



CITY COUNCIL REGULAR MEETING AGENDA

Tuesday, January 22, 2019, 7:00 PM
City Hall, 616 NE 4th Avenue

NOTE: For both public comment periods - come forward when invited; state your name and address; limit comments to three minutes. Written comments can be given to the City Clerk. If it is a public hearing or a quasi-judicial matter, special instructions will be provided.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

V. OATH OF OFFICE

- A. Oath of Office - Ellen Burton, Council Member, Ward 3

 [Burton Oath of Office](#)

VI. CONSENT AGENDA

- A. January 7, 2019, Camas City Council Regular and Workshop Meeting Minutes and the January 15, 2019 Special Meeting Minutes

 [January 7, 2019 Camas City Council Workshop Meeting Minutes - Draft](#)

[January 7, 2019 Camas City Council Regular Meeting Minutes - Draft](#)

[January 15, 2019 Camas City Council Special Meeting Minutes - Draft](#)

- B. Automated Clearing House and Claim Checks Approved by Finance Committee
- C. \$71,252.73 December 2018 Emergency Medical Services (EMS) Write-off Billings; Monthly Uncollectable Balance of Medicare and Medicaid Accounts (Submitted by Pam O'Brien)
- D. Mayor Authorization of East County Fire and Rescue (ECFR) Fire Chief Sharing Agreement Termination (Submitted by Nick Swinhart)
- E. \$390,007 Green Mountain Estates Development LLC Traffic Impact Fee (TIF) Credits (Submitted by James Carothers)

 [Staff Report](#)

[Green Mountain Estates TIF Application Form](#)

[Green Mountain Estates TIF Credits Calculations](#)

- F. \$153,898 Green Mountain Estates LLC Water System Development Charge (SDC) Credits (Submitted by James Carothers)

 [Staff Report](#)

[Green Mountain Estates Water SDC Application Form](#)

[Green Mountain Estates Water SDC Credits Calculation](#)


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

VII. NON-AGENDA ITEMS

- A. Staff
- B. Council

VIII. MAYOR

- A. Announcements
- B. Mayor's Volunteer Spirit Award

 [January 2019 Madeline Reiter](#)

[CAROL Fundraising Madeline Reiter](#)

[January 2019 Ashley Carlston](#)

[CAROL Fundraising Ashley Carlston](#)

IX. MEETING ITEMS

- A. Camas School District (CSD) June 2016 Interlocal Agreement Addendum
Presenter: Steve Wall, Public Works Director

 [Staff Report](#)

[CSD-City Interlocal Addendum 1](#)

[Exhibit A1](#)

- B. Ordinance No. 19-001 Minor Amendments to Camas Municipal Code (CMC), Title 15 Building and Construction; Title 16 Environment; Title 17 Land Development; and Title 18 Zoning

Presenter: Sarah Fox, Senior Planner

 [Ordinance No. 19-001 Minor Amendments to CMC Titles 15 Through 18](#)

[Attachment A](#)

X. PUBLIC COMMENTS

XI. ADJOURNMENT

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.

STATE OF WASHINGTON}

OATH OF OFFICE

County of Clark

} ss.
}

*I, **Ellen Burton**, do solemnly swear (or affirm) that I am a Citizen of the United States and of the State of Washington; that I will support the Constitution and Laws of the United States and the Constitution and Laws of the State of Washington, and will to the best of my judgment, skill and ability, truly, faithfully, diligently and impartially perform the duties of the office of **COUNCIL - WARD NO. 3, POSITION NO. 2, CITY OF CAMAS**, in and for Clark County, Washington, as such duties are prescribed by law, so help me God.*

*Subscribed and sworn to before me this **22ND** day of **JANUARY, 2019**.*

Shawn R. MacPherson



CITY COUNCIL WORKSHOP MEETING MINUTES - DRAFT
Monday, January 7, 2019, 4:30 PM
City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Shannon Turk called the meeting to order at 4:30 p.m.

II. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Steve Hogan, Deanna Rusch and Melissa Smith

Staff: Bernie Bacon, Phil Bourquin, Debra Brooks, Pete Capell, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Nick Swinhart, Connie Urquhart and Steve Wall

Press: No one from the press was present

III. PUBLIC COMMENTS

Dorothy Grazul, 1328 NW Astor Street, Camas, commented about garbage service.

IV. WORKSHOP TOPICS

A. City of Camas 2019-2020 Biennial Budget Demonstration

Presenter: Cathy Huber Nickerson, Finance Director

Huber Nickerson and Brooks provided a demonstration of the City's online biennial budget.

B. Community Development Miscellaneous and Updates


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

Presenter: Phil Bourquin, Community Development Director

There were no miscellaneous items or updates.

C. Camas School District (CSD) June 2016 Interlocal Agreement Addendum

Presenter: Steve Wall, Public Works Director

 [City-CSD Interlocal Agreement Addendum Staff Report](#)
[City-CSD Interlocal Agreement Addendum #1](#)
[City-CSD Interlocal Agreement Exhibit A1](#)
[City-CSD Addendum 1 Figure](#)

Wall provided an overview of the CSD 2016 Interlocal Agreement Addendum

D. Public Works Miscellaneous and Updates

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

Presenter: Steve Wall, Public Works Director

Wall updated Council about the NE Lake Road and NE Everett Street Intersection Improvement project and about the former Chevron site Bulk Plan cleanup effort at Union Street and SE 6th Avenue.

E. East County Fire and Rescue Chief Services Termination

Presenter: Nick Swinhart, Fire Chief

 [ECFR Termination Letter](#)

Swinhart provided an overview about the East County Fire and Rescue termination letter for Fire Chief Services.

F. Fire Department New Positions

Presenter: Pete Capell, City Administrator and Nick Swinhart, Fire Chief

 [2019 Fire New Hires Staff Report](#)

Capell and Swinhart provided an update to Council about new positions for the Fire Department.

G. City Administrator Miscellaneous Updates and Scheduling

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

Presenter: Pete Capell, City Administrator

Capell reviewed and confirmed Planning Conference details with Council.

Capell stated that the City of Camas hosted the 18th District Legislator's Town Hall on Saturday. Topics related to environmental, I -5 Bridge, Light Rail, gravel mining, mental health, growth management and school funding.

Capell reminded Council that the vacant Council Member appointment interviews are scheduled for Tuesday, January 15, 2019, at 4:30 pm. No applications have been received to date.

Capell stated that the Small Business Revolution visit to the City of Camas went great.

V. COUNCIL COMMENTS AND REPORTS

Anderson congratulated Mayor Pro Tem Carter.

Rusch commented about the Small Business Revolution.

Hogan commented about Downtown Camas Association (DCA) and the Finance Committee Meeting.

Carter thanked the City Council for the opportunity to serve as Mayor Pro Tem. Carter attended the DCA First Friday ribbon-cuttings and will attend the DCA Board retreat and the Library Board of Trustees meeting.

Smith will attend the C-TRAN meeting, Clark County Correction Facility Advisory Commission (CFAC) meeting, and the Design Review outreach meeting.

Rusch commented about the 100 Women Who Care campaign.

Mayor Turk commented about Association of Washington Cities (AWC) scholarship program process, a potential youth appointment for the City of Camas City Council, and the good things that are happening in the City of Camas.

VI. PUBLIC COMMENTS

No one from the public wished to speak.

VII. ADJOURNMENT

The meeting adjourned at 5:55 p.m.

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.



CITY COUNCIL REGULAR MEETING MINUTES - DRAFT
Monday, January 7, 2019, 7:00 PM
City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Shannon Turk called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Bonnie Carter, Don Chaney, Steve Hogan and Melissa Smith

Excused: Greg Anderson

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, Sarah Fox, Jennifer Gorsuch, Cathy Huber Nickerson, David Schultz, Madeline Sutherland and Steve Wall


Press: No one from the press was present

IV. PUBLIC COMMENTS

No one from the public wished to speak.

V. CONSENT AGENDA

- A. December 17, 2018 Camas City Council Regular and Workshop Meeting Minutes

 [December 17, 2018 Camas City Council Workshop Meeting Minutes - Draft](#)
[December 17, 2018 Camas City Council Regular Meeting Minutes - Draft](#)

- B. \$1,165,999.19 Automated Clearing House and Claim Checks Numbered 139262 to 139390; \$2,088,555.29 Automated Clearing House, Direct Deposit and Payroll Checks Numbered 7807 to 7820, 7822 to 7823; Payroll Accounts Payable Checks Numbered 139247 through 139261; \$2,488,942.70 December 2018 Electronic Payments

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

VI. NON-AGENDA ITEMS

- A. Staff

There were no comments from staff.

B. Council

Rusch commented about #MyCamas for Small Business Revolution.

Chaney commented about the recent passing of former long-time Camas physician, Dr. Edward McAninch.


VII. MAYOR

A. Announcements

Mayor Turk had no announcements.

VIII. MEETING ITEMS

- A. Public Hearing - Minor Amendments to Camas Municipal Code (CMC) Title 15 Building and Construction; Title 16 Environment; Title 17 Land Development; and Title 18 Zoning
Presenter: Sarah Fox, Senior Planner

 [Staff Report to Council](#)
[Attachment 1-CMC Title 15-18](#)
[Attachment 2 - Planning Commission](#)
[A Email from James Howsley](#)
[B Table submitted by Paul Dennis](#)
[CMC Minor Amendments Presentation](#)

Fox and Sutherland provided Council an overview of the recommended amendments. Bourquin answered Council questions.

Mayor Turk opened the public hearing at 7:11 p.m.
No one from the public spoke.
The public hearing closed at 7:11 p.m.

It was moved by Council Member Rusch, and seconded, to approve the minor amendments to Camas Municipal Code Titles 15, 16, 17 and 18, striking Section 18.27.050, M. Impact Fees and direct the City Attorney to prepare an ordinance for Council's consideration at the January 22, 2019, Regular Meeting. The motion carried unanimously.

IX. PUBLIC COMMENTS

No one from the public wished to speak.

X. ADJOURNMENT

The meeting adjourned at 7:14 p.m.

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.



CITY COUNCIL REGULAR MEETING MINUTES - DRAFT
Tuesday, January 15, 2019, 4:30 PM
City Hall, 616 NE 4th Avenue

SPECIAL MEETING

I. CALL TO ORDER

Mayor Shannon Turk called the meeting to order at 4:30 p.m.

II. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Steve Hogan, Melissa Smith and Deanna Rusch

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, Jennifer Gorsuch, Cathy Huber Nickerson, Robert Maul and Madeline Sutherland

Press: Kelly Moyer, Camas-Washougal Post-Record

III. MEETING ITEMS

A. Candidate interview for appointment to City of Camas Council Member, Ward 3; the interviewees are:

- Alicia King
- Todd Schoenlein
- Mark Smith
- David Porter
- Mahsa Eshghi
- Jennifer McDaniel
- Ellen Burton
- Ember Shanahan

 [Council Applicant Alicia King](#)
[Council Applicant Todd Schoenlein](#)
[Council Applicant Mark Smith](#)
[Council Applicant David Porter](#)
[Council Applicant Mahsa Eshghi](#)
[Council Applicant Jennifer McDaniel](#)
[Council Applicant Ellen Burton](#)
[Council Applicant Ember Shanahan](#)

The City Council interviewed each of the applicants.

IV. EXECUTIVE SESSION

- A. Executive Session to Evaluate the Qualifications of Candidates for Appointment to Elective Office, per RCW 42.30.110(1)(h)

Mayor Turk recessed the meeting at 6:13 p.m. and stated that the Executive Session would last approximately 15 minutes; no actions are take in Executive Sessions.

The meeting was held in the Mayor's Office at City Hall. The elected officials present were: Mayor Shannon Turk, Council Members Chaney, Rusch, Anderson, Carter, Hogan and Smith. City Administrator Pete Capell was also present.

The Executive Session concluded and Mayor Turk reconvened the meeting at 6:36 p.m.

The following Roll Call Vote was taken:

Hogan - Burton
Smith - McDaniel
Anderson - Eshghi
Chaney - Smith
Rusch - McDaniel
Carter - Burton

An additional Roll Call Vote was taken:

Rusch - McDaniel
Hogan - Burton
Carter - Burton
Chaney - McDaniel
Smith - McDaniel
Anderson - Burton

Mayor Turk recessed the meeting at 6:41 p.m. for another Executive Session and stated that the Executive Session would last approximately 15 minutes; no actions are taken in Executive Sessions.

The meeting was held in the Mayor's Office at City Hall. Those present were the same as listed above.

V. MEETING RESUMES

The Executive Session concluded and Mayor Turk reconvened the meeting at 7:07 p.m.

- A. Appointment of City of Camas Council Member, Ward 3, for the term effective

immediately through December 2, 2019.

The following Roll Call Vote was taken:

Smith - McDaniel
Chaney - Smith
Hogan - Burton
Carter - Burton
Rusch - McDaniel
Anderson - Burton

An additional Roll Call Vote was taken:

Smith - McDaniel
Chaney - Smith
Hogan - Burton
Carter - Burton
Rusch - McDaniel
Anderson - Burton

Council Member Chaney changed his vote to McDaniel.

Per Resolution No. 1252, Mayor Turk cast the tie-breaker vote for Burton. Ellen Burton was appointed.

City Attorney Shawn MacPherson will administer the Oath of Office to Ellen Burton for the appointment to Council Member, Ward 3, at the January 22, 2019 Regular Council Meeting.

VI. ADJOURNMENT

The meeting adjourned at 7:12 p.m.

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.



East County Fire & Rescue

600 NE 267th Avenue Camas, WA 98607

Phone: 360.834.4908

Fax: 360.834.5454

December 19, 2018

Pete,

After many discussions with Nick and Mike Carnes and in light of our recent lid lift attempt not passing, the board voted to terminate our shared chief interlocal agreement with the City of Camas effective 1 February 2019. As you know, the contract has a 60-day notice unless both parties agree to an earlier date. If you require the full 60 days, please let us know.

Nick has full confidence in Chief Carnes's ability to run the department as does the Board of Commissioners. We are especially grateful for the City's generosity in helping us through a difficult period by allowing Nick to be our shared Chief. He has been an invaluable help to us in navigating the challenges of running the department and in helping Mike Carnes become a better Chief Officer.

The board has asked Nick to speak with Pete about a potential agreement utilizing Nick's services on an as-needed basis, such as when Chief Carnes is away for vacation or training, and no other Chief Officer is available. We have also requested that Nick continue to lead our labor negotiations through to completion over the next six weeks.

Please rest assured that this in no way reflects poorly on Nick's performance or on our willingness to be partners with CWFD. We look forward to continued discussions with you on the most efficient ways to serve our constituents. We also do not anticipate any changes to the many joint programs, trainings, and responses that we run together.

Best regards,

A handwritten signature in black ink that reads "Mike Taggart". The signature is fluid and cursive, with the last name "Taggart" being more prominent.

Mike Taggart
Commissioner & Board Chair

Prevent, Protect & Serve

www.ECFR.us



Staff Report

January 22, 2019 Council Consent Agenda Item

\$390,007 in Traffic Impact Fee (TIF) Credits to Green Mountain Estates Development LLC

Staff Contact	Phone	Email
James Carothers, Engineering Manager	360.817.7230	jcarothers@cityofcamas.us

PURPOSE: Green Mountain Estates Development LLC has completed the road frontage improvements along NE 28th Street (NE Goodwin Road) adjacent to the Green Mountain Estates Subdivision. TIF is being collected for road improvements in this corridor, which is identified as TIF Project B in the Camas 2012 TIF Study Update.

Staff has verified that the developer's request for \$390,007 in TIF credits is the accurate pro rata share for the road improvements installed by the developer in this corridor. Staff has attached to this agenda item the developer's application form and the supporting documentation for this calculation.



Green Mountain Estates Subdivision Frontage Improvements on NE 28th Street (looking east)

RECOMMENDATION: Staff recommends Council approval of these TIF credits.



City of Camas Community Development Application Form Impact Fee Credit

Impact Fee Credit Applying for:

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

Company Name: Green Mountain Estates Development LLC Work Phone: 503-939-6682

Contact Name: Randy Rutherford

Address: PO Box 61426

City: Vancouver State: WA Zip: 98666 Fax: 360-892-1818

E-mail Address: randy@holtgroupinc.com

Associated Development Proposal:

Green Mountain Estates

Case Number: Sub15-02 Parcel Number: 98604873

Site Address: NE 222nd Ave./NE 28th St.

Location of Request:

Address of Location: NE 222nd Ave./NE 28th St

Intersection from: NE 222nd Ave./NE 28th St Intersection to: East limit of subdivision

Amount of Credit Requested: \$390,007

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

Printed Name: J. Randall Rutherford

Applicant Signature: J. Randall Rutherford Date: 12/31/15

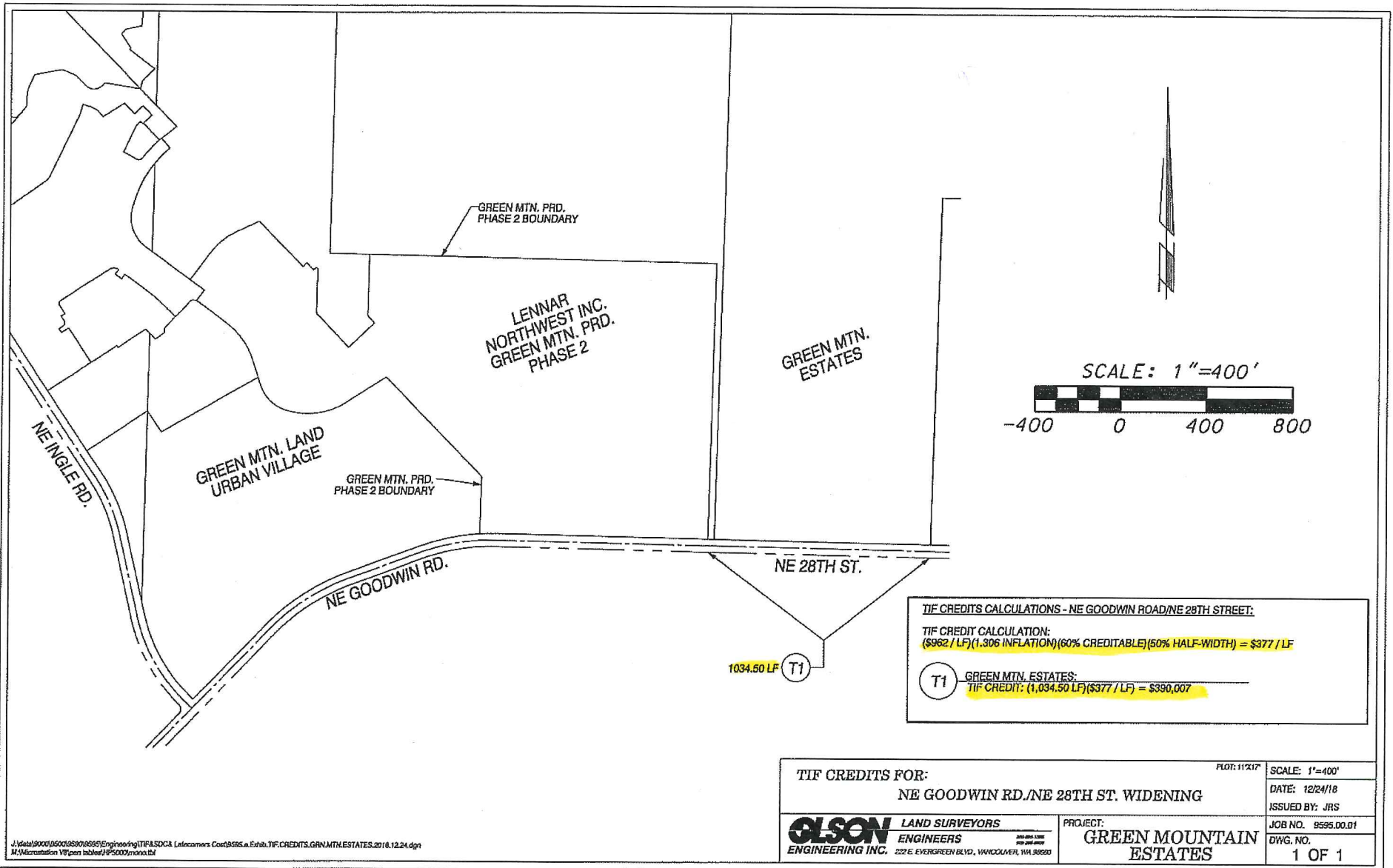
For Office Use Only:

☐ Approved

☐ Disapproved

Signature: _____

Date: _____



City of Camas TIF PROJECT LOCATIONS



NO SCALE

LEGEND

North District TIF Projects

- X - Roadway Projects
- 00 - Intersection Projects

South District TIF Projects

- X - Roadway Projects
- 00 - Intersection Projects

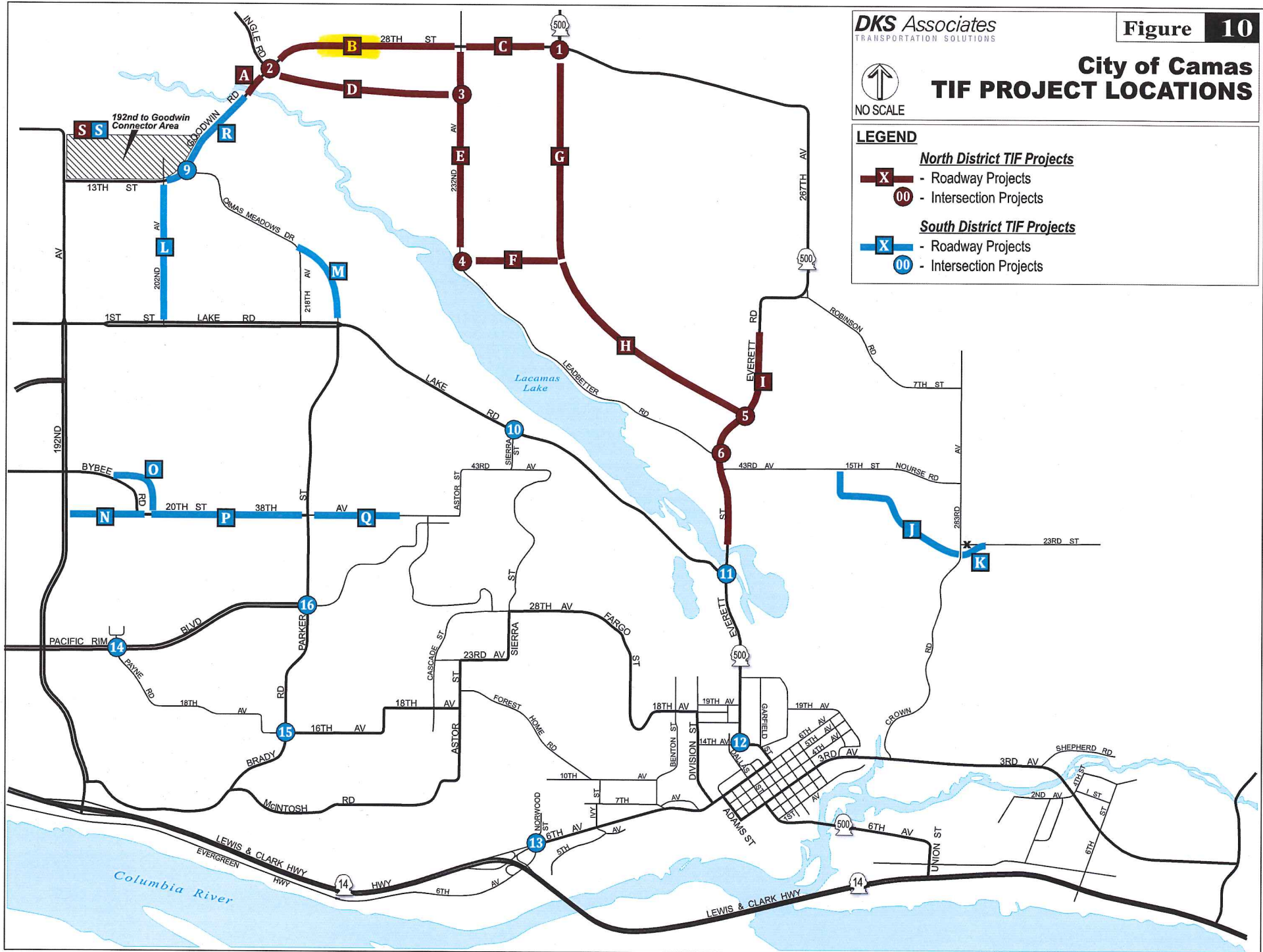


Table 9: Camas UGA TIF Improvements

Element	Improvement Project	Improvement	Total Construction Project Cost (millions)	TIF Eligible Cost (millions)
A	Goodwin Road (Lacamas Creek to Ingle Road)	Widen from 2 to 5 lanes between Friberg Street and Ingle Road	\$4.9	\$4.5
B	Goodwin Road (Ingle Road to 232 nd Avenue)	Widen from 2 lanes to 3 lanes between Ingle Road and 232 nd Avenue	\$6.4	\$4.5
C	Goodwin Road (232 nd Avenue to 242 nd Avenue)	Widen from 2 lanes to 3 lanes between 232 nd Avenue and 242 nd Avenue	\$3.2	\$0.8
D	New East-West Collector (extend Ingle Road to 232 nd Avenue)	Extend Ingle Road south of Goodwin/28 th as a 3 lane road to 232 nd Avenue	\$7.4	\$5.1
E	Improve 232 nd Avenue	Improve 232 nd Avenue to 3 lane Collector from NE 28 th Street to 9 th Street. Includes 2 new roundabouts at intersection with new East-West Collector and at 9 th Street	\$7.8	\$4.7
F	Improve/Extend 9 th Street	Improve 9 th Street to 3 lane collector from 232 nd Avenue to existing terminus and extend to new 242 nd Avenue Extension	\$3.7	\$2.9
G	Extend 242 nd Avenue south to 9 th Street	Extend and widen to 3 lanes between 28 th to 9 th Street	\$9.5	\$4.5
H	New East-West Arterial	New 3 lane roadway between 9 th Street and SR 500/Everett Street	\$11.5	\$9.0
I	Widen NE Everett Street	Widen from 2 lanes to 3 lanes between 35 th Avenue and the new East-West Arterial	\$4.7	\$3.6
S	192 nd -Goodwin Connector	Camas share (39%) of potential connection between 192 nd and Goodwin. Specific project and alignment to be determined. (North proportionate cost only)	\$2.8	\$0.9
North Roadway Projects			\$61.9	\$40.5

TIF Credit Calculation for NE 28th Street from NE Goodwin Road to NE 232nd Avenue

12/3/2018

Based on the Adopted Camas 2012 TIF Study Update

Initial Curb-to-Curb + Storm Cost Calculation = \$4.912 Million

TIF Study Allotment for 28th Street = \$4.5 Million

Calculation of difference is based on using Camas proportionate share of 27% for land outside of UGA.

Overall distance of roadway segment "B" = 5,300 lineal feet

Distance of roadway section with land outside the UGA on both sides = 350 lineal feet

Distance of roadway section with land outside the UGA on south side only = 1,000 lineal feet

Cost per lineal foot (L) Calculation:

$3,950(C) + 1,000((1 + .27)/2)(C) + 350(.27)(C) = \4.5 Million

$3950C + 635C + 95C = 4680C = \4.5 Million

$C^* = \$962 \text{ per lineal foot for a full street improvement}$

* In 2011 dollars and the 0.60 reduction factor is not applied

James E. Carothers, P.E.
Engineering Manager/City Engineer
City of Camas
616 NE 4th Avenue
Camas, WA 98607
360-817-7230
360-834-1535 FAX
jcarothers@cityofcamas.us

City of Camas TIF Update
Cost Estimate Summary

PROJECT ELEMENT: 28th Street Widening between Ingle and 232nd

5300 LF

Project Description:

This project includes widening 28th Street to a 3-lane arterial between Ingle and 232nd Avenue. The 72-foot cross-section includes 3x12' lanes, 2x6' bike lanes and 2x6' sidewalks.

	UNITS	UNIT COSTS	ESTIMATED COST	C-to-C+Storm Cost
Remove Pavement	127200 SF	\$ 0.33	\$ 41,976	\$ 41,976
Clear & Grub	254400 SF	\$ 0.25	\$ 63,600	\$ 63,600
Remove Curb	0 LF	\$ 10.00	\$ -	\$ -
Remove Sidewalk	0 SF	\$ 1.50	\$ -	\$ -
Grading	254400 SF	\$ 1.25	\$ 318,000	\$ 318,000
Pavement	254400 SF	\$ 8.00	\$ 2,035,200	\$ 2,035,200
Pavement Elevated/Subgrade	0 SF	\$ 200.00	\$ -	\$ -
Sidewalk	63600 SF	\$ 4.00	\$ 254,400	
Curb and gutter	10600 LF	\$ 14.00	\$ 148,400	\$ 148,400
Landscaping	10600 LF	\$ 12.00	\$ 127,200	
Wall	0 LF	\$ 120.00	\$ -	
Lighting	5300 LF	\$ 105.00	\$ 556,500	
Full Drainage	5300 LF	\$ 100.00	\$ 530,000	\$ 530,000
Drainage Modifications	0 LF	\$ 25.00	\$ -	\$ -
Driveway Adjustments	0 Driveways	\$ 2,000.00	\$ -	
Traffic Signal Modification	0 Unit	\$ 50,000.00	\$ -	\$ -
Signing and Striping	0 EA	\$ 500.00	\$ -	
Signing and Striping	21200 LF	\$ 1.50	\$ 31,800	\$ 31,800
SUBTOTAL			\$ 4,107,076	\$ 3,168,976
Traffic Control		5% \$	\$ 205,354	\$ 158,449
Mobilization		10% \$	\$ 410,708	\$ 316,898
Design/Administration/Management		15% \$	\$ 616,061	\$ 475,346
Contingency		20% \$	\$ 821,415	\$ 633,795
Project Development		5% \$	\$ 205,354	\$ 158,449
Sales Tax		0.0% \$	\$ -	\$ -
PROJECT COST:			\$ 6,365,968	\$ 4,911,913

DKS Associates
5/7/2012 9:35

Recommended TIF Improvements

The improvements identified to mitigate future growth impacts to the transportation system are listed in Table 9 and shown in Figure 10. Cost estimates were completed for each project, which include all project related costs, with potential right-of-way costs shown separately. The projects are not listed in order of priority. Prioritization should occur in coordination with the CIP process. All TIF improvements include sidewalks for pedestrians, bike lanes for bicyclists, and transit facilities for buses and park-and-riders. This improvement program meets the TIF requirement to establish a nexus between capacity needs and future land use.

The updated TIF project listing, while extensive, is not intended to represent the comprehensive listing of all transportation improvement in Camas. Other transportation improvements (turn lanes, street modernization, traffic calming, bicycle, pedestrian, and transit improvements beyond those programmed) may be built as part of fronting development improvements, SEPA required mitigation, or other processes.

Cost Estimates

Cost estimates were developed for each improvement based upon 2011 dollars. Past construction information in the region was utilized as a basis for updates to the unit costs from the previous TIF Update study (2003). Each roadway project was estimated, including the total project cost of the roadway improvement including engineering, construction, and landscaping. In addition, the TIF eligible portion is listed as well. The TIF eligible portion is described later, but generally consists of curb-to-curb plus storm sewer costs. Where projects go outside of the Camas UGA, TIF eligible project costs include only the expected Camas share, based on growth. Potential right-of-way costs are shown separately.

North vs. South Project Analysis																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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Staff Report

January 22, 2019 Council Consent Agenda Item

\$153,898 in Water System Development Charge (SDC) Credits
to Green Mountain Estates Development LLC

Staff Contact	Phone	Email
James Carothers, Engineering Manager	360.817.7230	jcarothers@cityofcamas.us

PURPOSE: Green Mountain Estates Development LLC has completed water mainline installation in NE 28th Street (NE Goodwin Road) from NE Ingle Road to the Green Mountain Estates Subdivision. To support development growth, transmission and additional water usage, water SDCs are being collected for installation of mains that must be installed that are larger than average sized diameter (8" to 12"). These required larger mainlines are identified in the current Camas Water System Plan. The water mainline in NE 28th Street is identified as Improvement T-7 in the Camas Water System Plan.

Staff has verified that the developer's request for \$153,898 in water SDC credits is the accurate pro rata share for the water mainline installed by the developer. Staff has attached to this agenda item the developer's application form and the supporting documentation for this calculation.



Green Mountain Estates Offsite Water Improvements on NE 28th Street

RECOMMENDATION: Staff recommends Council approval of these water SDC credits.



City of Camas Community Development Application Form Impact Fee Credit

Impact Fee Credit Applying for:

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

Company Name: Green Mountain Estates Development LLC Work Phone: 503-939-6682
Contact Name: Randy Rutherford
Address: PO Box 61426
City: Vancouver State: WA Zip: 98666 Fax: 360-892-1818
E-mail Address: randy@holtgroupinc.com

Associated Development Proposal:

Green Mountain Estates
T-7 Water line installation

Case Number: Sub15-02 Parcel Number: 98604873
Site Address: NE 222nd Ave./NE 28th St.

Location of Request:

Address of Location: NE 222nd Ave./NE 28th St.
Intersection from: N.Boxwood/ NE 28th St Intersection to: East limit of frontage on NE 28th St.
Amount of Credit Requested: \$153,898

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

Printed Name: JAMES RANDALL Rutherford

Applicant Signature: J. Randall Rutherford Date: Jan 16, 2019

For Office Use Only:

☐ Approved
☐ Disapproved Signature: _____ Date: _____

City of Camas
Preliminary Project Cost Estimate
Transmission and Booster Station Improvement T-7
NUGA 544 Zone - 24 inch Transmission Main

<u>NO.</u>	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
1	Mobilization, Cleanup, and Demobilization	LUMP SUM	\$ 150,000	\$ 150,000
2	24-inch D.I. Water Pipe, Including Fittings	19,650 LF	\$ 110	\$ 2,161,500
3	Locate Existing Utilities	LUMP SUM	\$ 20,000	\$ 20,000
4	Erosion Control	LUMP SUM	\$ 20,000	\$ 20,000
5	Additional Pipe Fittings	13,760 LB	\$ 3.50	\$ 48,160
6	Trench Safety Systems	LUMP SUM	\$ 39,300	\$ 39,300
7	24-inch Butterfly Valves	33 EA	\$ 27,500	\$ 907,500
8	Fire Hydrants	50 EA	\$ 4,000	\$ 200,000
9	Gravel Backfill	16,011 TN	\$ 15	\$ 240,167
10	Foundation Gravel	1,801 TN	\$ 35	\$ 63,044
11	Asphalt Concrete Pavement Repair	1,334 TN	\$ 80	\$ 106,741
12	Crushed Surfacing, Top Course	1,225 TN	\$ 25	\$ 30,621
13	Cold Mix Asphalt	901 TN	\$ 150	\$ 135,094
14	Connections to Existing System	2 EA	\$ 1,500	\$ 3,000
15	Traffic Control	LUMP SUM	\$ 40,000	\$ 40,000
Subtotal.....				\$ 4,165,126
Tax rate (8.2%).....				341,540
Subtotal:.....				\$ 4,506,667
Contingency (25%).....				\$ 1,126,333
Total Estimated Construction Cost:.....				\$ 5,633,000
Engineering and Administrative Costs (25%):.....				\$ 1,408,000
Total Estimated Project Cost:.....				\$ 7,041,000

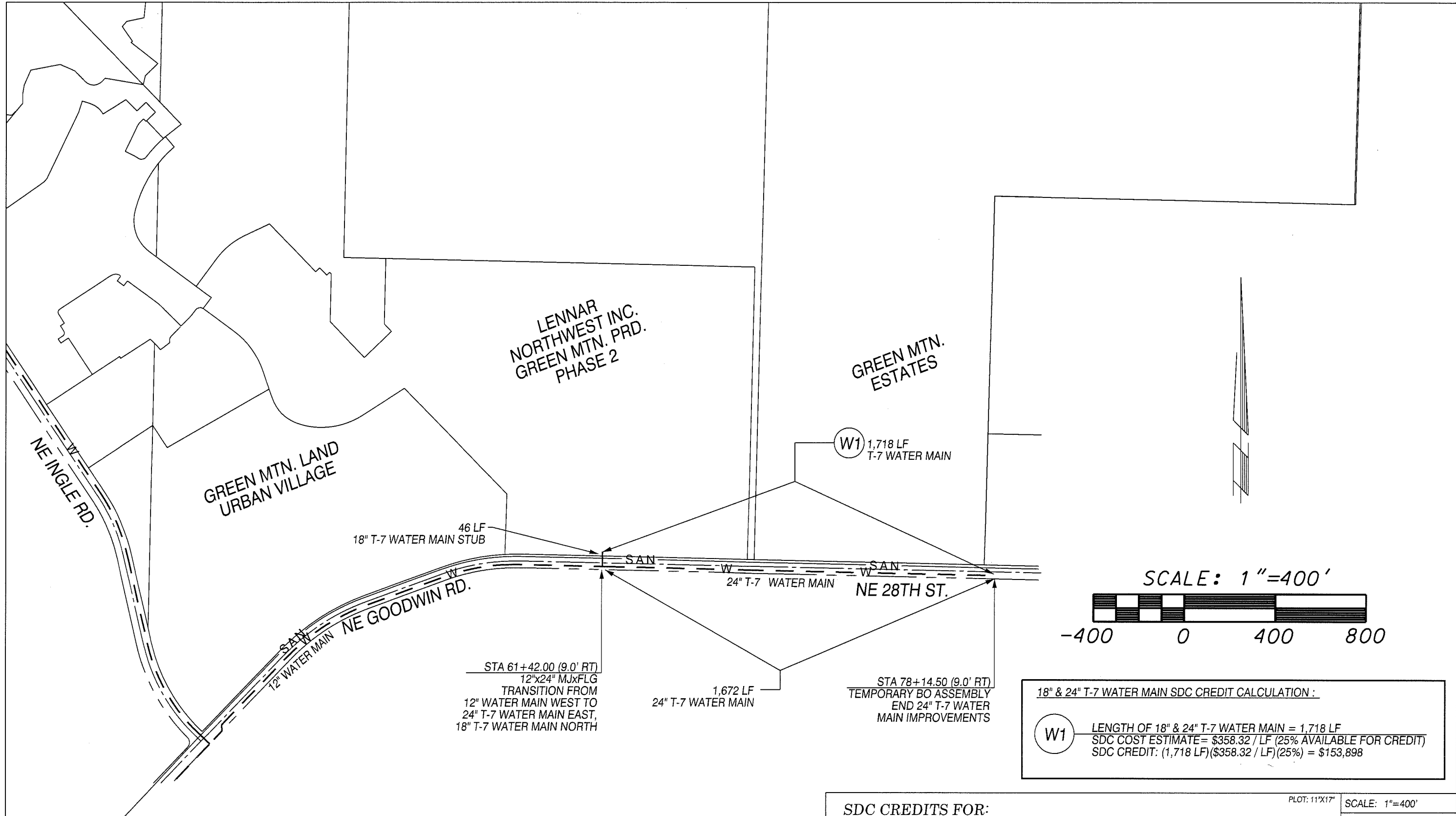
SDC COST ESTIMATE = $\frac{\text{TOTAL ESTIMATED PROJECT COST}}{24\text{-INCH D.I. WATER PIPE}}$

SDC COST ESTIMATE = $\frac{\$ 7,041,000}{19,650 \text{ LF}} = \$ 358.32/\text{LF}$


25% AVAILABLE FOR CREDIT = $.25 (\$ 358.32) = \$ 89.58/\text{LF}$

LENGTH OF WATER MAIN = 1718 LF

SDC CREDIT: $(1718 \text{ LF}) (\$ 89.58/\text{LF}) = \$ 153,898$



18" & 24" T-7 WATER MAIN SDC CREDIT CALCULATION :	
W1	LENGTH OF 18" & 24" T-7 WATER MAIN = 1,718 LF SDC COST ESTIMATE= \$358.32 / LF (25% AVAILABLE FOR CREDIT) SDC CREDIT: (1,718 LF)(\$358.32 / LF)(25%) = \$153,898

SDC CREDITS FOR:		PLOT: 11"x17"	SCALE: 1"=400'
GOODWIN ROAD 24" T-7 WATER MAIN		DATE: 01/14/19	ISSUED BY: JRS
 LAND SURVEYORS ENGINEERS 360-695-1385 503-289-9836 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660	PROJECT:		JOB NO. 9595.00.01
	GREEN MOUNTAIN ESTATES		DWG. NO. 1 OF 1

Mayor's
VOLUNTEER SPIRIT AWARD

in the City of Camas, presented to

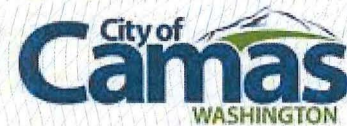
MADELINE REITER

For her commitment and extraordinary efforts to raise funds for the Christmas Activities Relief Organization Limited (C.A.R.O.L.) program, which assists families and children in need throughout our community.

Dated this 22nd day of January, 2019



Shannon Turk, Mayor



Fundraising for the CAROL Program Madeline Reiter

I raised \$1742.00 for the CAROL Program. I did this by writing letters about the program and leaving them with all my neighbors. I also sent letters and self-addressed stamped envelopes in my parent's Christmas cards to around 50 people. I attended the 7am Camas-Washougal Rotary meeting and spoke to the members of this community.

People not only sent money, they wrote amazing notes with encouraging words to me that I have kept. I wrote everyone a thank you note with pictures.

Overall, I put over 13 hours into this fundraiser. I was able to sort food, shop for toys and sort the toys for the families.



Mayor's
VOLUNTEER SPIRIT AWARD

in the City of Camas, presented to

ASHLEY CARLSTON

For her commitment and extraordinary efforts to raise funds for the Christmas Activities Relief Organization Limited (C.A.R.O.L.) program, which assists families and children in need throughout our community.

Dated this 22nd day of January, 2019



Shannon Turk, Mayor



C.A.R.O.L Fundraiser
Ashley Carlston

As soon as my teacher told the class about the C.A.R.O.L fundraiser, I came up with a plan to raise as much money as I possibly could. After calling and meeting up with everybody I've ever met, I was able to raise exactly \$2,000! I talked to every person either on the phone or in person and explained to them what the C.A.R.O.L Program was. Each and every person was very supportive of me and I am beyond thankful for that. I made a video saying thank you to everyone that donated with pictures so that each person could see how much their donation helped the kids in the Camas and Washougal community. I also had the incredible opportunity to sort food donations, shop for toys, and sort the toys. This whole experience has been wonderful and it makes me extremely happy to think about the hundreds of kids that got to wake up to presents on Christmas morning.





Staff Report

January 22, 2019 City Council Regular Meeting

Camas School District (CSD) June 2016 Interlocal Agreement Addendum

Staff Contact	Phone	Email
Steve Wall, Public Works Director	360.817.7899	swall@cityofcamas.us

INTRODUCTION/PURPOSE/SUMMARY: The City and School District entered into an Interlocal Agreement in June 2016 regarding a cost sharing partnership to complete water and sewer improvements to serve the Lacamas Lake Elementary (LLE) site. Per the Interlocal Agreement, utility improvements to serve LLE were to be included in the City's North Shore Sewer Transmission System (NS-STs) Project and managed by City staff with the rest of the Project.

The June 2016 Interlocal Agreement was executed prior to the Project being advertised for construction bidding. Throughout the final design and construction process of the NS-STs and LLE projects, there were components of the projects that entailed additional coordination between the two agencies. As such, the actual costs of the Project and cost sharing thereof varied from those shown in the June 2016 Interlocal. For purposes of documentation and transparency, the attached proposed Addendum and Exhibit "A1" more accurately describe the final cost sharing methodology and confirms responsibilities for payment by both parties. Construction of the Project is now complete, and Staff anticipates there is only one remaining consultant contract invoice to be paid. The actual total project costs (including the Construction and Consultant contracts) of the NS-STs Project came in under budget. As a result, both the City's and School District's share of the Project is lower than what is estimated in Exhibit "A1".

Staff presented a Draft of the Addendum to the Interlocal Agreement at the January 7, 2019 City Council Workshop. One change was made to the Addendum since the January 7th meeting. After confirming with the Project Team, the amount owed to the School District for the 12-inch waterline in Leadbetter Road was increased for a total City share of \$541,382 to account for the actual location of the facilities constructed in the field.

BUDGET IMPACT: The City's Water Rates and System Development Charge calculations take into account both the City's share and School District's share of the waterline improvements identified in the Interlocal Agreement. The cash reimbursement to the School District for what could have otherwise been provided in system development charge credits was included in the 2018 Budget; however, because payment will be made in 2019, the amount will need to be rolled over into the 2019 Budget through the Spring Omnibus.

Payment to the School District for the City's share of the LED lights and decorative poles at the Lacamas Lake Elementary Site was incorporated into the City-Wide LED and Miscellaneous Light Improvement project funds.

RECOMMENDATION/RECOMMENDED ACTION/ACTION REQUESTED: Staff recommends Council approve the Addendum to the Interlocal Agreement and authorize the Mayor to sign.

ADDENDUM #1
INTERLOCAL AGREEMENT

ADDENDUM #1 to the INTERLOCAL AGREEMENT made this day by and between the CITY OF CAMAS, a municipal corporation organized under the laws of the State of Washington, hereinafter referred to as “City”, and CAMAS SCHOOL DISTRICT NO. 117, a municipal corporation organized under the laws of the State of Washington, hereinafter referred to as “School District”.

RECITALS:

WHEREAS, the City and School District entered into an Interlocal Agreement in June of 2016 for design, construction and construction management of the North Shore Sewer Transmission System and 12-inch waterline project (jointly called “The Project”).

WHEREAS, the Interlocal Agreement included Appendix “A” that identified a proposed cost-sharing breakdown between the City and School District for the estimated costs of Pre-Design, Final Design, Construction and Construction Management Services.

WHEREAS, The Project is now complete, including construction of the 12-inch waterline (identified as Project “N-4” in the City’s 2010 Water System Plan Update and applicable System Development Charge calculations) to serve the School District’s Lacamas Lake Elementary (LLE) site.

WHEREAS, the actual costs for Design, Construction and Construction Management of The Project differs from the original estimated amount in Appendix “A” of the June 2016 Interlocal.

WHEREAS, Appendix “A” has been amended and adjusts the costs of The Project and revises the cost-sharing breakdown between the two parties. Appendix “A” is revised to Appendix “A1”.

WHEREAS, there were additional miscellaneous costs for infrastructure constructed with The Project that were agreed upon by the City and School District that were more cost effective to include in The Project than to otherwise construct separately.

WHEREAS, the infrastructure contribution items which are addressed pursuant to this agreement and described in Exhibit “A1” include the following: a 12-inch diameter waterline in Leadbetter Road from Adams Street to the LLE School; ditch improvements on the north side of NE 43rd Avenue; a 12-inch waterline on NE 43rd Avenue, Everett Street and Leadbetter Road between Everett Street and Adams Street; a gravity sewer line on NE 232nd Avenue between the new Sewer Pump Station and LLE School; and other miscellaneous improvements in The Project limits associated with the utility work completed.

WHEREAS, pursuant to Section 5 of the Interlocal Agreement, the City, as lead agency, was responsible for the processing and paying of all invoices and fees for services rendered by consultants, contractors, and other agencies.

WHEREAS, as to their respective shares of the Project costs, the School District has made payment upon receipt of all invoices for The Project from the City; and

WHEREAS, the School District would otherwise be entitled to the calculated infrastructure contribution to certain utilities in the form of system development charge credits relating to the Project.

WHEREAS, the amount of water system development charge credits associated with the 12-inch waterline in Leadbetter Road from Adams Street to LLE (Water System Project “N-4”) which would otherwise be owed to the School District is \$541,382.

WHEREAS, for auditing purposes, in lieu of system development charge credits which would otherwise be owed, the City shall pay to the School District the sum of \$541,382, and the Interlocal Agreement shall be clarified to reflect this understanding.

WHEREAS, during the timespan of The Project, the City was completing a City-Wide and Miscellaneous LED Light Project and the School District was completing roadway frontage improvements on a new arterial roadway (“North Shore Boulevard”) which included street lighting improvements.

WHEREAS, understanding the North Shore Boulevard will be a vital link to serve future economic development activity, the City and School District agreed during construction of the roadway improvements to share in the cost of installing decorative LED street lights to meet the City’s Standards for a Gateway Corridor in-lieu of aluminum light poles which were otherwise required.

NOW, THEREFORE,

1. Appendix “A” shall be replaced with Appendix “A1” and attached to the original Interlocal Agreement between the City and School District.

2. For and as to Section 5 of the Interlocal Agreement, the City has invoiced the School District for all applicable costs of The Project, and the School District has made payment as set forth therein to the City.

2. In lieu of water system development charge credits which would otherwise be owed to the School District, the City shall remit, in full payment of its respective share of the Leadbetter Road waterline costs, the sum of \$541,382 to the School District within 15 days of execution of this Addendum #1 to the Interlocal Agreement.

3. The School District has invoiced, and the City has already made payment in the amount of \$25,547.71 for the City's share of the decorative street lights on North Shore Boulevard.

4. In lieu of filing with the Clark County Auditor and the State of Washington the parties to this Addendum #1 may post Addendum #1 on their official website in accordance with RCW 39.34.040.

DATED this _____ day of _____, 2019.

CITY OF CAMAS

By: _____
Mayor

Attest: _____
Clerk

CAMAS SCHOOL DISTRICT NO. 117

By: _____
Superintendent

Memorandum



*700 Washington Street
Suite 401
Vancouver, WA 98660
Phone (360) 737-9613
Fax (360) 737-9651*

To: Sam Adams, Steve Wall - City of Camas

From: Tim Kraft

Prepared By: Tim Kraft

Date: May 8, 2017

Subject: North Shore-STS: Cost sharing with Camas School District

Project No.: 17628

The Camas School District (District) intends to build a new school near the intersection of NE 9th Street and NE 232nd Avenue. In order to serve this new school with water and telecommunication services, the District will install a new 12-inch waterline and fiber optic line in NE Leadbetter Road. To combine efforts and resources, these will be designed and constructed with the North Shore Sewer Transmission System and the District will enter into an agreement with the City of Camas to participate in cost-sharing for design and construction of the waterline and fiber optic line.

In addition, the City and the District are sharing the costs of the installation of a water line in NE 43rd Avenue, and the installation of a storm pipe in place of the roadside ditch in the same street.

The project also includes the installation of a 12-inch gravity sewer line from the 232nd Avenue Pump Station to the new school. These costs will be paid by the District.

This document describes the process for estimating cost-sharing of the preliminary design, final design, and construction management tasks for the North Shore STS project. The two enclosed tables show the split of costs, and Table 4, included with this document summarizes the cost sharing.

Cost Sharing Methodology

Engineering Design

The District's waterline is approximately 9,907 feet in length, and the city's sewer line is 24,675 feet long. Approximately 39 percent of the sewer pipeline will be installed in the same corridor as the District waterline, and approximately 325 feet of the waterline will not be parallel to the sewer line but will receive the same services with this phase of the work. Thus, the total length of waterline is 40 percent of the length of the sewer line. Therefore, the proposed method for cost-sharing between the city and district for design costs is to evenly split 40 percent of the design costs for tasks applicable to both the sewer pipeline and the water pipeline. Tables 1 and 2 lists the tasks and cost sharing for both agencies.

Table 1: Preliminary Design Cost Sharing

Task	Description	Total Budget by Task	City of Camas	Camas School District
1	Flow Projections	\$15,790	\$15,790	
2	Alternatives Evaluation	\$227,640	\$227,640	
3	Preliminary Design	\$401,208	\$401,208	
4	Survey and Mapping	\$95,450	\$57,270	\$38,180
5	Geotechnical Investigation	\$31,368	\$25,094	\$6,274
6	Environmental Services	\$13,556	\$13,023	\$533
7	Cultural and Historic Resource Assessments	\$108,795	\$87,036	\$21,759
8	Right of Way	\$2,000	\$2,000	
9	Project Management	\$89,636	\$81,665	\$7,971
10	Risk Register	\$12,495	\$12,495	
	Subconsultant Administration	\$29,900	\$17,691	\$12,209
	Expenses	\$61,936	\$44,666	17270
	TOTALS	\$1,089,774	\$1,004,668	\$85,106

Table 2: Final Design Cost Sharing

Task	Description	Total Budget by Task	City of Camas	Camas School District
1	Survey and Mapping	\$75,230	\$62,366	\$12,864
2	Environmental Services	\$24,681	\$20,997	\$3,684
3	Geotechnical Investigation	\$15,800	\$15,800	
4	Cultural and Historic Resource Assessments	\$184,258	\$179,033	\$5,225
5	Public Involvement	\$6,464	\$6,464	
6	Real Property Services	\$7,500	\$7,500	
7	Land Use Permitting	\$14,080	\$12,690	\$1,390
8	60 Percent Design	\$341,326	\$323,171	\$18,155
9	Contract Documents	\$549,534	\$501,795	\$47,739
10	Project Management	\$107,020	\$85,616	\$21,404

Table 2: Final Design Cost Sharing				
11	Camas North Shore School Design Support	\$18,658		\$18,658
	Subconsultant Administration	\$44,844	\$43,797	\$1,047
	Expenses	\$83,388	\$74,644	\$8,744
	Project Total	\$1,472,783	\$1,333,873	\$138,910

Construction Management

As with the design, the intent for construction management is to evenly split 40 percent of the design costs for tasks applicable to both the sewer pipeline and the water pipeline. The costs applicable to both are shown in Table 3.

Table 3: Construction Management Costs Sharing				
Task	Description	Total Budget by Task	City of Camas	Camas School District
1	Construction Management and Inspection	\$994,810.60	\$ 795,848.48	\$198,962.12
2	Survey and Mapping	\$159,563.00	\$127,650.40	\$31,912.60
3	Archeological Site Monitoring	\$86,827.98	\$86,827.98	
4	Design Services During Construction	\$247,250.73	\$197,800.58	\$49,450.15
5	Startup, Testing, and Commissioning Services	\$10,374.20	\$10,374.20	
6	Record Drawings	\$59,982.40	\$47,985.92	\$11,996.48
7	Public Involvement	\$37,280.73	\$29,824.58	\$7,456.15
8	NS-STs Operations and Maintenance Manual	\$18,790.56	\$18,790.56	
9	Remote Odor Control System De-Pressurization Test	\$8,028.28	\$8,028.28	
10	Control System Programming and Commissioning	\$95,524.85	\$95,524.85	
	Subconsultant Administration	\$36,904.27	\$36,274.27	\$630.00
	Expenses	\$29,644.00	\$27,264.20	\$2,379.80
	Project Total	\$1,784,981	\$1,482,194	\$302,787

Electrical Service

Clark Public Utilities must run new power lines to the school to the Leadbetter Road Pump Station, and to the NE 232nd Avenue Pump Station. The total cost for this service is \$157,205, with the City paying \$94,026 and the District paying \$63,179.

Construction

For construction, there are items to be paid by just the District or just the city, items to be shared by both where quantities cannot be determined (i.e. lump sum items such as mobilization), and items where quantities can be calculated for use in determining costs for both agencies. Bid items have been broken down per these 3 categories. Attached to this memo is Table 5 summarizing the bid items. They are highlighted as follows:

1. Bid items to be paid by one agency are not shaded.
2. Bid items to be paid by each agency where quantities can be determined are shaded in gray.
3. Bid items where separate quantities cannot be determined have been split the same way construction management and design costs were split – 80% to the city and 20 % to the District. These items are shaded in tan.

In addition, the attached Table 4 summarizes the costs for each agency for all items discussed in this memorandum.

Table 4: Final North Shore-STS Phase 1 Costs Summary Table

Component	Construction	Prelim & Final Engineering	Construction Management							ROW	Pvmt. Removal & Hazmat	Electrical Service	Total
			Mgmt and Inspection	Survey	Design Services	Test, O&M, Program	Public Involvement	Archaeo-logical	Expense/Sub Admin				
<u>City of Camas</u>													
North Shore-STS													
Pipelines	\$5,936,064									\$200,000	\$68,270		
Goodwin Road Pump Station	\$200,000												
232nd Ave Pump Station	\$999,000											\$76,253	
Leadbetter Rd Pump Station	\$1,000,000											\$17,773	
Remote Odor Control Facility	\$186,000												
North Shore-STS SUBTOTAL	\$8,321,064	\$2,338,541	\$795,848	\$127,650	\$245,787	\$132,718	\$29,825	\$86,828	\$63,538	\$200,000	\$68,270	\$94,026	\$12,504,096
43rd Ave Storm Pipe and Ditch Fill	\$28,255												\$28,255
City of Camas Total	\$8,349,319												\$12,532,350
 <u>CAMAS SCHOOL DISTRICT</u>													
Water Main & 12" Sewer	\$2,099,321												\$2,099,321
43rd Ave Storm Pipe and Ditch Fill	\$28,255												\$28,255
School District Total	\$2,127,576	\$224,016	\$198,962	\$31,913	\$61,447	\$0	\$7,456	\$0	\$3,010	\$0	\$0	\$63,179	\$2,717,559
TOTAL	\$10,476,895	\$2,562,557	\$994,811	\$159,563	\$307,233	\$132,718	\$37,281	\$86,828	\$66,548	\$200,000	\$68,270	\$157,205	\$15,249,909

Table 5: NORTH SHORE SEWER TRANSMISSION SYSTEM COST SPLIT			
LEGEND			
		Split 80% City and 20% CSD	
		Split is based on calculated quantities	
BID ITEM DESCRIPTION	TOTAL	City	CSD
MOBILIZATION	\$670,700	\$536,560	\$134,140
MINOR CHANGE	\$20,000	\$20,000	\$0
RECORD DRAWINGS (MINIMUM BID \$10,000)*	\$10,000	\$8,000	\$2,000
CONSTRUCTION DOCUMENTATION (MINIMUM BID \$10,000)*	\$10,000	\$8,000	\$2,000
SPCC PLAN	\$5,000	\$4,000	\$1,000
ARCHAEOLOGICAL STANDBY TIME	\$20,000	\$16,000	\$4,000
SURFACE PROTECTION MATTING	\$49,000	\$49,000	
INCENTIVE (MILESTONE 1)	\$10,000	\$10,000	
INCENTIVE (MILESTONE 2)	\$10,000	\$10,000	
INCENTIVE (MILESTONE 3)	\$10,000	\$10,000	
INCENTIVE (MILESTONE 4)	\$20,000	\$20,000	
INCENTIVE (MILESTONE 5)	\$10,000	\$10,000	
TYPE B PROGRESS SCHEDULE (MINIMUM BID \$20,000)*	\$20,000	\$16,000	\$4,000
PROJECT TEMPORARY TRAFFIC CONTROL	\$35,000	\$28,000	\$7,000
FLAGGERS (EVERETT STREET)	\$159,000	\$159,000	
FLAGGERS (SURVEY SUPPORT)	\$5,300	\$4,240	\$1,060
PORTABLE CHANGEABLE MESSAGE SIGN	\$20,300	\$16,240	\$4,060
FIELD OFFICE BUILDING	\$20,000	\$16,000	\$4,000
CLEARING AND GRUBBING	\$100,000	\$100,000	
REMOVAL OF STRUCTURES AND OBSTRUCTIONS	\$17,000	\$13,600	\$3,400
ROADWAY EXCAVATION INCL. HAUL	\$9,200	\$7,222	\$1,978
GRAVEL BORROW INCL. HAUL	\$7,200	\$7,200	
EMBANKMENT COMPACTION	\$450	\$450	
CONTROLLED DENSITY FILL BACKFILL SUBSTITUTION	\$23,800	\$13,440	\$10,360
CONSTRUCTION GEOTEXTILE FOR SEPARATION	\$2,790	\$2,790	
CRUSHED SURFACING TOP COURSE	\$31,815	\$31,815	
CRUSHED SURFACING BASE COURSE	\$156,600	\$98,172	\$58,428
HMA CL. 1/2 INCH PG 64-22 (TRENCH PATCH)	\$313,500	\$230,850	\$82,650
HMA CL. 1/2 INCH PG 64-22	\$240,000	\$113,600	\$126,400
PLANING BITUMINOUS PAVEMENT	\$10,120	\$4,968	\$5,152
CONCRETE CLASS 4000 FOR ABUTMENT	\$45,725	\$45,725	
GRAVEL BACKFILL FOR WALLS	\$1,950	\$1,950	
ST. REINF. BAR FOR ABUTMENT	\$4,690	\$4,690	
BRIDGE UTILITY SUPPORTS	\$27,500	\$27,500	
150 FT PREFABRICATED STEEL TRUSS BRIDGE	\$350,000	\$350,000	
DUCTILE IRON CULVERT PIPE 12 IN. DIAM	\$3,740	\$3,740	
MANHOLE COATING	\$39,650	\$39,650	
MANHOLE 48 IN. DIAM. TYPE 1	\$45,500	\$42,000	\$3,500
MANHOLE 60 IN. DIAM. TYPE 1	\$20,700	\$20,700	
CONNECTION TO DRAINAGE STRUCTURE	\$520	\$520	
REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL	\$30,000	\$24,000	\$6,000
SHORING**	\$36,011	\$24,080	\$11,931
ROCK EXCAVATION (SEWER)***	\$150,000	\$150,000	
TRENCH SECTION E (12 INCH DIAM. GRAVITY)	\$138,890	\$138,890	
TRENCH SECTION H (18 INCH DIAM. GRAVITY)	\$254,448	\$254,448	
TRENCH SECTION K (8 INCH DIAM. GRAVITY)	\$9,288	\$9,288	
TESTING SEWER PIPE	\$7,180	\$6,530	\$650
CONNECT EXIST. SANITARY SEWER LATERAL	\$8,000	\$8,000	
TRANSITION STRUCTURE	\$45,600	\$45,600	
AIR -VACUUM VAULT AND ASSEMBLY	\$210,000	\$210,000	
AIR - VACUUM VAULT AND ASSEMBLY (BRIDGE SITE)	\$15,000	\$15,000	
ODOR CONTROL VAULT ASSEMBLY (BRIDGE SITE)	\$16,500	\$16,500	
TRENCH SECTION A (DUAL 6 INCH DIAM. FM, 2 INCH DIAM. CONDUIT)	\$182,682	\$182,682	
TRENCH SECTION B (DUAL 6 INCH DIAM. FM, 2 INCH DIAM. CONDUIT)	\$240,746	\$240,746	
TRENCH SECTION C (6 INCH DIAM. FM, 8 INCH DIAM. FM)	\$656,115	\$656,115	
TRENCH SECTION F (DUAL 8 INCH DIAM. FM)	\$111,628	\$111,628	
TRENCH SECTION G (DUAL 8 INCH DIAM FM, 4 INCH DIAM. CONDUIT)	\$47,672	\$47,672	
TRENCH SECTION I (8 INCH DIAM FM)	\$370,624	\$370,624	
TRENCH SECTION J (8 INCH DIAM DI FM)	\$17,325	\$17,325	
FORCE MAIN LOCATOR STATION	\$9,900	\$9,900	
PIPELINE PIGGING	\$43,000	\$43,000	
SANITARY SEWER BYPASS SYSTEM	\$12,700	\$12,700	
ESC LEAD	\$8,800	\$7,040	\$1,760
INLET PROTECTION	\$3,450	\$2,760	\$690

Table 5: NORTH SHORE SEWER TRANSMISSION SYSTEM COST SPLIT			
LEGEND			
		Split 80% City and 20% CSD	
		Split is based on calculated quantities	
BID ITEM DESCRIPTION	TOTAL	City	CSD
HIGH VISIBILITY SILT FENCE	\$30,713	\$24,570	\$6,143
WATTLE	\$25,800	\$20,640	\$5,160
HIGH VISIBILITY FENCE	\$6,409	\$5,127	\$1,282
EROSION/WATER POLLUTION CONTROL	\$20,000	\$16,000	\$4,000
SEEDING, FERTILIZING, AND MULCHING (SEED MIX 1 UPLAND)	\$4,000	\$4,000	
STORMWATER DISCHARGE SAMPLING	\$3,400	\$2,720	\$680
TOPSOIL TYPE A	\$2,128	\$2,128	
TOPSOIL TYPE B	\$3,376	\$3,376	
BARK MULCH	\$480	\$480	
PSIPE – SHRUBS, #1 CONT.	\$8,390	\$8,390	
PSIPE - SHRUBS, #3 CONT.	\$512	\$512	
PSIPE - SHRUBS, #5 CONT.	\$252	\$252	
PSIPE – SHRUBS, 1.5 FT HT., BARE ROOT	\$7,728	\$7,728	
PSIPE – EVERGREEN TREE, 2 - 3 FT HT., BARE ROOT	\$14,478	\$14,478	
PSIPE – DECIDUOUS TREE, 2" CAL	\$20,160	\$20,160	
PSIPE – CONIFER TREE, 6' MIN. HT.	\$5,400	\$5,400	
BROWSE CONTROL TUBE AND STAKE	\$26,901	\$26,901	
CEMENT CONC. TRAFFIC CURB	\$3,680	\$3,680	
COATED CHAIN LINK FENCE WITH TOP RAIL	\$4,125	\$4,125	
SINGLE 6FT COATED CHAIN LINK GATE	\$350	\$350	
CEMENT CONCRETE SIDEWALK	\$3,630	\$3,630	
CEMENT CONCRETE TERRACE	\$1,170	\$1,170	
POWER SERVICE TO 232nd AVE PS SITE	\$26,000	\$26,000	
POWER SERVICE TO LEADBETTER ROAD PS SITE	\$88,000	\$88,000	
PULL BOX	\$207,200	\$84,000	\$123,200
PAINT LINE	\$10,850	\$8,000	\$2,850
PAINTED STOP LINE	\$143	\$143	
PLASTIC CROSSWALK LINE	\$1,829	\$1,711	\$118
PLASTIC TRAFFIC ARROW	\$1,029	\$1,029	
STONE MASONRY WALL	\$8,850	\$8,850	
GRAVITY BLOCK WALL	\$27,235	\$24,960	\$2,275
BOLLARD, TYPE 3	\$2,800	\$2,800	
HORIZONTAL DIRECTION DRILLING (6 INCH FM)	\$81,900	\$81,900	
HORIZONTAL DIRECTION DRILLING (6 INCH FM & 2 INCH CONDUIT)	\$81,900	\$81,900	
GOODWIN ROAD PUMP STATION MODIFICATIONS	\$200,000	\$200,000	
NE 232ND AVE PUMP STATION	\$999,000	\$999,000	
LEADBETTER ROAD PUMP STATION	\$1,000,000	\$1,000,000	
REMOTE ODOR CONTROL FACILITY	\$186,000	\$186,000	
ROCK EXCAVATION (WATERLINE)	\$10,000		\$10,000
DUCTILE IRON PIPE FOR WATER MAIN 8 INCH DIAM	\$16,344		\$16,344
TRENCH SECTION L (12 INCH DIAM. WATER)	\$202,368		\$202,368
TRENCH SECTION D (12 INCH DIAM. WATER, 4 INCH DIAM. CONDUIT)	\$958,290		\$958,290
BLOWOFF ASSEMBLY	\$1,900		\$1,900
GATE VALVE 8 IN.	\$3,450		\$3,450
BUTTERFLY VALVE 12 IN.	\$15,600		\$15,600
COMB. AIR RELEASE/AIR VACUUM VALVE ASSEMBLY	\$11,250		\$11,250
TAPPING SLEEVE AND VALVE ASSEMBLY 10 IN.	\$5,850		\$5,850
HYDRANT ASSEMBLY	\$58,850		\$58,850
TRENCH SECTION E (12 INCH GRAVITY)	\$30,875		\$30,875
NE 43rd Avenue			
REMOVAL OF STRUCTURES AND OBSTRUCTIONS	\$2,380	\$1,190	\$1,190
GRAVEL BORROW INCL. HAUL	\$5,662	\$2,831	\$2,831
CORRUGATED POLYETHELENE STORM SEWER PIPE, 24 IN. DIAM.	\$32,175	\$16,088	\$16,088
24 IN. DRAIN BASIN WITH PEDESTRIAN GRATE	\$9,380	\$4,690	\$4,690
INLET PROTECTION	\$280	\$140	\$140
SEEDING, FERTILIZING, AND MULCHING (SEED MIX 1 UPLAND)	\$414	\$207	\$207
TOPSOIL TYPE B	\$1,840	\$920	\$920
CONSTRUCTION COST SUBTOTAL	\$9,665,032	\$7,702,324	\$1,962,708
	\$811,862	\$646,995	\$164,867
	\$10,476,894.10	\$8,349,318.63	\$2,127,575.47

ORDINANCE NO. 19-001

AN ORDINANCE amending certain provisions of Title 15
through Title 18 of the Camas Municipal Code.

The Council of the City of Camas do ordain as follows:

Section I

Designated subsections of Title 15 through Title 18 of the Camas Municipal Code are
hereby amended pursuant to Attachment A attached hereto.

Section II

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

PASSED BY the Council and APPROVED by the Mayor this _____ day of
_____, 2019.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

Minor Amendments to Camas Municipal Code (CMC)

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18.55.030 (Table 1) - Summary of decision making processes.	3
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15.50.090 (L) - Clearing and grading standards.

- L. Clearing and grading including utility and road construction activities shall be allowed only from May 1st to October 1st of each year. The City may extend or shorten the dry season on a case-by-case basis depending on actual weather conditions and site specific factors.

16.13.060 - SEPA appeal.

Except for permits and variances issued pursuant to the Camas shoreline master program and consolidated appeals pursuant to Section 18.55.165(C), when any proposal or action is conditioned or denied on the basis of SEPA by a nonelected official, the decision shall be appealable to the hearings examiner. Such appeal may be perfected by the proponent or any aggrieved party by giving notice to the city of Camas clerk within fourteen days of the date the decision was issued.

16.53.050 (N)(1)(c) - Wetland permits.

- c. The responsible official may reduce or waive the permit moratorium duration upon approval of a wetland permit under this section.

16.59.090 (A)(3)(a)- Performance standards—Specific hazards.

- a. Selective vegetation removal as provided under CMC Section 16.51.120, or

17.09.030 (B)(5)(“o” to “q”)- Preliminary short plat approval.

- o. Locations of all fire hydrants within five hundred feet of the proposal,
p. A survey of existing significant trees as required under CMC Section 18.31.080; and
q. Show location and height of proposed retaining walls.

17.11.030 (B)(6)(“o” and “p”)- Preliminary subdivision plat approval.

- o. Location of all existing fire hydrants within five hundred feet of the proposal; and
p. Show location and height of proposed retaining walls.

17.19.040 (B)(3)(c)- Infrastructure standards.

- c. The frontage is part of an impending or imminent city street improvement project;

Table 17.19.040-1 Minimum Private Street Standards

Private Road/Street	Tract Width	Pavement Width	Sidewalk
E. Alley	20'	18'	No parking on both sides.

17.21.030 (B) - Land disturbing activities—Erosion prevention/ sediment control.

- B. For all land-disturbing activities of an acre or more, furnish to the city an approved form of security in the amount of two hundred percent of the engineer's estimated cost of the erosion prevention/sediment control measures, including associated labor, shown on the approved erosion prevention/sediment control plan.

17.21.060 (A)(4),(6);(B)(1);(E)(1);(H)- Final plat or short plat procedures for land divisions.

4. Three copies of the final plat or short plat survey in conformance with the standards set forth in CMC Sections 17.01.050, 17.09.030 and 17.11.030, as applicable;
6. Public improvements must either be complete or secured. If secured, the developer/owner must submit a subdivision improvement bond or other financial security in a form acceptable to the city attorney in the amount of one hundred twenty five percent of improvement cost of deferred improvement and in accordance with CMC Section 17.21.050(B)(1);
1. The final plat or short plat shall include the survey information in CMC Section 17.01.050(A) and (B).

1. That the proposed final plat or short plat bears the required certificates and statements of approval as required in CMC Section 17.21.060(B)(2);
- H. Permits for one sales office and/or one model home per plat or phase may be issued after the final plat is recorded, and prior to final acceptance, after review and approval by the city consistent with CMC 18.07.040 Table 2. Building permit applications for any other residential buildings will not be accepted until after final acceptance.

18.05.050 (F)- Commercial and industrial zones.

- F. BP Business Park: This zone provides for employment growth in the city by protecting industrial areas for future employment. Design of business park facilities in this district will be campus-style, with landscaped buffers, and architectural features compatible with surrounding areas.
- G. LI/BP Light Industrial/Business Park. This zone provides for uses such as, offices related to industrial usage, research and development, limited commercial, and associated warehousing uses, including the provision of employee recreation opportunities. Development in campus-like setting with generous landscaping, well-designed buildings and near major traffic corridors is anticipated.
- H. HI Heavy Industrial. This zone provides for a wide range of industrial and manufacturing uses. Types of activities in this zone include assembly, manufacturing, fabrication, processing, bulk handling and storage, research facilities, associated warehousing, and heavy trucking.
- I. MX Mixed Use. This zone provides for a wide range of commercial and residential uses. Compact development is encouraged that is supportive of transit and pedestrian travel.

18.09.060 (D)- Density transfers.

- D. Where a tract under "C" above, includes one-half acre or more of contiguous area, the city may provide additional or negotiated flexibility in lot sizes, lot width, depth, setback standards, or lot coverage. In no case shall the maximum density of the overall site be exceeded. The city may also provide the landowner with:

18.27.050 (M-Repealed)- Development standards.

- M. Impact Fees. Accessory dwelling units shall be subject to impact fees at the following rates: twenty-five percent of the single-family rate for internal conversions, and thirty-five percent for external conversions.

18.55.030 (Table 1) - Summary of decision making processes.

Approval Process							
Permit Type	I	II	III	Shore	SEPA	BOA	IV
Design review	X Minor	X Major					
Critical areas/OS		X	X				

18.55.200 (F)- Appeals—Generally.

- F. Appeals of civil regulatory orders and civil fines shall be heard de novo by the city council. All other appeals, with the exception of SEPA appeals subject to Section 18.55.165(C), shall be closed record hearings before the city council.