



CITY COUNCIL REGULAR MEETING AGENDA

Monday, June 1, 2015, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

NOTE: There are two public comment periods included on the agenda. Anyone wishing to address the City Council may come forward when invited; please state your name and address. Public comments are typically limited to three minutes, and written comments may be submitted to the City Clerk. Special instructions for public comments will be provided at the meeting if a public hearing or quasi-judicial matter is scheduled on the agenda.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

V. CONSENT AGENDA

- A. Approve the minutes of the May 18, 2015 Camas City Council Meeting and the Workshop minutes of May 18, 2015.

 [May 18, 2015 Council Workshop Meeting Minutes - Draft](#)

[May 18, 2015 Council Regular Meeting Minutes - Draft](#)

- B. Approve claim checks as approved by the Finance Committee.

- C. Authorize the write-off of the April 2015 Emergency Medical Services (EMS) billings in the amount of \$52,172.82. This is the monthly uncollectable balance of Medicare and Medicaid accounts that are not collectable after receiving payments from Medicare, Medicaid and secondary insurance. (Submitted by Pam O'Brien)

- D. Authorize the Mayor to sign the Water Rights Purchase and Sale Agreement with the Kunze Farm Investment Co., Inc. in the amount of \$90,000 to purchase water rights for future municipal water system use. Purchasing of water rights is assumed in the City's adopted 2010 Water System Plan Update and staff proposes to include the expense in the upcoming Omnibus Budget. (Submitted by Steve Wall)

 [Kunze-Camas Water Rights Purchase and Sale Agreement](#)

- E. Authorize Pay Estimate No. 11 to Nutter Corporation for Project S-565 NW 38th Avenue Phase 2 Roadway Improvements in the amount of \$59,844.90 for work completed thru May 22, 2015. (Submitted by James Carothers)

 [NW 38th Avenue Phase 2 Pay Estimate 11](#)

NOTE: Any item on the Consent Agenda may be removed from the Consent Agenda for general discussion or action.

VI. NON-AGENDA ITEMS

- A. Staff
- B. Council

VII. MAYOR

- A. Announcements

VIII. MEETING ITEMS

- A. Public Hearing Considering the Six Year Transportation Improvement Program for Years 2016 Through 2021

Details: The Six Year Transportation Program is to be updated by municipal agencies annually per Revised Code of Washington (RCW) 35.77.010. Projects from the current Capital Facilities Plan, Transportation Impact Fee Study Update and the North Dwyer Creek Master Plan are included in this plan as well as safety and maintenance and preservation items. Projects are dropped from the list annually once the construction phase has started and is fully funded. Staff has revised the attached list and map to reflect comments made by Council at the May 18, 2015 Council Workshop. The attached appendices identify the coding on the list. The only public testimony received to date was presented to Council at the May 18, 2015 Council Workshop. This written testimony is also attached. No changes have been made to the list based on this testimony. Notice of this public hearing was posted on the Camas website, at the Post Office, City Hall, Camas Library, and in the Camas-Washougal Post-Record.

Presenter: James Carothers, Engineering Manager

Recommended Action: Staff recommends that Council conducts a public hearing, deliberates on comments and recommended changes and directs the City Attorney to prepare a resolution adopting the desired changes to the Six Year Transportation Plan at the June 15, 2015 Regular Council meeting.

 [Updated Draft Six Year Street Plan List](#)

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

[Six Year Street Plan Appendices](#)

[Six Year Street Plan Public Testimony](#)

IX. PUBLIC COMMENTS

X. EXECUTIVE SESSION

- A. Property Acquisition

XI. ADJOURNMENT

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.



CITY COUNCIL WORKSHOP MEETING MINUTES - DRAFT

Monday, May 18, 2015, 4:30 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Scott Higgins called the meeting to order at 4:30 p.m.

II. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Steve Hogan, Melissa Smith, and Shannon Turk

Excused: Tim Hazen

Staff: Sam Adams, Kristin Berquist, Phil Bourquin, Pete Capell, Curleigh Carothers, Jennifer Gorsuch, Leona Langlois, Robert Maul, Steve and Diane Skinner, Steve Wall, and Alicia Pacheco (student intern)

Press: No one from the press was present

III. PUBLIC COMMENTS

Adam Kluka, 7021 NW Friberg-Strunk St, Camas, commented about the City's 6-Year Street Plan and distributed a "6 Year Road Plans 2016-2021" dated 5-18-15, handout.

IV. SPECIAL PRESENTATION

- A. Recognition of 25-Year Anniversaries for Public Works Employees
Details: Public Works employees Greg Emmert and Steve Skinner celebrated 25 years of employment with the City of Camas Public Works Department on May 23, 2015. Steve Wall, Public Works Director, presented Steve Skinner with his 25 years of service pin. Greg Emmert was unable to attend.


V. WORKSHOP TOPICS

- A. North Urban Growth Area (NUGA) Sewer Update
Details: Staff, with assistance from the City's consultant BergerABAM, has substantially completed the NUGA Sewer System Alternatives Analysis. Staff provided a summary of the analysis, an update on discussions regarding the NUGA sewer with the development community and potential future efforts.
Presenter: Steve Wall, Public Works Director

 [NUGA Sewer Concept Plan](#)

Wall summarized the plan. Discussion ensued. More information will be provided at a future Council meeting.

- B. Kunze Farm Investment Co., Inc. Water Rights Acquisition
Details: Staff has been working with Kunze Farm Investment Co., Inc. (Kunze Farm) regarding the City's purchase of existing Kunze Farm water rights associated with a parcel located northwesterly of the Camas city limits near the intersection of NE Ward Road and NE Davis Road. Staff summarized for Council the investigations and analysis completed in regards to potential use of the water rights. Additionally, staff reviewed the attached Purchase and Sale Agreement and the attached Water Right Bargain and Sale Deed.
Presenter: Steve Wall, Public Works Director

 [Kunze-Camas Purchase and Sale Agmt DRAFT](#)
[Kunze-Camas Deed DRAFT](#)

Staff recommends this item be placed on the June 1, 2015 Consent Agenda for Council's consideration.

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

Wall provided an update regarding the Washougal River Trail Project. Wall also informed Council that the City-wide Pavement Preservation Project bid opening is May 26, 2015.

- D. Six-Year Street Plan
Details: The Six-Year Transportation Program, also known as the Six-Year Street Plan, is to be updated by municipal agencies annually per Revised Code of Washington (RCW) 35.77.010. Projects from the current Capital Facilities Plan, Transportation Impact Fee Study Update and the North Dwyer Creek Master Plan are included in this plan as well as safety and maintenance and preservation items. Projects are dropped from the list annually once the construction phase has started and is fully funded. The initial draft list and map are provided for Council's review and comment. The appendices identify the coding on the list.
Presenter: James Carothers, Engineering Manager

 [Draft Six Year Street Plan List](#)
[Draft Six Year Street Priorities Map](#)
[Six Year Street Plan Appendices](#)

A public hearing on this matter will be held on June 1, 2015, and the resolution to be placed on the June 15, 2015 Regular Council Meeting Agenda for Council's consideration.

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

Bourquin attended the May 12, 2015 Parking Committee meeting and said recommended changes will be in an upcoming resolution. He shared that the School Districts Capital Facilities Plans will be going through the Planning Commission and then to Council for adoption. He commented on Engrossed State Bill (ESB) 5923 Residential Impact Fee Deferral September 1, 2016 requirements. He also provided a Green Mountain Planned Residential Development (PRD) update.

- F. City Administrator Miscellaneous Updates and Scheduling
Details: This is a placeholder for miscellaneous or scheduling items.
Presenter: Pete Capell, City Administrator

Capell shared about the State Audit Exit Interview that was held on May 7, 2015. The City had a clean audit and is finalizing the Comprehensive Annual Financial Report. Capell also shared about the East County Fire and Rescue Commissioner's request for shared services between both cities respective fire services that will be brought to a future Council Workshop meeting.

VI. COUNCIL COMMENTS AND REPORTS

Carter attended the May 7, 2015 Library Board of Trustees meeting and took a tour of the Library.

Chaney attended the May 13, 2015 Camas City/School Committee meeting. Chaney shared that Virginia Warren, who is 90 years old, is still volunteering for the Friends of the Camas Cemetery.

Anderson commented on the May 9, 2015 Camas Plant & Garden Fair and the recognition during the fair of Uta Zuendal as the founder.

Turk reminded everyone about the NW 6th Avenue and NW Norwood Street roundabout open house on May 28, 2015 and a Comprehensive Plan Update Technical Advisory Committee meeting on May 26, 2015.

Hogan shared that the Downtown Camas Association received the 2015 Excellence on Main Street award and commended them for the excellent work that they do. Hogan also inquired about the City budget and Washington State pension funding.

Mayor commented about the Downtown Camas Association and the Chamber of Commerce working together. Mayor also commented on the Downtown Camas Association Plant & Garden Fair.

Smith attended the May 5, 2015 Regional Transportation Council meeting and the May 16, 2015 Friends of the Camas Cemetery meeting. Smith shared that her first Design Review Committee meeting will be May 20, 2015.

VII. PUBLIC COMMENTS

No one from the public wished to speak.

VIII. ADJOURNMENT

The meeting adjourned at 5:46 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.



CITY COUNCIL REGULAR MEETING MINUTES - DRAFT

Monday, May 18, 2015, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Scott Higgins called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Steve Hogan, Melissa Smith and Shannon Turk

Excused: Tim Hazen

Staff: Kristin Berquist, Phil Bourquin, Pete Capell, Jennifer Gorsuch, Robert Maul, Steve Wall, and Alicia Pacheco (student intern)

Press: No one from the press was present

IV. PUBLIC COMMENTS

No one from the public wished to speak.

V. CONSENT AGENDA

- A. Approved the minutes of the May 4, 2015 Camas City Council Meeting and the Workshop minutes of May 4, 2015.

 [May 4, 2015 City Council Workshop Minutes - DRAFT](#)

[May 4, 2015 City Council Regular Meeting Minutes - DRAFT](#)

- B. Approved claim checks numbered 125902 - 126056 in the amount of \$758,705.55.

- C. Authorized the Mayor to sign the Heating, Ventilation and Air Conditioning (HVAC) Services Agreement with Alliant Systems in the amount of \$24,599. (Submitted by Steve Wall)

 [Alliant Systems HVAC Service Agreement](#)

- D. Authorized the Mayor to sign the 2015 Chemical Purchase and Service Contract Extension for Water System Project WS-724 with Northstar Chemical. (Submitted by Steve Wall)

 [Chemical Purchase Agreement](#)

- E. Awarded Project S-599A 2015 Citywide Grind & Overlay to Granite Construction Company in the amount of \$1,067,067.01. This contract provides for removal and replacement of concrete curb ramps, full width asphalt overlays, asphalt grinding prior to overlays and areas of miscellaneous pavement repairs. (Submitted by Denis Ryan)

 [Grind & Overlay Bid Tabulation](#)

[Grind & Overlay Project Location Map](#)

- F. Approved the attached list of surplus equipment and miscellaneous items. Equipment that has been identified has reached its scheduled useful life and has been replaced through the equipment rental capital replacement process. Surplus equipment will be auctioned or otherwise sold to the extent possible. (Submitted by Denis Ryan)

 [Surplus Equipment](#)

- G. Authorized Pay Estimate No. 10 to McDonald Excavating, Inc. for Project S-566 NW Friberg Street/NW Goodwin Road Improvements in the amount of \$223,472.33 for work through April 30, 2015. (Submitted by James Carothers)

 [Friberg Improvements Pay Estimate 10](#)

- H. Awarded Project WS-714 Camas STEP Sewer Transmission Main to McDonald Excavating, Inc. in the amount of \$2,378,135.30. The budgeted amount for construction of this project is approximately \$3,300,000. (Submitted by James Carothers)

 [Sewer Transmission Main Bids](#)

- I. Awarded Project WS-756 NW 6th Avenue Water and Storm Sewer Improvements to RC Northwest in the amount of \$376,911.18. The apportioned amount out of the general obligation bond earmarked by staff for this project is \$450,000. (Submitted by James Carothers)

 [NW 6th Storm and Water Improvements Bid](#)

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

VI. NON-AGENDA ITEMS

- A. Staff

There were no comments from staff.

- B. Council

There were no comments from Council.

VII. MAYOR

A. Announcements

The Mayor had no announcements.

B. Public Works Week Proclamation

 [Public Works Week Proclamation 2015](#)

Mayor Scott Higgins proclaimed the week of June 18, 2015, as Public Works Week in the City of Camas.

C. Responsible Education Driver (R.E.D.) Day Proclamation

 [Responsible Educated Driver Day Proclamation 2015](#)

Mayor Scott Higgins proclaimed June 18, 2015, as Responsible Educated Driver (R.E.D.) Day in the City of Camas.

VIII. PUBLIC COMMENTS

No one from the public wished to speak.

IX. ADJOURNMENT

The meeting adjourned 7:06 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.

WATER RIGHTS PURCHASE AND SALE AGREEMENT

THIS WATER RIGHTS PURCHASE AND SALE AGREEMENT by and between **KUNZE FARM INVESTMENT CO., INC., a Washington Corporation (“Seller”)**, and the **CITY OF CAMAS, WASHINGTON, a municipal corporation of the State of Washington, (“Buyer”)**, is made and entered as follows:

- A. Seller owns approximately 76 acres of real property located in Clark County, State of Washington, as more particularly described in Exhibit A (“**Land**”).
- B. Seller owns groundwater rights appurtenant to, used with, or associated with the Land and are described on a water right certificate issued by the Washington Department of Ecology as follows (“**Water Rights**”). A copy of the water right certificate is attached as Exhibit B.

Certificate Number:	G2-20938
Name:	Victor Bloomquist
Priority Date:	April 4, 1973
Rate:	330 gallons per minute
Duty:	160 acre-feet per year
Point of Withdrawal:	Well – located within N1/2SW1/4 of Sec. 31, T. 3 N., R. 3 E.W.M.
Place of Use	That portion of W1/2SE1/4 and N1/2 of the fractional SW1/4 in Sec. 31, T. 3 N., R. 3 E.W.M. lying west of Northeast Ward Road

In this factual context, the Parties agree to the following:

Section 1. Agreement to Purchase and Sale

Subject to the terms and conditions of this Agreement, Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller the Water Rights.

Section 2. Purchase Price

- a) The parties agree to the following Purchase Price:

Ninety Thousand dollars (\$90,000.00) for all water rights described in Exhibit B.

- b) The Purchase Price for the Water Rights shall be adjusted for any reductions in quantities set forth in Exhibit B that Seller is unable to convey to Buyer.
- c) The Purchase Price shall be paid by Buyer to Seller in cash or other immediately available funds at the Closing.

Section 3. Earnest Money

- a) **Earnest Money.** Buyer shall deposit two thousand dollars (**\$2,000**) as earnest money with Cascade Title Company, Vancouver, WA within 10 business days after the Effective Date of this Agreement.
- b) **Refundability.** The Earnest Money shall be nonrefundable except in the event that Buyer elects to terminate the Agreement under Section 4.4(c), 6.3(b), 8.3(a), or 9.3 (each, a “**Buyer Termination**”).
- c) **Earnest Money Applicable to Purchase Price.** The Earnest Money shall be credited against the Purchase Price on the Closing Date.

Section 4. Due Diligence

4.1 Reports and Studies

Buyer shall provide Seller with copies of all reports and studies resulting from any Due Diligence related to the Water Rights.

4.2 No Liens; Indemnity

Buyer shall keep the Land and Water Rights free of liens arising from the conduct of Buyer and its designees and their employees, agents or contractors. Buyer shall indemnify Seller against any claims, damages, liabilities or costs (including reasonable attorneys’ fees) directly caused by Buyer’s or Buyer’s designees’ entry and activities upon the Land; provided, however, that this indemnity shall not apply to impacts on the value of the Water Rights arising from conditions discovered by Buyer’s testing, inspection or investigation. This indemnity shall survive the termination of this Agreement.

4.3 Termination

Buyer shall have the right, in its sole discretion, to terminate this Agreement for any or no reason prior to the Closing Date by written notice to Seller, whereupon all rights and obligations of the parties to each other shall cease without further liability. Unless Buyer terminates this Agreement pursuant to Section 4.4(c), 6.3(b), 8.3(a), or 9.3, the earnest money deposit shall be paid to Seller and Buyer agrees to execute escrow instructions to effectuate the payment of the earnest money deposit to Seller.

4.4 Title Review

- a) **Title Report.** Within thirty (30) days after the Effective Date, Buyer shall deliver to Seller a current preliminary title report for the Land prepared by Stewart Title Company, Vancouver, Washington.
- b) **Monetary Liens.** At its expense, Seller shall at or before the Closing Date remove all monetary liens on the Water Rights (collectively, “**Monetary Liens**”), including, without limitation: (i) all delinquent taxes, any bonds, or past-due assessments including interest and penalties; and (ii) all other monetary liens (including judgment and mechanics’ liens, whether or not liquidated, and mortgages and deeds of trust, with Seller being fully responsible for any fees or penalties). Monetary Liens shall not include a lien for non-delinquent general real property taxes or other amounts prorated in accordance with Section 5.2.
- c) **Seller’s Refusal to Deliver Title.** If, on the Closing Date, title to any of the Water Rights remains subject to any exceptions identified in the preliminary title report, Seller agrees to remove or cure exceptions and/or clouds of title within a reasonable time frame to be agreed to by the Buyer. The Buyer, at its election may: (i) proceed to the Closing and deduct from the Purchase Price Buyer’s reasonable estimate of the cost to remove, or the reduction in the value of the Water Rights due to the exception; or (ii) terminate this Agreement and receive the return of the Earnest Money.

4.5 Seller Cooperation with Due Diligence and Regulatory Approvals

Seller shall provide Buyer access to all the records related to ownership, physical condition, development, or operation of, or rights in, the Water Rights that are in such Seller’s possession or control. Seller shall make their engineers, water rights surveyors and attorneys who have knowledge of such seller’s Water Rights reasonably available to Buyer for interview and shall instruct their engineers, water rights surveyors and attorneys to provide Buyer with copies of all documents requested by Buyer or which such Buyer’s attorneys believe are relevant to Buyer’s due diligence investigation; provided, however, that nothing in this Section shall obligate Seller or its engineers,

water rights surveyors, or attorneys to provide privileged information to Buyer. Seller agrees to cooperate in all efforts to conduct due diligence and to seek regulatory approvals for Buyer to make use of the Water Rights and Seller further agrees not to protest or oppose any regulatory approvals applications or permits Buyer may pursue to make use of the Water Rights whether before or after the close of escrow. The provisions of this Section shall survive the Closing and any termination of this Agreement.

Section 5. Covenants

5.1 Pre-Closing Mutual Cooperation

Seller and Buyer shall each cooperate with the other in pursuing the matters required to be performed by the other as set forth in this Agreement and otherwise shall use commercially reasonable efforts to fulfill the conditions to the Closing.

5.2 Preservation of the Property

Seller shall not: (a) sell, encumber or transfer any interest in all or any portion of the Water Rights between the Effective Date and the Closing Date; (b) take any action that adversely affects title to the Water Rights; or (c) without Buyer's written consent, which shall not be unreasonably withheld, enter into any other agreement of any type affecting the Water Rights that will survive the Closing Date or adversely affect Buyer's use of the Water Rights or Buyer's obtaining any Entitlement. Seller shall file all necessary documents, extensions of time and associated fees to maintain the good standing of the Water Rights. Seller shall fully and timely comply in all material respects with any obligations that are applicable to the Water Rights during the period prior to the Closing Date. Seller shall pay all real property taxes, assessments and other levies against the Water Rights before their original delinquency date if such date occurs prior to Closing, and without Buyer's consent, Seller shall not enter into any plan or agreement with any governmental authority permitting payment of any such impositions after the Closing Date.

Section 6. Conditions to Closing

6.1 Seller' Conditions

The following are conditions precedent to Seller' obligation to sell the Water Rights:

- a) All representations and warranties made by Buyer in this Agreement shall be true when made and shall be true on the Closing Date as if made as of the Closing

Date, without any material adverse change, except for any material adverse change of which Buyer has notified Seller and Seller have accepted in writing; and

- b) Buyer shall not be in default in the performance of its obligations under this Agreement.

6.2 Buyer's Conditions

The following are conditions precedent to Buyer's obligation to purchase the Water Rights:

- a) All representations and warranties made by Seller in this Agreement shall be true when made and shall be true on the Closing Date as if made as of the Closing Date, without any material adverse change, except for any material adverse change of which Seller has notified Buyer and Buyer has accepted in writing;
- b) Seller shall not be in default in the performance of its obligations under this Agreement; and
- c) As of the Closing, there shall not be any litigation, appeal or other governmental proceeding pending which could materially and adversely affect Buyer's proposed use of the Water Rights.

6.3 Failure to Satisfy Conditions

- a) In the event the conditions set forth in Section 6.1(a) through 6.1(c) are not satisfied or waived by the Closing Date, Seller shall have the right to terminate this Agreement. In the event of such termination, Seller shall be entitled to retain the Earnest Money.
- b) In the event that the conditions set forth in Section 6.2(a) through 6.2(c) are not satisfied or waived by the Closing Date, Buyer shall have the right to terminate this Agreement. In the event of such termination, Seller shall immediately return the Earnest Money to Buyer.

Section 7. Closing and Escrow

7.1 Closing Date

The closing of the sale will take place within 180 (one-hundred and eighty) days after the Effective Date unless extended ("**Closing Date**"). Closing shall take place at

offices of Cascade Title Company, Vancouver, Washington. The Closing Date may be extended by written agreement of the Parties.

7.2 Closing Deliveries by Seller

At least one business day prior to Closing, Seller shall deposit into Escrow the following documents:

- a) Duly executed and acknowledged Bargain and Sale Water Rights Deed conveying title to the Water Rights to Buyer, free and clear of all liens and encumbrances; and
- b) Such additional documents, including without limitation written escrow instructions consistent with this Agreement, as are reasonably required by the Title Company to close the Escrow and consummate the purchase and sale of the Water Rights under this Agreement.

7.3 Closing Deliveries by Buyer

At least one business day prior to Closing, Buyer shall deposit into Escrow the following:

- a) The balance of the Purchase Price and all additional amounts due in immediately available funds; and
- b) Such additional documents, including without limitation written escrow instructions consistent with this Agreement, as are reasonably required by the Title Company to close the Escrow and consummate the purchase and sale of the Water Rights under this Agreement.

7.4 Closing Costs and Expenses

The following closing costs shall be paid as provided:

- a) Title Insurance Premiums, if any, shall be paid by Buyer;
- b) Recording Fees, Closing Costs, Escrow Changes and related fees shall be paid by Buyer; and
- c) Real Estate Excise Tax shall be paid by Seller.

7.5 Assignments

At or prior to the Closing Date, Seller shall deliver in form and substance reasonably acceptable to Buyer such assignments as may be reasonably necessary to consummate the purchase and sale of the Water Rights under this Agreement. If any third-party consent is required to allow the transfer, Seller shall obtain that consent.

7.6 Possession and Use of Water Rights

- a) Possession of the Water Rights shall transfer to Buyer at the Closing.
- b) The Parties may enter into a separate agreement for use of the Water Rights following the Closing, the terms of which shall be independent from this Agreement.

7.7 Closing

At the Closing, the Title Company shall: (a) record the Bargain and Sale Water Rights Deed; (b) deliver the Purchase Price less Closing adjustments to Seller; (c) deliver a conformed copy (showing all recording information thereon) of the Bargain and Sale Water Rights Deed; and (d) deliver to the appropriate party such other documentation, agreements and assignments as may be required by this Agreement. The Title Company shall also prepare and sign closing statements showing all receipts by and disbursements from Escrow and deliver copies to Buyer and Seller, and shall file with the Internal Revenue Service (with copies to Buyer and Seller) the reporting statement required under Section 6045(e) of the Internal Revenue Code, if applicable.

Section 8. Representations and Warranties

8.1 Seller' Representations and Warranties

Seller makes the following covenants, representations and warranties for the benefit of Buyer:

- a) **Due Authority.** Seller has all requisite power and authority necessary, has taken all requisite action, and Seller and the persons executing this Agreement on behalf of Seller are duly authorized to consummate the transactions contemplated in this Agreement.
- b) **Water Rights, Title and Related Matters.** Seller is and shall be at the Closing, the owner of all right, title and interest in the Water Rights, and shall have and convey to Buyer at Closing good and marketable title to the Water Rights. Seller

has not previously sold, encumbered, pledged, assigned, conveyed, or transferred any of the Water Rights, and the Water Rights are free and clear of all security interests, mortgages, liens, pledges, charges, claims, or encumbrances of any kind or character. There is no lease affecting any portion of the Water Rights, and no person or entity has any right or option to purchase the Water Rights or any portion thereof.

- c) **Litigation.** There is, to the best of Seller's knowledge, no litigation, proceeding, claim or investigation, including, without limitation, any condemnation proceeding, pending or, to Seller's actual knowledge, threatened, which adversely affects the Water Rights or any portion thereof, in any court or before any federal, state, county, or municipal department, commission, board, bureau or agency or other governmental instrumentality.
- d) **No Misstatement.** No representation, statement or warranty by Seller contained in this Agreement or in any Exhibit hereto contains or will contain any untrue statements or omits, or will omit, any material fact necessary to make the statement of fact recited not misleading.
- e) **No Agreements.** Neither the execution and delivery of this Agreement by Seller nor the consummation of the transactions contemplated hereby will result in any breach or violation of or default under any judgment, decree, order, mortgage, lease, agreement, indenture or other instrument to which Seller is a party, or to which they are bound.
- f) **Authorization.** At the time of their execution and delivery, this Agreement and all other documents executed by Seller and delivered by Seller to Buyer are and shall be: (i) duly authorized, executed and delivered by Seller; (ii) legal, valid and binding obligations of Seller (and, with respect to those documents which are instruments of conveyance, sufficient to convey title); and (iii) enforceable in accordance with their respective terms.
- g) **Physical Condition.** Seller makes no warranties or representations regarding the quantification or transferability of the Water Rights.
- h) **Change in Points of Withdrawal; Place of Use; Purpose of Use, Manner of Use.** Seller makes no warranties or representations regarding whether Buyer may change the Water Right point of withdrawal, place of use, purpose of use or manner of use.

8.2 Buyer's Representation and Warranty

- a) **Status, Power and Authority.** Buyer has all the requisite power and authority to enter into and carry out its obligations under this Agreement.
- b) **Due Authorization, Execution and Delivery.** The execution, delivery, and performance of this Agreement by the persons executing the same on behalf of Buyer have been duly and validly authorized. Buyer represents and warrants for the benefit of Seller that, at the time of their execution and delivery, this Agreement and all other documents executed by Buyer and delivered by Buyer to Seller are and shall be: (i) duly authorized, executed and delivered by Buyer; (ii) legal, valid and binding obligations of Buyer; and (iii) enforceable in accordance with their respective terms.
- c) **Representation.** Buyer represents that the funding, appraisal process, and various regulatory approvals are all public processes that will necessarily be carried out in a public environment and Seller should anticipate that the terms and conditions of the purchase and sale agreement will also become public.

8.3 Changed Circumstances

- a) If any representation or warranty given by Seller becomes untrue in any material respect due to changed circumstances, the Seller shall promptly give written notice to the Buyer of the changed circumstances. The Seller shall take all commercially reasonable steps to address the changed circumstances so as to make the representation and warranty true and correct in all material respects once again. If the Seller is unable to do so to the Buyer's reasonable satisfaction within a reasonable time, or to give reasonably satisfactory assurances to the Buyer that the representation and warranty will be true and correct in all material respects as of the Closing Date, the Buyer shall have the right to terminate this Agreement.
- b) If any representation or warranty given by Buyer becomes untrue in any material respect due to changed circumstances, the Buyer shall promptly give written notice to the Seller of the changed circumstances. The Buyer shall take all commercially reasonable steps to address the changed circumstances so as to make the representation and warranty true and correct in all material respects once again. If the Buyer is unable to do so to the Seller's reasonable satisfaction within a reasonable time, or to give reasonably satisfactory assurances to the Seller that the representation and warranty will be true and correct in all material respects as of the Closing Date, the Seller shall have the right to terminate this Agreement.
- c) Nothing in this Section shall be interpreted to waive or limit the liability of either party for a breach of the representations and warranties in this Agreement.

8.4 Change in Tax Status

The Parties to this Agreement recognize that changing the agriculture uses of the Land may impact the tax status of the Land. Nothing in this Agreement shall be interpreted to create any responsibility or liability for Buyer with respect to any change in the tax status.

Section 9. Termination

9.1 Termination by Seller

In the event of any default under this Agreement by Buyer, which default, (a) if it be in the payment of any Earnest Money or any other default that can be cured by the payment of money, continues uncured for a period of 10 business days after Buyer's receipt of written notice from Seller, or (b) if it be a non-monetary default under this Agreement, and the default continues uncured for a period of 30 days, or such longer period as reasonably required for Buyer acting diligently to cure, after Buyer's receipt of written notice from Seller, then in either case Seller shall have the right to terminate this Agreement and all rights of Buyer under this Agreement. In the event of such a termination, the Seller retains the Earnest Money.

Notwithstanding the foregoing, if Buyer commences cure of a non-monetary default within the Buyer Non-Monetary Default Cure Period, and diligently pursues cure thereafter, the Buyer Non-Monetary Default Cure Period shall be extended for such additional period of time as is reasonably necessary to complete such cure prior to the Closing Date.

9.2 LIQUIDATED DAMAGES

UPON THE TERMINATION OF THIS AGREEMENT BY SELLER UNDER SECTION 9.1 (A "***SELLER TERMINATION***"), THE EARNEST MONEY SHALL BE RETAINED BY SELLER AS LIQUIDATED DAMAGES. THE PARTIES AGREE THAT SELLER' ACTUAL DAMAGES, IN THE EVENT OF A SELLER TERMINATION, WOULD BE EXTREMELY DIFFICULT OR IMPRACTICABLE TO DETERMINE. THEREFORE, BY CAUSING THEIR AUTHORIZED SIGNATORIES TO PLACE THEIR INITIALS BELOW, THE PARTIES ACKNOWLEDGE THAT THE EARNEST MONEY ACTUALLY PAID TO SELLER HAVE BEEN AGREED UPON, AFTER NEGOTIATION, AS THE PARTIES' REASONABLE ESTIMATE OF SELLER'S DAMAGES AND AS SELLER'S EXCLUSIVE REMEDY AGAINST BUYER, AT LAW OR IN EQUITY.

INITIALS: Seller _____ Buyer _____

9.3 Termination by Buyer

In the event of any default under this Agreement by Seller, which default, (a) if it be in a default that can be cured by the payment of money, continues uncured for a period of 10 business days after written notice from Buyer to Seller, or (b) if it be a non-monetary default under this Agreement, and the default continues uncured for a period of 30 days after written notice from Buyer to Seller, or such longer period as reasonably required for Seller acting diligently to cure, then in either case Buyer shall have the right to terminate this Agreement and all rights of Seller under this Agreement. In the event of such a termination, Buyer shall be entitled to a return of the Earnest Money.

Section 10. Miscellaneous

10.1 Attorneys' Fees

If any legal action or other proceeding is commenced to enforce or interpret any provision of, or otherwise relating to, this Agreement, the losing party shall pay the prevailing party's actual expenses incurred in the investigation of any claim leading to the proceeding, preparation for and participation in the proceeding, any appeal or other post judgment motion, and any action to enforce or collect the judgment including contempt, garnishment, levy, discovery and bankruptcy. For this purpose, "expenses" include, without limitation, court or other proceeding costs and reasonable experts' and attorneys' fees and their expenses. The phrase "prevailing party" shall mean the party who is determined in the proceeding to have prevailed or who prevails by dismissal, default or otherwise.

10.2 Construction of Agreement

The parties mutually acknowledge that they and their respective attorneys have participated in the preparation and negotiation of this Agreement. In cases of uncertainty this Agreement shall be construed without regard to which of the parties may have caused the uncertainty to exist.

10.3 Washington Law

The validity, interpretation and performance of this Agreement shall be controlled and governed by and construed under the laws of the State of Washington.

10.4 Further Assurances

All parties, at any time before or after the Closing, shall at its own expense execute, acknowledge and deliver any additional deeds, assignments, conveyances and other

assurances, documents and instruments reasonably requested by the other party, and shall take any other action consistent with the terms of this Agreement that may reasonably be requested by such other party, for the purpose of confirming, consummating and effectuating any of the transactions contemplated by this Agreement.

10.5 Notices

All notices, consents, requests, demands or other communications to or upon the respective parties made pursuant to this Agreement shall be in writing and shall be effective for all purposes upon receipt on any business day before 5:00 PM local time and on the next business day if received after 5:00 PM or on other than a business day, including without limitation, in the case of (i) personal delivery, (ii) delivery by messenger, express or air courier or similar courier, (iii) delivery by United States first class certified or registered mail, postage prepaid, and (iv) transmittal by facsimile, addressed as follows:

To Buyer:

Peter Capell, City Administrator
City of Camas
616 NE 4th Avenue
Camas, WA 98607
Facsimile: 360-817-7104

To Seller:

Kunze Farm Investment Co., Inc
5512 NE 109th Court, Suite 101
Vancouver, WA 98662
Facsimile:

In this Section “*business days*” means days other than Saturdays, Sundays, and federal and state legal holidays. Either party may change its address by written notice to the other in the manner set forth above. Receipt of communications by United States first class or registered mail shall be sufficiently evidenced by return receipt. Receipt of communication by facsimile shall be sufficiently evidenced by a machine-generated confirmation of transmission without notation of error. In the case of illegible or otherwise unreadable facsimile transmissions, the receiving party shall promptly notify the transmitting party of any transmission problem and the transmitting party shall promptly resend any affected pages.

10.6 Relationship

The relationship of the parties to this Agreement is determined solely by the provisions of this Agreement. The parties do not intend to create any agency, partnership, joint venture, trust or other relationship with duties or incidents different from those of independent parties to an arm's-length contract for the sale and purchase of real estate.

10.7 Severability

The provisions of this Agreement are intended to be severable and enforced to the maximum extent permitted by law. If for any reason any provision of this Agreement shall be held invalid, illegal or unenforceable in whole or in part in any jurisdiction, then that provision shall be ineffective only to the extent of the invalidity, illegality or unenforceability and in that jurisdiction only, without in any manner affecting the validity, legality or enforceability of the unaffected portion and the remaining provisions in that jurisdiction or any provision of the Agreement in any other jurisdiction. The unaffected portion and provisions of the Agreement will be enforced to the maximum extent permitted by law.

10.8 Assignability

This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, estates, successors and assigns. Seller shall not assign all or any portion of its interest in this Agreement without the prior written consent of the Buyer (which consent shall not be unreasonably withheld); provided, however, that Seller may assign this Agreement to any family member, a trust for Seller or his/her family member's benefit or a charitable trust. Any such assignment shall not release Seller from their obligations under this Agreement. Buyer and its assigns shall have the right to assign their rights and delegate their authorities and responsibilities under this Agreement, without Seller's consent in whole or in part, including without limitation the right to assign this agreement to any affiliate of Buyer, or any organization designated by Buyer or its assignee. Any such assignment shall release the assignor from their respective obligations under this Agreement. Buyer or Seller shall give the other written notice of any assignment.

10.9 Time of the Essence

Time is of the essence in the performance of each party's respective obligations under this Agreement.

10.10 Transaction Expenses

Whether or not the transactions contemplated by this Agreement are consummated, each party shall pay its own fees and expenses incident to the negotiation, preparation, execution, authorization (including any necessary meetings or actions) or delivery of this Agreement and in consummating the transactions contemplated by this Agreement, including, without limitation, the fees and expenses of its attorneys, accountants and other advisors.

10.11 Waiver, Modification and Amendment

No amendment of, supplement to or waiver of any obligations under this Agreement will be enforceable or admissible unless set forth in a writing signed by the party against which enforcement or admission is sought. No delay or failure to require performance of any provision of this Agreement shall constitute a waiver of that provision as to that or any other instance. Any waiver granted shall apply solely to the specific instance expressly stated.

10.12 Brokers' Fees

Seller and Buyer represent that they have not dealt with any agent or broker in connection with this transaction. Seller and Buyer shall each indemnify, defend and hold the other harmless from and against all liability, costs, damage or expenses (including without limitation attorneys' fees and costs) on account of any claims for brokerage commission or finder's fees by anyone else as a result of dealings with the indemnifying party. The provisions of this Section shall survive the Closing and any termination of this Agreement.

10.13 Force Majeure

Performance by either party of its obligations hereunder shall be excused during any period of "***Permitted Delay***". Permitted Delay shall mean delay beyond the reasonable control of the party claiming the delay specifically excluding a party's financial inability to perform, but including, without limitation (a) acts of God, including without limitation earthquakes, floods, fire, weather conditions that are abnormal for the period of time and could not have been reasonably anticipated, and other natural calamities, (b) civil commotion; (c) riots or terrorist acts; (d) strikes, picketing or other labor disputes; (e) damage to work in progress by reason of fire, floods or other casualties; (f) failure, delay or inability of the other party to act; (g) vandalism; (h) moratoria or other delays caused by restrictions imposed or mandated by governmental entities; or (i) legal or administrative actions related to the use of the Water Rights, or any other third party actions or claims that prevent or delay use of all or a portion of the Water Rights subject to the applicable deadline. The party claiming the benefit of the Permitted

Delay shall notify the other Party of its intent to claim a Permitted Delay and the specific grounds of the same within 10 business days after the occurrence of the conditions that establish the grounds for the claim.

10.14 Entire Contract

This Agreement constitutes the entire contract between the Buyer and the Seller and a complete and exclusive expression of their agreement and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement.

10.15 Memorandum of Purchase and Sale Agreement

A memorandum of this Agreement may be executed and recorded in the official records of Clark County at the request of either party. In the event of such a recording, upon expiration or termination of the Agreement, Buyer, upon Seller' request, shall immediately execute in recordable form and deliver to Seller a release releasing any interest in the Water Rights.

10.16 Counterparts

This Agreement may be executed in multiple identical counterparts, each of which shall be deemed an original, and counterpart signature pages may be assembled to form a single original document. This Agreement may be executed and delivered by the exchange of electronic facsimile copies or counterparts of the signature page, which shall be considered the equivalent of ink signature pages for all purposes.

10.17 Exhibits

The Exhibits attached to this Agreement shall be deemed to be a part of this Agreement and are fully incorporated by reference.

Exhibit A: Land

Exhibit B: Water Rights

IN WITNESS WHEREOF the parties have executed this Water Rights Purchase and Sale Agreement as of the last date of signature (“*Effective Date*”).

SELLER: Kunze Farm Investment Co., Inc.

By:
Its:
Dated:

BUYER: City of Camas, Washington

By: Scott Higgins
Its: Mayor
Dated:

Approved as to form:

By:
Its: City Clerk

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____
(date) by _____, as _____
of **Kunze Farm Investment Co., Inc.**

Notary Public

Printed Name: _____

(Seal)

My Commission Expires:

Exhibit "A" – Land

Clark County Tax Id No. 207543-000

That portion of the West half of the Southeast quarter of the North half of fractional Southwest quarter of Section 31, Township 3 North, Range 3 East of the Willamette Meridian, Clark County, Washington, lying West of Northeast Ward Road.

EXCEPT that portion conveyed to Clark County by Deed recorded under Auditor's File No. 3524990.

ALSO EXCEPT that portion within NE 172nd Avenue.

Exhibit "B" - Water Rights

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY			
CERTIFICATE OF WATER RIGHT			
<input type="checkbox"/> Surface Water (Issued in accordance with the provisions of Chapter 117, Laws of Washington for 1917, and amendments thereto, and the rules and regulations of the Department of Ecology.)			
<input checked="" type="checkbox"/> Ground Water (Issued in accordance with the provisions of Chapter 163, Laws of Washington for 1943, and amendments thereto, and the rules and regulations of the Department of Ecology.)			
CERTIFICATE NUMBER 62-20938	PERMIT NUMBER 62-20938 P	APPLICATION NUMBER 62-20938 C	PRIORITY DATE April 13, 1973
NAME VICTOR BLOOMHIST			
ADDRESS (STREET) 19716 NE 182nd Ave		CITY Bothell	STATE Washington
		ZIP CODE 98005	
<p>This is to certify that the herein named applicant has made proof to the satisfaction of the Department of Ecology of a right to the use of the public waters of the State of Washington as herein defined, and under and specifically subject to the provisions contained in the Permit issued by the Department of Ecology, and that said right to the use of said waters has been perfected in accordance with the laws of the State of Washington, and is hereby confirmed by the Department of Ecology and entered of record as shown.</p>			
PUBLIC WATER TO BE APPROPRIATED			
SOURCE well			
TRIBUTARY OF THE SURFACE WATERS			
MAXIMUM CUBIC FEET PER SECOND	MAXIMUM GALLONS PER MINUTE 330	MAXIMUM ACRE-FEET PER YEAR 160	
QUANTITY, TYPE OF USE, PERIOD OF USE 160 acre-feet per year Irrigation of 80 acres May 1 to September 30 each year			
LOCATION OF DIVERSION/WITHDRAWAL			
APPROXIMATE LOCATION OF DIVERSION/WITHDRAWAL 800 feet west and 300 feet south from the center of Sec. 31			
LOCATED WITHIN (SMALLEST LEGAL SUBDIVISION)		SECTION 31	TOWNSHIP N. 3
		RANGE (E. OR W.) T. 36 3 R	COUNTY CLATSOP
RECORDED PLATTED PROPERTY			
LOT	BLOCK	OF (GIVE NAME OF PLAT OR ADDITION)	
LEGAL DESCRIPTION OF PROPERTY WATER TO BE USED ON			
<p>That portion of the 1/4th, AND the 1/4 of Fractional 1/4th, Sec. 31, T. 3 N., R. 3 E., W. 4, lying west of Northeast Ward Road; LESS rights of way.</p>			

CITY OF CAMAS PROJECT NO. S-565 DESCRIPTION: NW 38th Avenue Roadway Improvements, Ph. 2 PAY ESTIMATE #11 Council Meeting Date: June 1, 2015 Work Period Date: April 1, 2015 - May 22, 2015		NUTTER CORPORATION 7211 NE 43rd Avenue, Vancouver, WA 98661 Phone: (360) 573-2000 Original Contract Total: \$4,219,597.22 (Includes Sales Tax Amount: \$6,646.42) ORIGINAL QUANTITIES, ETC.				STP / TIB / REET TRACKING OF FUNDING		WATER / SEWER ACCOUNT TRACKING		Previous Estimate Totals		Current Estimate Totals		Totals to Date	
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	Quantity	Amount	Quantity	Amount	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
Schedule A															
A 1	Mobilization	LS	1.0	\$314,000.00	\$314,000.00	1.00	\$314,000.00			1.00	\$314,000.00			1.00	\$314,000.00
A 2	Roadway Surveying	LS	1.0	\$30,000.00	\$30,000.00	1.00	\$30,000.00			1.00	\$30,000.00			1.00	\$30,000.00
A 3	SPCC Plan	LS	1.0	\$1,000.00	\$1,000.00	1.00	\$1,000.00			1.00	\$1,000.00			1.00	\$1,000.00
Traffic Control															
A 4	Traffic Control Supervisor	LS	1.0	\$25,000.00	\$25,000.00	0.74	\$18,385.00			0.72	\$18,000.00	0.0154	\$385.00	0.74	\$18,385.00
A 5	Flaggers and Spotters	HR	2,350.0	\$49.00	\$115,150.00	2,803.00	\$137,347.00			2,712.00	\$132,888.00	91.00	\$4,459.00	2,803.00	\$137,347.00
A 6	Other Traffic Control Labor	HR	200.0	\$49.00	\$9,800.00	310.50	\$15,214.50			310.50	\$15,214.50			310.50	\$15,214.50
A 7	Construction Signs, Class A	SF	120.0	\$24.00	\$2,880.00	160.00	\$3,840.00			160.00	\$3,840.00			160.00	\$3,840.00
A 8	Portable Changeable Message Sign	HR	336.0	\$15.00	\$5,040.00	190.00	\$2,850.00			190.00	\$2,850.00			190.00	\$2,850.00
A 9	Other Temporary Traffic Control	LS	1.00	\$7,000.00	\$7,000.00										
Grading															
A 10	Clearing and Grubbing	LS	1.0	\$75,000.00	\$75,000.00	1.00	\$75,000.00			1.00	\$75,000.00			1.00	\$75,000.00
A 11	Removal of Structures and Obstructions	LS	1.0	\$40,000.00	\$40,000.00	1.00	\$40,000.00			1.00	\$40,000.00			1.00	\$40,000.00
A 12	Roadway Excavation, Incl. Haul	CY	3,000.0	\$18.00	\$54,000.00	3,009.50	\$54,171.00			3,009.50	\$54,171.00			3,009.50	\$54,171.00
A 13	Unsuitable Foundation Excavation, Incl. Haul	CY	1,600.0	\$9.50	\$15,200.00										
A 14	Gravel Borrow, Incl. Haul	CY	14,300.0	\$18.50	\$264,550.00	4,285.00	\$79,272.50			4,285.00	\$79,272.50			4,285.00	\$79,272.50
A 15	Ditch Excavation, Incl. Haul	CY	550.0	\$25.00	\$13,750.00	543.00	\$13,575.00			543.00	\$13,575.00			543.00	\$13,575.00
A 16	Channel Excavation, Incl. Haul	CY	29,000.0	\$8.50	\$246,500.00	28,805.00	\$244,842.50			28,805.00	\$244,842.50			28,805.00	\$244,842.50
A 17	Stormwater Facility Excavation, Incl. Haul	CY	10,000.0	\$8.50	\$85,000.00	9,999.40	\$84,994.90			9,999.40	\$84,994.90			9,999.40	\$84,994.90
A 18	Construction Geotextile for Separation	SY	235.0	\$3.00	\$705.00	413.80	\$1,241.40			413.80	\$1,241.40			413.80	\$1,241.40
Bases															
A 19	Crushed Surfacing Base Course	TON	11,020.0	\$20.00	\$220,400.00	11,917.41	\$238,348.20			11,899.24	\$237,984.80	18.17	\$363.40	11,917.41	\$238,348.20
A 20	In Place Cement Amended Base	SY	6,450.0	\$3.40	\$21,930.00	7,038.00	\$23,929.20			7,038.00	\$23,929.20			7,038.00	\$23,929.20
A 21	Cement for CAB	TON	193.0	\$116.00	\$22,388.00	189.47	\$21,978.52			189.47	\$21,978.52			189.47	\$21,978.52
Surface Treatment and Pavements															
A 22	HMA CL 1/2 In. PG 64-22	TON	4,040.0	\$76.00	\$307,040.00	1,912.20	\$145,327.20			1,912.20	\$145,327.20			1,912.20	\$145,327.20
A 23	Preparation of Existing Surfaces	TON	4.0	\$570.00	\$2,280.00										
A 24	HMA for Approach CL 1/2 In. PG 64-22	TON	105.0	\$85.00	\$8,925.00	114.03	\$9,692.55			114.03	\$9,692.55			114.03	\$9,692.55
Structures															
A 25	Precast Reinf. Conc. Three Sided Structure No. 1	LS	1.0	\$235,000.00	\$235,000.00	0.90	\$211,500.00			0.78	\$183,887.50	0.12	\$27,612.50	0.90	\$211,500.00
A 26	Precast Reinf. Conc. Three Sided Structure No. 2	LS	1.0	\$230,000.00	\$230,000.00	0.90	\$207,000.00			0.78	\$179,975.00	0.12	\$27,025.00	0.90	\$207,000.00
Storm Sewer, Sanitary Sewer, and Water Mains															
A 27	Underdrain Pipe, 8 In. Diam.	LF	390.0	\$43.00	\$16,770.00	433.00	\$18,619.00			433.00	\$18,619.00			433.00	\$18,619.00
A 28	Aluminized Steel Culvert Arch Pipe 41-In. x 53-In. Diam.	LF	312.0	\$140.00	\$43,680.00	312.00	\$43,680.00			312.00	\$43,680.00			312.00	\$43,680.00
A 29	Tapered End Sect with Debris Barrier 12 In. Diam.	EA	2.0	\$650.00	\$1,300.00	2.00	\$1,300.00			2.00	\$1,300.00			2.00	\$1,300.00
A 30	Corrugated Polyethylene Storm Sewer Pipe, 10 In. Diam.	LF	950.0	\$46.00	\$43,700.00	909.00	\$41,814.00			909.00	\$41,814.00			909.00	\$41,814.00
A 31	Corrugated Polyethylene Storm Sewer Pipe, 12 In. Diam.	LF	2,735.0	\$48.00	\$131,280.00	2,703.00	\$129,744.00			2,703.00	\$129,744.00			2,703.00	\$129,744.00
A 32	Corrugated Polyethylene Storm Sewer Pipe, 18 In. Diam.	LF	400.0	\$55.00	\$22,000.00	454.00	\$24,970.00			454.00	\$24,970.00			454.00	\$24,970.00
A 33	Testing Storm Sewer Pipe	LF	4,020.0	\$2.00	\$8,040.00	3,862.00	\$7,724.00			3,862.00	\$7,724.00			3,862.00	\$7,724.00
A 34	Manhole 48 In. Diam. Type 1	EA	14.0	\$2,500.00	\$35,000.00	14.00	\$35,000.00			14.00	\$35,000.00			14.00	\$35,000.00
A 35	Manhole 60 In. Diam. Flow Control	EA	2.0	\$5,200.00	\$10,400.00	1.00	\$5,200.00			1.00	\$5,200.00			1.00	\$5,200.00
A 36	Manhole 96 In. Diam. Type 3, Stormwater Filtration	EA	2.0	\$39,000.00	\$78,000.00	2.00	\$78,000.00			2.00	\$78,000.00			2.00	\$78,000.00
A 37	Curb Inlet	EA	13.0	\$1,800.00	\$23,400.00	13.00	\$23,400.00			13.00	\$23,400.00			13.00	\$23,400.00
A 38	Double Curb Inlet	EA	16.0	\$3,100.00	\$49,600.00	16.00	\$49,600.00			16.00	\$49,600.00			16.00	\$49,600.00
A 39	Catch Basin Type 1	EA	1.0	\$1,300.00	\$1,300.00	1.00	\$1,300.00			1.00	\$1,300.00			1.00	\$1,300.00
A 40	Adjust Manhole	EA	2.0	\$500.00	\$1,000.00										
A 41	Adjust Catch Basin	EA	2.0	\$400.00	\$800.00										
A 42	Removal and Replacement of Unsuitable Material	CY	310.0	\$65.00	\$20,150.00	12.70	\$825.50			12.70	\$825.50			12.70	\$825.50
A 43	Shoring	LF	4,725.0	\$2.00	\$9,450.00	3,408.00	\$6,816.00			3,408.00	\$6,816.00			3,408.00	\$6,816.00
A 44	Adjust Valve Box	EA	7.0	\$220.00	\$1,540.00										
Erosion Control and Water Pollution Control															
A 45	ESC Lead	DAY	50.0	\$60.00	\$3,000.00	21.00	\$1,260.00			21.00	\$1,260.00			21.00	\$1,260.00
A 46	Seed Mix B	AC	2.6	\$2,900.00	\$7,540.00										
A 47	Stabilized Construction Entrance	SY	300.0	\$20.00	\$6,000.00	381.50	\$7,630.00			381.50	\$7,630.00			381.50	\$7,630.00
A 48	Street Cleaning	HR	60.0	\$130.00	\$7,800.00	8.00	\$1,040.00			8.00	\$1,040.00			8.00	\$1,040.00
A 49	Silt Fence	LF	6,960.0	\$2.00	\$13,920.00	6,980.00	\$13,960.00			6,980.00	\$13,960.00			6,980.00	\$13,960.00
A 50	High Visibility Fence	LF	2,865.0	\$2.00	\$5,730.00	2,380.00	\$4,760.00			2,380.00	\$4,760.00			2,380.00	\$4,760.00
A 51	Inlet Protection	EA	45.0	\$60.00	\$2,700.00	53.00	\$3,180.00			53.00	\$3,180.00			53.00	\$3,180.00
A 52	Wattle	LF	100.0	\$7.00	\$700.00	25.00	\$175.00			25.00	\$175.00			25.00	\$175.00

CITY OF CAMAS PROJECT NO. S-565 DESCRIPTION: NW 38th Avenue Roadway Improvements, Ph. 2					NUTTER CORPORATION 7211 NE 43rd Avenue, Vancouver, WA 98661 Phone: (360) 573-2000 Original Contract Total: \$4,219,597.22 (Includes Sales Tax Amount: \$6,646.42) ORIGINAL QUANTITIES, ETC.										
PAY ESTIMATE #11 Council Meeting Date: June 1, 2015 Work Period Date: April 1, 2015 - May 22, 2015					STP / TIB / REET TRACKING OF FUNDING			WATER / SEWER ACCOUNT TRACKING		Previous Estimate Totals		Current Estimate Totals		Totals to Date	
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	Quantity	Amount	Quantity	Amount	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
	Streambank Stabilization														
A 53	Work Area Isolation	LS	1.0	\$60,000.05	\$60,000.05	0.25	\$15,000.01			0.25	\$15,000.01			0.25	\$15,000.01
A 54	Weir Log	EA	12.0	\$1,400.00	\$16,800.00	13.00	\$18,200.00			13.00	\$18,200.00			13.00	\$18,200.00
A 55	Log with Root Wad	EA	50.0	\$1,200.00	\$60,000.00	50.00	\$60,000.00			50.00	\$60,000.00			50.00	\$60,000.00
A 56	Streambed Gravel	TN	1,660.0	\$43.00	\$71,380.00	1,211.64	\$52,100.52			1,211.64	\$52,100.52			1,211.64	\$52,100.52
A 57	Stream Boulder, 18 In. Diam.	TON	40.0	\$130.00	\$5,200.00	54.04	\$7,025.20			54.04	\$7,025.20			54.04	\$7,025.20
A 58	Stream Boulder, 24 In. Diam.	TON	60.0	\$130.00	\$7,800.00	50.91	\$6,618.30			50.91	\$6,618.30			50.91	\$6,618.30
A 59	Woven Coir Matting	SY	8,820.0	\$3.30	\$29,106.00	7,124.11	\$23,509.56			7,124.11	\$23,509.56			7,124.11	\$23,509.56
A 60	Non-Woven Coir Matting	SY	8,820.0	\$2.75	\$24,255.00	7,124.11	\$19,591.30			7,124.11	\$19,591.30			7,124.11	\$19,591.30
A 61	Light Loose Riprap	TON	290.0	\$55.00	\$15,950.00	398.51	\$21,918.05			398.51	\$21,918.05			398.51	\$21,918.05
A 62	Quarry Spalls	TON	33.0	\$40.00	\$1,320.00	231.96	\$9,278.40			231.96	\$9,278.40			231.96	\$9,278.40
	Landscaping														
A 63	Landscaping	LS	1.0	\$147,000.00	\$147,000.00	0.95	\$139,650.00			0.95	\$139,650.00			0.95	\$139,650.00
A 64	Irrigation System, Design/Build	LS	1.0	\$168,000.00	\$168,000.00	0.59	\$99,120.00			0.59	\$99,120.00			0.59	\$99,120.00
	Wetland Mitigation Planting														
A 65	Wetland Mitigation	LS	1.0	\$114,000.00	\$114,000.00	0.95	\$108,300.00			0.95	\$108,300.00			0.95	\$108,300.00
	Traffic														
A 66	Cement Conc. Traffic Curb	LF	2,215.0	\$10.00	\$22,150.00	2,224.00	\$22,240.00			2,224.00	\$22,240.00			2,224.00	\$22,240.00
A 67	Cement Conc. Traffic Curb and Gutter	LS	5,510.0	\$10.00	\$55,100.00	5,521.00	\$55,210.00			5,521.00	\$55,210.00			5,521.00	\$55,210.00
A 68	Cement Concrete Driveway Entrance, Type 1	SY	55.0	\$70.00	\$3,850.00	57.00	\$3,990.00			57.00	\$3,990.00			57.00	\$3,990.00
A 69	Cement Concrete Driveway Entrance, Type 3	SY	300.0	\$60.00	\$18,000.00	338.00	\$20,280.00			338.00	\$20,280.00			338.00	\$20,280.00
A 70	Raised Pavement Marker Type 2	HUND	1.5	\$760.00	\$1,102.00										
A 71	Black Vinyl Coated Chainlink Fence Type 3	LF	94.0	\$29.00	\$2,726.00										
A 72	Cement Conc. Sidewalk	SY	4,120.0	\$38.00	\$156,560.00	3,895.00	\$148,010.00			3,895.0000	\$148,010.00			3,895.00	\$148,010.00
A 73	Cement Conc. Curb Ramp Type 1	EA	8.0	\$1,100.00	\$8,800.00	8.00	\$8,800.00			8.00	\$8,800.00			8.00	\$8,800.00
A 74	Cement Conc. Curb Ramp Type Directional	EA	2.0	\$1,200.00	\$2,400.00	2.00	\$2,400.00			2.00	\$2,400.00			2.00	\$2,400.00
A 75	Illumination System	LS	1.0	\$140,000.00	\$140,000.00	1.00	\$140,000.00			1.00	\$140,000.00			1.00	\$140,000.00
A 76	Traffic Signal System Modification - NW 38th Ave/ NW Parker St	LS	1.0	\$44,000.00	\$44,000.00	0.93	\$40,920.00			0.93	\$40,920.00			0.93	\$40,920.00
A 77	Permanent Signing	LS	1.0	\$3,500.00	\$3,500.00	1.00	\$3,500.00			1.00	\$3,500.00			1.00	\$3,500.00
A 78	Paint Line	LF	5,655.0	\$0.25	\$1,413.75										
A 79	Painted Wide Lane Line	LF	5,960.0	\$0.35	\$2,086.00										
A 80	Plastic Traffic Arrow	EA	14.0	\$100.00	\$1,400.00										
A 81	Plastic Crosswalk Line	SF	180.0	\$5.00	\$900.00										
A 82	Plastic Stop Line	LF	46.0	\$5.00	\$230.00										
A 83	Plastic Bicycle Lane Symbol	EA	13.0	\$260.00	\$3,380.00										
	Other Items														
A 84	Joint Utility Trench, Incl. Backfill	LF	3,120.0	\$9.00	\$28,080.00	2,992.50	\$26,932.50			2,992.50	\$26,932.50			2,992.50	\$26,932.50
Subtotal					\$4,113,826.80	\$3,526,100.82				\$3,466,255.92		\$59,844.90		\$3,526,100.82	
	Schedule A Change Orders														
CO 1	Item A - Bid Item A14 to be measured by TN, paid by CY, conversion factor 1.6 TN/CY.														
	Item B - Bid Item A14 original bid quantity adjusted from 14,300 CY to 4,285 CY. Original unit cost to remain at \$18.50/CY for the adjusted quantity.														
	Item C - Common Borrow/Native Material to be used in-place of Bid Item A14. Remaining balance of 10,015 CY to be paid at \$8.50/CY.	CY	10,015.4	\$8.50		10,015.40	\$85,130.90			10,015.40	\$85,130.90			10,015.40	\$85,130.90
Subtotal						\$85,130.90				\$85,130.90				\$85,130.90	
Schedule B - Plant Establishment															
B 1	1-Year Plant Establishment Performance Bond-Landscape Plant	LS	1.00	\$10,000.00	\$10,000.00										
B 2	1-Year Plant Establishment Performance Bond-Wetland Mitigation	LS	1.00	\$10,000.00	\$10,000.00										
					\$20,000.00										

CITY OF CAMAS
PROJECT NO. S-565
DESCRIPTION: NW 38th Avenue
Roadway Improvements, Ph. 2

PAY ESTIMATE #11
Council Meeting Date: June 1, 2015
Work Period Date: April 1, 2015 - May 22, 2015

NUTTER CORPORATION
7211 NE 43rd Avenue, Vancouver, WA 98661
Phone: (360) 573-2000
Original Contract Total: \$4,219,597.22
(Includes Sales Tax Amount: \$6,646.42)
ORIGINAL QUANTITIES, ETC.

STP / TIB / REET
TRACKING OF FUNDING

WATER / SEWER
ACCOUNT TRACKING

Previous Estimate Totals

Current Estimate Totals

Totals to Date

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	Quantity	Amount	Quantity	Amount	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE		
Schedule C - Water / Sewer																	
Water																	
B 1	Ductile Iron Pipe for Water Main, 6" Dia.	LF	68.00	\$53.00	\$3,604.00			39.00	\$2,067.00	39.00	\$2,067.00			39.00	\$2,067.00		
B 2	Ductile Iron Pipe for Water Main, 8" Dia.	LF	40.00	\$59.00	\$2,360.00			80.00	\$4,720.00	80.00	\$4,720.00			80.00	\$4,720.00		
B 3	Ductile Iron Pipe for Water Main, 12" Dia.	LF	330.00	\$62.00	\$20,460.00			148.00	\$9,176.00	148.00	\$9,176.00			148.00	\$9,176.00		
B 4	Blowoff Assembly	EA	5.00	\$1,000.00	\$5,000.00			5.00	\$5,000.00	5.00	\$5,000.00			5.00	\$5,000.00		
B 5	Tapping Sleeve and Valve Assembly, 12 In.x8 In.	EA	1.00	\$3,500.00	\$3,500.00			2.00	\$7,000.00	2.00	\$7,000.00			2.00	\$7,000.00		
B 6	Tapping Sleeve and Valve Assembly, 12 In.x12 In.	EA	4.00	\$5,000.00	\$20,000.00			3.00	\$15,000.00	3.00	\$15,000.00			3.00	\$15,000.00		
B 7	Resetting Existing Hydrant	EA	3.00	\$1,500.00	\$4,500.00			3.00	\$4,500.00	3.00	\$4,500.00			3.00	\$4,500.00		
B 8	Service Connection, 1-In. Dia.	EA	1.00	\$1,100.00	\$1,100.00			1.00	\$1,100.00	1.00	\$1,100.00			1.00	\$1,100.00		
Sanitary Sewer																	
B 9	Class 200 Sewer Pipe, 6 In. Diam.	LF	180.00	\$50.00	\$9,000.00			180.00	\$9,000.00	180.00	\$9,000.00			180.00	\$9,000.00		
B 10	Tapping Sleeve and Assembly, 10 In. x 6 In.	EA	3.00	\$2,900.00	\$8,700.00			3.00	\$8,700.00	3.00	\$8,700.00			3.00	\$8,700.00		
B 11	Sanitary Sewer Service Connection 1 In. Diam.	EA	1.00	\$900.00	\$900.00			1.00	\$900.00	1.00	\$900.00			1.00	\$900.00		
Subtotal					\$79,124.00			\$67,163.00		\$67,163.00				\$67,163.00			
Schedule B Change Orders																	
B 1																	
ORIGINAL CONTRACT TOTAL					\$4,212,950.80	Funding Totals		\$3,526,100.82	Water/Sewer Totals		\$67,163.00	Previous Estimate		\$3,533,418.92	Totals to Date		\$3,593,263.82
CHANGE ORDERS TO DATE					-----	CO'S To Date		\$85,130.90	CO'S To Date		\$85,130.90	CO'S To Date		\$85,130.90	CO'S To Date		\$85,130.90
SUBTOTAL					\$4,212,950.80	Subtotal		\$3,611,231.72	Subtotal		\$67,163.00	Subtotal		\$3,618,549.82	Subtotal		\$3,678,394.72
SALES TAX (8.4%) - SCHEDULE C ONLY					\$6,646.42	Sales Tax (8.4%)		\$5,641.69	Sales Tax (8.4%)		\$5,641.69	Sales Tax (8.4%)		\$5,641.69	Sales Tax (8.4%)		\$5,641.69
TOTAL CONTRACT					\$4,219,597.22	Total =		\$3,611,231.72	Total =		\$72,804.69	Total =		\$3,624,191.51	Total =		\$3,684,036.41

This informations is for internal use/tracking purposes only.

	Current Estimate Totals	Previous Estimate Totals	Totals-to-Date	
Sch. A & B - STP / TIB / REET Account Number: 318-00-595-300-65	\$59,844.90	\$3,551,386.82	\$3,611,231.72	Bid Item A 84 NOT STP or TIB Eligible Bid
Sch. C - Water Account Number: 424-00-594-340-65		\$47,764.29	\$47,764.29	Item A 75 NOT STP Eligible
Sch. C - Sewer Account Number: 424-00-594-350-65		\$20,162.40	\$20,162.40	Water NOT TIB Eligible
Sch. C - Fire Suppression Acct. No.: 115-09-522-500-48		\$4,878.00	\$4,878.00	Sewer NOT TIB Eligible
Total This Estimate =		\$59,844.90	\$3,624,191.51	Fire Suppression NOT TIB Eligible

Project Engineer

Contractor

Engineering Manager

5/22/15

5/22/15

5/22/15

3 of 3

5/22/2015

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:2016

Hearing Date:6/1/2014

Amend Date:

TO:2021

Adoption Date:6/15/2014

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	1	NW 6th Avenue NW Norwood St. to NE Adams from: to: Norwood Intersection Improvements improvements		24	S	0.00		CN	3/1/2016					1850	1850	1850					NO	
								Totals0001850185018500000														
16	2	NW Brady Road NW 16th to NW 25th from: to: Widening, bike lanes		03	P	0.63	P C G T	RW	1/1/2016			OTHER	6000	800	800	800				6000	CE	YES
								CN	3/1/2021					6000								
								Totals00600080068008000006000														
00	3	NW Camas Meadows Drive NW Payne St. to NW 60th Ave. from: to: New construction		15	P	0.41		PE	7/1/2017			OTHER	400	100	500		400	100		CE	YES	
								RW	7/1/2018			OTHER	160	160		160						
								CN	6/1/2019			OTHER	2200	600	2800				2800			
								Totals002600860346004002602800														
00	4	NW Larkspur Street NW Lake Rd. to NW 60th from: to: Widening, sidewalk		03	P	0.13	W S P T C G	PE	7/1/2017			OTHER	120	40	160		120	40		CE	YES	
								RW	7/1/2018			OTHER	100	100		100						
								CN	6/1/2019			OTHER	170	640	810				810			
								Totals0029078010700120140810														
16	5	NW 38th Avenue NW Parker to Grass Valley Park from: to: Widening, bike lanes		03	P	0.45	P C G T	ALL	1/1/2019	STP(U)	1800			1710	3510				3510	CE	YES	
								Totals018000171035100003510														
12	6	SR-14 West Camas Slough Bridge from: to: Widen to 4 lanes NOTE: PE phase began 1/2006		03	P	2.25		ALL	1/1/2018			WSDOT	25000		25000				25000		NO	
								Totals0025000025000000025000														

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

DRAFT

FROM: 2016 TO: 2021
Hearing Date: 6/1/2014 Adoption Date: 6/15/2014
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	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
14	7	ADA Compliance from: Citywide to: (Ongoing)		28	P	00		ALL	1/1/2016					180	180	30	30	30	90		NO
								Totals		0	0		0	180	180	30	30	30	90		
00	8	NW 23rd Avenue Nw Astor to NW Sierra from: to: Widening, sidewalk		04	P	0.23		ALL	1/1/2017					520	520		520				YES
								Totals		0	0		0	520	520	0	520	0	0		
16	9	NW Pacific Rim Boulevard @ SE Payne Rd. from: to: Traffic signal		24	P	00		ALL	1/1/2019					300	300				300		NO
								Totals		0	0		0	300	300	0	0	0	300		
17	10	NE Goodwin Road/28th Street NW Camas Meadows Dr. to NE 232nd Ave. from: to: Widen to 5 lanes with bike lanes west of Ingle Widen to 3 lanes with bike lanes east of Ingle		15	P	1.72		ALL	1/1/2020	STP(U)	6880	OTHER	7200	6000	20080				20080	CE	YES
								Totals		0	6880		7200	6000	20080	0	0	0	20080		
17	11	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	1/1/2017					1450	1450				1450		YES
								Totals		0	0		0	1450	1450	0	0	0	1450		
17	12	NW Leadbetter Drive NW Lake Rd. to NW Fremont St. from: to: Sidewalk Notes:		28	P	0.15	P C T G W S	CN	1/1/2017					60	60				60		NO
								Totals		0	0		0	60	60	0	0	0	60		

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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	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	13	Lake Road NW Lacamas Lane to NE Everett from: to: Widening, sidewalk		03	P	0.45		ALL	6/1/2020					3220	3220				3220		YES
								Totals		0	0		0	3220	3220	0	0	0	3220		
00	14	New NUGA E/W Arterial NE 14th St. to Everett Rd. from: to: New construction Includes Critical Areas and Alignment Investigation		15	P	2.00		PE	6/1/2020					415	415				415		
								Totals		0	0		0	415	415	0	0	0	415		
00	15	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	6/1/2020					210	210				210		
								Totals		0	0		0	210	210	0	0	0	210		
16	16	SR-500 (Everett St./Rd.) NW Lake Rd. to SE 4th St. from: to: Widen to 3 lanes with bike lane		15	P	1.08		PE	6/1/2021					5	5				5		
								Totals		0	0		0	5	5	0	0	0	5		
19	17	NW Maryland Street NW 19th to NW 24th from: to: New construction		01	P	0.25	C S W G P T	ALL	6/1/2021					270	270				270		NO
								Totals		0	0		0	270	270	0	0	0	270		
17	18	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 RW CN	1/1/2018 1/1/2019 6/1/2020					115 115 1820	115 115 1820			115	115 1820		YES
								Totals		0	0		0	2050	2050	0	0	115	1935		

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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	19	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 CN	1/1/2021 6/1/2021					230 2015	230 2015				230 2015		YES
							Totals		0	0		0	2245	2245	0	0	0	2245		
16	20	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	1/1/2021					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
16	21	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	1/1/2021					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
17	22	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	1/1/2021					2110	2110				2110		YES
							Totals		0	0		0	2110	2110	0	0	0	2110		
00	23	NW 43rd/NW Astor - NW Sierra to NW 38th from: to: Widening, bike lanes	03	P	.50	S P C G T	PE	1/1/2021					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
00	24	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	1/1/2021					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		

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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	25	NW Payne Street NW Lake Rd. to NW Camas Meadows Dr. from: to: Widening	03	P	0.40	C G P T	PE	1/1/2021					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
00	26	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	1/1/2021					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
00	27	NW McIntosh Road NW Brady Rd. to NW 11th Ave. from: to: Widening, bike lanes	15	P	1.2	P G C T	PE	1/1/2021					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
00	28	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	29	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	1/1/2021					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
00	30	NE 18th Street NE 192nd Ave. to NE Goodwin Rd. from: to: New construction (potential alternate alignment)	15	P	0.67		PE	1/1/2021					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		

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FROM: 2016 TO: 2021
Hearing Date: 6/1/2014 Adoption Date: 6/15/2014
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
17	31	NE 28th Street NE 232nd Ave. to NE 242nd Ave. from: to: Widen to 3 lanes with bike lanes	15	P	0.50		PE	1/1/2021						5	5				5		
							Totals								0	0	0	5	5	0	0
00	32	NW Camas Meadows Drive NE 13th St. to NE 18th St. from: to: New construction (potential alternate alignment)	15	P	0.20		PE	1/1/2021						5	5				5		
							Totals								0	0	0	5	5	0	0
17	33	NE 232nd Avenue NE 28th to NE 9th St. from: to: Widen to 3 lanes with bike lanes	15	P	0.97		PE	6/1/2021						5	5				5		
							Totals								0	0	0	5	5	0	0
00	34	NE 242nd Avenue NE 28th St. to NE 14th St. from: to: Widen to 3 lanes with bike lane	15	P	0.70		PE	6/1/2021						5	5				5		
							Totals								0	0	0	5	5	0	0
00	35	NE Ingle Road Extension Goodwin to 232nd Ave from: to: New construction	15	P	1.00		PE	6/1/2021						5	5				5		
							Totals								0	0	0	5	5	0	0

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

DRAFT

FROM: 2016 TO: 2021
Hearing Date: 6/1/2014 Adoption Date: 6/15/2014
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
14	36	NW Brady Road @ NW 16th Ave. from: Traffic signal to:	24	P	00		ALL	1/1/2021					300	300				300		NO
							Totals		0	0		0	300	300	0	0	0	300		
16	37	NW Lake Road @ NW Sierra St. from: Traffic signal to:	24	P	00		ALL	1/1/2021					300	300				300		NO
							Totals		0	0		0	300	300	0	0	0	300		
00	38	NE Goodwin Road @ NW Camas Meadows Drive from: Traffic signal to:	24	P	00		ALL	1/1/2021					300	300				300		NO
							Totals		0	0		0	300	300	0	0	0	300		
16	39	NW Pacific Rim @ Parker Street from: Traffic signal to:	15	P	00		PE	1/1/2021					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
16	40	SR-500 @ Leadbetter Road from: Access Control to:	15	P	00		PE	1/1/2021					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		
16	41	SR-500 @ New E/W Arterial from: Traffic signal to:	15	P	00		PE	6/1/2021					5	5				5		
							Totals		0	0		0	5	5	0	0	0	5		

Agency: City of Camas
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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
16	42	NE 28th Street @ 242nd Avenue from: Traffic signal to:		15	P	00		PE	6/1/2021					5	5				5		
								Totals								0	0	0	5	5	0
17	43	NE Goodwin Road @ NE Ingle Rd. from: Traffic signal to:		15	P	00		PE	6/1/2021					5	5				5		
								Totals								0	0	0	5	5	0
16	44	SR-500 @ NE Lake Rd. from: Roundabout to:		15	P	00		PE	6/1/2021					5	5				5		
								Totals								0	0	0	5	5	0
16	45	SR-500 @ NE 14th Ave. from: Controlled Access to:		24	P	00		PE	6/1/2021					5	5				5		
								Totals								0	0	0	5	5	0
00	46	NE 232nd Avenue @ 9th Street from: Roundabout to:		15	P	00		PE	6/1/2021					5	5				5		
								Totals								0	0	0	5	5	0
00	47	NE 232nd Avenue @ Ingle Extension from: Roundabout to:		15	P	00		PE	6/1/2021					5	5				5		
								Totals								0	0	0	5	5	0

Agency: City of Camas
Co. No.: 06 Co. Name: Clark Co.
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DRAFT

FROM: 2016 TO: 2021
Hearing Date: 6/1/2014 Adoption Date: 6/15/2014
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 (Local Agency)				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	48	Pavement Treatments (maintenance & preservation) from: to: Overlays, surface treatments	47	P	00	P	CN	6/1/2016					4200	4200	700	700	700	2100		NO
							Totals		0	0		0	4200	4200	700	700	700	2100		
00	49	Reconstructs from: Citywide to:	04	P	00	G W	ALL	1/1/2016	CDBG	250			1250	1500	250	250	250	750		NO
							Totals		0	250		0	1250	1500	250	250	250	750		
00	50	Sidewalk Projects from: to: Sidewalk installations Citywide	28	P	00		CN	1/1/2017	CDBG	450			50	500		100	100	300		NO
							Totals		0	450		0	50	500	0	100	100	300		
00	51	Curb Ramp Projects from: to: Future curb ramp installations	28	P	00		CN	1/1/2016					90	90	15	15	15	45		NO
							Totals		0	0		0	90	90	15	15	15	45		
00	52	Shared Path Improvements Citywide from: to:	28	P	00		ALL	1/1/2018					200	200			50	150		NO
							Totals		0	0		0	200	200	0	0	50	150		

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

DRAFT

FROM: 2016

Hearing Date: 6/1/2014

Amend Date:

TO: 2021

Adoption Date: 6/15/2014

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	53	Safety Projects from: to: Future safety projects Includes traffic revisions, NW Fargo Curve Safety Analysis	21	P	00		ALL	1/1/2017					250	250		50	50	150		NO
							Totals		0	0		0	250	250	0	50	50	150		
00	54	Storm Grate Replacements (Bike Improvements) from: to: Storm grate replacements for bike lane improvements	38	P	00		CN	1/1/2016					20	20	20					NO
							Totals		0	0		0	20	20	20	0	0	0		
00	55	Future Bike Route Improvements Citywide from: to: Future bike route improvements	28	P	00		CN	1/1/2016					30	30	5	5	5	15		NO
							Totals		0	0		0	30	30	5	5	5	15		
00	56	Street Lighting Citywide from: to: Street Lighting	21	P	00		CN	1/1/2016					120	120	20	20	20	20		NO
							Totals		0	0		0	120	120	20	20	20	20		
02	57	NE 3rd Avenue Washougal River Bridge from: to: Seismic rating, scour critical, and footing rehabilitation	14	P	00		ALL	1/1/2021	BR	800			200	1000				1000		NO
							Totals		0	800		0	200	1000	0	0	0	1000		

City of Camas

2016 – 2021

Six Year Street Priorities

-
- 1 NW 6th Ave & Norwood Signal
 - 2 NW Brady Rd
 - 3 NW Camas Meadows Dr (East)
 - 4 NW Larkspur St
 - 5 NW 38th Ave (Ph 3)
 - 6 SR 14 - West Camas Slough Bridge
 - 7 ADA Compliance Citywide (7)
 - 8 NW 23rd Ave
 - 9 Pacific Rim Blvd & Payne Rd Signal
 - 10 NE Goodwin Rd/28th St
 - 11 Bybee Rd
 - 12 NW Leadbetter Dr Phase 2
 - 13 NW Lake Rd.
 - 14 New East/West Arterial
 - 15 NE 9th St
 - 16 SR 500 (Everett St/Rd)
 - 17 NW Maryland St
 - 18 NW Astor St.
 - 19 NW 16th Ave/Hood/18th Ave
 - 20 NW 18th Ave
 - 21 NW 18th Ave/Payne Rd
 - 22 NE 43rd Ave
 - 23 NW Astor St. /43rd Ave
 - 24 Street "B" (North Dwyer Creek Area)
 - 25 NW Payne St.
 - 26 Street "A" (North Dwyer Creek Area)
 - 27 NW McIntosh Rd
 - 28 NW Woodburn Dr.
 - 29 SE 15th St./Norse Rd
 - 30 NE 18th St
 - 31 NE 28th St
 - 32 NW Camas Meadows Dr (West)
 - 33 NE 232nd Ave
 - 34 NE 242nd Ave
 - 35 NW Ingle Rd Extension

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

5-18-15

OPINION FROM

ADAM KLUKA

7021 NW FRIBERG STRUNK ST
CAMAS, WA 98607

CALL - 360 904-5567

6 YEAR ROAD PLANS

2016 - 2020

WITH - GOS HARB - PLANNING FOR UP TO 350 APARTMENTS ON
20 ACRES ON ARCHERY PROPERTY AT PAYNE ST & CAMAS MEADOWS DR.

WITH MATT OLSEN - PLANNING FOR UP TO 180 APARTMENTS ON
10 ACRES AT CAMAS MEADOWS DR & PAYNE ST.

WITH VANFORD PLANNING FOR 104 APARTMENTS ON
CAMAS MEADOWS DRIVE JUST WEST OF CLUB HOUSE

WITH PEDWAR - PLANNING 43,000 SQ. FT. BUILDING ON
CAMAS MEADOWS DRIVE AT WEST END ON EAST SIDE

WITH MATT OLSEN BUILDING FIRST OF 3 BUILDINGS
ON LAKE RD AT 85,000 SQ. FT.

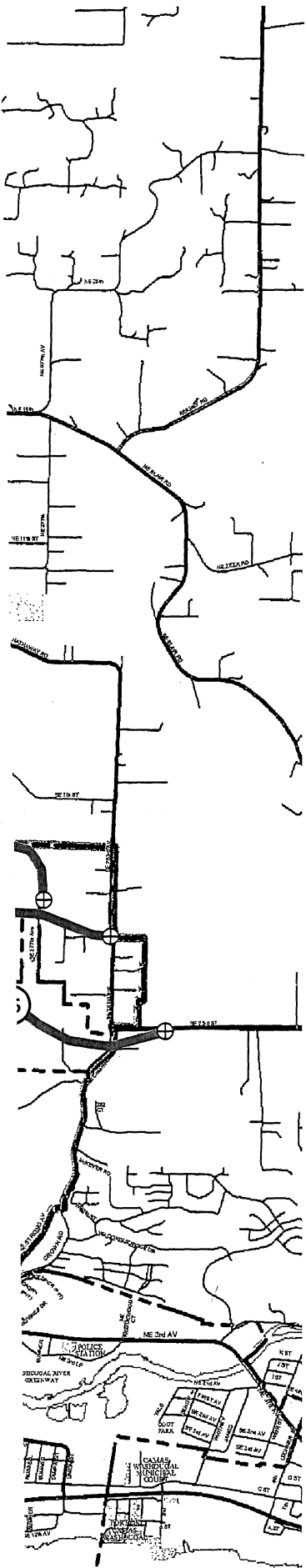
WITH BOAT BUILDER PLANNING TO BREAK GROUND IN
JULY ON 2ND BUILDING BACK OF PRESENT BLDG.
ON LAKE RD.

WITH FRIBERG STRUNK ST FINISHED - PROPERTIES ON BOTH SIDES
ARE READY FOR DEVELOPMENT AS SOON AS DEVELOPERS
APPROACH OWNERS TO ACQUIRE PROPERTIES TO LOCATE THEIR
COMPANIES HERE, ALSO KEVIN DEERD ON 3.5 ACRES OF
ARCHERY - FOR RESIDENTIAL

FOR ALL OF THIS TO HAPPEN THE FOLLOWING ROADS NEED
TO BE BUILT STARTING "THIS YEAR"

1. NW LAKESIDE ST
2. NW CAMAS MEADOWS (EAST)
3. NW PAYNE ST.
4. STREET "B"
5. STREET "A"

WHEN THESE ARE ALL UNDER CONSTRUCTION
40 ACRE SHEPPARD CENTER LAND
BE READY TO BE PLANNED AT
THIS LOCATION, TO ACCOMMODATE
GREEN MOUNTAIN AS WELL



City of Camas

2014 – 2019

Six Year Street Priorities

- 1 NW Friberg/Strunk St & Goodwin Rd.
- 2 NW 38th Ave (Ph 2)
- 3 NW 6th Ave & Norwood Signal
- 4 NW 38th Ave (Ph 3)
- 5 SR 14 - West Camas Slough Bridge
- 6 NW Brady Rd
- 7 ADA Compliance Citywide (7)
- 8 Bybee Rd
- 9 NW Leadbetter Dr Phase 2
- 10 NW 23rd Ave
- 11 NW Lake Rd.
- 12 NW Larkspur St
- 13 NW Maryland St
- 14 NW Astor St.
- 15 NW 16th Ave/Hood/18th Ave
- 16 NW 18th Ave
- 17 NW 18th Ave/Payne Rd
- 18 NW 38th Ext. East
- 19 NW 43rd Ave
- 20 NW Astor St./43rd Ave
- 21 Street "B"
- 22 NW Payne St.
- 23 Street "A"
- 24 NW McIntosh Rd
- 25 NW Woodburn Dr.
- 26 SE 15th St./Norse Rd
- 27 NE 18th St
- 28 NE Goodwin Rd/28th St
- 29 NE 28th St
- 30 NW Camas Meadows Dr (West)
- 31 NW Camas Meadows Dr (East)
- 32 NE 232nd Ave
- 33 NE 9th St
- 34 NE 242nd Ave
- 35 New East/West Arterial
- 36 SR 500 (Everett St/Rd)
- 37 NW Ingle Rd Extension

2016 - 2020

- 1 NW LARKSPUR ST
- 2 NW CAMAS MEADOWS (EAST)
- 3 NW PAYNE ST
- 4 BY BEE RD.
- 5 ST "B"
- 6 ST "A"
- 7 NE GOODWIN RD / 28th ST
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