



CITY COUNCIL WORKSHOP MEETING AGENDA
Monday, May 15, 2017, 4:30 PM
City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. WORKSHOP TOPICS

A. Clark County Commission on Aging

Details: A representative from the Clark County Commission on Aging will provide a brief update to Council regarding the 2016 Annual Report.

Presenter: Robert Maul, Planning Manager and Marjorie Ledell, Commission on Aging Chair

Recommended Action: This item is for Council's information only.



[Commission on Aging 2016 Annual Report](#)

[Commission on Aging 2016 Housing Recommendations](#)

[Commission on Aging Presentation](#)

B. Community Development Miscellaneous and Updates

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

Presenter: Phil Bourquin, Community Development Director

C. Six Year Transportation Improvement Program

Details: The Six Year Transportation Improvement Program, also known as the 6 Year Street Plan, is updated each year prior to commencement of the Washington State fiscal year of July 1, per the requirements of the Revised Code of Washington (RCW) 35.77.010. This year's program is for calendar years 2018 through 2023. Staff seeks comments from Council regarding potential program revisions, additions or deletions. Staff will revise the plan accordingly for the June 5, 2017, public hearing. The resolution for adoption of this plan is scheduled for June 19, 2017. Attached is the program map, list and related appendices explaining the code references on the list.

Presenter: James Carothers, Engineering Manager

Recommended Action: Staff recommends Council set a date for a public hearing to be held on June 5, 2017.



[6 Year Street Plan List - Draft](#)

[Six Year Street Plan Map - Draft](#)

[6 Year Street Plan Appendices](#)

D. 2017 STEP Tank Pumping Contract

Details: The 2016 STEP Tank Pumping Contract allowed for a one year contract extension for pumping in 2017. Haag and Shaw, Inc. was awarded the 2016 contract and completed it successfully. Haag and Shaw, Inc. is willing to provide pumping services for 2017 under an extension. The number of tanks to be pumped will be the same as 2016 which includes 800 residential, 15 emergency and 15 commercial. The 2016 contract had a provision that any contract extension for 2017 would be increased by the 2016 Consumer Price Index (CPI) for the Portland Metro area which is 2.6%. The 2016 unit prices quoted by Haag and Shaw, Inc. have been increased by the CPI of 2.6% which amounts to an increase of \$2,871.84 over last year's contract providing for a total contract amount of \$113,326.02 for 2017.

Presenter: Sam Adams, Utilities Manager

Recommended Action: Staff recommends this item be placed on the June 5, 2017

Consent Agenda for Council's consideration.

 [2017 STEP Pumping Extension](#)

[2017 STEP Tank Pumping Quote](#)

E. City Facilities Roof Replacement

Details: Staff used the U.S. Communities National Cooperative Purchasing Program that the City has been participating in since 2004 to select Garland/Design Build Solutions (DBS), Inc. to develop a proposal for repair and/or replacement of the building roofs for the Library, Police Department and City Hall facilities. As part of the 2017 budget process, City Council authorized \$400,000 for this work effort. Garland/DBS, Inc. has the expertise and is able to serve in a project management capacity on behalf of the City, obtain bids, oversee the workmanship, and ensure product quality control with predetermined materials and labor rates. Garland/DBS, Inc. solicited bids from five roofing contractors, held a pre-bid walk-through meeting and ultimately received three bids to complete the work. The final proposal for all three buildings exceeded the authorized budgeted amount. Factors contributing to the high costs are current market conditions and an unanticipated increase of scope with the Police Department building requiring a complete removal of the previous two roof layers. Due to the amount of the cost proposals, available budget, and prioritizing needs, Staff is recommending Council approve the proposal by Garland/DBS, Inc. for the replacement of the Library and Police Station roofs only in the amount of \$382,038.46.

Presenter: Denis Ryan, Public Works Supervisor and Steve Wall, Public Works Director

Recommended Action: Staff recommends this item be placed on the June 5, 2017

Consent Agenda for Council's consideration.

 [Garland Library and Police Department Proposal](#)

[Garland 3 Building Proposal](#)

F. Public Works Miscellaneous and Updates

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

Presenter: Steve Wall, Public Works Director

G. Plan Review Fee Code Amendment

Details: Staff will discuss with Council a proposed code amendment for Plan Review Fees in Section 15.04.030(b) of the Camas Municipal Code (CMC).

Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: This item will be placed on the June 5, 2017 Regular Meeting Agenda for Council's consideration.

 [Draft Ordinance for Amending Section 15.04.030\(b\) of CMC](#)

H. 2017 City of Camas Fee Schedule Update

Details: The Lacamas Lodge rental rates currently offer a 50% discount to non-profit organizations, which for 2017 is \$87.50/hour. Staff will discuss two new rate structures for public agencies and the Camas School District.

Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: This item will be placed on the June 5, 2017 Regular Meeting Agenda for Council's consideration.

 [City of Camas Fee Schedule Update May 2017](#)

I. 2017 City of Camas First Quarter Financial Review

Details: Staff will present a financial review of the City of Camas for the first quarter of 2017. The presentation will provide an economic review for context and a financial review to include budget to actuals analysis, review of short and long term debt, investment portfolio performance, and fund balance projections with an outlook for the remainder of 2017. As a new feature to the quarterly presentation, staff will review a topic of interest. This quarter the topic will be about the historical financial impact of industrial growth on the City, which will be provided during the meeting.

Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: This item is for Council's information only

 [Financial Performance 2017 1st Qtr](#)

J. City Administrator Miscellaneous Updates and Scheduling

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

Presenter: Peter Capell, City Administrator

V. COUNCIL COMMENTS AND REPORTS

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

NOTE: The City welcomes participation of its citizens in the public meeting process. Effort will be made to ensure anyone with special needs can participate. For more information call 360.834.6864.

Clark County Commission on Aging

2016 Annual Report



CLARK COUNTY
COMMISSION
on
AGING



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Commission on Aging Mission

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As community ambassadors, the Commission on Aging provides leadership, advocacy, community awareness and partnerships to initiate change toward an all-age-friendly, livable community.

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From the Chair



Marjorie Ledell
Chair

Dear Community Members,

Thank you for helping make this year's focus on housing a success. Your attendance, questions and comments at our public meetings were invaluable. We heard the passion in your voices and are grateful you are our strongest partners.

We took what we learned from our speakers and you and developed the recommendations in this report to the county council. These recommendations will help reshape the housing market to better serve people of all incomes, ages and abilities, whether their home is a house or apartment or in an urban, suburban or rural location.

Our report details our year-long housing program. We thank our speakers and look forward to continuing our partnership with them, especially at the Clark County Housing Summit on Feb. 9, 2017.

Looking ahead, we remain steadfast to our charge to educate, raise awareness and advocate through focus areas outlined in the Aging Readiness Plan. They are housing, supportive services, transportation, healthy communities and community engagement. Nearly 90 percent of people age 50 and older want to live in their own home as they age, and these focus areas are crucial to ensuring that desire is within reach, for all of us. We have learned that what older people need, younger people prefer.

Next year's focus will be on Supportive Services. We will seek help identifying speakers with the expertise to inform us as well as listen and respond to you. We are grateful to Clark County for creating the Commission on Aging in 2012 as a forum to address important issues.

Our goal then and now is to achieve an "all-age friendly, livable community." We are counting on your help.

Thank you and take care,

A handwritten signature in black ink that reads "Marjorie A. Ledell". The signature is written in a cursive, flowing style.

Marjorie A. Ledell
Chair, Commission on Aging

Aging Readiness Plan and Commission on Aging

Aging Readiness Plan

Knowing that more than 10,000 people turn 65 each day nationwide, the then-Board of County Commissioners appointed a 24-member panel in 2010 to assess the county's capacity to serve its residents. The Aging Readiness Task Force developed a plan that identified 91 strategies focusing on healthy communities, housing, transportation, supportive services and community engagement. The plan includes perspectives about how to effectively cultivate and protect the things residents say they want most — the ability to age in community.

Commission on Aging

The commission was established May 20, 2012, as recommended in the Aging Readiness Plan. The commission was, and is, tasked with leading and managing the implementation of the plan — fostering countywide awareness, dialogue and insight into challenges and opportunities for all residents. The commission is supported by volunteers and Community Planning. It works on a variety of fronts, and as community ambassadors, members provide leadership, education, advocacy and community awareness.



Ali Caley
Vice Chair



Chuck Frayer
Treasurer



Linda O'Leary
Communications

Current Members

Marian Anderson
Ali Caley
Chuck Frayer
Pat Janik
Marjorie Ledell
Herb Maxey
Linda O'Leary
Bill Ritchie
Donna Roberge

Past COA Members

Gary Beagle
John Correa
Patricia Gray
Bob Holdridge
Kathy McLaughlin
Scott Perlman
Lisa Rasmussen
Randy Scheel
Kiersten Ware
Karin Woll

COA Past Chairs

Gary Beagle
Bill Ritchie
Kiersten Ware



2016 Focus on Housing

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10 experts talk
about successful
aging in place,
universal design and
the housing market
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The Commission on Aging dedicated its fourth year to the issue of housing, especially for people 60 and older. At each meeting, an invited expert provided insights on a specific aspect of housing. The presentations were to:

- Educate commission members and the public
- Direct questions to the expert to gain further information
- Seek comments and questions from the public
- Identify and recommend ways to shape the direction of policy and a stronger housing market

An outgrowth of this year's program is a housing summit early next year to discuss this report's findings with major players in the housing industry, policy makers from across the county and nonprofit organizations. In addition, a summit goal is to further develop collaborative relationships and partnerships to reshape the housing market for all ages and incomes.



Highlights

from Housing Series

Christina Marnieris

Community Services Program Supervisor,
Area Agency on Aging and Disabilities of Southwest Washington:

How to be prepared to talk with parents about long-term housing needs.

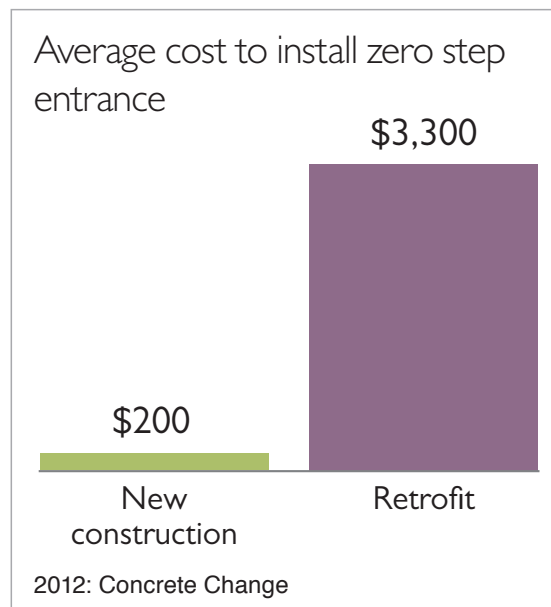
1. Talking with your parents about long-term needs does not have to be difficult.
2. Not having the conversation could make matters worse.
3. Think about what to gain, not ultimatums.
4. Choose the right moment and place.

Alan De La Torres

Environmental Gerontologist and Research Associate,
Portland State's Institute on Aging:

How housing in Clark County is changing and what that means to seniors. You have more choices than ever.

1. Communities that fare best in the future tackle challenges and embrace possibilities for aging residents.
2. Housing should be:
 - Well designed
 - Affordable
 - Close to essential services and infrastructure
 - Integrate a diversifying population
 - Foster social and physical well being
3. Millennials and baby boomers prefer small yards in walkable neighborhoods.
4. Universal design means:
 - Zero-step entrance to home
 - Wide doorways and hallways
 - Bathrooms on first level.
5. If features are incorporated when a home is built, cost to the builder is less than the cost to retrofit.
6. Lifelong housing should be fully accessible and adaptable for grab bars and conversion to an accessory dwelling unit; include adjustable countertops and cupboards and outlets at waist-level.





Patrick Roden

Founder of Aging-in-Place.com and a registered nurse:

Know what aging in place means and how it can be achieved physically, emotionally and socially.

1. Mental competence rises with brain stimulation and decreases with lack of stimulation.
2. Novelty and challenges of a complex environment are examples of brain stimulation while standardization and routines are examples of lack of brain stimulation.
3. Custodial care typically does not provide stimulation. People who age in their own surroundings with regular contact with family, friends and neighbors typically do better than those who do not.

Andy Silver

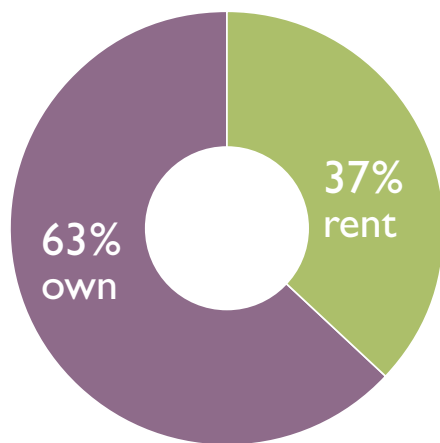
Executive director for Council for the Homeless:

Our community's affordable housing crisis; why is it happening and what we can do about it?

He outlined unique aspects of our community and local policy choices that contributed to our affordable housing crisis.

When a household is spending more than half its income on housing, members are at increased risk of becoming homeless, he said.

Percent of households that own vs rent 2005 – 2015



2016 National Multifamily Council

1. Every \$100 increase in rent is associated with: 6 percent rise in homelessness in metro areas and 32 percent increase in homelessness in non-metro areas. Housing costs drive demand for and success of homeless services.
2. Nationally, increased demand means 37 percent of households live in rental housing, the highest since mid-1960s and an increase of nine million households from 2005 to 2015.
3. Without change, we will not produce the right mix of housing to meet the need.
4. Factors driving supply are: zoning, cost structure incentives and financing incentives. New rentals are for people with the highest incomes.
5. The policy and regulatory environment includes system development costs, multi-family zoning v. single-family zoning and incentives such as pre-approved plans for middle range housing.
6. Financing involves a mix of locally controlled funding, philanthropy and public/private partnerships with banks.
7. Individuals can make money and do the right thing.

Amanda Davis

Interior Design department chair, Portland Community College:

How simple design choices can help people age-in-place affordably and efficiently and how the boomer market is reshaping houses for the future.

1. The boomer generation is adding accessibility to the residential landscape and will be making more changes as they age.
2. More affluent seniors are moving to the east or west coast.
3. People 65 and older have the most disposable income, but the markets are not serving them.
4. 70 percent of the disposable income in the U.S. belongs to those 65 and older, while only 5 percent of advertisers target this group.
5. Promoting access and safety through home remodeling and smart technologies
 - Home remodeling includes first-floor bathroom, wheelchair accessibility, raised toilets and wide walkways.
 - Assistive technologies include motion sensors in hallways, alerts of exterior doors, diet monitors on the refrigerator and sleep monitors under mattresses.
6. “Future proofing” a home means designs that leave enough room for future things such as drawers and cabinet storage spaces rather than doors.

Mark Eshelman

Loan officer for Pinnacle Capital Mortgage, which specializes in reverse mortgages:

What financing options are available for remodeling, renovating, retrofitting and new construction for seniors and boomers and potential tax benefits.

Aging in place: How do we pay for it? Examples of financing options for low to moderate incomes include:

- Clark County Housing Rehabilitation Program
- Vancouver’s Housing Rehabilitation Program
- USDA Single-Family Housing Repair Loan and Grant and Evergreen Habitat for Humanity’s A Brush with Kindness Program. Potential tax benefits of renovating, remodeling and retrofitting a home

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Every \$100 increase in rent is associated with a 6 percent rise in homelessness in metro areas and 32 percent increase in homelessness in non-metro areas.

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The 55+ age buyer and seller market has nearly doubled in the last 20 years.

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Sherri Adams

Realtor and Seniors Real Estate Specialist:

What to consider when moving. Selling a senior's home is different because many factors need to be considered.

1. Is moving the best alternative and have other options been explored?
2. Do close family members support the decision to sell?
3. What is the best way to downsize a lifetime's worth of possessions and family heirlooms?
4. What are the tax-related implications of a sale?
5. What effects might a sale have on future income?

Here are some quick facts to keep in mind:

- Many seniors rely on fixed incomes, receiving an average \$1,234 monthly Social Security check. If they are fortunate, they have supplemental retirement income.
- The 55+ buyer and seller market has nearly doubled in the past 20 years.
- By 2050, people 65 and older will be 20 percent of the U.S. population.

A Clark County Realtors Association survey showed that 62.3 percent of members saw an increase in home buyers over age 55 and 55 percent indicated most buyers wanted a suburban home. That could be because the desired homes are not in urban areas and 88 percent of buyers over 55 want a single-family dwelling.

Aaron Marvin

Owner of A.C.T. Builders, vice president of the Clark County Building Industry Association and a Certified Aging in Place Specialist:

Simple steps to ensure a successful home renovation or new-build project and the apparent need for more regulations in the housing market. Aaron outlined steps for selecting a contractor that included:

1. Set a budget and have an idea of what you want
2. Ask around, conduct formal research online
3. Talk with people who have had similar contracting work done and look at the completed projects
4. Interview contractors and think about whether you actually like the person
5. Get bids, and then hire a contractor.

Aaron suggested the following resources:

- What You Should Know About Hiring a Contractor, Remodeler or Handyman, by ProtectMyHome.net;
- Independent Contractor Guide by the Washington State Department of Labor and Industries.

Reshaping the housing market to better meet the evolving needs of seniors requires a change of thinking and consumer demand, he said.

Roy Johnson

Executive director of the Vancouver Housing Authority:

Our community's public housing crisis and why it is happening.

Quick facts:

1. Vancouver had the highest percentage of rent increases in the nation.
2. Rapidly increasing rents and low vacancy rates result in an increase in homelessness.
3. Hard to use rental assistance when rents are above Fair Market Rent.
4. High demand for housing is resulting in renovations, rent increases and displacement.
5. Sources of funding for public housing are declining as the need increases. New sources need to be found.
6. Older units are adapted to residents' needs. All new housing is accessible.

Aaron Murphy

Architect, entrepreneur and author of ADM Architecture:

How housing is the hub of happiness, health and longevity. Here are some of his major points:

1. The built environment is designed for a person who is of average height and weight, has perfect eyesight and hearing, and is right-handed and able-bodied.
2. 87 percent of elder fractures are due to falls.
3. 70 percent of retirees are forecast to run out of money within 10 years.
4. Housing stock hasn't change since the 1950s.
5. Good design encourages mobility and activity, family support and involvement with others.
6. Today assisted living is approximately \$4,500 per month; the median cost of a nursing home is \$8,973 per month.
7. Remodeling a home into a forever home would allow you to stay 10-15 years longer with part time care and potentially save you up to \$500,000.
8. Universal design doesn't mean a home looks or feels institutional.
9. Adding universal design features in a new home costs virtually nothing.



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Remodeling a home into a forever home would allow you to stay 10-15 years longer with part-time care and potentially save you up to \$500,000.

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2016 Focus on housing

Major Findings

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87 percent of older adults prefer to retire in place and will need accessible, affordable housing.
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The demand for housing that can adapt to the changing needs of residents continues to outpace the supply.

- An AARP survey found that 87 percent of people prefers to retire in place and will need accessible, affordable housing.¹
- What the public wants does not converge with what the industry provides.
- Incorporating accessible elements in new construction is easier than a remodel.

¹ AARP PPI, "What is Livable? Community Preferences of Older Adults," April 2014



Recommendations for policy direction and stronger marketplace

Based on information from our housing speaker series and public comments, the Commission on Aging recommends the community discusses, refines and implements the following policy and marketplace solutions.

Policy direction

Encourage the construction of new single-family homes that can accommodate all residents and visitors regardless of age or ability by the inclusion of these design features:

- 1. A no-step entry way connected to an accessible route to the driveway or sidewalk;
- 2. All doorways and hallways have a minimum clear width of 36 inches and lever handles instead of door knobs;
- 3. Bathroom on the main floor with reinforced wall backing for secure attachment of grab bars and adequate space for a walker or wheelchair; and
- 4. Light switches, electrical outlets, thermostats and other environmental controls mounted no higher than 48 inches and no lower than 18 inches above finished floor.

Recognize that the most practical and cost-effective means of providing “visitable” housing to meet the projected need is with new construction.

Retrofit and remodel existing housing for aging in place by:

- 1. Developing standard drawings detailing construction specifications for expedited permit application and approval.
- 2. Identifying tax credits, incentives and grants available for homeowners or builders.
- 3. Identify and publicize programs such as VA assistance for disabled veterans.

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“Visitable” is an emerging term meaning barrier-free housing, accessible to all residents and visitors.
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Work to ensure new
affordable housing
projects are built to
allow access for all
potential residents.
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Increase neighborhood functionality, connectivity and accessibility with a combination of pedestrians, cars, bikes and public transportation.

1. Ensure all new neighborhoods are built with sidewalks and curb cuts.
2. Ensure safety and access for fire and emergency medical responders to reach and transport residents.
3. Develop funding strategies for priority sidewalk construction, improvement and repair to connect existing neighborhoods.

Marketplace ideas

Clark County and the Commission on Aging will:

1. Collaborate with the Building Industry Association to promote “visitability” choices for new and existing homes. Encourage the BIA to showcase a Universal Design home in the Clark County 2018 Parade of Homes.
2. Work with housing nonprofits such as Habitat for Humanity and Vancouver Housing Authority to ensure new affordable housing projects paid for with private and public funds are built to allow access for all potential residents.
3. Encourage all Clark County cities to adopt “visitability” programs with voluntary initiatives and/or code requirements.
4. Continue work with Clark County Association of Realtors to revise and increase designations for accessible features in the use of the multiple listing service.



Implementing the Aging Readiness Plan

The Commission on Aging has developed several programs to implement a robust aging readiness plan, including:

- hOur Impact Time Bank
- Public presentations that reach out to all sectors of the community
- Encouraging Universal Green Design
- Providing education, resources and advocacy

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A six-prong strategy
has been identified
in the Aging
Readiness Plan.
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All ages and skills
are welcome to
participate in hOur
IMPACT Time Bank
.....



hOur IMPACT Time Bank

The Commission on Aging developed the county's first time bank. The hOur IMPACT Time Bank allows neighbors to exchange skills or services without money changing hands. The time bank concept promotes a variety of strategies identified in the Aging Readiness Plan. The hOur IMPACT Time Bank was launched in May 2015. It now has 134 members, including nine nonprofits, three neighborhood associations, one farmers market and three public programs.



Public presentations:

Neighborhood associations: Maplewood, Vancouver Heights, NE Hazel Dell, Vancouver Neighborhood Alliance, Fruit Valley, Esther Short, Lincoln, Northwest, North Salmon Creek and Rose Village. Two presentations to the Neighborhood Associations Council of Clark County and Vancouver Office of Neighborhoods.

At public libraries: Battle Ground, Ridgefield, La Center, Camas, Washougal, Salmon Creek and Cascade Park. A presentation at the holiday luncheon of the Fort Vancouver Regional Library two years in a row to reach their volunteer program coordinators.

Clark County Youth Commission: We partnered with the Clark County Youth Commission to get members' input on how this program could be rolled out to teens. Sixteen members joined hOur IMPACT and participated in two park clean ups.

Senior retirement communities: Courtyard Village Retirement Living, Columbia Ridge and Smith Tower Senior Living community.

Noon concert series at Esther Short Park: An information booth at the Wednesday, six-week concerts series.

Salmon Creek Farmers Market: An information booth at the Legacy Hospital Farmers Market.

Community organizations: Share volunteer coordinators, Lewis River Rotary and YMCA CASA Connection coordinators. Attended the Faith Based Coffees to introduce the program and met with Clark County Food Bank, Go Connect, Flash Love, Columbia Springs and Americans Building Community.

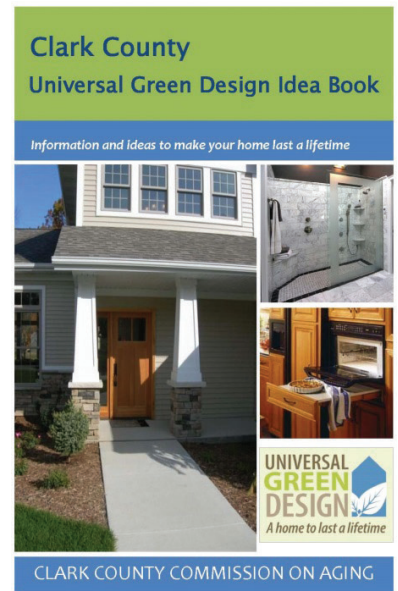
County and city coordination: We coordinate with the following county and city departments: Community Services, Public Health, Youth Commission, Parks and Vancouver Housing Authority, and neighborhood associations and Fort Vancouver Regional Library coordinators.

Universal Design

This long-term approach combines environmentally sustainable elements of green building with universal design, which uses simple, proven ideas to make a home comfortable for a wide range of abilities.

The commission prepared an idea book to provide information and inspiration and showcased the benefits of universal green design at the well-attended Home and Garden Fair. The commission works with builders to include universal green design elements in their homes. To date, the commission has distributed 1,200 idea books.

Universal design is an integral component of aging in place and its importance was highlighted by many of the experts who spoke to the commission during the 2016 focus on housing.



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Universal design is an integral component for aging
in place.

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Education, awareness and advocacy

In prior years, the Commission on Aging operated on a June–July calendar. Beginning in July 2015, the commission moved to a fiscal calendar. From July 2015 through December 2016, the commission worked to provide education, community awareness and advocacy to move toward an all-age-friendly, livable community. Below is a list of events the commission attended to provide information on topics related to aging in Clark County.

City councils: Then-Chair Bill Ritchie presented the 2015 CoA Annual Report to all city councils to keep them updated on the commission's progress implementing elements of the Aging Readiness Plan.

Senior Resource Fair: Hosted by U.S. Representative Jaime Herrera Beutler, the fair provides resources on a variety of opportunities for seniors. Commission members and staff provided information about the group's work.

Prime of Your Life Day at 2015 Clark County Fair: Then-Chair Bill Ritchie received an award during this event.

Clark County Youth Commission: Collaborated with Youth Commission to develop youth participation in the hOur IMPACT Time Bank program.

Fall into Health Wellness Resource Fair: Commission member Karin Woll staffed a table at the fair to provide information about the work of the commission.

Fred Meyer holiday: Member Karin Woll collaborated with Fred Meyer on East Mill Plain during the holiday gift wrapping promotion, talking with people about the Commission on Aging and hOur IMPACT program while they waited for their gifts to be wrapped.

Lions meeting: Member Bill Ritchie presented information about the work of the commission to the Lions Club.

NACCC meeting: Member Karin Woll and staff provided information about the commission's work and hOur IMPACT time bank to the Neighborhood Association Council of Clark County.

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These references
were either provided
by the experts that
presented to the
commission this
year or by research
conducted by the
commission itself.
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Clark County Mission Statement

Clark County's mission is to enhance the quality of life of our diverse community by providing services with integrity, openness and accountability.

.....



Clark County Community Planning

Planning for Clark County's promising future

1300 Franklin St., Vancouver, WA 98660

P.O. Box 9810, Vancouver, WA 98666

(360) 397-2280

comm-aging@clark.wa.gov

www.clark.wa.gov/aging

For other formats, contact the Clark County ADA Office **Voice** (360) 397-2000; **Relay** 711 or (800) 833-6388; **Fax** (360) 397-6165 **Email** ADA@clark.wa.gov

Clark County Commission on Aging

2016 Housing Recommendations



CLARK COUNTY
COMMISSION
on
AGING

Recommendations for policy direction and stronger marketplace

Based on information from our housing speaker series and public comments, the Commission on Aging recommends the community discusses, refines and implements the following policy and marketplace solutions.

Policy direction

Encourage the construction of new single-family homes that can accommodate all residents and visitors regardless of age or ability by the inclusion of these design features:

- 1. A no-step entry way connected to an accessible route to the driveway or sidewalk;
- 2. All doorways and hallways have a minimum clear width of 36 inches and lever handles instead of door knobs;
- 3. Bathroom on the main floor with reinforced wall backing for secure attachment of grab bars and adequate space for a walker or wheelchair; and
- 4. Light switches, electrical outlets, thermostats and other environmental controls mounted no higher than 48 inches and no lower than 18 inches above finished floor.

Recognize that the most practical and cost-effective means of providing “visitable” housing to meet the projected need is with new construction.

Retrofit and remodel existing housing for aging in place by:

- 1. Developing standard drawings detailing construction specifications for expedited permit application and approval.
- 2. Identifying tax credits, incentives and grants available for homeowners or builders.
- 3. Identify and publicize programs such as VA assistance for disabled veterans.

.....
“Visitable” is an emerging term meaning barrier-free housing, accessible to all residents and visitors.
.....



.....
Work to ensure new
affordable housing
projects are built to
allow access for all
potential residents.
.....

Increase neighborhood functionality, connectivity and accessibility with a combination of pedestrians, cars, bikes and public transportation.

1. Ensure all new neighborhoods are built with sidewalks and curb cuts.
2. Ensure safety and access for fire and emergency medical responders to reach and transport residents.
3. Develop funding strategies for priority sidewalk construction, improvement and repair to connect existing neighborhoods.

Marketplace ideas

Clark County and the Commission on Aging will:

1. Collaborate with the Building Industry Association to promote “visitability” choices for new and existing homes. Encourage the BIA to showcase a Universal Design home in the Clark County 2018 Parade of Homes.
2. Work with housing nonprofits such as Habitat for Humanity and Vancouver Housing Authority to ensure new affordable housing projects paid for with private and public funds are built to allow access for all potential residents.
3. Encourage all Clark County cities to adopt “visitability” programs with voluntary initiatives and/or code requirements.
4. Continue work with Clark County Association of Realtors to revise and increase designations for accessible features in the use of the multiple listing service.



Clark County Commission on Aging

2016 Annual Report

CLARK COUNTY
COMMISSION
on
AGING



4 Major Topic Areas



Housing-2016



Transportation



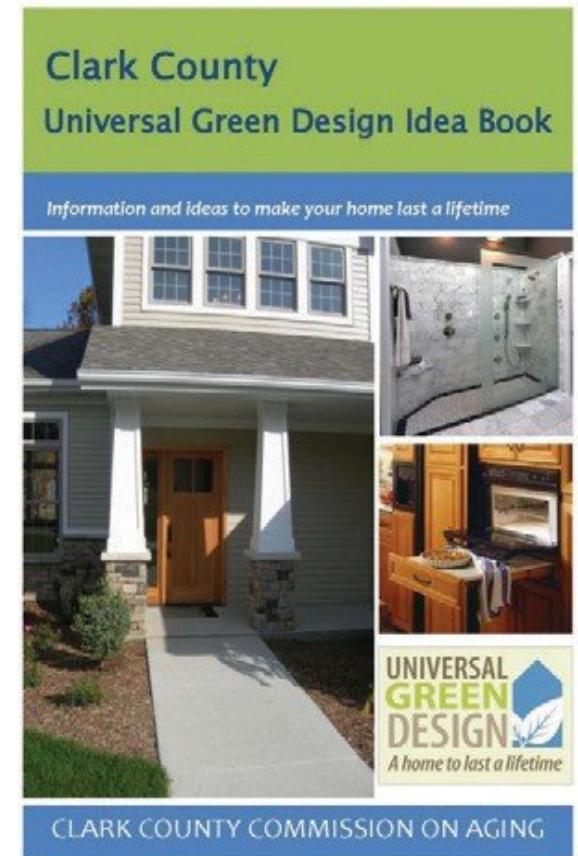
Healthy
Communities



Supportive
Services-2017

Why focus on housing?

- Reviewed section on housing in the Aging Readiness Plan
- Educated ourselves and others
- Learned from community experts
- Sought public comment
- Identified direction towards a stronger housing market



10 experts talk
about successful
aging in place,
universal design and
the housing market

2016 Focus on Housing

Monthly presentations were to:

- Educate
- Ask questions of experts
- Seek public comment
- Identify direction towards a stronger housing market



Recommendations for policy direction and stronger marketplace



Encourage the construction of new single-family homes that can accommodate all residents and visitors regardless of age or ability by the inclusion of these design features:

1. No-step entryway
2. Doorways and hallways have minimum width of 36 inches and lever handles instead of doorknobs
3. Bathroom on main level with reinforced wall backing and space for walker or wheelchair
4. Light switches, electrical outlets, thermostats mounted no higher than 48 inches and no lower than 18 inches



Recommendations for policy direction and stronger marketplace

“Visitable” is an
emerging term
meaning barrier-free
housing, accessible to all
residents and visitors.

Recognize that the most practical and cost-effective means of providing “visitable” housing to meet the projected need is with new construction.

1. Developing standard drawings detailing construction specifications for expedited permit application and approval.
2. Identifying tax credits, incentives and grants available for homeowners or builders.
3. Identify and publicize programs such as VA assistance for disabled veterans



Recommendations for policy direction and stronger marketplace



Increase neighborhood functionality, connectivity and accessibility with a combination of pedestrians, cars, bikes and public transportation.

1. Ensure all new neighborhoods are built with sidewalks and curb cuts.
2. Ensure safety and access for fire and emergency medical responders to reach and transport residents.
3. Develop funding strategies for priority sidewalk construction, improvement and repair to connect existing neighborhoods.



Future OF Housing Summit

Realities and Possibilities

Feb 9 | **20**
17

RED CROSS BUILDING @ FORT VANCOUVER

KEYNOTE SPEAKER
ELLIOT EISENBERG, PhD

CLOSING SPEAKER **PATRICK RODEN, PhD**

RSVP TODAY



Thank you!



2016 Annual Report

Washington State Department of Transportation

Agency: City of Camas

Co. No.: 06

Co. Name: Clark Co.

City No.: 0145

MPO/RTPO: RTC

DRAFT

Six Year Transportation Improvement Program

FROM:	2018	TO:	2023
Hearing Date:	6/5/2017	Adoption Date:	6/19/2017
Amend Date:		Resolution No:	

Functional Class	Priority Number	Project Identification A. Pin/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule <i>(Local Agency)</i>				Federally Funded Projects Only	
								Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
16	1	NW Brady Road NW 16th to NW 25th from: to: Widening, bike lanes		03	S	0.63	P C G T	RW CN	7/1/2017 7/1/2019			OTHER	6000	800	800 6000	800		6000		CE	YES
Totals								0060008006800								800060000					
16	2	NW Larkspur Street NW Lake Rd. to 6200 Block from: to: Widening, sidewalk		03	S	0.13	W S P T C G	CN	6/1/2018			TIB	2510	713	3223	2500	723			CE	YES
Totals								0025107133223								250072300					
16	3	Citywide Transportation Capital Facilities Plan Includes Everett St. Corridor Analysis from: to:		18	P	1.35		PE	7/1/2017					175	175	175					NO
Totals								000175175								175000					
16	4	Lake Road & Everett Roundabout from: to:		24	P	0.00		ALL	1/1/2019			OTHER	970	1452	2422 0 0		500	1922			YES
Totals								0097014522422								050019220					
14	5	ADA Access Upgrades from: Citywide (Ongoing) to:		28	P	0.00		ALL	1/1/2018					300	300	50	50	50	150		NO
Totals								000300300								505050150					
16	6	NW Pacific Rim Boulevard @ SE Payne Rd. from: to: Traffic signal		24	P	0.00		ALL	7/1/2017					325	325	325					YES
Totals								000325325								325000					

Agency: City of Camas
Co. No.: 06 Co. Name: Clark Co.
City No.: 0145 MPO/RTPO: RTC

DRAFT

FROM: 2018 TO: 2023
Hearing Date: 6/5/2017 Adoption Date: 6/19/2017
Amend Date: Resolution No:

Functional Class	Priority Number	Project Identification A. Pin/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule <i>(Local Agency)</i>				Federally Funded Projects Only	
								Project Phase	Phase Start (yyyy)	Fund Source Information											
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds	1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
14	7	NW Brady Road @ NW 16th Ave. from: Traffic signal to:		24	P	00		ALL	1/1/2018					325	325	325					NO
								Totals0003253253250000													
16	8	NW 38th Avenue NW Parker to Grass Valley Park from: Widening, bike lanes to:		03	P	0.45	P C G T	ALL	1/1/2022	STP(U)	1800			1955	3755				3755	CE	YES
								Totals018000195537550003755													
12	9	SR-14 West Camas Slough Bridge from: Widen to 4 lanes NOTE: PE phase began 1/2006 to:		03	P	2.25		ALL	1/1/2023			WSDOT	25000		25000				2500		NO
								Totals002500002500000002500													
17	10	NE Goodwin Road/28th Street NW Camas Meadows Dr. to NE 232nd Ave. from: Widen to 5 lanes with bike lanes west of Ingle Widen to 3 lanes with bike lanes east of Ingle to:		15	P	1.72		ALL	1/1/2023	STP(U)	6880	OTHER	7600	6380	20860				20860	CE	YES
								Totals06880760063802086000020860													
17	11	NE Goodwin Road @ NE Ingle Rd. from: Traffic signal to:		15	P	00		PE	6/1/2022					5	5				5		
								Totals000550005													
17	12	NW Leadbetter Drive NW Lake Rd. to NW Fremont St. from: Sidewalk to:		28	P	0.15	P C T G W S	CN	1/1/2021					60	60				60		NO
								Totals000606000060													

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								Project Phase	Phase Start (yyyy)	Fund Source Information								1st	2nd	3rd	4th thru 6th
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
17	13	NW 23rd Avenue Nw Astor to NW Sierra from: to: Widening, sidewalk	04	P	0.23		ALL	1/1/2019						540	540		540				YES
							Totals						0	0	0	540	540	0	540		
17	14	Bybee Road Realignment SE 15th St. to SE 20th St. from: to: New construction	01	P	0.05	C S W G P T	ALL	1/1/2019						1506	1506		1506				YES
							Totals						0	0	0	1506	1506	0	1506		
14	15	NW/NE 6th Avenue Corridor Improvements NW Norwood to NE Garfield from: to: Access and multimodal upgrades	24	P	1.70		ALL	1/1/2020				OTHER	1000		1000			1000			NO
							Totals						0	0	1000	0	1000	0	0		
17	16	NE 28th Street & NE 232nd Avenue from: to: Intersection improvements	24	P	0.00		ALL	6/1/2020						155	155				155		NO
							Totals						0	0	0	155	155	0	0		
16	17	Lake Road NW Lacamas Lane to NE Everett from: to: Widening, sidewalk	03	P	0.45		ALL	6/1/2021						3345	3345				3345		YES
							Totals						0	0	0	3345	3345	0	0		
00	18	New North Shore E/W Arterial NE 14th St. to Everett Rd. from: to: New construction Includes Critical Areas and Alignment Investigation	15	P	2.00		PE	6/1/2021						415	415				415		
							Totals						0	0	0	415	415	0	0		

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								Project Phase	Phase Start (yyyy)	Fund Source Information											
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds	1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
00	19	NE 9th Street NE 232nd Ave. to NE 242nd Ave. from: to: New construction Includes Critical Areas and Alignment Investigation		15	P	0.50		PE	6/1/2022					210	210				210		
								Totals								0	0	0	210	210	0
16	20	SR-500 (Everett St./Rd.) NW Lake Rd. to SE 4th St. from: to: Widen with bike lanes, sidewalks, illumination		15	P	1.08		PE	6/1/2023					5	5				5		
								Totals								0	0	0	5	5	0
02	21	NE 3rd Avenue Washougal River Bridge from: to: Seismic rating, scour critical, and footing rehabilitation		14	P	00		ALL	1/1/2022	BR	800			200	1000				1000		NO
								Totals								0	800	0	200	1000	0
17	22	NW Astor Street/NW 11th Avenue NW 16th Ave. to McIntosh Rd. from: to: Widening, bike lanes Includes path on Forest Home Road from Forest Home Lane to Astor Street		03	P	0.62	P C G T	PE	1/1/2020					120	120				120		YES
								RW	1/1/2021					120	120				120		
								CN	6/1/2022					1890	1890				1890		
Totals								0	0	0	2130	2130	0	0	0	2130					
16	23	NW 18th Avenue, et al NW Astor to NW 16th, include NW Hood from: to: Widen curb, sidewalk		03	P	0.51	S W P T C	RW	1/1/2022					230	230				230		YES
								CN	6/1/2022					2015	2015				2015		
Totals								0	0	0	2245	2245	0	0	0	2245					
16	24	NW 18th Avenue NW Whitman St. to NW Brady Rd. from: to: New construction with bike lanes		01	P	0.26	P G T C W S	PE	1/1/2022					5	5				5		
								Totals								0	0	0	5	5	0

Agency: City of Camas
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							Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
									Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
16	25	NW 18th Avenue NW Whitman St. to West City Limits from: to: Widening, bike lanes	03	P	0.40	W S P T C G	PE	1/1/2022					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
17	26	NE 43rd Avenue from: SR-500 to: East City Limits Widen to 3 lanes with bike lanes	03	P	0.36	C S G P T	ALL	1/1/2023					2110	2110				2110		YES
							Totals		0	0		0	2110	2110	0	0	0	2110		
16	27	NW 43rd/NW Astor - NW Sierra to NW 38th from: to: Widening, bike lanes	03	P	.50	S P C G T	PE	1/1/2023					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
16	28	Brady Road McIntosh to West City Limits from: to: Bike & Pedestrian Improvements	04	P	.50		PE	1/1/2023					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
00	29	North Dwyer Creek Master Plan Street "B" NW Friberg St./Strunk to NW Larkspur St. from: to: New construction	15	P	0.90	C S W G P T	PE	1/1/2023					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
00	30	NW Payne Street NW Lake Rd. to NW Camas Meadows Dr. from: to: Widening	03	P	0.40	C G P T	PE	1/1/2023					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		

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		A. Pin/Project No.	B. STIP ID					Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required		
										C. Project Title	D. Road Name or Number	E. Begin & End Termini	F. Project Description	G. Structure ID	Federal Fund Code							Federal Funds	State Fund Code
1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
00	31	North Dwyer Creek Master Plan Street "A" NW Lake Rd. to NW Camas Meadows Dr. from: to: New construction		15	P	0.64	C S W G P T	PE	1/1/2023					5	5				5				
		Totals													0	0	0	5	5	0	0	0	5
17	32	NW McIntosh Road NW Brady Rd. to NW 11th Ave. from: to: Widening, bike lanes		15	P	1.2	P G C T	PE	1/1/2023					5	5				5				
		Totals													0	0	0	5	5	0	0	0	5
00	33	NE Woodburn Drive SE 283rd Ave. to SE 15th St. from: to: New construction Includes 23rd St. realignment		01	P	.70	C S W G P T	ALL	1/1/2021					5870	5870				5870		YES		
		Totals													0	0	0	5870	5870	0	0	0	5870
07	34	SE 15th Street/Nourse Road from: Camas High School to: NE 283rd Ave. Widen to 3 lanes with bike lanes		15	P	0.59	C S W G P T	PE	1/1/2023					5	5				5				
		Totals													0	0	0	5	5	0	0	0	5
00	35	NE 18th Street NE 192nd Ave. to NE Goodwin Rd. from: to: New construction (potential alternate alignment)		15	P	0.67		PE	1/1/2023					5	5				5				
		Totals													0	0	0	5	5	0	0	0	5
17	36	NE 28th Street NE 232nd Ave. to NE 242nd Ave. from: to: Widen to 3 lanes with bike lanes		15	P	0.50		PE	1/1/2023					5	5				5				
		Totals													0	0	0	5	5	0	0	0	5

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								Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required	
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds							
1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
16	37	NW Camas Meadows Drive NE 13th St. to NE 18th St. from: to: New construction (potential alternate alignment)		15	P	0.20		PE	1/1/2023					5	5					5		
								Totals						0	0	0	5	5	0	0	0	5
17	38	NE 232nd Avenue NE 28th to NE 9th St. from: to: Widen to 3 lanes with bike lanes		15	P	0.97		PE	6/1/2023					5	5					5		
								Totals						0	0	0	5	5	0	0	0	5
00	39	NE 242nd Avenue NE 28th St. to NE 14th St. from: to: Widen to 3 lanes with bike lane		15	P	0.70		PE	6/1/2023					5	5					5		
								Totals						0	0	0	5	5	0	0	0	5
00	40	NE Ingle Road Extension Goodwin to 232nd Ave from: to: New construction		15	P	1.00		PE	6/1/2023					5	5					5		
								Totals						0	0	0	5	5	0	0	0	5
19	41	NW Maryland Street NW 19th to NW 24th from: to: New construction	01	P	0.25		C S W G P T	ALL	6/1/2023					280	280					280		NO
								Totals						0	0	0	280	280	0	0	0	280
16	42	NW Lake Road @ NW Sierra St. from: to: Traffic signal	24	P	00			ALL	1/1/2021					325	325					325		NO
								Totals						0	0	0	325	325	0	0	0	

Agency: City of Camas
Co. No.: 06 Co. Name: Clark Co.
City No.: 0145 MPO/RTPO: RTC

DRAFT

FROM: 2018 TO: 2023
Hearing Date: 6/5/2017 Adoption Date: 6/19/2017
Amend Date: Resolution No:

Functional Class	Priority Number	Project Identification A. Pin/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule <i>(Local Agency)</i>				Federally Funded Projects Only	
							Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
									Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
00	43	NE Goodwin Road @ NW Camas Meadows Drive from: to: Traffic signal	24	P	00		ALL	1/1/2023					325	325				325		NO
							Totals		0	0		0	325	325	0	0	0	325		
16	44	NW Pacific Rim @ Parker Street from: to: Traffic signal	15	P	00		PE	1/1/2023					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
16	45	SR-500 @ Leadbetter Road from: to: Access Control	15	P	00		PE	1/1/2023					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
16	46	SR-500 @ New E/W Arterial from: to: Traffic signal	15	P	00		PE	6/1/2023					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
16	47	NE 28th Street @ 242nd Avenue from: to: Traffic signal	15	P	00		PE	6/1/2023					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
16	48	SR-500 @ NE 14th Ave. from: to: Controlled Access	24	P	00		PE	6/1/2023					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		

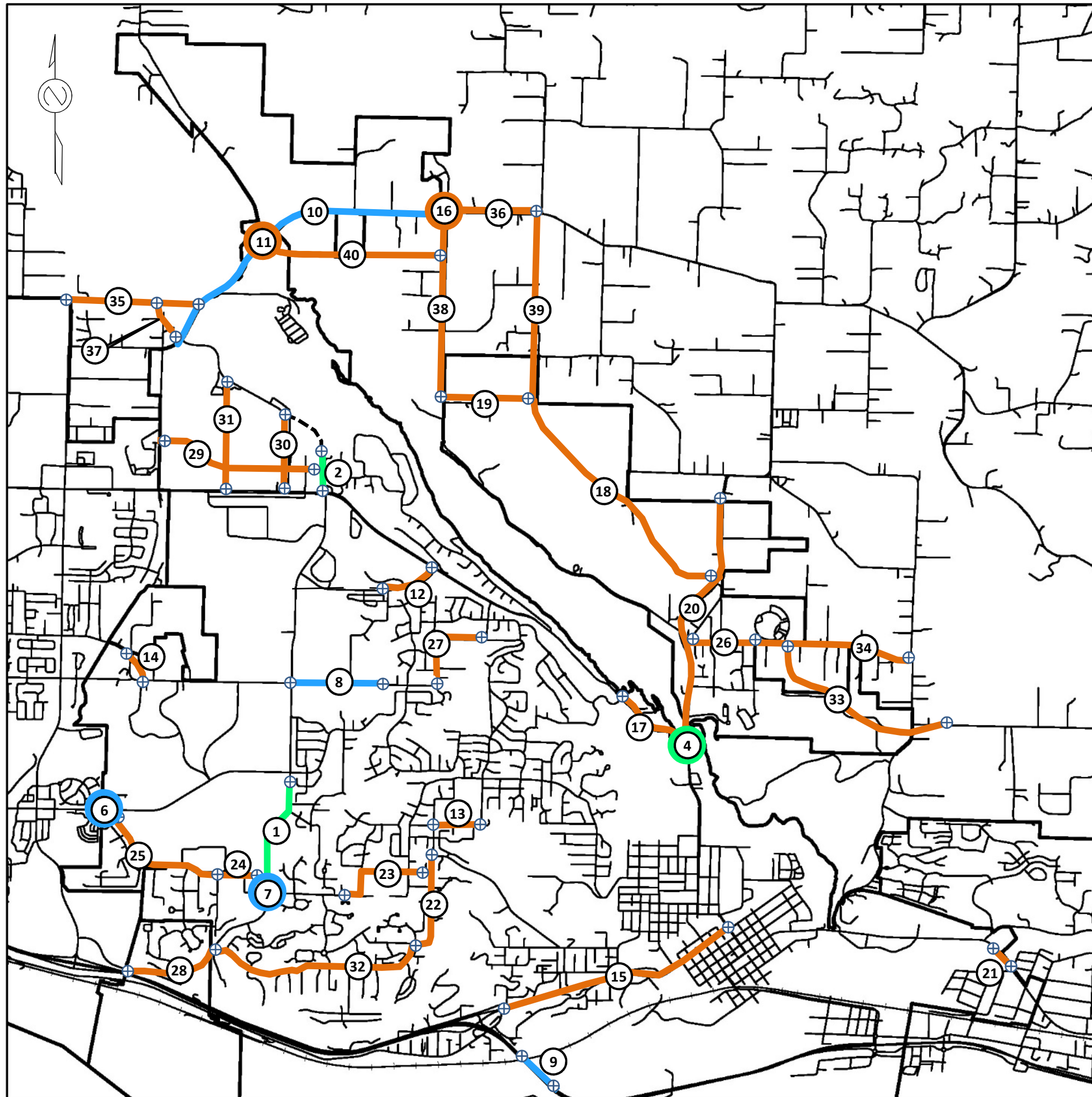
Agency: City of Camas
Co. No.: 06 Co. Name: Clark Co.
City No.: 0145 MPO/RTPO: RTC

DRAFT

FROM: 2018 TO: 2023
Hearing Date: 6/5/2017 Adoption Date: 6/19/2017
Amend Date: Resolution No:

Functional Class	Priority Number	Project Identification A. Pin/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule <i>(Local Agency)</i>				Federally Funded Projects Only	
							Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
									Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
00	49	NE 232nd Avenue @ Ingle Extension from: to: Roundabout	15	P	00		PE	6/1/2023					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
00	50	Pavement Treatments (maintenance & preservation) from: to: Overlays, surface treatments	47	P	00	P	CN	6/1/2018					4200	4200	700	700	700	2100		NO
							Totals		0	0		0	4200	4200	700	700	700	2100		
00	51	Reconstructs from: Citywide to:	04	P	00	G W	ALL	1/1/2018	CDBG	250			1250	1500	250	250	250	750		NO
							Totals		0	250		0	1250	1500	250	250	250	750		
00	52	Sidewalk Projects from: to: Sidewalk installations Citywide	28	P	00		CN	1/1/2018	CDBG	1500			1500	3000	500	500	500	1500		NO
							Totals		0	1500		0	1500	3000	500	500	500	1500		
00	53	Curb Ramp Projects from: to: Future curb ramp installations	28	P	00		CN	1/1/2017					90	90	15	15	15	45		NO
							Totals		0	0		0	90	90	15	15	15	45		
00	54	Shared Path Improvements Citywide from: to:	28	P	00		ALL	1/1/2020					200	200			50	150		NO
							Totals		0	0		0	200	200	0	0	50	150		

Functional Class	Priority Number	Project Identification A. Pin/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditure Schedule <i>(Local Agency)</i>				Federally Funded Projects Only		
								Project Phase	Phase Start (yyyy)	Fund Source Information				Total Funds					1st	2nd	3rd
										Federal Fund Code	Federal Funds	State Fund Code	State Funds		Local Funds						
1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
00	55	Safety Projects from: to: Future safety projects Includes traffic revisions, NW Fargo Curve Safety Analysis		21	P	00		ALL	1/1/2018					300	300	50	50	50	150		NO
								Totals000300300505050150													
00	56	Storm Grate Replacements (Bike Improvements) from: to: Storm grate replacements for bike lane improvements		38	P	00		CN	1/1/2018					20	20	20					NO
								Totals0002020200000													
00	57	Future Bike Route Improvements Citywide from: to: Future bike route improvements		28	P	00		CN	1/1/2018					30	30	5	5	5	15		NO
								Totals000303055515													
00	58	Street Lighting Citywide from: to: Street Lighting		21	P	00		CN	1/1/2018					120	120	20	20	20	20		NO
								Totals00012012020202020													



City of Camas

2018 – 2023

Six Year Street Priorities

- | | | | | | |
|--|--|--|--|--------------------------|--|
| <div style="display: inline-block; width: 20px; height: 20px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></div> | 1 | NW Brady Rd | <div style="display: inline-block; width: 20px; height: 20px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></div> | | |
| | 2 | NW Larkspur St | | | |
| | 3 | City Wide Transportation Capital Facilities Plan | | | |
| | 4 | Lake Rd. & Everett St. Roundabout | | | |
| | 5 | ADA Access Upgrades Citywide | | | |
| <div style="display: inline-block; width: 20px; height: 20px; background-color: #007bff; border: 1px solid black; margin-right: 5px;"></div> | 6 | Pacific Rim Blvd & Payne Rd Signal | <div style="display: inline-block; width: 20px; height: 20px; background-color: #007bff; border: 1px solid black; margin-right: 5px;"></div> | | |
| | 7 | NW Brady Road & 16th Signal | | | |
| | 8 | NW 38th Ave (Ph 3) | | | |
| | 9 | SR 14 - West Camas Slough Bridge | | | |
| | 10 | NE Goodwin Rd/28th St | | | |
| | <div style="display: inline-block; width: 20px; height: 20px; background-color: #ff8c00; border: 1px solid black; margin-right: 5px;"></div> | 11 | | NW Goodwin Road Signal | <div style="display: inline-block; width: 20px; height: 20px; background-color: #ff8c00; border: 1px solid black; margin-right: 5px;"></div> |
| | | 12 | | NW Leadbetter Dr Phase 2 | |
| | | 13 | | NW 23rd Ave | |
| | | 14 | | Bybee Rd | |
| | | 15 | | NW 6th Ave Corridor Imp | |
| 16 | | NE 28th St & NE 232nd Ave Intersection Imp. | | | |
| 17 | | NW Lake Rd. | | | |
| 18 | | North Shore East/West Arterial | | | |
| 19 | | NE 9th St | | | |
| 20 | | SR 500 (Everett St/Rd) | | | |
| 21 | | NE 3rd Ave, Washougal River Bridge | | | |
| 22 | | NW Astor St. | | | |
| 23 | | NW 16th Ave/Hood/18th Ave | | | |
| 24 | | NW 18th Ave | | | |
| 25 | | NW 18th Ave/Payne Rd | | | |
| 26 | | NE 43rd Ave | | | |
| 27 | | NW Astor St. /43rd Ave | | | |
| 28 | | NW Brady Rd Ped & Bike Improvements | | | |
| 29 | | Street "B" (North Dwyer Creek Area) | | | |
| 30 | | NW Payne St. | | | |
| 31 | | Street "A" (North Dwyer Creek Area) | | | |
| 32 | | NW McIntosh Rd | | | |
| 33 | | NE Woodburn Dr. | | | |
| 34 | | SE 15th St./Norse Rd | | | |
| 35 | | NE 18th St | | | |
| 36 | | NE 28th St | | | |
| 37 | | NW Camas Meadows Dr (West) | | | |
| 38 | | NE 232nd Ave | | | |
| 39 | | NE 242nd Ave | | | |
| 40 | | NW Ingle Rd Extension | | | |

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9. Appendices

A. Six Year Form Instructions

Heading

Agency	Enter name of the sponsoring agency.
County No.	Enter the assigned number (see LAG Appendix 21.44).
City No.	Enter the assigned number (see LAG Appendix 21.45).
MPO/RTPO	Enter the name of the associated MPO (if located within urbanized area) or RTPO (if located in a rural area).
Hearing Date	Enter the date of the public hearing.
Adoption Date	Enter the date this program was adopted by council or commission.
Resolution No.	Enter Legislative Authority resolution number (if applicable.)
Amendment Date	Enter the date this program was amended by council or commission.

Column Number

1. **Functional Classification.** Enter the appropriate 2-digit code denoting the Federal Functional Classification. (**Note:** The Federal Functional Classification must be one approved by FHWA.)

Description

00- No Classification

Rural (< 5000 pop.)

- 01 - Interstate
- 02 - Principal Arterials
- 06 - Minor Arterials
- 07 - Major Collector
- 08 - Minor Collector
- 09 - Local Access

Urban (> 5000 pop.)

- 11 - Interstate
- 12 - Freeways & Expressways
- 14 - Other Principal Arterials
- 16 - Minor Arterial
- 17 - Collector
- 19 - Local Access

1. **Priority Numbers.** Enter local agency number identifying agency project priority (optional).

2. **Project Identification.** Enter (a) Federal Aid Number if previously assigned; (b) Bridge Number; (c) Project Title; (d) Street/Road Name or Number/Federal Route Number; (e) Beginning and Ending Termini (milepost or street names); and (f) Describe the Work to be Completed.

4. **Improvement Type Codes.** Enter the appropriate federal code number.

SEE APPENDIX A

5. **Funding Status.** Enter the funding status for the entire project or phase that describes the current status.

S - Project is 'selected' by the appropriate selection body and funding has been secured by the lead agency.

P - Project is subject to selection by an agency other than the lead and is listed for planning purposes. (Funding has **not** been determined.)

6. **Total Length.** Enter project length to the nearest hundredth (or code "00" if not applicable).

7. **Utility Code(s).** Enter the appropriate code letter(s) for the utilities that need to be relocated or are impacted by the construction project.

C - Cable TV

G - Gas

O - Other

P - Power

S - Sewer (other than agency-owned)

T - Telephone

W – Water

8. **Project Phase.** Select the appropriate phase code of the project.

PE - Preliminary Engineering, including Design (or Planning)

RW - Right of Way or land acquisition

CN - Construction only (**or transit planning or equipment purchase**)

ALL - All Phases: from Preliminary Engineering through Construction

9. **Phase Start Date.** Enter the **month/day/year** in MM/DD/YY format that the selected phase of the project is **actually** expected to start.

10. **Federal Fund Code.** Enter the Federal Fund code from the table.

SEE APPENDIX C

11. **Federal Funds.** Enter the total federal cost (**in thousands**) of the phase regardless of when the funds will be spent.

12. **State Fund Code.** Enter the appropriate code for any of the listed state funds to be used on this project.

SEE APPENDIX C

13. **State Funds.** Enter all funds from the State Agencies (**in thousands**) of the phase regardless of when the funds will be spent.

14. **Local Funds.** Enter all the funds from Local Agencies (**in thousands**) of the phase regardless of when the funds will be spent.

15. **Total Funds.** Enter the sum of columns 10, 12, and 14. (Auto-calculation in the “STIP Too” program.)

16-19. **Expenditure Schedule - (1st, 2nd, 3rd, 4th thru 6th years).** Enter the estimated expenditures (**in thousands**) of dollars by year. (***For Local Agency use.***)

20. **Environmental Data Type.** Enter the type of environmental assessment that will be required for this project. (This is “***required***” for ***Federally funded projects***, but may be filled in for state or locally funded projects.)

EIS - Environmental Impact Statement

EA - Environmental Assessment

CE - Categorical Exclusion

21. **R/W Certification.** Click **Y** if Right of Way acquisition is or will be required. If yes, enter R/W

Certification Date, if known. (This is “***required***” for ***Federally funded projects***)

APPENDIX A
IMPROVEMENT TYPE CODES

01	New Construction Roadway
03	Reconstruction, Added Capacity
04	Reconstruction, No Added Capacity
05	4R Maintenance Resurfacing
06	4R Maintenance - Restoration & Rehabilitation
07	4R Maintenance - Relocation
08	Bridge, New Construction
10	Bridge Replacement, Added Capacity
11	Bridge Replacement, No Added Capacity
13	Bridge Rehabilitation, Added Capacity
14	Bridge Rehabilitation, No Added Capacity
15	Preliminary Engineering
16	Right of Way
17	Construction Engineering
18	Planning
19	Research
20	Environmental Only
21	Safety
22	Rail/Highway Crossing
23	Transit
24	Traffic Management/Engineering - HOV
25	Vehicle Weight Enforcement Program
26	Ferry Boats
27	Administration
28	Facilities for Pedestrians and Bicycles
29	Acquisition of Scenic Easements and Scenic or Historic Sites
30	Scenic or Historic Highway Programs
31	Landscaping and Other Scenic Beautification
32	Historic Preservation
33	Rehab & Operation of Historic Transp. Buildings, Structures, Facilities
34	Preservation of Abandoned Railway Corridors
35	Control and Removal of Outdoor Advertising
36	Archaeological Planning & Research
37	Mitigation of Water Pollution due to Highway Runoff
38	Safety and Education for Pedestrians/Bicyclists
39	Establishment of Transportation Museums
40	Special Bridge
41	Youth Conservation Service
42	Training
43	Utilities
44	Other
45	Debt Service
47	Systematic Preventive Maintenance

APPENDIX C

FEDERAL FUND CODES

5307	FTA Urbanized Area Formula Program
5309(Bus)	FTA Bus and Bus Facilities
5309(FG)	FTA Fixed Guideway Modernization
5309(NS)	FTA New Starts
5310	FTA Elderly Persons and Persons with Disabilities
5311	FTA Rural Area Formula Grants
5316	FTA Job Access & Reverse Commute Program (JARC)
5317	FTA New Freedom Program
FTA Discretionary	Discretionary Programs such as Alternatives Analysis (5339) and TIGGER Program
BIA	Bureau of Indian Affairs
BR	Bridge Replacement/Rehabilitation Program
CBI	Coordinated Border Infrastructure
CDBG	Community Development Block Grant (Dept. of Commerce)
CMAQ	Congestion Mitigation and Air Quality
DEMO	Demonstration Projects (High Priority, Sect. 112, 115, 117, 125 and 129)
Discretionary- FBD	Ferry Boat Discretionary
Discretionary- IMD	Interstate Maintenance Discretionary
Discretionary- ITS	Intelligent Transportation Systems
Discretionary- PLH	Public Lands Highways (Federal Lands)
Discretionary- SB	Scenic Byways
Discretionary- STP	Surface Transportation Priorities
Discretionary- TCSP	Transportation, Community & System Preservation Program
DOD	Department of Defense
FMSIB	Freight Mobility Strategic Investment Board
IM	Interstate Maintenance
IRR	Indian Reservation Roads
NHS	National Highway System
SRTS	Safe Routes to Schools
STP	Surface Transportation Program (WSDOT Use Only)
STP(E)	Surface Trans. Program - Enhancements
STP(L)	Surface Trans. Program - Legislative Earmarks
STP(S)	Surface Trans. Program- Safety (Includes Highway) Safety Improvement Program, Hazard Elimination, Railway/Highway Crossing Program and 2010-15 County Road Safety Program)
STP(R)	Surface Trans. Program - Rural Regionally Selected
STP(U)	Surface Trans. Program - Urban Regionally Selected

STATE FUND CODES

CRAB	County Road Administration Board
FMSIB	Freight Mobility Strategic Investment Board
PWTF	Public Works Trust Fund
SRTS	Safe Routes to Schools
TIB	Transportation Improvement Board
TPP	Transportation Partnerships Program
WSDOT	WSDOT funds
OTHER	Any other state funds not listed

2017 STEP TANK PUMPING CONTRACT EXTENSION

THIS AGREEMENT, made and entered into this 8th day of May, 2017, between the City of Camas under and by virtue of Title 35 RCW (cities and towns), as amended and, Haag & Shaw, Inc., hereinafter called the Contractor.

WITNESSETH:

That in consideration of the terms and conditions contained herein and attached and made a part of this agreement, the parties hereto covenant and agree as follows:

I. The Contractor shall do all work and furnish all tools, materials and equipment for **2017 STEP & STEF Tank Pumping**, City of Camas Project No. **WS-763**, in accordance with and as described in the attached plans and specifications, and the standard specifications of the Washington State Department of Transportation which are by the reference incorporated herein and made part hereof and, shall perform any changes in the work in accord with the Contract Documents.

The Contractor shall provide and bear the expense of all equipment, work and labor, of any sort whatsoever that may be required for the transfer of materials and for constructing and completing the work provided for in these Contract Documents except those items mentioned therein to be furnished by the City of Camas.

II. The City of Camas hereby promises and agrees with the Contractor to employ, and does employ the Contractor to provide the materials and to do and cause to be done the above described work and to complete and finish the same in accord with the attached plans and specifications and the terms and conditions herein contained and hereby contracts to pay for the same according to the attached specifications and the schedule of unit or itemized prices at the time and in manner and upon the conditions provided for in this contract.

III. The Contractor for himself/herself, and for his/her heirs, executors, administrators, successors, assigns, does hereby agree to the full performance of all the covenants herein contained upon the part of the Contractor.

IV. The Contractor shall defend, indemnify and hold the City of Camas, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this agreement, except for injuries caused by the sole negligence of the City of Camas.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood

that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

V. The Contractor shall provide a material, labor, and equipment guarantee for the work performed under this contract for a period of one year from the Date of Acceptance as shown on the Notice of Completion for Public Works Projects. All work shall be free of defect in workmanship or materials. Upon notice, the Contractor shall make all repairs promptly at no cost to the City. Failure to repair or replace defects in a manner satisfactory to the Engineer will constitute a breach of this contract.

VI. The Contractor is obligated to pay Prevailing Wages as determined by the Washington State Department of Labor and Industries Prevailing Wages, Rates for Clark County effective January 1, 2017.

VII. As provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987, the contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, sex or national origin in the selection and retention of sub-contractors, including procurement of materials and leases of equipment.

VIII. It is further provided that no liability shall attach to the City of Camas by reason of entering into this contract, except as provided herein.

IX. This Contract is an extension of the 2016 Contract for project WS-763 as is mutually agreed upon by both the City and the Contractor. Using the same Bid Items listed in the 2016 Proposal, the unit bid prices for the year 2016 have been increased by a percentage rate equal to the Portland, Oregon Metropolitan Area Consumer Price Index (CPI) as reported January 18, 2017 which was +2.6%. See Appendix A of this Contract document for Bid Items prices.

The Contractor agrees to pay wages equal to or more than the Washington State Prevailing Wage Rates as prepared by the Department of Labor and Industries on or about January 1, 2017. A second filing and approval of an *Intent to Pay Prevailing Wages* and an *Affidavit of Wages Paid* shall be completed and approved for the year 2017 through the Washington State Department of Labor and Industries.

IN WITNESS WHEREOF, the Contractor has executed this instrument, on the day and year first below written and the Mayor of the City of Camas has caused this instrument to be executed by and in the name of the said City of Camas the day and year first above written.

Executed by the Contractor May 8th, 2017.

Travis D. Mansur

Vice President

Haag & Shaw, Inc.

Contractor

Executed by the Local Agency _____, 2017.

Mayor Scott Higgins

2017 Extension

To the Office of the City Clerk
Camas, Washington

The undersigned hereby certifies that he has examined the location of STEP/STEF tank pumping maps

2017 STEP & STEF Tank Pumping Project No. WS-763

and that the bidding documents and contract governing the work embraced in this improvement, and the method by which payment will be made for said work is understood. The undersigned hereby proposes to undertake and complete the work embraced in this improvement, or as much thereof as can be completed with the money available in accordance with the said bidding documents and contract, and the following schedule of rates and prices:

(Note: Unit prices for all items, all extensions, and total amount of bid should be shown. All entries must be typed or entered in ink.)

Item	Quantity	Description	Unit	Unit Price	Total
Base Bid items:					
1.	800	Residential STEP & STEF Tank Pumping	Each	\$ <u>123.12</u>	\$ <u>98,496.00</u>
2.	15	Emergency Residential STEP & STEF Tank Pumping	Each	\$ <u>280.10</u>	\$ <u>4,201.50</u>
3.	15	Commercial STEP & STEF Tank Pumping	1,000 Gallon	\$ <u>123.12</u>	\$ <u>1,846.80</u>
Subtotal Base Quote					\$ <u>104,544.30</u>
8.4% Sales Tax					\$ <u>8,781.72</u>
Total Base Quote					\$ <u>113,326.02</u>

Signature of Owner or Authorized Corporate Officer



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

City of Camas
Multiple Buildings
Date Submitted: 04/20/2017
Proposal #: 25-WA-170451
MICPA # 14-5903
UBI# 603-013-262
GARLAI*903K4

Please Note: The following estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: Library Roof Replacement With Two Ply SBS Torch

1. Slit all existing membrane roofing systems, remove base flashings, copings and gutters and properly dispose.
2. Inspect all insulation for deterioration and moisture; notify DBS if any concerns arise. Replace any compromised insulation with materials consistent with existing type, thickness and physical properties.
3. Over concrete deck area install DensDeck or SecurRock adhered using Olybond 500. Apply 1/2" wide beads every 6" across entire surface.
4. Inspect all wood nailers, blocking and wood components for deterioration and replace.
5. Inspect drains and overflow drains to ensure they are in proper working order and ready to receive new roofing system.
6. Remove any rooftop equipment designated for removal and properly dispose. Items designated for reuse shall be set aside and protected for reinstallation.
7. Install one (1) layer quarter inch (1/4") DensDeck Prime or SecureRock roof cover board, mechanically attached.
8. Install one (1) ply HPR torch base over entire roof area.
9. Install one (1) ply VersiPly 40 Base Flashing Ply at all base flashings, set in WeatherKing Flashing adhesive.
10. Install one (1) ply StressPly IV Min cap ply over entire roof area.
11. Install one (1) ply KeeStone 60 KEE FB flashing ply at all base flashings and curbs set in modified KEE mastic.
12. All non-standard penetration details shall be reinforced with Tuff Flash liquid flashing system.
13. Install 22 drip and fascia components.

14. Install 24 gauge count flashings at all perimeter edges and curbs.
15. It may be necessary to cut in new reglet flashings above existing weep holes. Three course all perimeter flashings to new roof system using Tuff Flash to existing walls. Do not cover weep holes.
16. Apply reflective aluminum coat at 1-1.5 gallons a square.
17. Install walkway pads around all mechanical units and air handlers, spot adhered.
18. Clean existing gutters and ensure water tightness.
19. Issue 30 Year NDL manufacturers roof system warranty.
20. Issue two (2) year workmanship warranty.

Proposal Price Based Upon Market Experience:	\$ 114,311
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Competitive Bid Results:

Cobra BEC, Inc.	\$ 114,311
V&R Sheet Metal LLC	\$ 191,566
Progressive Services, Inc.	Did Not Provide Bid

Scope of Work: Police Station Roof Replacement With KEE

1. Slit all existing membrane roofing systems, remove base flashings, copings and gutters and properly dispose.
2. Remove white TPO 2nd membrane and properly dispose. Cut original black TPO membrane and prepare for recover.
3. Inspect all insulation for deterioration and moisture; notify DBS if any concerns arise. Replace any compromised insulation with materials consistent with existing type, thickness and physical properties.
4. Remove insulation where deflection has resulted in ponding water. Replace with material consistent with existing type and thickness.
5. Inspect all wood nailers, blocking and wood components for deterioration and replace.
6. Remove any rooftop equipment designated for removal and properly dispose. Items designated for reuse shall be set aside and protected for reinstallation.
7. Install one (1) layer quarter inch (1/4") roof cover board over entire roof, board approved by manufacturer.
8. Install one (1) loose laid generic type II base sheet over entire roof and mechanically attached through entire system.
9. Install new 22 gauge fascia, gutters and downspouts at all perimeter edges.
10. Install KEE FB 60 over entire roof area per manufacturers specification.
11. Install 24 gauge counter flashings at all curbs and mechanical units.
12. Coat exposed concrete coping (Police Sign) using White Knight Plus. TSP/ Simple Green, remove all dirt, debris and moss/ algae. Apply 2-3 gals sq, applied in two coats.
13. Install walkway pads around all mechanical units and air handlers.
14. Issue 20 Year NDL manufacturers roof system warranty.
15. Issue two (2) year workmanship warranty.

Proposal Price Based Upon Market Experience:	\$ 236,691
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Competitive Bid Results:

Cobra BEC, Inc.	\$	236,691
Progressive Servies, Inc.	\$	258,281
V&R Sheet Metal LLC	\$	264,462

Police Station Add Alternate: Front Wall Coping Repair

Proposal Price Based Upon Market Experience:	\$	1,432
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Combined Cost of 2 Project Sites (Base Bids + Coping Repair):	\$	352,434.00
Washington State Tax - Clark County - (8.4%):	\$	29,604.46
Total Combined Cost:	\$	382,038.46

Competitive Bid Results (Base Bid + Coping Repair):

Cobra BEC, Inc.	\$	352,434
V&R Sheet Metal LLC	\$	457,460
Progressive Services, Inc.	Non-Comprehensive Bid	

Unforeseen Site Conditions:

Wood Nailers	\$	5.13	per lf
Roof Drain Replacement	\$	1,995.00	each
Plywood Decking	\$	4.28	per sf
Metal Coping	\$	19.38	per lf
2" Polyiso Installed	\$	2.22	per sf

Clarifications/Exclusions:

1. Sales and use taxes are included.
2. Permits are included.
3. Bonds are included.
4. Any work not exclusively described in the above proposal scope of work is excluded.

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Proposal pricing valid through 12/31/2017.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Jeff Kozak

Jeff Kozak
Garland/DBS, Inc.
(216) 430-3518
jkozak@garlandind.com



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

City of Camas
Multiple Buildings
Date Submitted: 04/20/2017
Proposal #: 25-WA-170451
MICPA # 14-5903
UBI# 603-013-262
GARLAI*903K4

Please Note: The following estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: City Hall Roof Replacement With KEE

1. Slit all existing membrane roofing systems, remove base flashings, copings and gutters and properly dispose.
2. Inspect all insulation for deterioration and moisture; notify DBS if any concerns arise. Replace any compromised insulation with materials consistent with existing type, thickness and physical properties.
3. Install one (1) inch polyiso over entire roof area. Install tapered at all perimeter edges to gutter. Refer to scope for base bid and alternate assemblies.
4. Inspect all wood nailers, blocking and wood components for deterioration and replace.
5. Remove any rooftop equipment designated for removal and properly dispose. Items designated for reuse shall be set aside and protected for reinstallation.
6. Install one (1) layer quarter inch (1/4") roof cover board over entire roof, board approved by manufacturer.
7. Install one (1) loose laid generic type II base sheet over entire roof and mechanically attached through entire system.
8. Install new 22 gauge fascia, gutters and downspouts at all perimeter edges.
9. Install KEE FB 60 over entire roof area per manufacturers specification.
10. Install 24 gauge counter flashings at all curbs and mechanical units.
11. Install walkway pads around all mechanical units and air handlers.
12. Remove all existing gutters and dispose. Install new 24 gauge gutters around entire perimeter.
13. Prime and paint gas line Sherman Williams SAFETY YELLOW.
14. All existing skylights to be saved and reinstalled.
15. Issue 20 Year NDL manufacturers roof system warranty.

16. Issue two (2) year workmanship warranty.

Proposal Price Based Upon Market Experience: \$ 239,514

Competitive Bid Results:

Cobra BEC, Inc.	\$ 239,514
Progressive Servies, Inc.	\$ 263,450
V&R Sheet Metal LLC	\$ 279,266

Alternate Scope of Work: City Hall Roof Replacement With Two Ply SBS Torch

1. Slit all existing membrane roofing systems, remove base flashings, copings and gutters and properly dispose.
2. Inspect all insulation for deterioration and moisture; notify DBS if any concerns arise. Replace any compromised insulation with materials consistent with existing type, thickness and physical properties.
3. Install one (1) inch polyiso over entire roof area. Install tapered at all perimeter edges to gutter. Refer to scope for base bid and alternate assemblies.
4. Inspect all wood nailers, blocking and wood components for deterioration and replace.
5. Inspect drains and overflow drains to ensure they are in proper working order and ready to receive new roofing system.
6. Remove any rooftop equipment designated for removal and properly dispose. Items designated for reuse shall be set aside and protected for reinstallation.
7. Install one (1) layer quarter inch (1/4") DensDeck Prime or SecureRock roof cover board, mechanically attached.
8. Install one (1) ply HPR torch base over entire roof area.
9. Install one (1) ply VersiPly 40 Base Flashing Ply at all base flashings, set in WeatherKing Flashing adhesive.
10. Install one (1) ply StressPly IV Min cap ply over entire roof area.
11. Install one (1) ply KeeStone 60 KEE FB flashing ply at all base flashings and curbs set in modified KEE mastic.
12. All non-standard penetration details shall be reinforced with Tuff Flash liquid flashing system.
13. Install 22 drip and fascia components.
14. Install 24 gauge count flashings at all perimeter edges and curbs.
15. Apply reflective aluminum coat at 1-1.5 gallons a square.
16. Install walkway pads around all mechanical units and air handlers, spot adhered.
17. Remove all existing gutters and dispose. Install new 24 gauge gutters around entire perimeter.
18. Prime and paint gas line Sherman Williams SAFETY YELLOW.
19. All existing skylights to be saved and reinstalled.
20. Issue 30 Year NDL manufacturers roof system warranty.
21. Issue two (2) year workmanship warranty.

Proposal Price Based Upon Market Experience: \$ 276,471

Competitive Bid Results:

Cobra BEC, Inc.
V&R Sheet Metal LLC
Progressive Services, Inc.

\$ 276,471
\$ 313,696
Did Not Provide Bid

Scope of Work: Library Roof Replacement With KEE

1. Slit all existing membrane roofing systems, remove base flashings, copings and gutters and properly dispose.
2. Inspect all insulation for deterioration and moisture; notify DBS if any concerns arise. Replace any compromised insulation with materials consistent with existing type, thickness and physical properties.
3. Over concrete deck area install DensDeck or SecurRock adhered using Olybond 500. Apply 1/2" wide beads every 6" across entire surface.
4. Inspect all wood nailers, blocking and wood components for deterioration and replace.
5. Remove any rooftop equipment designated for removal and properly dispose. Items designated for reuse shall be set aside and protected for reinstallation.
6. Install one (1) layer quarter inch (1/4") roof cover board over entire roof, board approved by manufacturer.
7. Install one (1) loose laid generic type II base sheet over entire roof and mechanically attached through entire system.
8. Install new 22 gauge fascia, gutters and downspouts at all perimeter edges.
9. Install KEE FB 60 over entire roof area per manufacturers specification.
10. Once roof system has been inspected install EPDM loose laid slip sheet over entire roof area and install 3/4 plus river rock ballast over entire area (concrete deck area only near roof access).
11. Install 24 gauge counter flashings at all curbs and mechanical units.
12. Install walkway pads around all mechanical units and air handlers.
13. It may be necessary to cut in new reglet flashings above existing weep holes. Three course all perimeter flashings to new roof system using Tuff Flash to existing walls. Do not cover weep holes.
14. Clean existing gutters and ensure water tightness.
15. Issue 20 Year NDL manufacturers roof system warranty.
16. Issue two (2) year workmanship warranty.

Proposal Price Based Upon Market Experience:

\$ 130,547

Competitive Bid Results:

Progressive Servies, Inc.	\$ 123,080
Cobra BEC, Inc.	\$ 130,547
V&R Sheet Metal LLC	\$ 193,322

Alternate Scope of Work: Library Roof Replacement With Two Ply SBS Torch

1. Slit all existing membrane roofing systems, remove base flashings, copings and gutters and properly dispose.

2. Inspect all insulation for deterioration and moisture; notify DBS if any concerns arise. Replace any compromised insulation with materials consistent with existing type, thickness and physical properties.
3. Over concrete deck area install DensDeck or SecurRock adhered using Olybond 500. Apply ½" wide beads every 6" across entire surface.
4. Inspect all wood nailers, blocking and wood components for deterioration and replace.
5. Inspect drains and overflow drains to ensure they are in proper working order and ready to receive new roofing system.
6. Remove any rooftop equipment designated for removal and properly dispose. Items designated for reuse shall be set aside and protected for reinstallation.
7. Install one (1) layer quarter inch (1/4") DensDeck Prime or SecureRock roof cover board, mechanically attached.
8. Install one (1) ply HPR torch base over entire roof area.
9. Install one (1) ply VersiPly 40 Base Flashing Ply at all base flashings, set in WeatherKing Flashing adhesive.
10. Install one (1) ply StressPly IV Min cap ply over entire roof area.
11. Install one (1) ply KeeStone 60 KEE FB flashing ply at all base flashings and curbs set in modified KEE mastic.
12. All non-standard penetration details shall be reinforced with Tuff Flash liquid flashing system.
13. Install 22 drip and fascia components.
14. Install 24 gauge count flashings at all perimeter edges and curbs.
15. It may be necessary to cut in new reglet flashings above existing weep holes. Three course all perimeter flashings to new roof system using Tuff Flash to existing walls. Do not cover weep holes.
16. Apply reflective aluminum coat at 1-1.5 gallons a square.
17. Install walkway pads around all mechanical units and air handlers, spot adhered.
18. Clean existing gutters and ensure water tightness.
19. Issue 30 Year NDL manufacturers roof system warranty.
20. Issue two (2) year workmanship warranty.

Proposal Price Based Upon Market Experience:

\$ 114,311

Competitive Bid Results:

Cobra BEC, Inc.

\$ 114,311

V&R Sheet Metal LLC

\$ 191,566

Progressive Services, Inc.

Did Not Provide Bid

Scope of Work: Police Station Roof Replacement With KEE

1. Slit all existing membrane roofing systems, remove base flashings, copings and gutters and properly dispose.
2. Remove white TPO 2nd membrane and properly dispose. Cut original black TPO membrane and prepare for recover.
3. Inspect all insulation for deterioration and moisture; notify DBS if any concerns arise. Replace any compromised insulation with materials consistent with existing type, thickness and physical properties.

4. Remove insulation where deflection has resulted in ponding water. Replace with material consistent with existing type and thickness.
5. Inspect all wood nailers, blocking and wood components for deterioration and replace.
6. Remove any rooftop equipment designated for removal and properly dispose. Items designated for reuse shall be set aside and protected for reinstallation.
7. Install one (1) layer quarter inch (1/4") roof cover board over entire roof, board approved by manufacturer.
8. Install one (1) loose laid generic type II base sheet over entire roof and mechanically attached through entire system.
9. Install new 22 gauge fascia, gutters and downspouts at all perimeter edges.
10. Install KEE FB 60 over entire roof area per manufacturers specification.
11. Install 24 gauge counter flashings at all curbs and mechanical units.
12. Coat exposed concrete coping (Police Sign) using White Knight Plus. TSP/ Simple Green, remove all dirt, debris and moss/ algae. Apply 2-3 gals sq, applied in two coats.
13. Install walkway pads around all mechanical units and air handlers.
14. Issue 20 Year NDL manufacturers roof system warranty.
15. Issue two (2) year workmanship warranty.

Proposal Price Based Upon Market Experience:	\$ 236,691
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Competitive Bid Results:

Cobra BEC, Inc.	\$ 236,691
Progressive Servies, Inc.	\$ 258,281
V&R Sheet Metal LLC	\$ 264,462

Police Station Add Alternate: Front Wall Coping Repair

Proposal Price Based Upon Market Experience:	\$ 1,432
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Alternate Scope of Work: Police Station Replacement With Two Ply SBS Torch

1. Slit all existing membrane roofing systems, remove base flashings, copings and gutters and properly dispose.
2. Remove white TPO 2nd membrane and properly dispose. Cut original black TPO membrane and prepare for recover.
3. Inspect all insulation for deterioration and moisture; notify DBS if any concerns arise. Replace any compromised insulation with materials consistent with existing type, thickness and physical properties.
4. Remove insulation where deflection has resulted in ponding water. Replace with material consistent with existing type and thickness.
5. Inspect all wood nailers, blocking and wood components for deterioration and replace.
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11. Install one (1) ply StressPly IV Min cap ply over entire roof area.
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17. Apply reflective aluminum coat at 1-1.5 gallons a square.
18. Install walkway pads around all mechanical units and air handlers, spot adhered.
19. Issue 30 Year NDL manufacturers roof system warranty.
20. Issue two (2) year workmanship warranty.

Proposal Price Based Upon Market Experience:	\$ 261,571
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Competitive Bid Results:

Cobra BEC, Inc.	\$ 261,571
V&R Sheet Metal LLC	\$ 295,886
Progressive Services, Inc.	Did Not Provide Bid

Combined Cost of All 3 Project Sites (Base Bid):	\$ 606,752
A Deduct of \$3,767.00 Will Be Provided If All Work Awarded At Same Time:	\$ (3,767)
Total Cost:	\$ 602,985

Competitive Bid Results (Base Bid):

Cobra BEC, Inc.	\$ 602,985
Progressive Services, Inc.	\$ 644,811
V&R Sheet Metal LLC	\$ 737,050

Unforeseen Site Conditions:

Wood Nailers	\$	5.13	per lf
Roof Drain Replacement	\$	1,995.00	each
Plywood Decking	\$	4.28	per sf
Metal Coping	\$	19.38	per lf
2" Polyiso Installed	\$	2.22	per sf

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please include in award paperwork.
2. Permits are excluded.
3. Bonds are included.
4. Any work not exclusively described in the above proposal scope of work is excluded.

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Proposal pricing valid through 12/31/2017.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Jeff Kozak

Jeff Kozak
Garland/DBS, Inc.
(216) 430-3518
jkozak@garlandind.com

ORDINANCE NO. _____

AN ORDINANCE amending Section 15.04.030(b) of the Camas Municipal Code relating to plan review fees.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

Section 15.04.030(b) of the Camas Municipal Code is hereby amended to provide as follows:

15.04.030(b) – Plan Review Fees

When submittal documents are required, plan review fees shall be paid at the time of submitting submittal documents for plan review. Said plan review fee shall be 65% of the building permit fee as per the fee schedule established by the City Council per resolution.

Section II

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

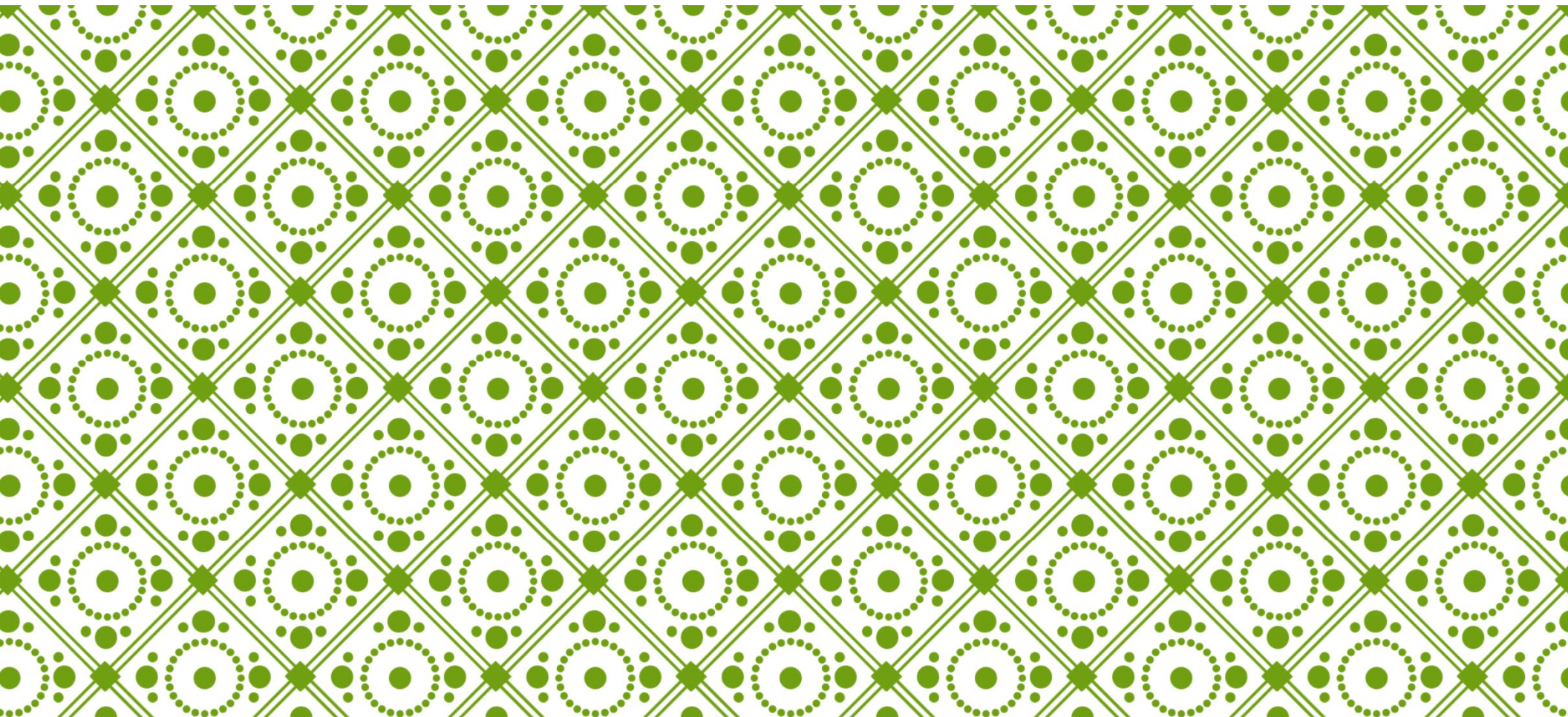
PASSED by the Council and APPROVED by the Mayor this _____ day of June, 2017.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



CITY OF CAMAS

Fee Schedule Update
May 15, 2017

UPDATE OF PARKS AND RECREATION CURRENT FEES

Public Agency Rate

Public Agencies utilizing the Lacamas Lake Lodge mid-week (excluding Fridays) during normal business hours will be assessed a \$60.00 per hour rental fee.

Non-Profit Current Rate:

50% discount of hourly rate = \$87.50

Camas School District

Community Education (Camas School District) provides the City with \$2,000 in support for the City's special events program. In exchange, the City will provide a \$2,000 rental fee credit to be calculated at the Public Agency Rate in any given year. Once exceeded, the School District will pay



QUESTIONS?

Financial Performance

City of Camas
An Overview of 1st Quarter of 2017 Financial Performance

Agenda

- General Economy during 1st Quarter of 2017
- Highlights
- Revenue
- Expenditures
- Investments
- Debt
- Fund Balance Projection
- Outlook
- Topic of the Quarter



1st Quarter Economy

Indicators

Avg. Mortgage Rate LOWER
4.10% v 4.32% at the end of 2016

Unemployment LOWER
4.5% v 4.7% at the end of 2016

Retail Sales (% change yr) HIGHER
4.8% v. 4.2% at the end of 2016

CPI HIGHER 2.4% v. 2.1%
(national) at the end of 2016

Avg. Gas Prices HIGHER
\$2.38 v. \$2.34 at the end of 2016

*Portland and Seattle CPI not yet
available

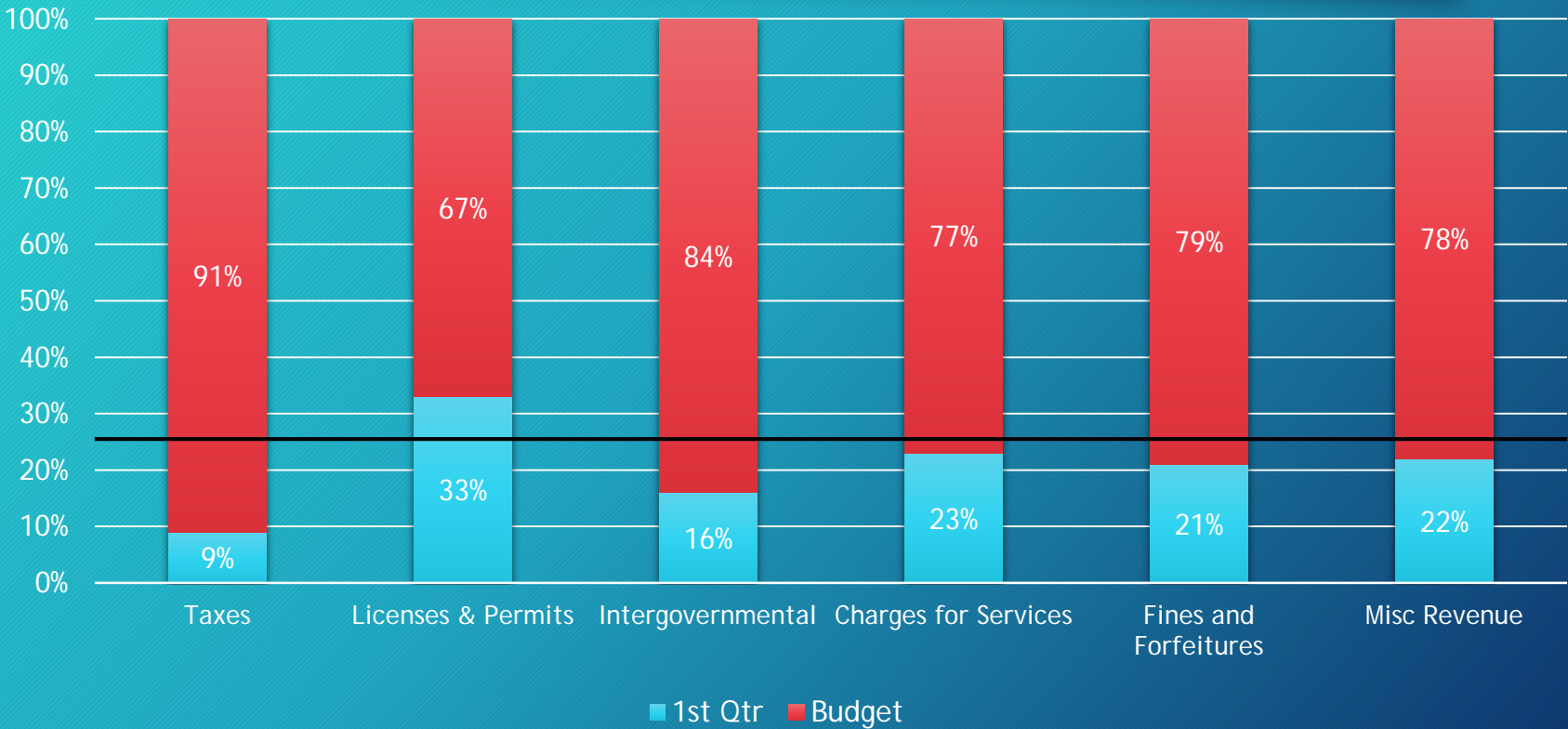
- Economy is on the same pace as 2016
- Real GDP was soft in the first quarter of 2017 which is typical with 2nd and 3rd generally stronger
- Housing growth continued locally = good for property taxes but retail sales are lower which is not so good for sales tax and DOR “helped” with a \$217,000 negative adjustment in March
- Full employment at 4.5% which is both good and bad - pressure on wages and prices with interest rates rising not far behind.

General Fund Highlights

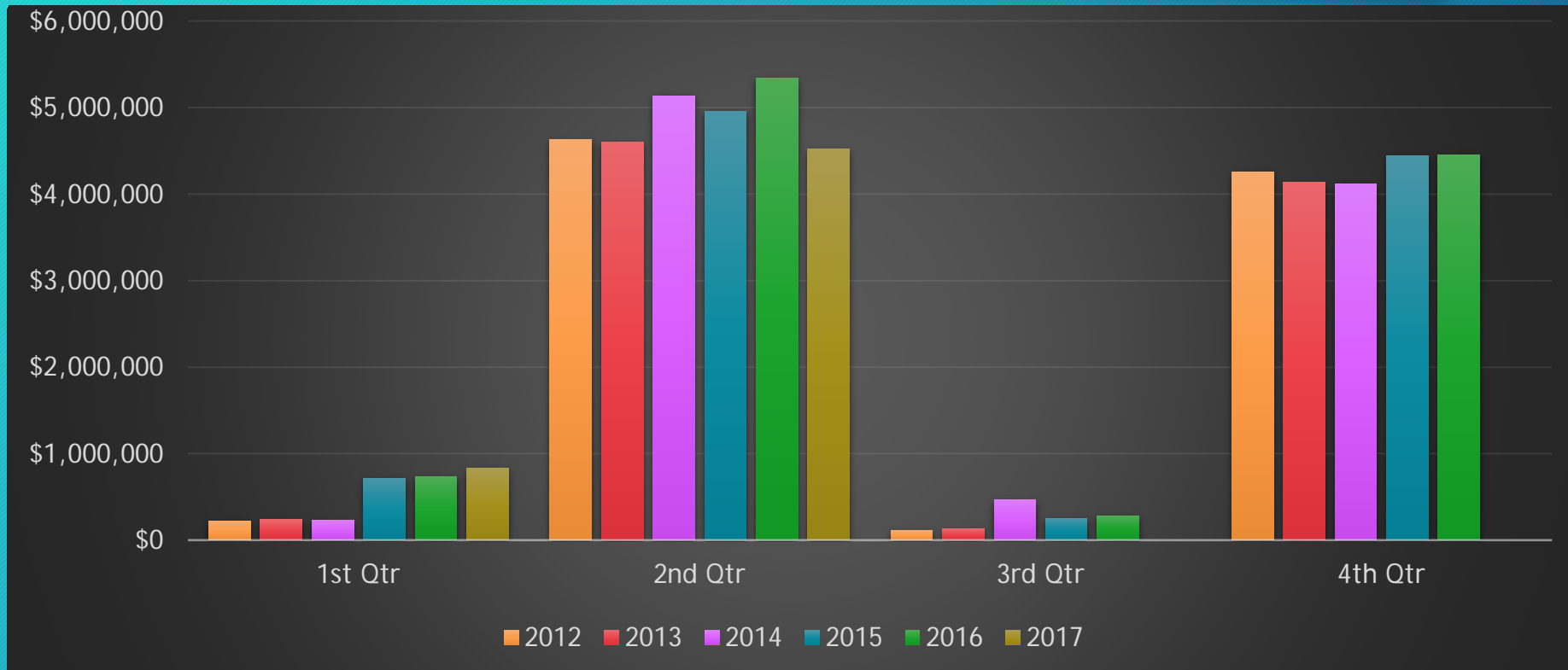
	2014 First Quarter	2015 First Quarter	2016 First Quarter	2017 First Quarter
Net revenues (less transfers)	\$1,576,626	\$2,221,276	\$2,532,437	\$2,797,693
Net expenditures (less transfers)	\$3,738,568	\$3,411,766	\$3,398,769	\$3,283,876
Net Cash Flow	(\$2,161,942)	(\$1,190,490)	(\$866,332)	(\$486,183)
% of Budget Spent	22%	24%	23%	21.2%
General Fund Balance	\$1,598,113	\$693,164	\$897,871	\$1,117,455
Overall Cash and Investments for All Funds	\$11,756,434	\$26,331,936 Includes Bond Proceeds	\$32,780,903 Includes Bond Proceeds	\$44,863,293

This table illustrates the cash flow of the General Fund.

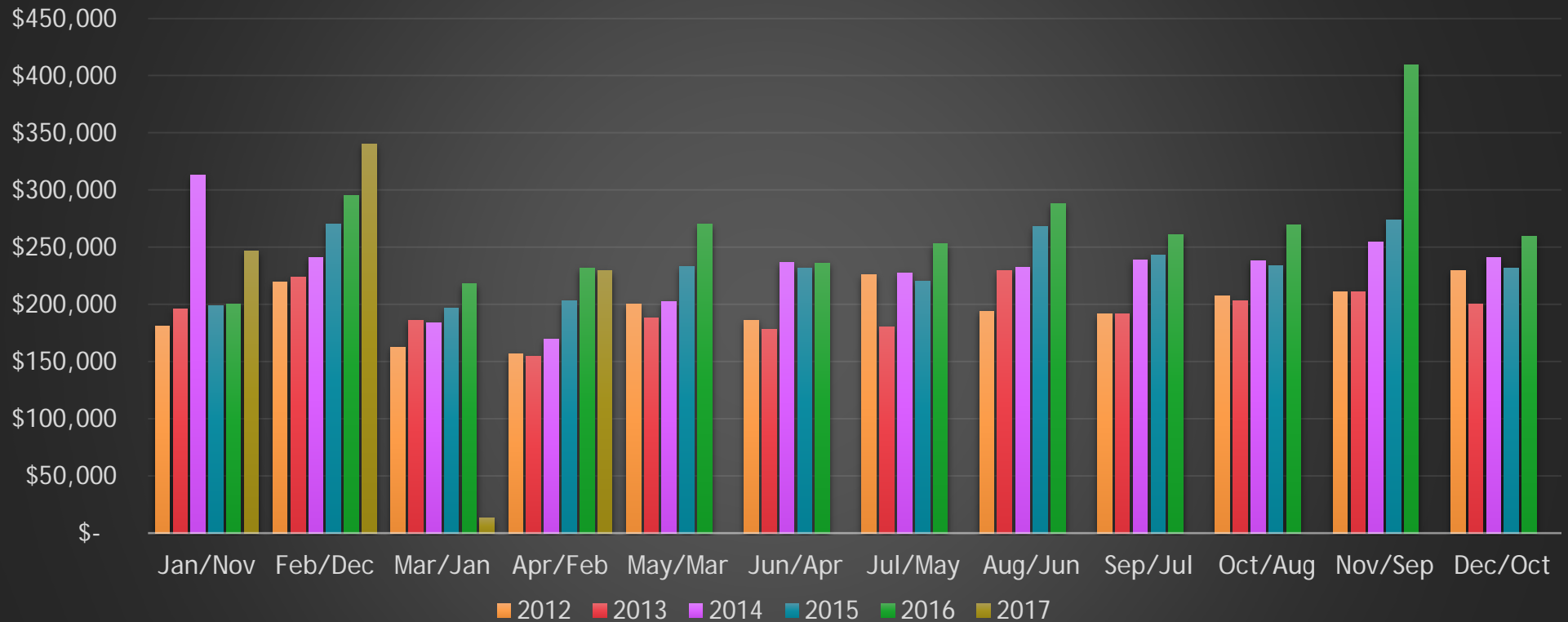
General Fund Revenues



Property Tax Collections

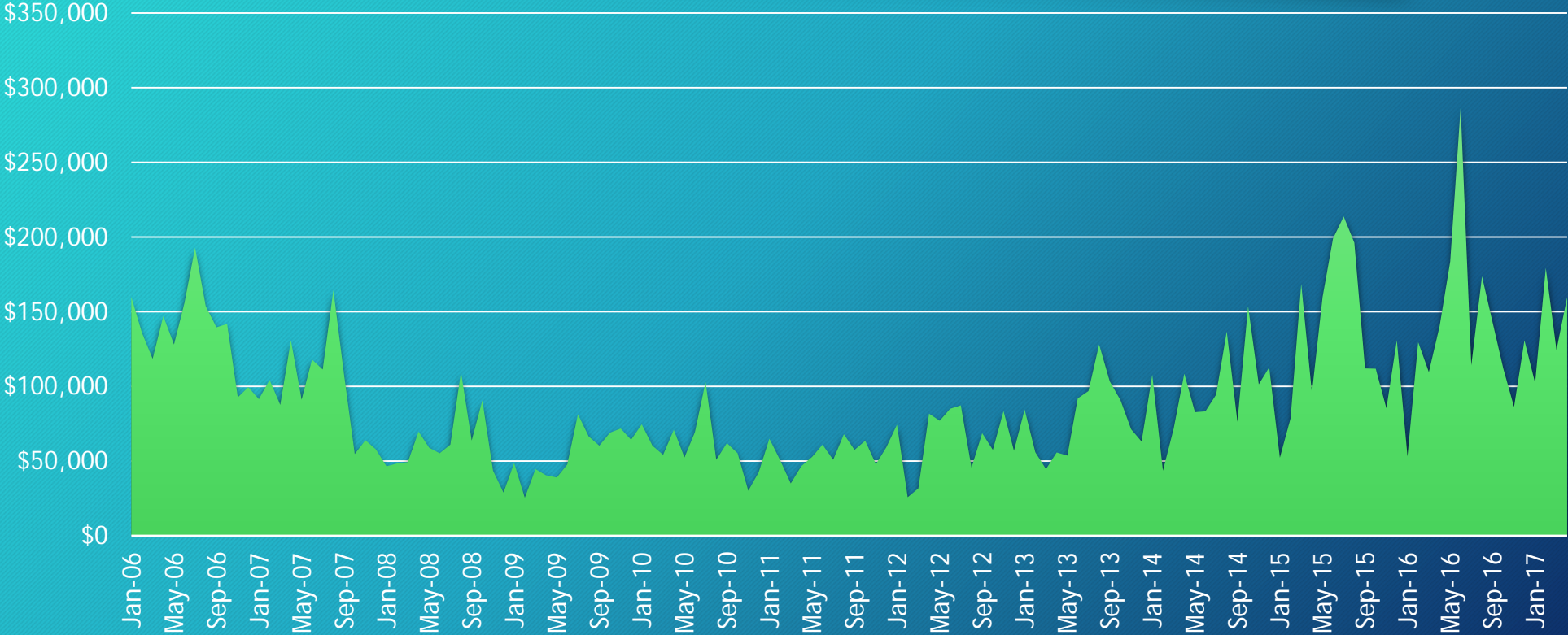


Sales and Use Tax

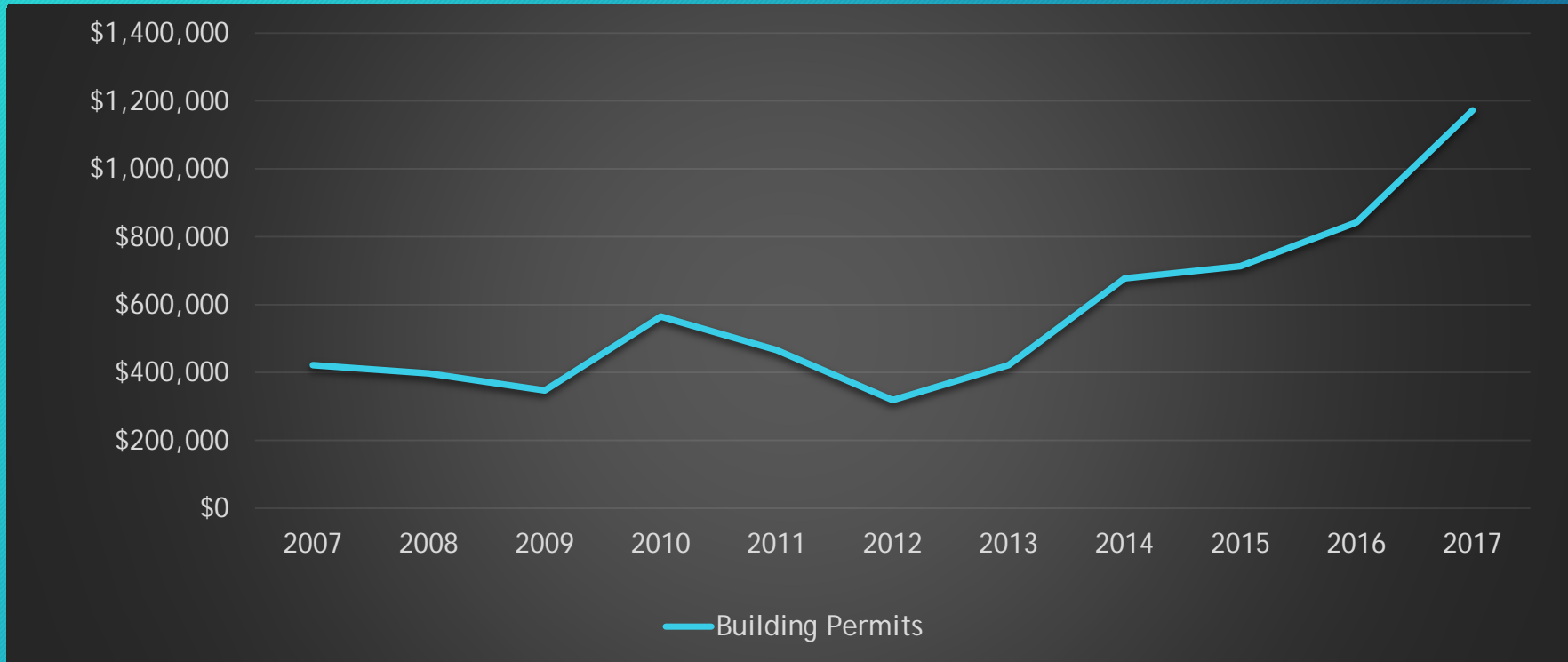




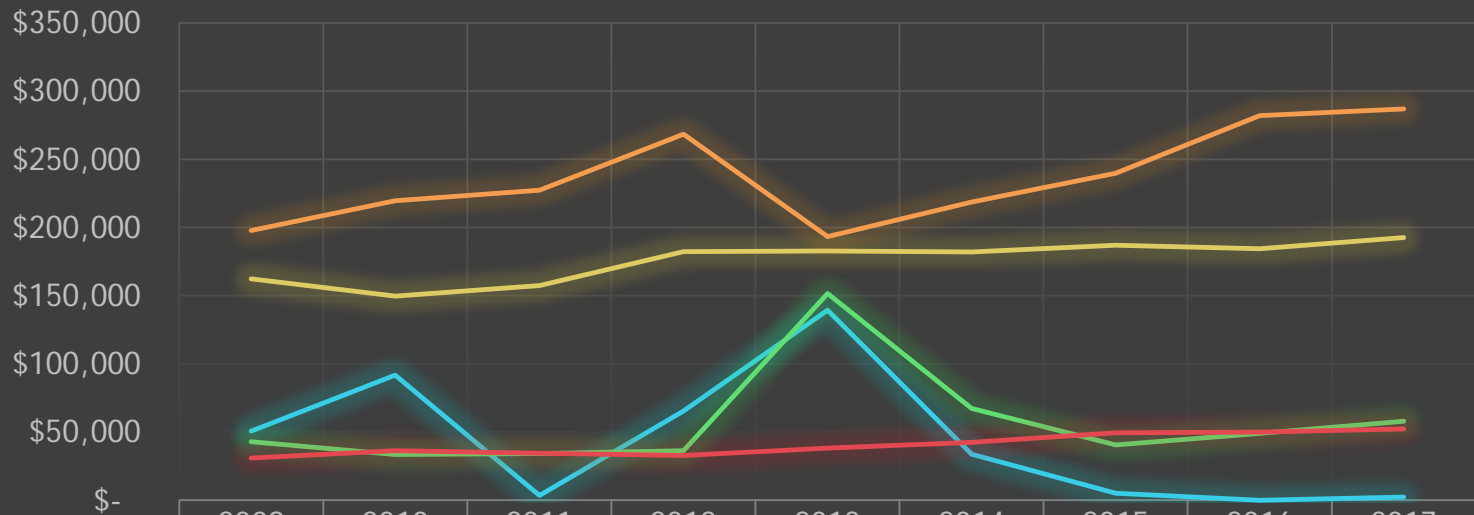
Real Estate Excise Tax



Building Permits

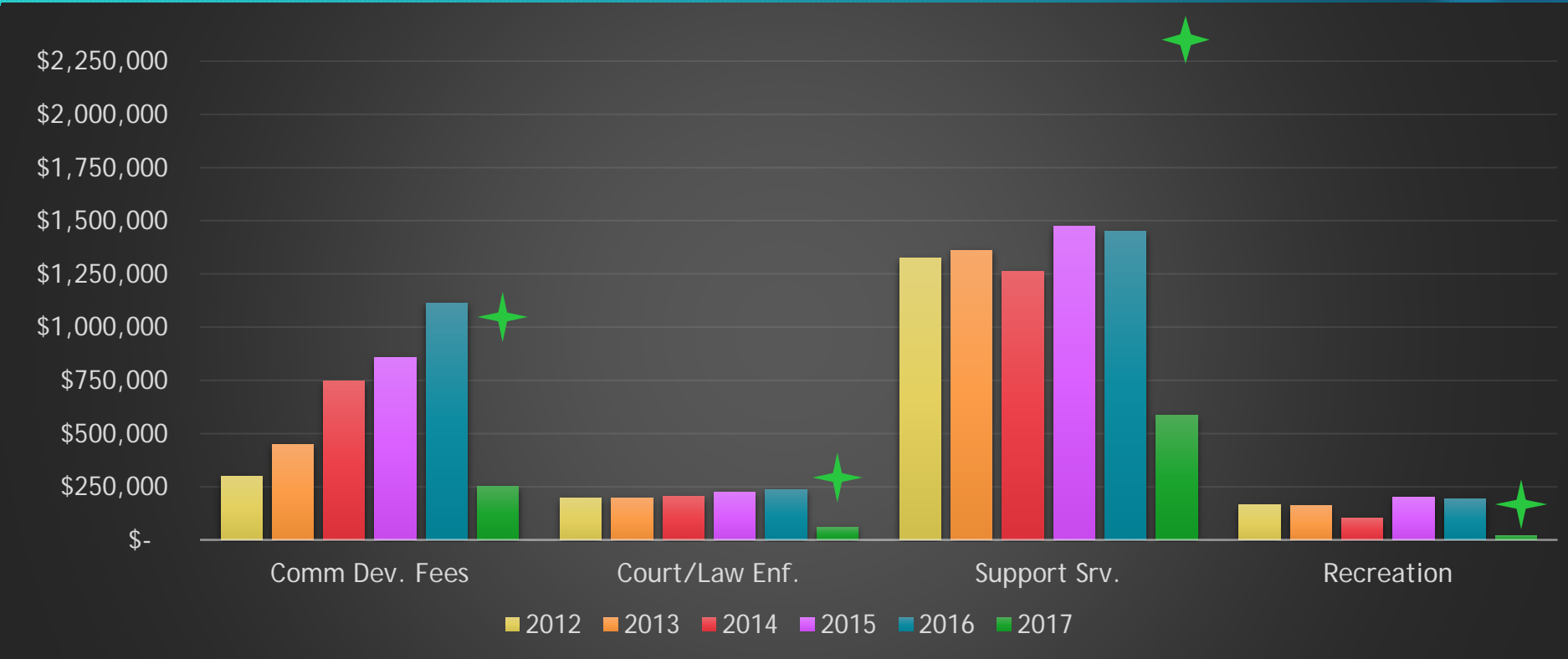


Intergovernmental

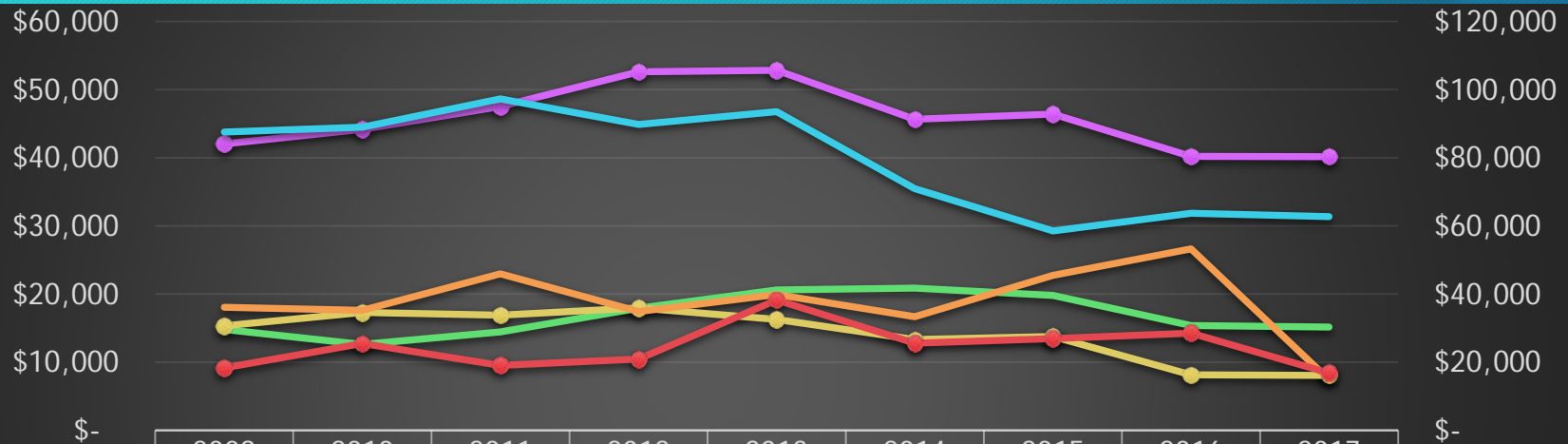


	2009	2010	2011	2012	2013	2014	2015	2016	2017
Federal Grants	\$50,702	\$91,665	\$3,435	\$65,355	\$139,267	\$33,802	\$5,046	\$-	\$2,437
State Grants/Shared Rev.	\$42,894	\$33,434	\$34,361	\$36,273	\$151,539	\$67,287	\$40,627	\$48,916	\$57,946
PUD Priv. Tax	\$162,335	\$149,782	\$157,352	\$182,203	\$182,739	\$182,004	\$187,023	\$184,334	\$192,629
Liquor Revenue	\$197,816	\$219,575	\$227,268	\$268,411	\$193,371	\$218,734	\$239,804	\$281,939	\$286,888
Fire Premium Tax	\$31,032	\$36,432	\$34,521	\$32,866	\$38,286	\$42,398	\$49,459	\$50,025	\$52,276

Charges for Services

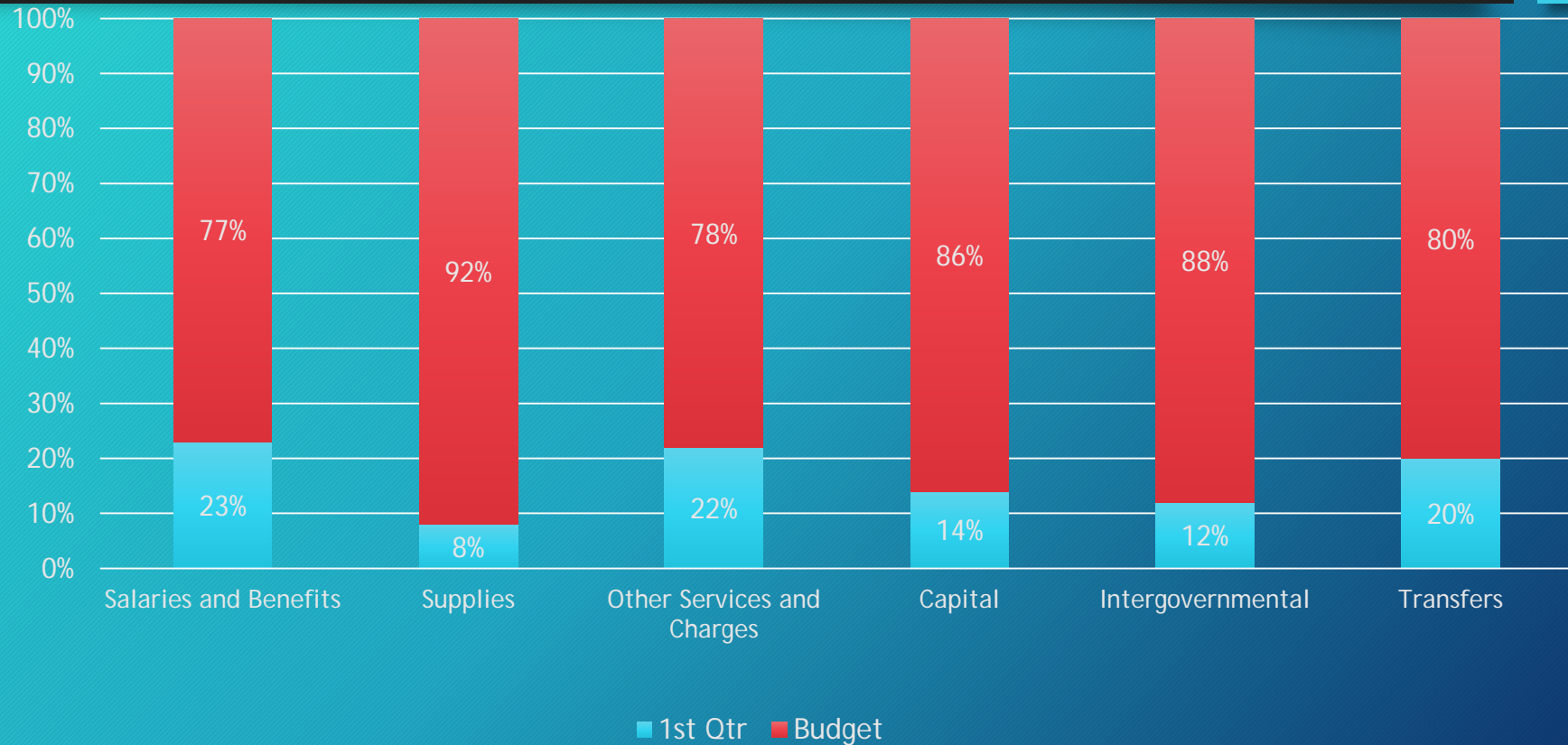


Fines and Forfeitures

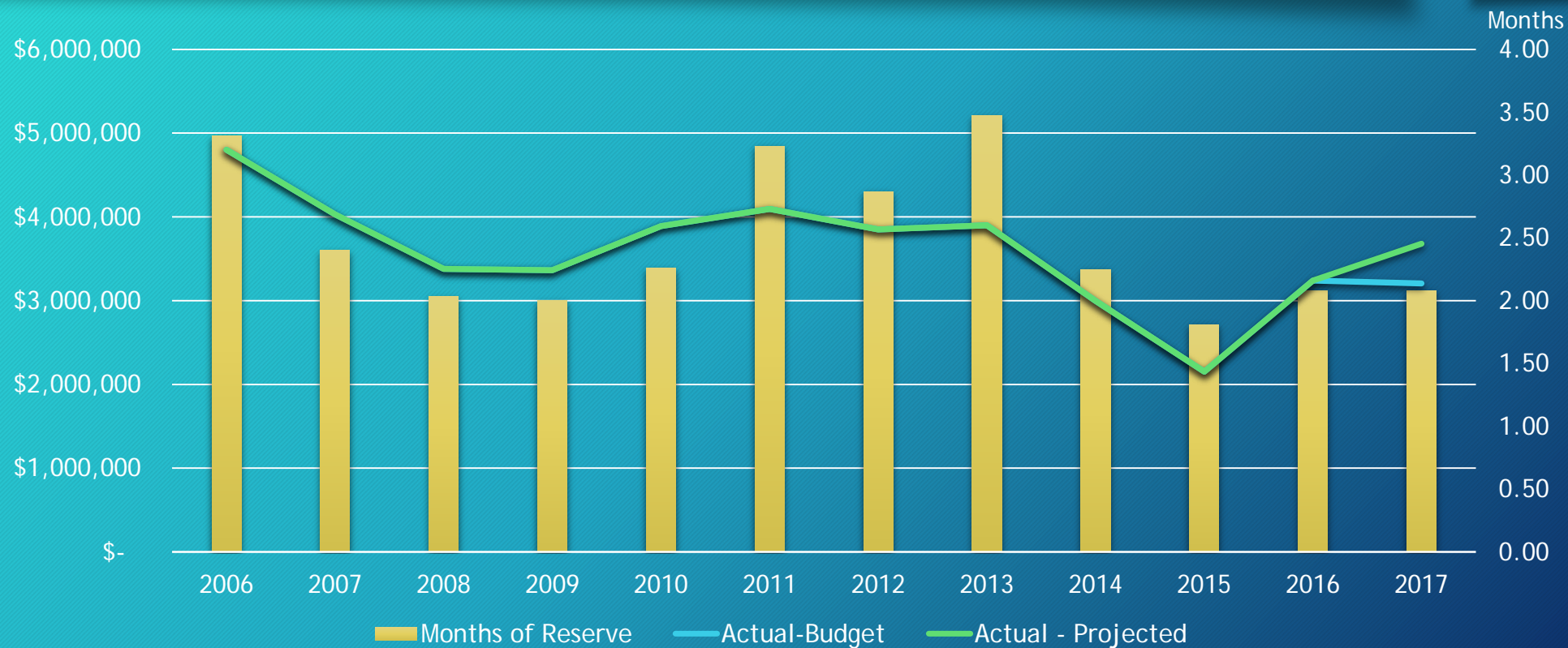


	2009	2010	2011	2012	2013	2014	2015	2016	2017
Other Traffic	\$14,791	\$12,601	\$14,428	\$17,948	\$20,609	\$20,874	\$19,800	\$15,362	\$15,141
Non-Traffic	\$15,334	\$17,294	\$16,906	\$17,956	\$16,294	\$13,327	\$13,799	\$8,147	\$8,070
Parking Viol.	\$18,050	\$17,626	\$22,983	\$17,427	\$19,956	\$16,689	\$22,760	\$26,647	\$7,460
DWI	\$9,173	\$12,730	\$9,538	\$10,460	\$19,117	\$12,776	\$13,473	\$14,271	\$8,428
Crim Costs/EHM	\$42,031	\$44,178	\$47,504	\$52,630	\$52,848	\$45,665	\$46,418	\$40,183	\$40,168
Traffic Infractions	\$87,582	\$88,946	\$97,268	\$89,735	\$93,544	\$70,967	\$58,530	\$63,694	\$62,757

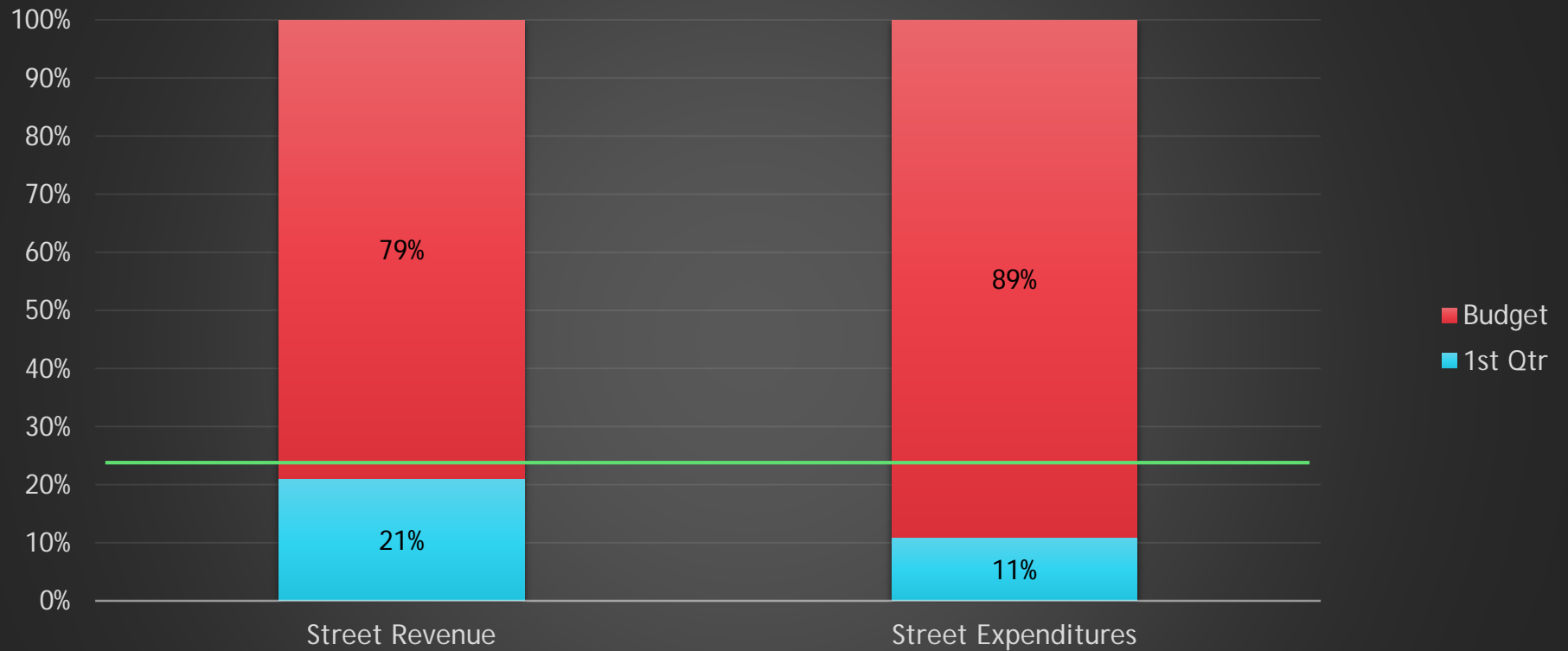
General Fund Expenditures



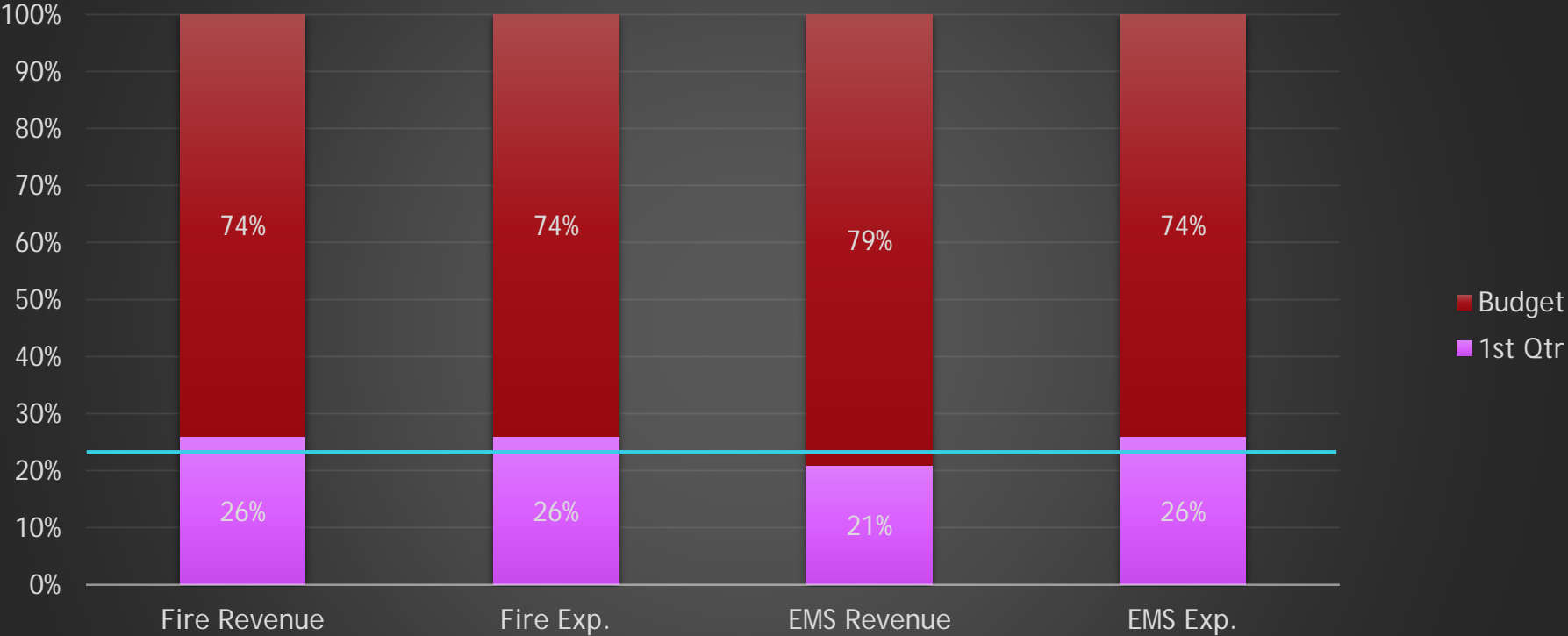
General Fund Balance



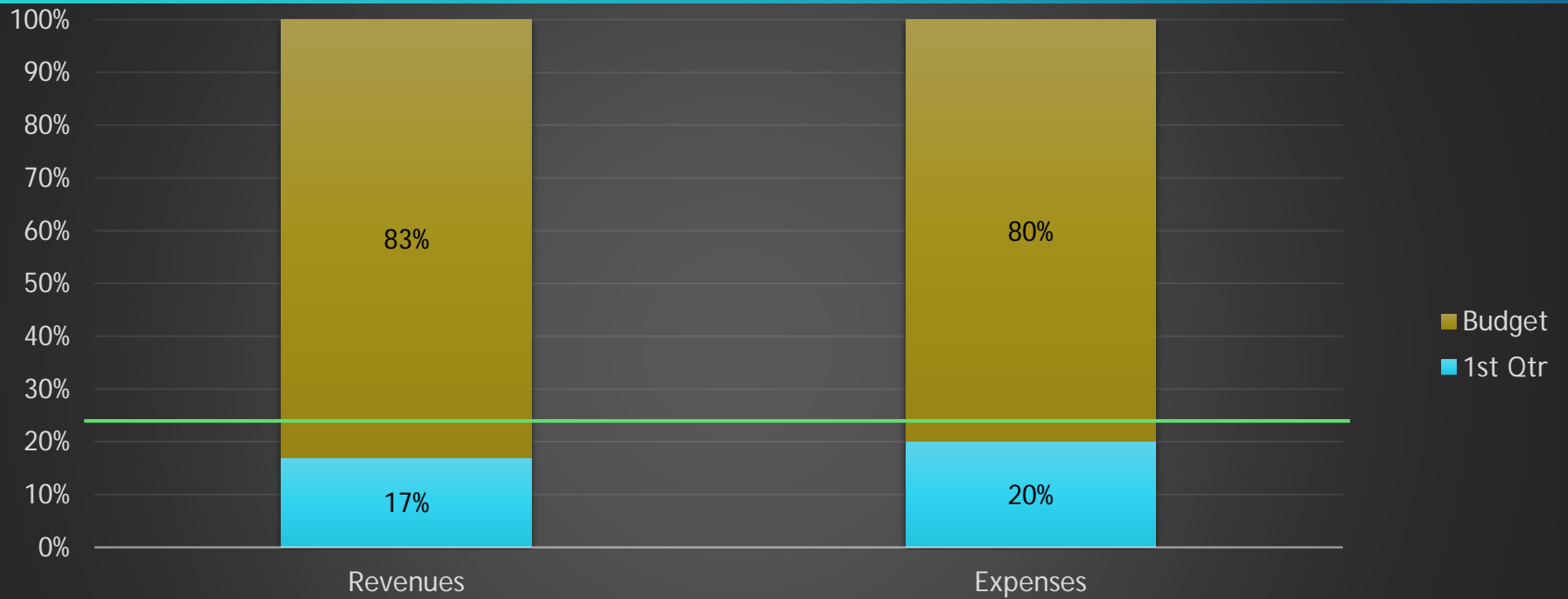
Streets



Camas/Washougal Fire and EMS

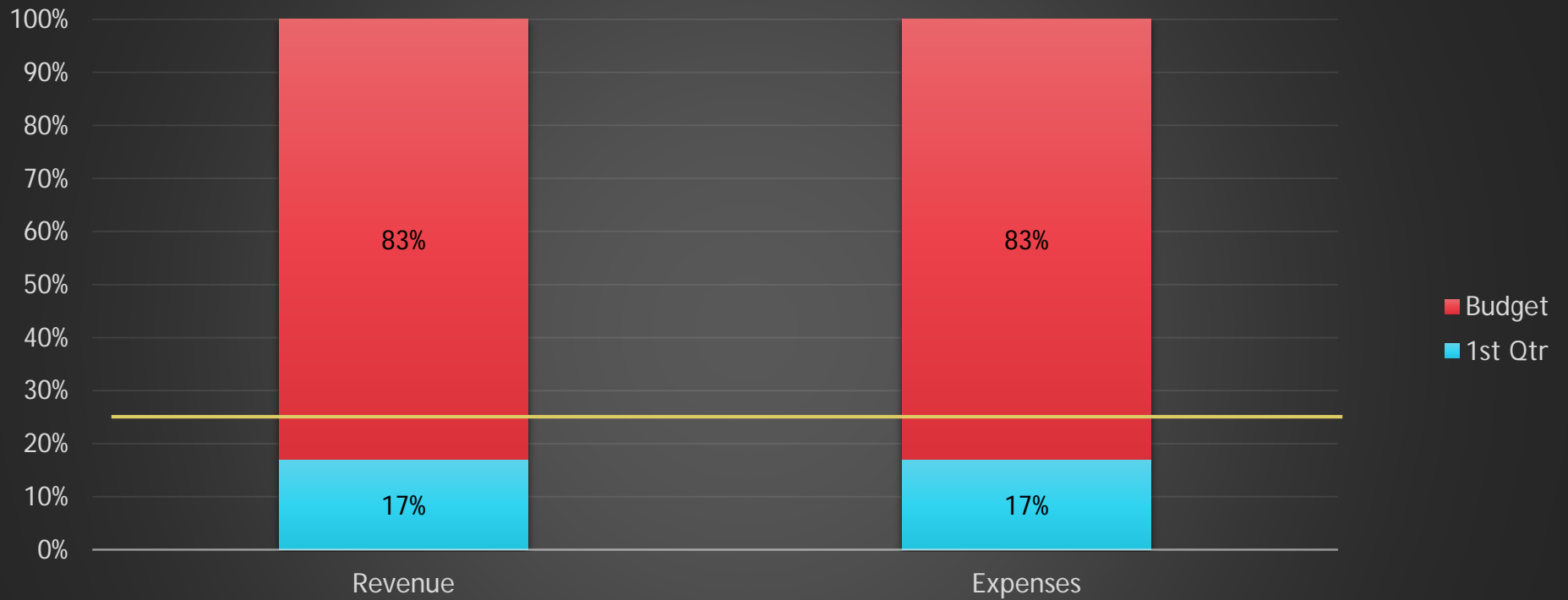


Storm Water

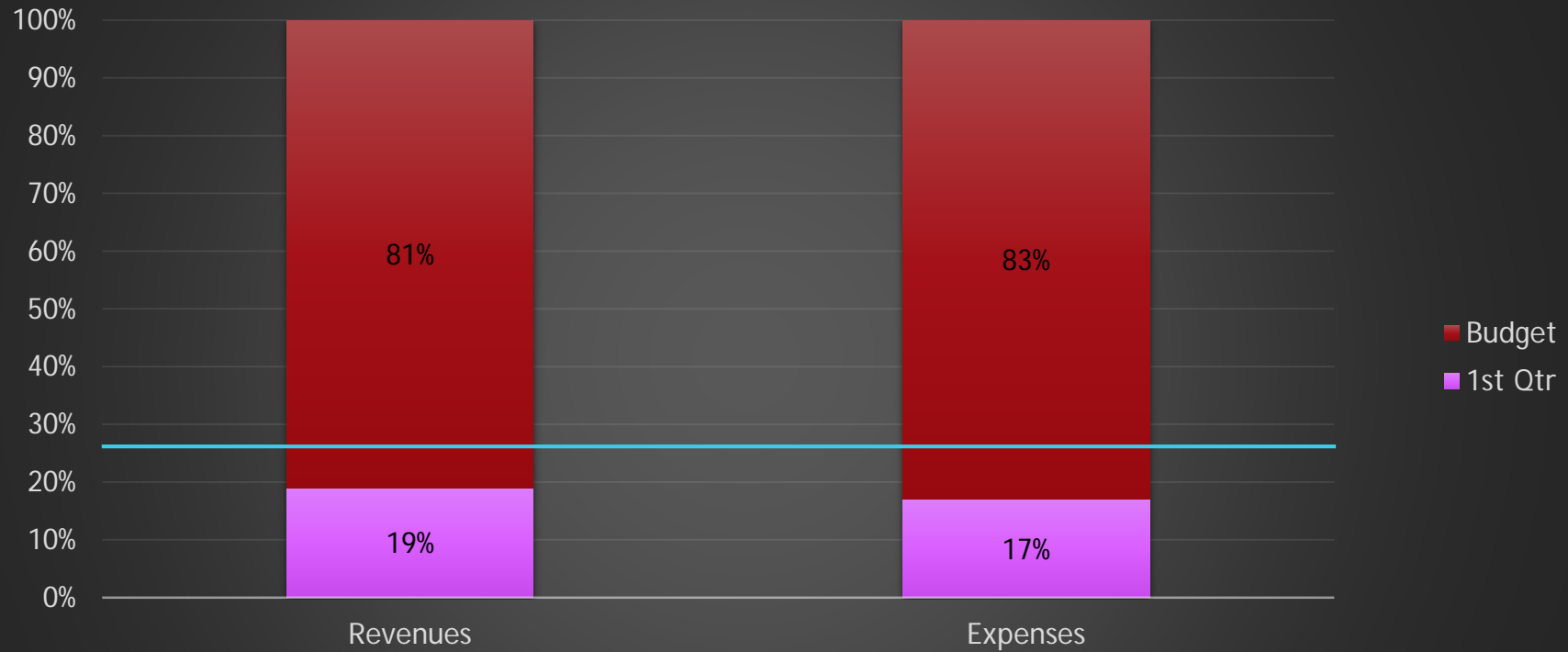


Excluding Capital

Solid Waste



Water/Sewer



Capital Projects - as of 3/31/2017

Govt. Projects

• Street Preservation	1%
• Open Space, Trails, Parks	0%
• North Shore Park & Trails	0%
• NW Brady	1%
• Heritage Trailhead	0%
• Community Center	0%
• Larkspur	0%
• NW 6 th /Norwood Intersection	0%
• LED Lighting	1%
• Annex Building Acquisition	0%
• Dalles Street	0%

Utility Projects

• Lacamas Lane Landslide	2%
• Forest Home Landslide	4%
• Storm Water Wetlands	1%
• Well 6	0%
• Well 17	0%
• North Shore Waterline	1%
• Gregg Reservoir	2%
• Mill Ditch Sewer Line Repl.	0%
• Lacamas Creek Pump Station	0%
• Water Meter Replacement	1%

2015 LT GO Bond Issue Status

Net Proceeds

\$8,340,039

Spend to Date

\$6,353,418

Interest

\$47,466

Remaining

\$2,034,087

1.5 Months past Spenddown

• Estimated Balance Remaining on Projects

- LED Lights \$1,266,551
- 6th & Norwood \$0
- Friberg & Struck \$0
- 38th Ave. \$0
- Brady \$469,141
- Fire Truck \$0
- Annex Building \$298,395

• Interest Earned \$47,466

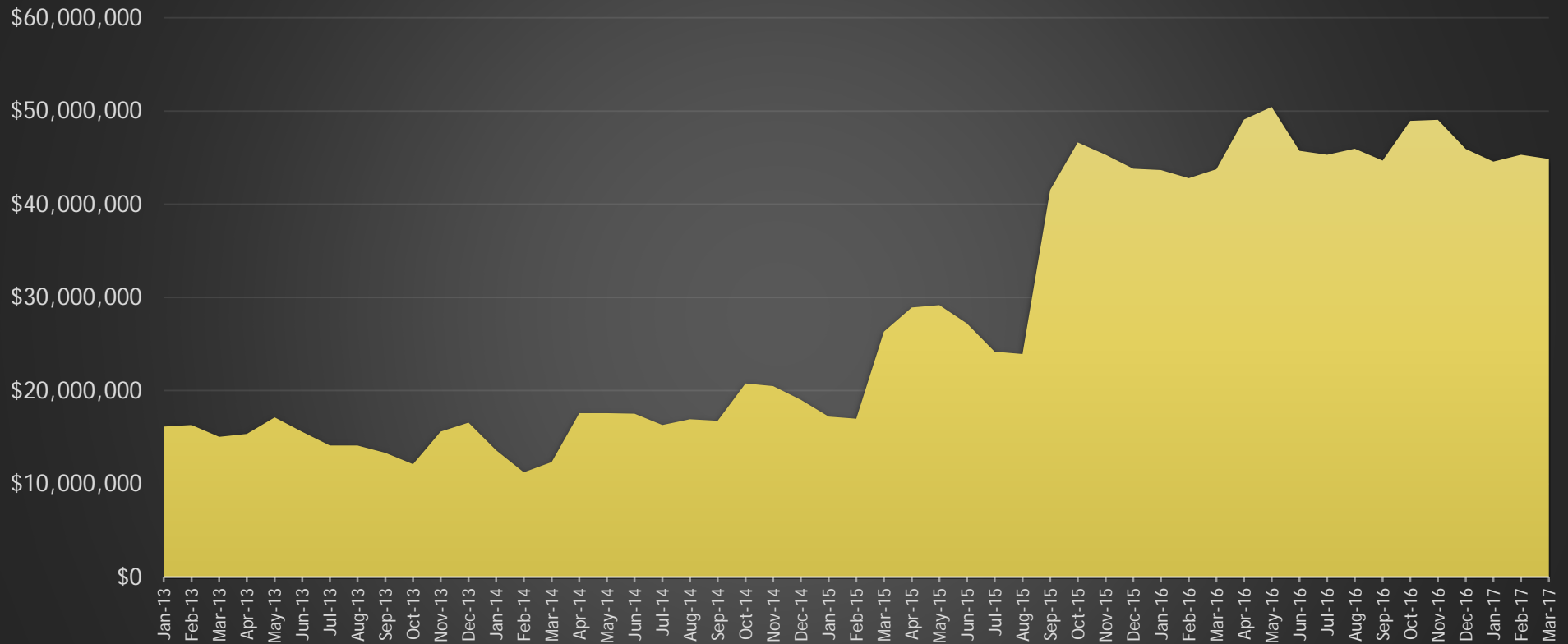
2015 Sewer Revenue Bond Issue Status

• Net Proceeds	\$17,004,922
• Spend to Date	\$1,986,976
• Interest	\$89,658
• Remaining	\$15,107,604

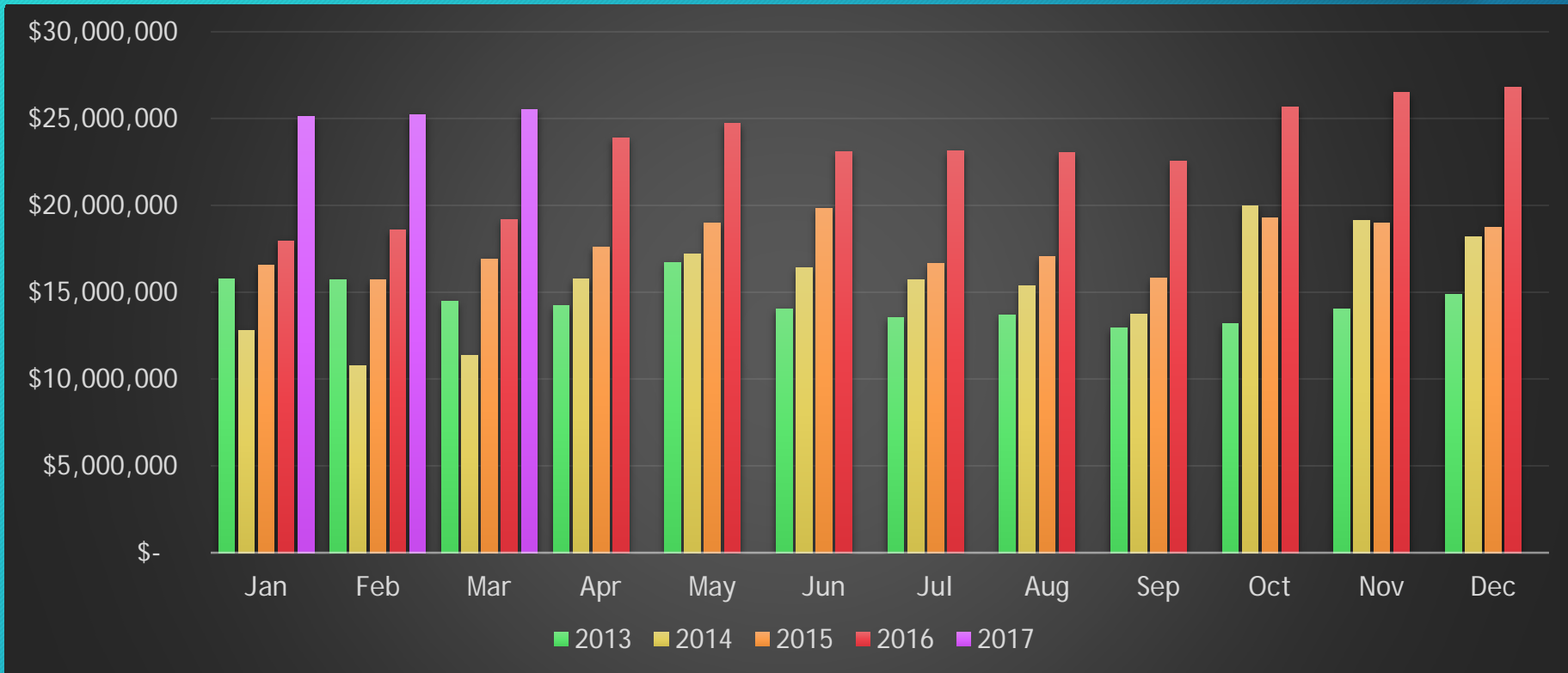
Friends of the Library

• Trust Account in the Portfolio	\$100,000
• Interest Earned since 9/9/15	\$1,851
• Grant Account in the Portfolio	\$ 6,899
• Proceeds spent in 2017	\$3,125
• Interest Earned in 2017	\$25

Cash and Cash Equivalent Assets



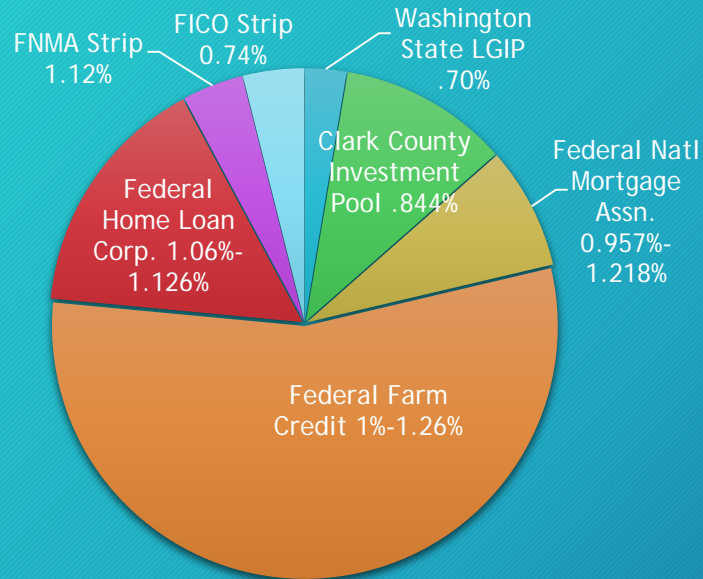
Investment Portfolio Balance



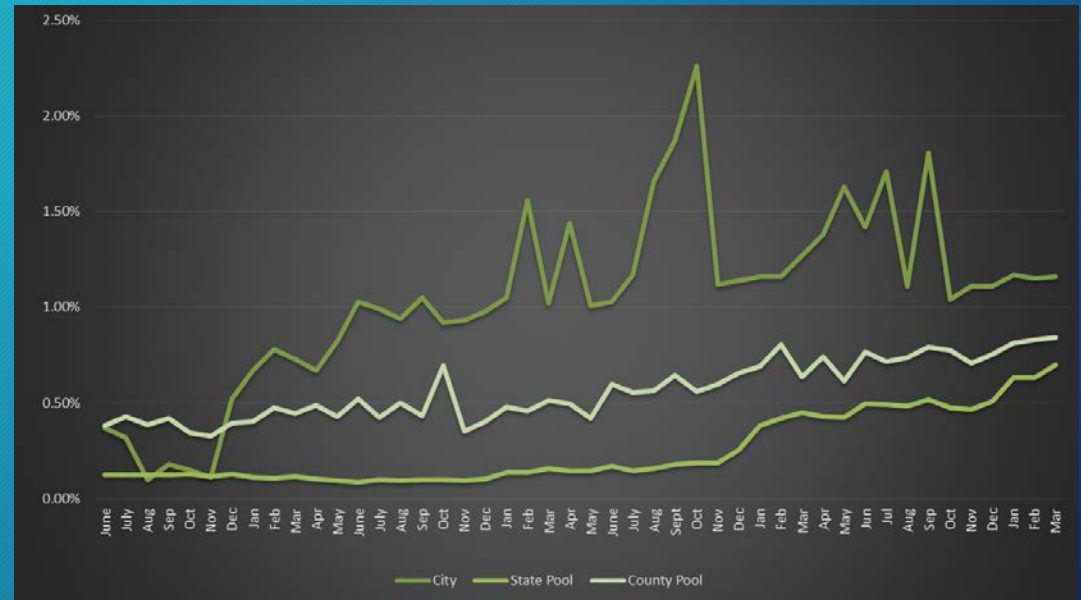
Investment Portfolio

1st Quarter Portfolio \$25,510,902

14% on demand Return 1/31 1.16%

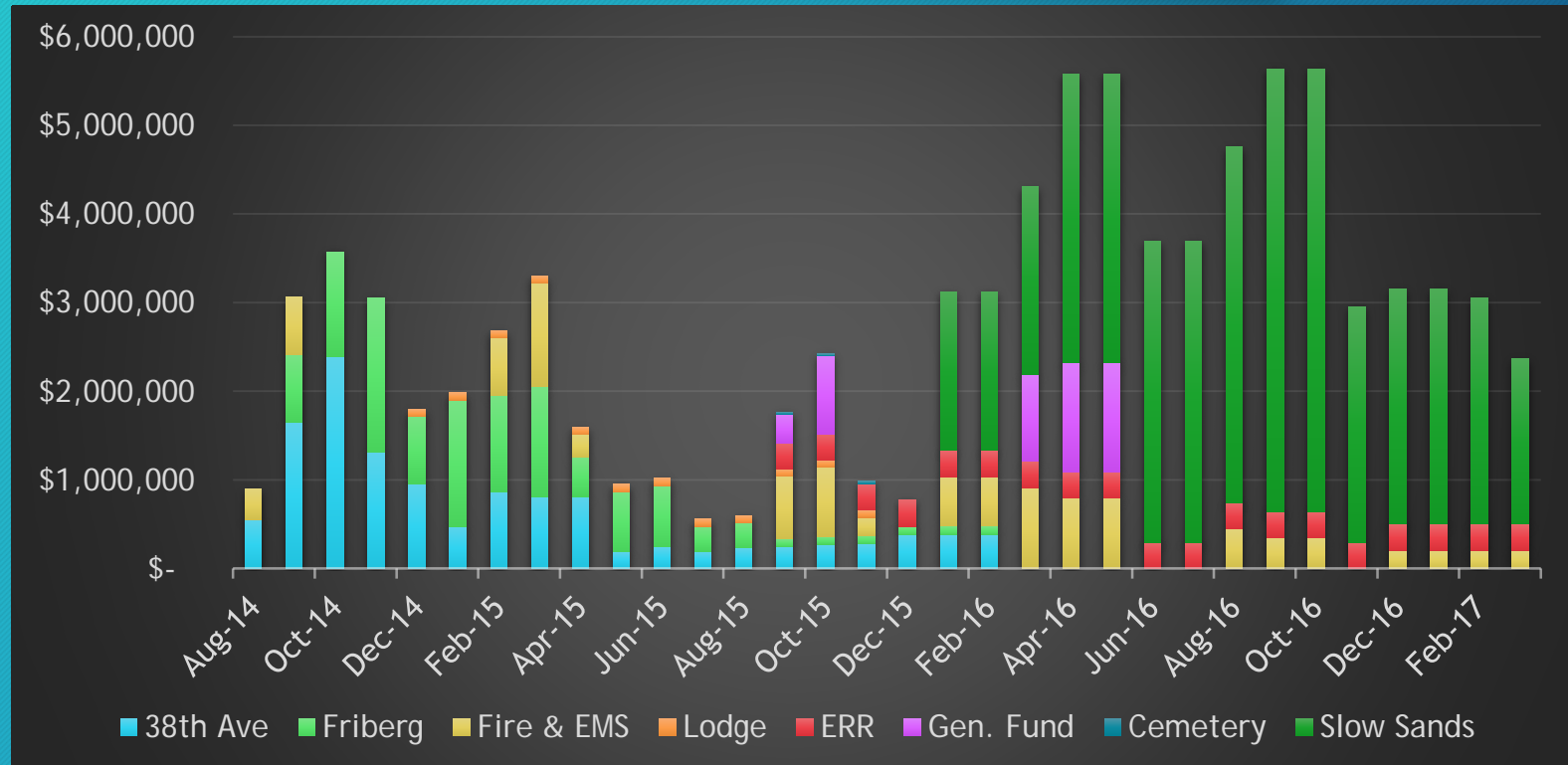


Portfolio Performance

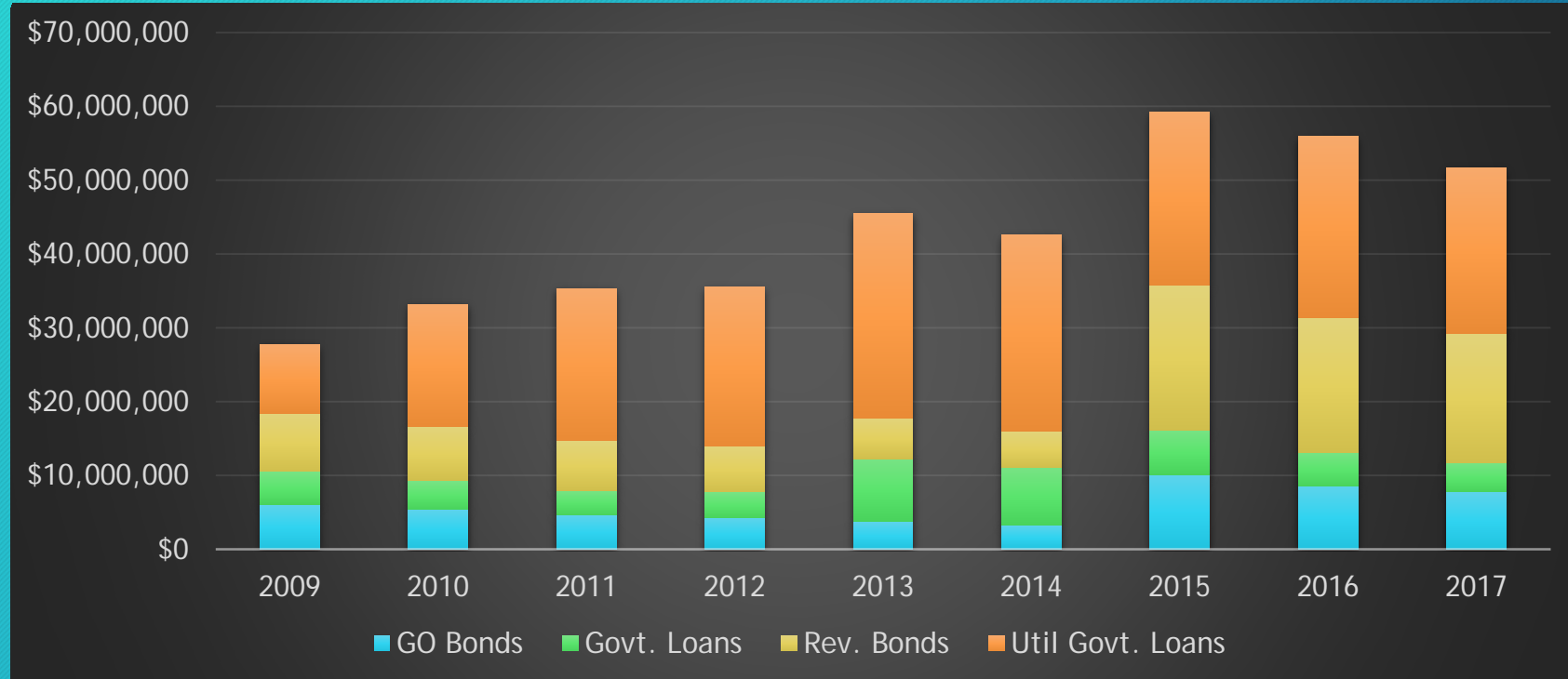


Line of Credit

1st Qtr.
Interest Paid \$9,285
Interest Rate
1.283% Exempt
No Taxable Balance
Commitment Fee
\$2,639
Fee Rate 0.25%



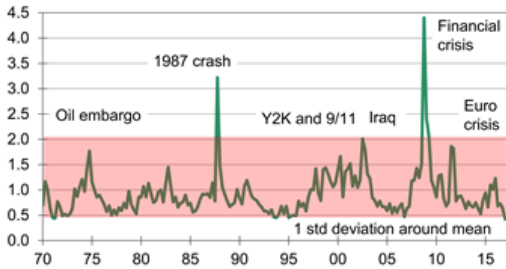
Debt Outstanding



Outlook

Equity Investors Are Confident

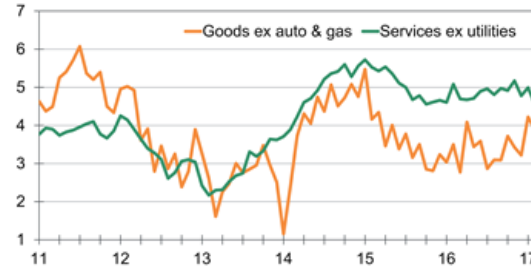
S&P 500 Volatility, VIX



Sources: S&P, Moody's Analytics

Spending Favors Services

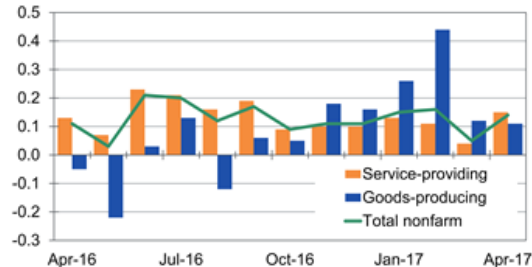
Nominal consumer spending, % change from prior yr



Sources: BEA, Moody's Analytics

U.S. Employment Growth Accelerated in April

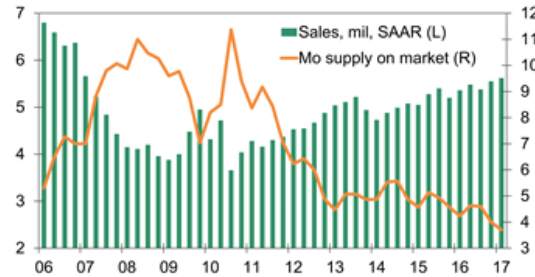
Payroll employment, % change



Sources: BLS, Moody's Analytics

Sales Drift Higher in Extremely Tight Market

Existing homes



Sources: National Association of Realtors, Moody's Analytics

- Economy seems upbeat
- Wage pressures are moderate even with a tighter labor market
- Housing is also a tight market with existing homes increasing in price
- Trends to watch include spending patterns of millennials and baby boomers

1st Quarter Topic

Historical Look at Industrial Growth

Report provided during meeting