN ARC DISTANCE OF 31.77 FEET;
 THENCE SOUTH 81° 00' 08" WEST 39.03 FEET;
 THENCE NORTH 36° 35' 57" WEST 100.00 FEET;
 THENCE NORTH 53° 24' 03" EAST 152.74 FEET;
 THENCE NORTH 33° 12' 09" EAST 137.17 FEET;
 THENCE NORTH 44° 35' 33" EAST 220.28 FEET;
 THENCE NORTH 01° 01' 53" EAST 27.04 FEET;
 THENCE NORTH 88° 58' 07" WEST 62.24 FEET;
 THENCE NORTH 01° 01' 53" EAST 77.45 FEET;
 THENCE SOUTH 88° 58' 07" EAST 9.43 FEET;
 THENCE NORTH 01° 01' 53" EAST 100.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER;
 THENCE SOUTH 88° 58' 07" EAST ALONG SAID NORTH LINE 910.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 12.20 ACRES, MORE OR LESS.

DEED REFERENCE

GRANTOR: GREEN MOUNTAIN ESTATES LLC
 GRANTEE: GME DEVELOPMENT, LLC
 AF#: 5625397 D
 DATE: 07/11/2019

GRANTOR: GME DEVELOPMENT, LLC
 GRANTEE: GME DEVELOPMENT, LLC
 AF#: 5773382 BLA
 DATE: 08/12/2020

GRANTOR: GREEN MOUNTAIN ESTATES, LLC
 GRANTEE: GREEN MOUNTAIN ESTATES, LLC
 AF#: 5426851 BLA
 DATE: 07/27/2017

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 _____ } SS

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: _____, 2023.

PRINTED NAME: _____

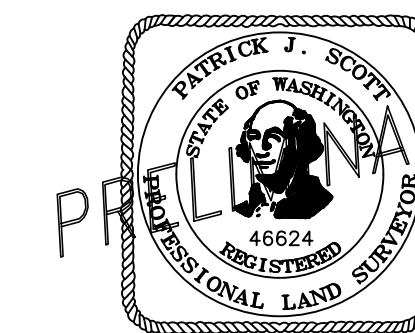
NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

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, 2021. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN ESTATES 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 _____ } SS

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

NOTARY SIGNATURE _____

DATED: _____, 2023.

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

PG. 1 OF 2 JOB# 9595.01.05

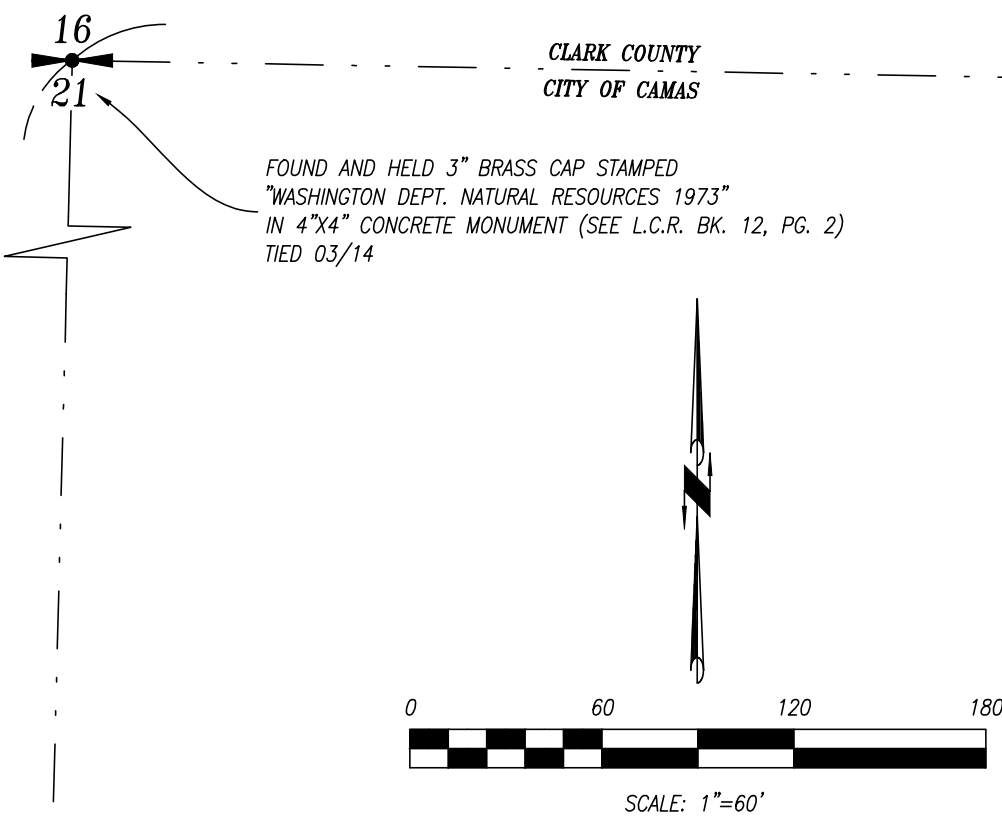
COPYRIGHT 2022, OLSON ENGINEERING, INC.
FILE: J:\DATA\6000\9590\9595\SURVEY\PLATS\PHASE 5\9595.S.FINAL PLAT PHASE 5A.DWG



GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY

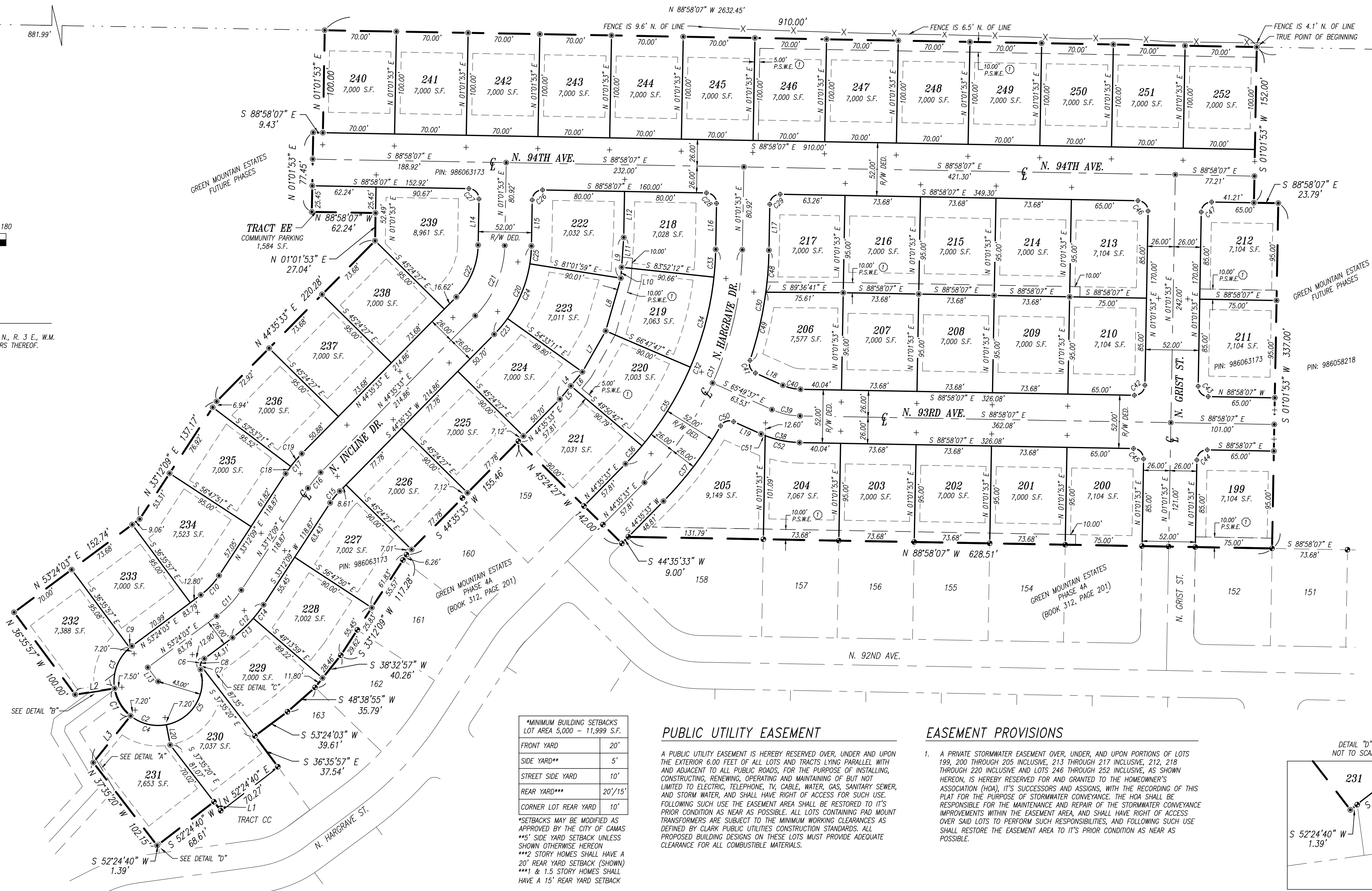
A SUBDIVISION IN THE N 1/2 OF THE NE 1/4
SEC. 21, T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#15-02
MARCH, 2023

CLARK COUNTY CONSERVATION LAND
TPN 171491000 & TPN 171492000
7/L 10 & 7/L 11

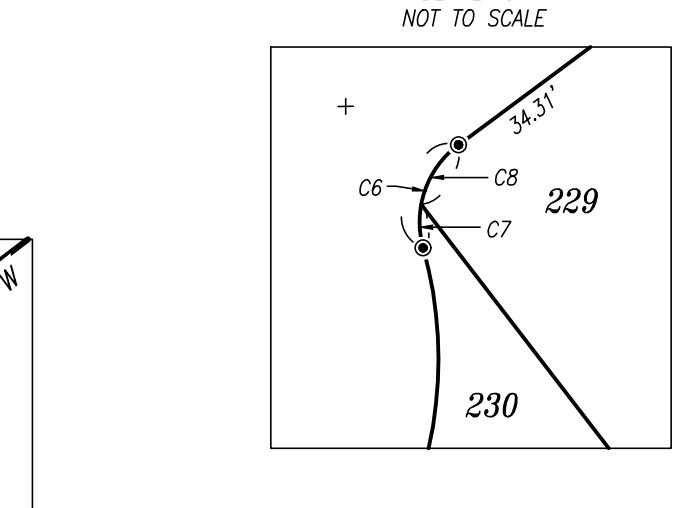
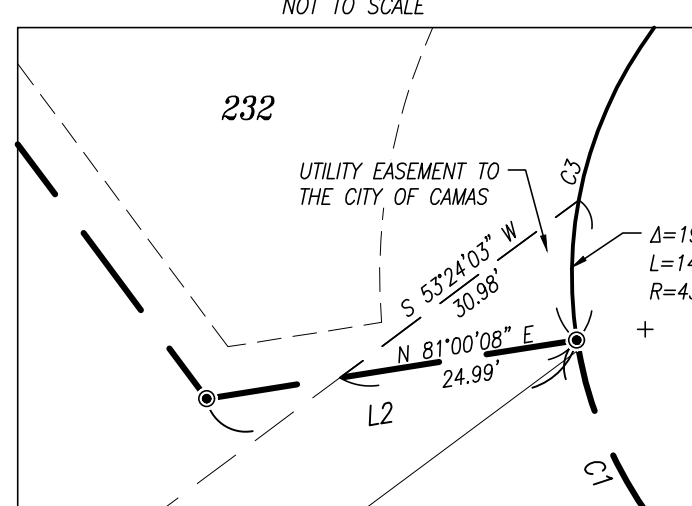
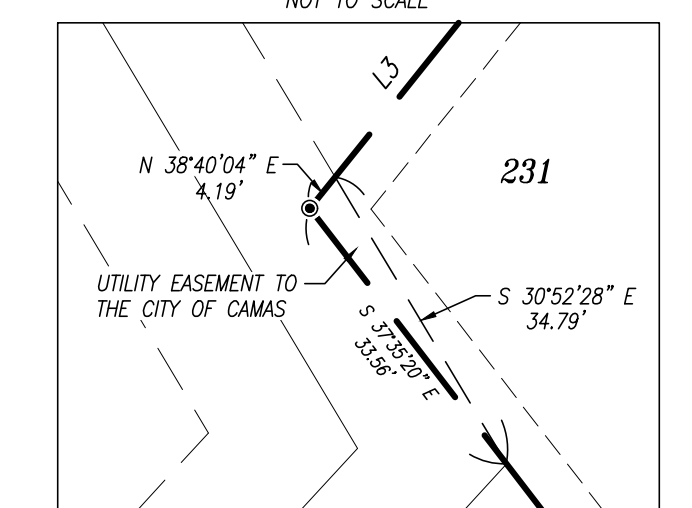


BASIS OF BEARINGS

N 88°58'07" W ALONG THE NORTH LINE OF THE NE 1/4 SEC. 21, T. 2 N., R. 3 E., W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NE AND NW CORNERS THEREOF. BEARINGS ARE BASED ON:
THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4602)
DISTANCES SHOWN HEREON ON GROUND DISTANCES



FOUND AND HELD 3-1/4" ALUMINUM CAP STAMPED
WASHINGTON DEPT. NATURAL RESOURCES 1997
AS SET IN RECORD OF SURVEY BK. 42, PG. 102
WOVEN WIRE FENCE CORNER (N & E) IS EAST 2.9'
(SEE L.C.R. BK. 13, PG. 2) TIED 03/14



FOUND AND HELD CLARK COUNTY 3-1/4" BRASS CAP
IN CONCRETE MONUMENT IN CASE WITH COVER
(SEE L.C.R. BK. 15, PG. 42)
TIED 03/14

FOUND AND HELD 3/4" IRON PIPE
AT CENTER OF SECTION 21
BASED ON USE AND REPUTATION. TIED 03/14.
SEE SURVEYS: BK. 48, PG. 141, BK. 28, PG. 94,
BK. 30, PG. 63 AND BK. 45, PG. 127.

- ### 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 (SEE DETAIL "A" 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 4A (BK. 312, PG. 201)
 - 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
 - P.S.W.E. PRIVATE STORMWATER EASEMENT
 - S.F. SQUARE FEET
 - SEE EASEMENT PROVISIONS NUMBER
 - PIN: PROPERTY IDENTIFICATION NUMBER

MINIMUM BUILDING SETBACKS

LOT AREA 5,000 - 11,999 S.F.	
FRONT YARD	20'
SIDE YARD**	5'
STREET SIDE YARD	10'
REAR YARD***	20'/15'
CORNER LOT REAR YARD	10'

*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS
**5' SIDE YARD SETBACK UNLESS SHOWN OTHERWISE HEREON
***2 STORY HOMES SHALL HAVE A 20' REAR YARD SETBACK (SHOWN)
****1.5 STORY HOMES SHALL HAVE A 15' REAR YARD SETBACK

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, 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 ITS PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

EASEMENT PROVISIONS

1. A PRIVATE STORMWATER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 199, 200 THROUGH 205 INCLUSIVE, 213 THROUGH 217 INCLUSIVE, 212, 218 THROUGH 220 INCLUSIVE AND LOTS 248 THROUGH 252 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 ITS PRIOR CONDITION AS NEAR AS POSSIBLE.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	42°19'56"	43.00'	31.77'
C2	248°59'34"	43.00'	186.87'
C3	58°48'53"	43.00'	44.14'
C4	49°24'27"	43.00'	37.08'
C5	94°30'40"	43.00'	71.18'
C6	68°59'33"	10.00'	12.04'
C7	26°07'37"	10.00'	4.56'
C8	42°51'26"	10.00'	7.48'
C9	3°35'04"	43.00'	2.69'
C10	20°12'02"	74.00'	26.09'
C11	20°11'55"	100.00'	35.25'
C12	20°11'55"	126.00'	44.42'
C13	12°37'56"	126.00'	27.78'
C14	7°33'00"	126.00'	16.64'
C15	11°23'22"	74.00'	14.71'
C16	11°23'24"	100.00'	19.88'
C17	11°23'24"	126.00'	25.05'
C18	3°54'58"	126.00'	8.60'
C19	7°28'49"	126.00'	16.45'
C20	43°33'40"	126.00'	95.80'
C21	43°33'40"	100.00'	76.03'
C22	43°33'37"	74.00'	56.26'
C23	9°08'41"	126.00'	20.11'
C24	26°28'44"	126.00'	58.23'
C25	7°56'06"	126.00'	17.45'
C26	9°00'42"	10.00'	15.71'

CURVE TABLE CONT'D

C27	9°00'42"	10.00'	15.71'
C28	9°00'42"	10.00'	15.71'
C29	9°00'42"	10.00'	15.71'
C30	17°31'40"	358.00'	109.52'
C31	43°33'40"	332.00'	252.41'
C32	43°33'40"	306.00'	232.85'
C33	5°05'55"	306.00'	27.23'
C34	17°04'22"	306.00'	91.18'
C35	16°57'03"	306.00'	90.53'
C36	4°26'15"	306.00'	23.70'
C37	14°48'20"	358.00'	92.51'
C38	23°08'30"	96.00'	38.77'
C39	23°08'30"	70.00'	28.27'
C40	23°08'23"	44.00'	17.77'
C41	84°23'48"	10.00'	14.73'
C42	9°00'42"	10.00'	15.71'
C43	9°00'42"	10.00'	15.71'
C44	9°00'42"	10.00'	15.71'
C45	9°00'42"	10.00'	15.71'
C46	9°00'42"	10.00'	15.71'
C47	9°00'42"	10.00'	15.71'
C48	6°33'54"	358.00'	41.02'
C49	10°51'42"	358.00'	68.50'
C50	84°23'48"	10.00'	14.73'
C51	2°37'55"	96.00'	4.41'
C52	20°30'47"	96.00'	34.37'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37°35'20" W	11.05'
L2	S 81°00'08" W	39.03'
L3	N 38°40'04" E	58.35'
L4	N 39°41'17" E	34.43'
L5	N 39°41'17" E	16.71'
L6	N 39°41'17" E	12.71'
L7	N 29°34'21" E	46.05'
L8	N 16°05'27" E	53.53'
L9	N 03°59'51" E	39.87'
L10	S 03°59'51" W	10.70'
L11	N 03°59'51" E	29.18'
L12	N 01°01'53" E	44.92'
L13	S 36°35'57" E	17.00'
L14	N 01°01'53" E	44.92'
L15	S 01°01'53" W	44.92'
L16	N 01°01'53" E	44.92'
L17	N 01°01'53" E	44.92'
L18	N 65°49'37" W	29.30'
L19	N 65°49'37" W	29.30'
L20	N 10°44'47" W	20.00'

CURB SCREW TABLE

LOT LINE	DISTANCE
204/205	12.60'
229/230	12.90'
230/231	7.20'
231 NW	7.20'
232 SE	7.20'
232/233	7.20'

TRACT NOTE

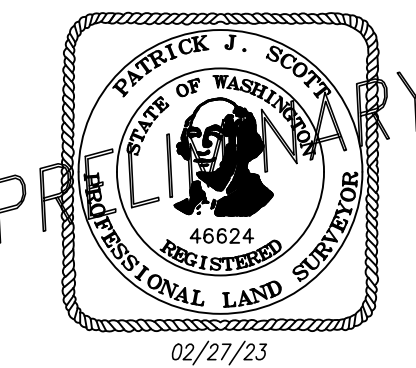
1. TRACT "EE" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR COMMUNITY PARKING. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND THE PARKING IMPROVEMENTS THEREIN.

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.

LAND INVENTORY

TOTAL ACRES:	12.20 AC.
(PLAT PERIMETER)	
TOTAL DEVELOPED ACREAGE:	12.20 AC.
TOTAL LOT AREA:	8.84 AC.
(EXCLUDES TRACT EE & RIGHT-OF-WAY)	
TOTAL INFRASTRUCTURE AREA:	3.36 AC.
(RIGHT-OF-WAY & TRACT EE)	
TOTAL PARKING AREA:	0.036 AC.
(TRACT EE)	
TOTAL OPEN SPACE:	0 AC.



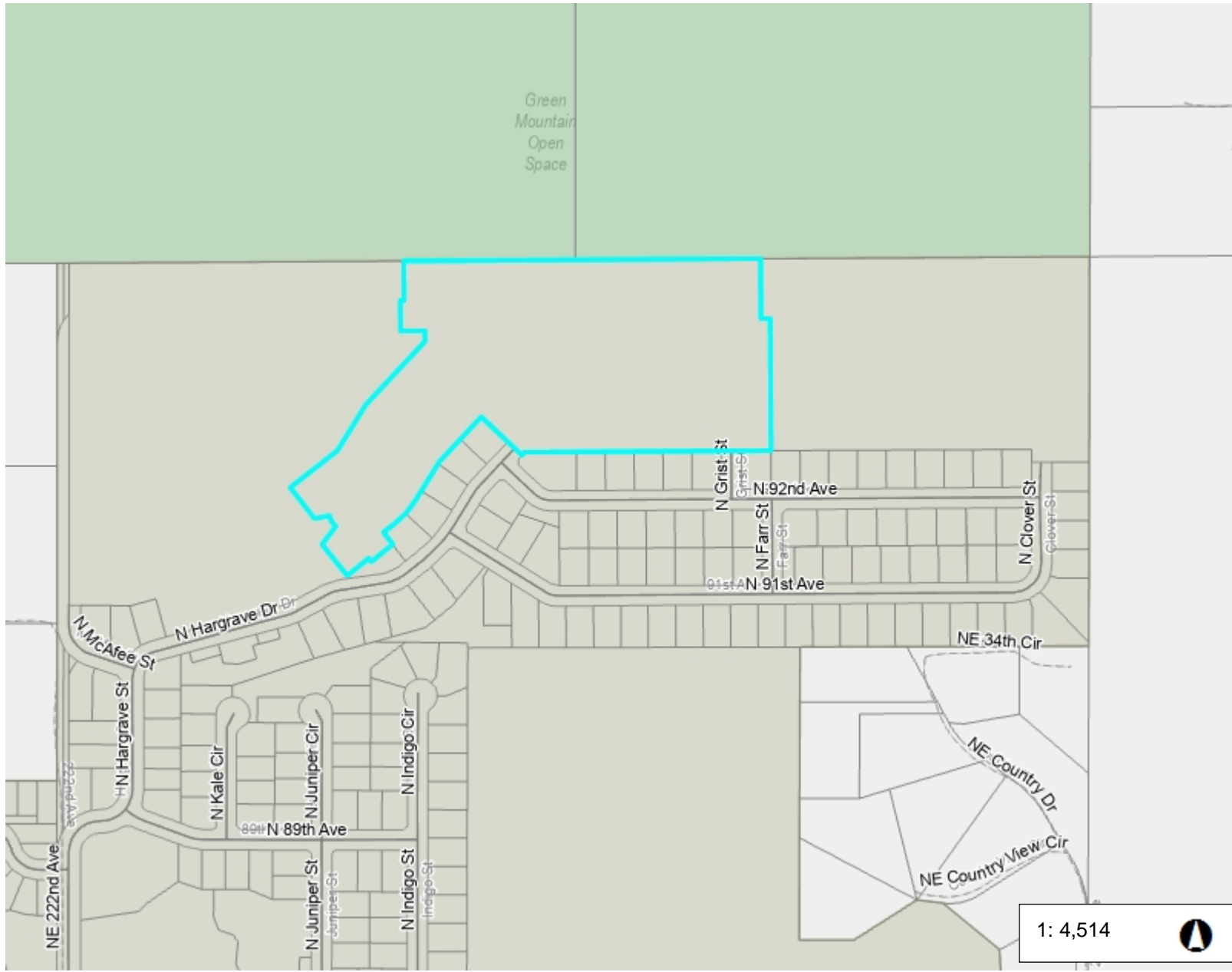
PG. 2 OF 2 JOB# 9595.01.05

OLSON ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD, YANCOUVER, WA 98660
1-360-695-1385
1-509-289-9936



Vicinity Map

Item 4.

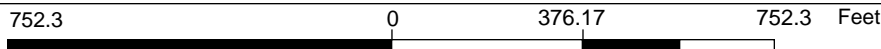


Legend

- Taxlots
- All Roads**
 - Interstate
 - State Route
 - Arterial
 - Forest Arterial
 - Minor Collector
 - Forest Collector
 - Private or Other

Notes:

1: 4,514



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. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.



Staff Report – Consent Agenda

April 17, 2023 Council Regular Meeting

\$1,347,875 Boulder West Timber Salvage Bid Award to High Cascade, Inc. (Submitted by Rob Charles, Utilities Manager)

Phone	Email
360.817.7003	rcharles@cityofcamas.us

BACKGROUND: The Nakia Creek Fire burned 568 of the City’s 1,700 acres of land in the Jones and Boulder Creek Watersheds in the fall of 2022. Due to burned areas, it was necessary to expedite the timber salvage in the burn areas while the lumber still hold value to mills. The Boulder West Unit (approximately 90 acres) was the first area which was sent out to receive contractor bids.

SUMMARY: The engineer’s estimate on revenues on the project was \$1,266,900. The City received two bid proposals for the timber salvage for the Boulder West Unit.

- Jeffries Construction, Inc. - \$1,230,000
- High Cascade, Inc. - \$1,347,875

BENEFITS TO THE COMMUNITY: Salvaging of timber is healthy for any watershed to minimize the risk of future fire. In the case of the Nakia Creek Fire, salvage of this timber will minimize future fires in this high-risk area as well as allow for healthy growth of new plantings which replace the salvaged timber.

BUDGET IMPACT: Different from other typical bids received by the City, for this project the City is accepting the highest bid amount in the form of Water Revenue from High Cascade, Inc. The \$1,347,875 in revenue from this project will be put back into the Water Fund to help fund future activities in the watershed plus fund other water projects.

RECOMMENDATION: Staff recommends Council authorize the Mayor to sign a contract with High Cascade, Inc. in the amount of \$1,347,875.

April 18, 2023

Garrett Stump
High Cascade, Inc.
PO Box 415
Carson, WA 98610

Subject: *Notice of Award – Boulder West Salvage Timber Sale*
 City Project: W1026

Dear Mr. Stump:

The purpose of this letter is to advise you that your company was awarded the contract for the above referenced project at the City Council Meeting of April 17, 2023, for your total bid price of \$1,347,875.00 (estimated 4,100 MBF at unit bid price \$328.75/MBF). The award of this contract provides for timber for sale of all merchantable timber within the timber sale boundary and construction and maintenance of access roads per contract documents.

Please submit the following items at the preconstruction conference:

- Signed contract, will be sent to you via DocuSign
- Initial Deposit of \$150,000
- Performance Security in the amount of \$100,000
- ACORD Certificate of Insurance naming the following as additional insured:
 - The City of Camas and its officers, elected officials, employees, agents, and volunteers
 - AKS Engineering and Forestry, LLC
- Letter identifying your E.E.O. Officer
- Letter identifying your superintendent and one after-hours emergency telephone number
- Construction schedule

Please contact Rob Charles, Utilities Manager, at rcharles@cityofcamas.us to schedule the preconstruction conference and with any questions.

Please contact Bryce Hanson, AKS Engineering and Forestry, at bryceh@aks-eng.com with any technical questions related to the project.

Sincerely,

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

cc: Rob Charles, Ronda Syverson, Tara Carlin, file
Bryce Hanson, AKS Engineering and Forestry



Staff Report

April 17, 2023 Council Meeting

Resolution No. 23-003 Adopting a Debt Policy
Presenter: Cathy Huber Nickerson, Finance Director
Time Estimate: 5 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: This resolution updates a Debt Policy for the City.

SUMMARY: The City’s current policy states:

General obligation and revenue debt will only be issued for capital needs and structured to limit financing costs and future commitments. Long-term debt will only be issued for real property, or capital projects and capital acquisitions with a life greater than three years. Long-term debt will not be issued to finance current operations. The maturity of long-term debt will be equal to or less than the expected life of the project or acquisition, and no longer than 20 years. In some utility infrastructure financing, a 30-year financing term may be considered. Interfund borrowing for short-term cash flow needs should be considered over external borrowing for terms less than two years. A resolution adopted by the council will approve and detail the terms of the borrowing. Loans from state agencies with favored interest rates and repayment terms should be considered whenever possible. The funding source for repayment of the loan shall be indicated. The bond coverage is detailed in each revenue bond issue. The current requirement is gross revenues less operation and maintenance costs before depreciation equate to at least 1.25 times the maximum annual debt service.

The attached policy recommends a more comprehensive approach to guide debt practices for the City which is more in compliance with the Government Finance Officers Association of best practices.

BENEFITS TO THE COMMUNITY: This policy is in line with City Council’s goal to update the City’s financial policies as identified in the City’s Strategic Plan.

POTENTIAL CHALLENGES: This policy provides for guidelines which may be changed given economic changes in the City.

BUDGET IMPACT: Debt is a funding tool for the City and provides the ability to prudently use resources to finance capital needs as well as to address short-term liquidity needs as necessary.

RECOMMENDATION: Staff recommends Council move to approve Resolution No. 23-003 Adopting a Debt Policy.

RESOLUTION NO. 23-003

A RESOLUTION of the City Council of the City of Camas,
Washington, adopting a Debt Policy.

WHEREAS, the City is authorized to issue debt pursuant to RCW Chapters 35.37, 39.36,
39.46, and 39.53; and

WHEREAS, the Council finds that adopting policies associated with issuance of debt is
essential to insure the City maintains a sound debt position and would further protect the credit
quality and the obligations of the City while providing flexibility and preserving financial
stability;

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

I.

The City Council approves and adopts the Debt Policy as set forth in Exhibit "A".

ADOPTED at a regular meeting of the Council of the City of Camas, this 17th day of
April, 2023.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



DEBT POLICY

PURPOSE The purpose of the debt policy is established to help ensure all debt is issued both prudently and cost effectively.

SCOPE This policy sets forth guidelines for the issuance and management of all financings of the City. Adherence to the policy is essential to ensure the City maintains a sound debt position and protects the credit quality of its obligations while providing flexibility and preserving financial stability.

POLICY It is the policy of the City of Camas to protect the City's financial integrity while providing a funding mechanism to meet both the City's short-term debt for operating needs and long-term debt for capital needs. The underlying approach of the City is to borrow only for:

- capital improvements that cannot be financed from current revenues,
- mechanism to equalize the costs of needed improvements to both present and future citizens,
- provide for necessary liquidity in the short-term,
- meet the City's strategic goals in an acceptable amount of time.

The City will not use long-term debt to support current operations

The City may issue debt as authorized by Revised Code of Washington (RCW) 35.37, 39.36, 39.46 and 39.53 and by maintaining compliance with its own policies as noted in the following sections.

PRACTICE **Responsibility**

The Finance Director has the authority to act in the capacity of the City Treasurer, which includes the duties of debt management.

Budget and Capital Planning

As part of the City's biennial budget process, the capital budget identifies funding mechanisms for all capital projects which includes debt as an option. The Finance Department is responsible for coordinating and analyzing the debt requirements. This will include timing of the debt, calculation of outstanding debt, debt limitation calculations and compliance, impact on future debt burdens, and current revenue requirements.

Prior to issuance of debt, the City will prepare revenue projections, such as the biennial budget or the financial forecast, to ensure that there is adequate revenue to make principal and interest payments.

Type of Long-Term Debt

The following is a description of the types of long-term debt the City may issue:

General Obligation

This debt is backed by the full faith and credit of the City. The State RCW limits this debt to 2.5% of the assessed valuation of the City for:

Limited Tax General Obligation Bonds (LTGO) - The City Council may authorize the issuance of general obligation debt up to 1.5% of the City's assessed value without a vote of the public as long as there is an available source of funding to pay the debt service. This funding source can be the diversion of an existing revenue source or a new revenue coming from the enactment of a new tax or other revenue source. The debt can take the form of bonds, bond anticipation notes, lease-purchase agreements, conditional sales contracts, certificates of participation, or other forms of installment debt.

Unlimited Tax General Obligation Bonds (UTGO) - The City Council may place any general obligation debt issue before the electorate. According to State law, if a debt issue is placed before the City's electorate, it must receive a 60% or greater yes vote and have a turnout of at least 40% of those voting at the previous general election. Voted issues are limited to capital purposes only.

Revenue Debt

Revenue bonds are generally payable from a designated source of revenue generated by the project which was financed. No taxing power or general fund pledge is provided as security. Unlike general obligation bonds, revenue bonds are not subject to the City's statutory debt limitation nor is voter approval required. The debt is secured by the pledge of a specific revenue stream such as utility user fees.

Local Improvement District (LID)

Debt LID bonds are payable solely from assessments of property owners within the local improvement district. Similar to revenue debt, no taxing power or general fund pledge is provided as security, and LID bonds are not subject to statutory debt limitations.

The debt is backed by the value of the property within the district and a LID Guaranty Fund. The LID Guaranty Fund is required by State law.

Other Financing Contracts and Loan Programs

- a. Lease purchase or financing contracts are payment obligations that represent the principal and interest components for which the City receives the property after all payments are made.
- b. Local Option Capital Asset Lending (LOCAL) Program is available for use by the City through the Office of the State Treasurer under RCW 39.94. It is a financing program that allows pooling by the State equipment financing and certain real estate project needs into larger offerings of securities, and allows local government agencies the ability to finance equipment or real estate needs through the State Treasurer’s Office subject to existing debt limitations and financial considerations.
- c. Public Works Trust Fund Loans are loans from the Public Works Board, authorized by state statute, RCW 43.155 to provide low interest loans, on a competitive basis, to help local governments address critical infrastructure needs for water, stormwater, roads, bridges, and solid waste/recycling systems.

Short-Term Debt and Interim Financing

The City may utilize short-term borrowing in anticipation of long-term bond issuance or to fund cash flow needs in anticipation of tax or other revenue sources.

The Finance Director is authorized to make loans from one City fund to another City fund for periods not exceeding six months. The Finance Director or designee is required to ensure that the loaning fund will have adequate cash balances to continue to meet current expenses after the loan is made and until repayment from the receiving fund.

Structure and Term of Debt

Debt Repayment

The City shall pay all interest and repay all debt in accordance with the terms of the bond ordinance. The maturity of bonds issued should be the same or less than the expected life of the project for which the bonds were issued. To the extent possible, the City will seek level or declining debt repayment schedules.

Call Provisions

The City shall evaluate the costs and benefits of call provisions. In general, the City shall opt for the shortest possible optional call consistent with optimal pricing.

Variable-Rate Securities

The City will not issue securities that pay a rate of interest that varies according to a pre-determined formula or results from a periodic remarketing of the securities.

Maturity Length

The City shall issue debt with an average life less than or equal to the average life of

the assets being financed. Unless otherwise stated in law, the final maturity of the debt shall be no longer than thirty years.

Professional Services

The City’s Finance Department shall be responsible for the solicitation and selection of professional services that are required to administer the City’s debt program.

Bond Counsel

All debt issued by the City will include a written opinion by bond counsel affirming that the City is authorized to issue the proposed debt. The opinion shall include confirmation that the City has met all city and state constitutional and statutory requirements necessary for issuance, preparing official statements of disclosure, a determination of the proposed debt’s federal income tax status and any other components necessary for the proposed debt.

Underwriters

An Underwriter(s) will be used for all debt issued in a negotiated or private placement sale method. The Underwriter is responsible for purchasing negotiated or private placement debt and reselling the debt to investors. Underwriter(s) will also be used for a competitive sale method. Under a competitive sale, underwriters will submit proposals for the purchase of the new issue of municipal securities electronically and the securities are awarded to the underwriter presenting the lowest true interest cost (TIC) according to stipulated criteria set forth in the notice of sale.

Fiscal Agent

A Fiscal Agent will be used to provide accurate and timely securities processing and timely payment to bondholders. In accordance with Chapter 43.80 RCW, the City will use the Fiscal Agent that is appointed by the State.

Other Service Providers

The Finance Director will have the authority to periodically select other service providers (e.g., escrow agents, verification agents, trustees, arbitrage consultants, etc.) as necessary to meet legal requirements.

Method of Sale

The City will generally issue its debt through a competitive process but may use a negotiated process under the following conditions.

- The bond issue is, or contains, a refinancing that is dependent on market/interest rate timing.
- At the time of issuance, the interest rate environment or economic factors that affect the bond issue are volatile.
- The nature of the debt is unique and requires particular skills from the underwriter(s) involved.

- The debt issued is bound by a compressed timeline due to extenuating circumstances such that time is of the essence and a competitive process cannot be accomplished.

Credit Ratings

The City will maintain good communication with bond rating agencies about its financial condition. This effort will include providing periodic updates on the City’s general financial condition, coordinating meetings, and presentations in conjunction with a new issuance. The City will continually strive to maintain the highest possible bond ratings by improving financial policies, budgets, forecasts, and the financial health of the City.

Credit enhancements may be used to improve or establish a credit rating on a City debt obligation. Credit enhancements should only be used if cost effective.

Refunding Debt

A debt refunding is a refinance of debt typically done to take advantage of lower interest rates. Unless otherwise justified, such as a desire to remove or change a bond covenant, a debt refunding will require a present value savings of three percent of the principal amount of the refunding debt being issued.

Investment of Bond Proceeds

The City will comply with all applicable Federal, State and Contractual restrictions regarding the investment of bond proceeds including the City of Bellevue Investment Policy.

Arbitrage Rebate Monitoring and Reporting

The City will, unless otherwise justified, use bond proceeds within the established time frame pursuant to the bond ordinance, contract, or other documents to avoid arbitrage. Arbitrage is the interest earned on the investment of the bond proceeds above the interest paid on the debt. If arbitrage occurs, the City will pay the amount of the arbitrage to the Federal Government as required by Internal Revenue Service Regulation 1.148-11. The City will maintain a system of recordkeeping and reporting to meet the arbitrage rebate compliance requirement of the IRS regulation. For each bond issue not used within the established timeframe, the recordkeeping shall include tracking investment earnings on bond proceeds, calculating rebate payments, and remitting any rebatable earnings to the federal government in a timely manner to preserve the tax-exempt status of the outstanding debt.

Covenant Compliance

The City will comply with all covenants stated in the bond ordinance, contract, etc.

Ongoing Disclosure

The Debt Manager shall be responsible for providing annual disclosure information to the Municipal Standards Rulemaking Board (MSRB) as required by state and national regulatory bodies. To comply with the Securities & Exchange Commission Rule 15c2-12 regulations, ongoing disclosure shall occur by the date designated in the bond ordinance, which is currently September 30 of each year for almost all of the City's bond issues. Disclosure shall take the form of the Annual Comprehensive Financial Report (ACFR) unless information is required by a particular bond issue that is not reasonably contained within the CAFR.



**CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
Amendment No. 3**

**616 NE 4th Avenue
Camas, WA 98607**

Project No. P1007

CROWN PARK – ALL-PARK IMPROVEMENTS

THIS AMENDMENT (“Amendment”) to Professional Services Agreement is made as of the 28 day of March, 2023, by and between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **GreenWorks, PC**, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may hereinafter be referred to collectively as the “Parties.”

The Parties entered into an Original Agreement dated February 22, 2022, by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Original Agreement shall remain in full force and effect, for an amount not-to-exceed \$383,657.11.

1. Scope of Services. Consultant agrees to perform additional services as identified on **Exhibit “A”** (Amended Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses.
 - a. Unchanged from Original/Previous Contract
2. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this Amendment by:
 - a. Extended to December 31, 2024
 - b. Unchanged from Original/Previous Contract date of March 31, 2023

Unless an additional extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of the Original Agreement.
3. Payment. Based on the Scope of Services and assumptions noted in **Exhibit “A”**, Consultant proposes to be compensated on a time and material basis per **Exhibit “C”** (Costs for Scope of Services) with a total estimated not to exceed fee of:
 - a. Previous not to exceed fee: \$112,503.46
 - b. Amendment No. 3 \$383,657.11
 - c. **Total: \$496,160.57**
 - d. Consultant billing rates:
 - Modification to Consultant Billing Rates per **Exhibit “B”** attached herein
 - Unchanged from Original Contract

4. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counter-parts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____ day of _____, 20__.

CITY OF CAMAS:

GREENWORKS, PC:

Authorized Representative

By: _____

DocuSigned by:
By: Ben Johnson
29A38F0471E246C...

Print Name: _____

Print Name: Ben Johnson

Title: _____

Title: Associate Principal

Date: 4/3/2023

EXHIBIT "A"
AMENDED SCOPE OF SERVICES



EXHIBIT A: SCOPE OF WORK

March 22, 2023

Trang Lam
Parks and Recreation Director
City of Camas

Re: **Crown Park – All Park Improvements**
Landscape Architectural Services Proposal

Dear Trang,

Thank you for the opportunity to continue working with the City of Camas. This project includes construction documentation for all the elements in the 2018 Crown Park Master Plan. We have put the following proposal together based on our knowledge of the project and conversations with you and Steve Wall, the City Public Works Director. The following is the consultant team assembled to perform the work:

GreenWorks Consultant Team:

GreenWorks (GW): Prime Consultant and Landscape Architecture

Wallis Engineering (WE): Civil Engineering

Water Technology, Inc. (WTI): Water Feature Consultant

R&W Engineering (R&W): Electrical and Lighting Design

Morgan Holen and Associates (MH): Arborist

DCW Cost Management: Third Party Cost Estimating

We make the following proposal for your consideration and acceptance:

PROPOSED SCOPE OF SERVICES

TASK 1 CONSTRUCTION DOCUMENTS

1.1 60, 90 and 100% Construction Documents

Based on feedback from the City, the Design Team will prepare 60, 90 and 100% Construction Documents for the entire park.. Each phase of documentation will include a QA/QC review process to check for accuracy and coordination between disciplines. The 100% Set will be used for development permits. Drawings will be prepared in AutoCAD and provided as PDFs for City review. Plans included in the Construction Documents and listed below.

1.2 Stormwater Report

The team's Civil Engineer, Wallis Engineering, will prepare a stormwater design and report based on the infiltration rates, proposed design, and City requirements. The Stormwater Report will be generated at the 60% level and updated at 90% and 100% for permitting.

1.3 Cost Estimate

Update cost estimate based on changes and detail added at the 60, 90 and 100% CD level.

1.4 Design Team Meetings (3)

Meet virtually with the Design Team for approximately one hour to review design direction and coordinate deliverables.

1.5 Client Meetings (3)

Meet virtually with the City Staff three times for approximately one hour each meeting during the process to review plan comments

1.6 Client Check-in Meetings (8)

Meet virtually with the City Staff up to eight times during construction documentation.

1.7 Project Coordination

This task includes general project coordination time for phone calls, emails, and project management throughout the duration of Task #1.

Task 1 Deliverables: 60, 90, and 100% Construction Documents, Cost Estimate and Stormwater Report

Construction Documents to Include: Cover Sheet, Existing Conditions Plan, Erosion Control Plan and Details, Demolition/Tree Protection Plan, Site Plan, Layout Plan Enlargements (5), Grading Plan, Civil Utilities Plan and Details, Electrical Plan and Details, Site Details, Water Feature Piping Nozzles and Control Plans and Details, Water Feature Details, Playground Details, Technical Specifications; Plans, Details, and Specification for a recirculating system of the Water feature.

TASK 2 PERMITTING AND BIDDING ASSISTANCE**2.1 Permit Drawing Assistance**

Deliver electronic plans for Plan Review and prepare Building Permit Applications. This proposal assumes the 100% CDs shall be used for Permitting. Permitting includes Erosion Control, Building, Stormwater, and Department of Health (water feature). Plumbing and Traffic Control Permits will be deferred submittals by the contractor.

2.2 Bid Set

Update 100% CDs for bidding based on City Comments during permitting. The Design Team shall provide plans and technical specifications for bidding, the City shall provide the front end (Division 0 and Division 1) specifications for the Bid Documents.

2.3 Pre-Bid Meeting

Attend pre-bid meeting and answer questions as needed.

2.4 Bid Clarifications

Answer question from bidders and provide clarification drawings and addenda as needed during the bidding process.

Task 2 Deliverables: 100% CDs and Stormwater Report, Permit Applications for Development Permits (Building, Stormwater, Erosion Control, Department of Health), Building Permit Applications, Bid Set of Plans and Technical Specifications

CONTINGENCY TASK 3: SERVICES DURING CONSTRUCTION**3.1 Construction Observation**

Participate in site visits with the contractor to generally review the progress of construction and to visually inspect the work completed is consistent with the intent of the contract documents within our scope of work. This proposal assumes the following number of visits per team member:

GreenWorks: 12

Wallis Engineering: 5

R&W Engineering: 3

WTI: 2

3.2 Requests for Information (RFI)

Review and respond up to 10 project RFIs from contractor.

3.3 Submittal Review and Response

Review all contractor submittal and shop drawings and provide responses.

3.4 Change Order and Pay Apps

Assist in reviewing contractor change order and monthly pay applications.

3.5 Punch List

Participate in one final punch list walk-through to document items that are not complete per the drawings and specifications. Prepare a list documenting those items.

3.6 Record Drawings

Prepare Record Drawings based on revisions during construction and contractor as-builts. Files will be submitted electronically.

Task 3: RFI responses, Submittal and Shop Drawing responses, Construction Observation Reports, Punch List, Record Drawings (PDF format).

CONTINGENCY TASKS 4: BID ALTERNATES**4.1 Bid Alternates**

The design team shall document bid alternates on the plans and prepare a separate specification and proposal section proposal to outline bid alternates. It is assumed bid alternates will be deductive alternates and documented on a single plan sheet identifying the alternate and work included and excluded in the alternate. Each Alternates savings will be identified in the cost estimate.

Task 4 Deliverables: One Plan Sheet outlining Bid Alternates, Alternates Specification Section. Civil and Electrical Plan notes and outline for Bid Alternates. Cost Sheet for Alternates.

CONTINGENCY TASKS 5: THIRD PARTY COST ESTIMATING**5.1 Third Party Cost Estimating**

If desired, DCW will prepare third party cost estimates for the 60 and 90% CDs.

Task5 Deliverables: 60 and 90% Cost Estimates

Assumptions

1. The Design is based on the 30% design prepared by the GreenWorks and subconsultants.
2. The Base fee assumes the splash pad will be a recirculating system.
3. No detailed traffic control plans are required for work in the Right of Way.
4. We assume the contractor will attain traffic control plans and permits and plumbing permits.
5. Permitting assistance is based on hours, if time surpasses the allotted time, the design team may require additional services.
6. Code development research will help inform the basis of work, but it is not a guarantee that the reviewing agency or agencies will interpret the development requirements with the same outcome.
7. Structural engineering necessary for design of walls, trellises, fences, and other landscape features is not included in this scope of work. All structures are assumed to be prefabricated and any stamped structural plans and calculations will be prepared by the fabricator.
8. Signage and wayfinding design are not included in this scope of work but could be added for additional services and fees.
9. GreenWorks, P.C. and it's team of subconsultants shall render their services as expeditiously as is consistent with professional skill and care.

TERMS OF AGREEMENT**Fee Schedule**

Professional fees for the scope of work are as follows:

Task 1 Construction Documents	\$267,711
Task 2 Permitting and Bidding Assistance	<u>\$ 39,037</u>
TOTAL BASE FEE	\$306,748

This total base fee of **\$306,909** will be billed monthly on a time and materials (T&M) basis, not to exceed the total fee stated above, and includes reimbursable expenses.

Contingency Tasks:

Task 3 Construction Administration	\$ 57,702
Task 4 Bid Alternates	\$ 6,287
Task 5 Independent Cost Estimating	<u>\$ 12,920</u>
TOTAL CONTINGENCY FEE	\$ 76,909

If accepted, this total contingency fee of **\$76,909** will be added to the base fee and billed on a time and materials (T&M) basis, not to exceed the total fee stated above, and includes reimbursable expenses.

Hourly Rates

This proposal is based upon the hourly rates for the current calendar. If this proposal is accepted or work begun in the following calendar year, our fees will be revised to incorporate the billing rates then in effect. If work continues

into subsequent calendar years, we reserve the right to revise and update our fees. See Exhibit C for Hourly Rates and Exhibit B for Task and Fee Schedule.

Reimbursable Expenses

Project expenses such as mileage, delivery services, printing and reproductions, supplies, and communication will be billed at cost.

Payment

Invoices are payable upon receipt, and Client shall not back charge or withhold payment from Landscape Architect for any charges, costs or expenses without Landscape Architect's specific written consent. Invoices not paid within twenty (20) days are delinquent and shall bear interest at the rate of one and one-half percent (1.5%) per month, or the maximum amount allowed by law, whichever is less, until paid. In addition, Client shall pay Landscape Architect's reasonable costs incurred in collection of any delinquent amounts, including attorney fees and costs of preparing and filing liens, regardless of whether suit or action is instituted.

Additional Work

Client agrees to promptly notify Landscape Architect if Client's schedule or budget changes. Client acknowledges that significant changes to the Project or construction schedule or budget or to the Project's scope may require Additional Services of Landscape Architect. Fees for additional work, beyond the scope of work as outlined in this agreement, will be invoiced as provided above, or according to our regular rates in effect at the time. We will notify you before performing additional services. We will notify Client before performing any additional work.

Plan Processing

GreenWorks, P.C. will not be responsible for submittals to City or County agencies. GreenWorks, P.C. will cooperate with the person responsible for obtaining required permits.

Contract Time Limit

Client accepts this Contract by returning this Proposal signed below to Landscape Architect or by accepting any part of Landscape Architect's performance under this Proposal. Upon acceptance, Client agrees to be bound by the Terms and Conditions printed above. If acceptance fails to occur within 90 days of the date above, this Proposal will be void unless accepted by Landscape Architect. If this proposal meets with your approval, kindly return one signed copy to our office.

Sincerely,



Ben Johnson, PLA, ASLA

Associate Principal

GreenWorks, P.C.

503-222-5612 | benj@greenworkspc.com

EXHIBIT "B"
BILLING RATES

EXHIBIT B - HOURLY BILLING RATES

2023 Private Rates GreenWorks PC	
PRINCIPAL /TECHNICAL DIRECTOR	\$198.00
ASSOCIATE PRINCIPAL / PM	\$165.00
LANDSCAPE ARCHITECT IV	\$170.50
LANDSCAPE ARCHITECT III	\$154.00
SENIOR PROJECT MANAGER/LA III	\$143.00
LANDSCAPE ARCHITECT II	\$132.00
LANDSCAPE DESIGNER III	\$126.50
LANDSCAPE DESIGNER II	\$104.50
LANDSCAPE DESIGNER I	\$93.50
PROJECT ASSISTANT	\$88.00
PROJECT ASSISTANT II	\$104.50
PROJECT ASSISTANT III	\$150.00



RATE SCHEDULE

Rate Schedule good through December 31, 2023

<u>Title</u>	<u>Range</u>	
Associate Engineer	\$157.47	\$157.47
Senior Engineer	\$214.25	\$214.25
Engineering Manager I - VI	\$184.25	\$211.03
Project Engineer I - IX	\$127.48	\$178.89
Staff Engineer I - IV	\$106.05	\$125.33
Engineering Intern I - III	\$65.34	\$72.84
Designer	\$124.26	\$149.97
Construction Manager	\$139.26	\$139.26
Inspector I - II	\$97.48	\$114.62
Technician I-IV	\$85.70	\$126.40
Administrative I – VI	\$51.42	\$115.69

These hourly rates include in-house office expenses, photocopying, and other incidental items. Mileage will be reimbursed at the current standard IRS rate. Outside expenses will be billed at cost plus 10%.



2023 Rate Schedule

2023 HOURLY BILLING RATES

PRINCIPAL _____	\$220.00/hr
PROJECT MANAGER _____	\$195.00/hr
SENIOR ENGINEER II _____	\$180.00/hr
SENIOR ENGINEER I _____	\$145.00/hr
ENGINEER _____	\$132.00/hr
SENIOR TECHNICIAN II _____	\$140.00/hr
SENIOR TECHNICIAN I _____	\$115.00/hr
TECHNICIAN/DESIGNER _____	\$100.00/hr
PROJECT SUPPORT _____	\$85.00/hr
CLERICAL _____	\$57.00/hr
MILEAGE _____	IRS ALLOWABLE EXPENSES PLUS 10%
OTHER EXPENSES _____	COST PLUS 10%

Expires: December 31, 2023

WTI Professional Hourly Rates

March 23, 2023

Water Technology, Inc. (WT) hourly billing rates are provided below in USD and are valid for a period of twelve months.

Principal/Director	\$250.00
Project Manager/Engineer	\$185.00
Creative Studio	\$160.00
Project Design	\$145.00
Mechanical Design	\$170.00
Technical Design	\$105.00
Administrative	\$75.00



2023 Hourly Rates

Morgan Holen and Associates

Morgan Holen, Consulting Arborist: \$165/hr

EXHIBIT "C"
COSTS FOR AMENDED SCOPE OF SERVICES



EXHIBIT C: TASK AND FEE SCHEDULE

TASK	Role	GreenWorks, PC				Wallis Engineering					R&W				WTI				Morgan Holen	DCW	Cost by Task	
		PIC/DIR	PM/Assoc PIC	LD III	PA II	PIC/QA (JV)	PM (DB)	EIT (JH)	CAD (CK)	Admin (EK)	SrEngr2	SrEngr1	SrTech2	Project Support	PIC	PM/Eng	Mchnct	Tech	Arborist	Cost Estimating		
		Hours (\$198/hr)	Hours (\$145/hr)	Hours (\$124.5/hr)	Hours (\$150/hr)	Hours (\$157.47/hr)	Hours (\$194.25/hr)	Hours (\$125.34/hr)	Hours (\$124.4/hr)	Hours (\$104.98/hr)	Hours (\$180/hr)	Hours (\$145/hr)	Hours (\$140/hr)	Hours (\$85/hr)	Hours (\$250/hr)	Hours (\$185/hr)	Hours (\$170/hr)	Hours (\$105/hr)	Hours (\$145/hr)	Fee		Including expenses
1		CONSTRUCTION DOCUMENTS	57	350	648	8	9	43	132	96	8	14	46	92	68	9	48	100	30	24	0	\$267,711.04
1.1		60% Construction Documents	16																			
1.1.1		Cover Sheet	1	1	8																	
1.1.2		Existing Conditions Plan																				
1.1.3		Erosion Control Plan and Details					1	2	4													
1.1.4		Demolition / Tree Portection Plan		4	12															8		
1.1.5		Site Plan		4	16																	
1.1.6		Layout Plan		4	16																	
1.1.7		Plan Enlargements (5)		12	40																	
1.1.8		Grading Plan		12	40																	
1.1.9		Civil Utilities Plan						2	8	10												
1.1.10		Civil Utility Details					1	2	4													
1.1.11		Civil Offsite Improvements					1	8	8													
1.1.12		Electrical Plan										12	32	24								
1.1.13		Electrical Details										6	16	12								
1.1.14		Planting Plan		8	40																	
1.1.15		Irrigation Plan		8	40																	
1.1.16		Site Details		8	24																	
1.1.17		Water Feature Piping, Nozzling, and Control Plan		2	8										1	4	12	4				
1.1.18		Water Feature - Recirculating Equipment Details		4	16										1	4	16	4				
1.1.19		Water Feature Hardscape Details		8	24																	
1.1.20		Playground Details		16	24																	
1.1.21		Specifications	1	20			4	4		1	4									4		
1.2		Stormwater Report					1	4	35	12	3											
1.3		60% Cost Estimate	4	8	24		1	1	2				6		1	1						
1.4		90% Construction Documents	16																			
1.4.1		Cover Sheet			4																	
1.4.2		Existing Conditions Plan																				
1.4.3		Erosion Control Plan and Details							1	2												
1.4.4		Demolition / Tree Portection Plan		1	8															6		
1.4.5		Site Plan		2	16																	
1.4.6		Layout Plan		2	16																	
1.4.7		Plan Enlargements (3)		24	24																	
1.4.8		Grading Plan		12	24																	
1.4.9		Civil Utilities Plan					1	4	8	10												
1.4.10		Civil Utility Details					1	1	4	4												
1.4.11		Civil Offsite Improvements					2	8	8													
1.4.12		Electrical Plan										8	20	12								
1.4.13		Electrical Details										2	8	8								
1.4.14		Planting Plan		2	32																	
1.4.15		Irrigation Plan		4	32																	
1.4.16		Site Details		4	16																	
1.4.17		Water Feature Piping, Nozzling, and Control Plan		2	4										1	8	20	4				
1.4.18		Water Feature - Recirculating Equipment Details		2	4										1	8	40	8				
1.4.19		Water Feature Hardscape Details		4	16																	
1.4.20		Playground Details		8	16																	
1.4.21		Specifications		30			1	2	4		1	4								8		
1.5		Stormwater Report					1	2	10	8	2											
1.6		90% Cost Estimate	2	8	16		1	1	4				4		1	2						
1.7		100% Construction Documents	12																			
1.7.1		Cover Sheet			2																	
1.7.2		Existing Conditions Plan																				
1.7.3		Erosion Control Plan																				
1.7.4		Demolition / Tree Portection Plan		1	8				1	4												
1.7.5		Site Plan		2	8																	
1.7.6		Plan Enlargements (5)		4	16																	
1.7.7		Grading Plan		4	16																	
1.7.8		Civil Utilities Plan					1	4	5	10												
1.7.9		Civil Utility Details					4	4	4													
1.7.10		Civil Offsite Improvements					2	8	8													
1.7.11		Electrical Plan										4	12	8								
1.7.12		Electrical Details										2	4	4								
1.7.13		Planting Plan		1	8																	
1.7.14		Irrigation Plan		1	8																	
1.7.15		Site Details		2	8																	
1.7.16		Water Feature Piping, Nozzling, and Control Plan		2											1	4	4	4				
1.7.17		Water Feature - Recirculating Equipment Details		1											1	4	8	4				
1.7.18		Water Feature Hardscape Details		2	8																	
1.7.19		Playground Details		2	8																	
1.7.20		Specifications		20			1	2	4		1	2										
1.8		100% Cost Estimate	1	4	8		1	1	4				2		1	1						
1.9		Design Team Meetings (3)	2	6	6				3	3			4		2							
1.10		City Review Meetings (3)	2	6	6				3	3												
1.11		City Check-in Meetings (8)		8	16																	
1.12		Project Coordination		60	8				2													
2		PERMITTING AND BIDDING ASSISTANCE	3	72	44	2	0	18	29	8	2	0	8	20	16	2	20	6	0	0	0	\$39,037.08
2.1		Permitting Assistance	1	24	8			16	16						1	16						
2.2		Bid Set Preparation	1	16	20			2	8	4	1		4	12	12	1	4	6				
2.3		Bidding Assistance	1	16	16				1	4	1		4	8	4							
2.4		Project Coordination		16	4				4													
3		CONSTRUCTION ADMINISTRATION	5	48	88	0	1	36	40	0	0	0	28	28	0	2	21	36	0	24	0	\$57,701.93
3.1																						