



**CITY COUNCIL MEETING AGENDA**  
**Monday, November 3, 2014, at 7 p.m.**  
**Camas City Hall, 616 NE 4<sup>th</sup> Avenue**

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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 October 20, 2014, Camas City Council Meeting and the Special Meeting Workshop minutes of October 20, 2014
- B. Approve claim checks as approved by the Finance Committee
- C. Award the bid for Project No. 906 Camas Library Window Repair in the amount of \$11,463 including tax to JWC, LLC. Due to materials failure of the original widow installation of the Camas Library, it is necessary to repair the damaged areas of 20 identified windows. Previous estimates exceeded \$20,000. The scope of work was modified to fit within the budget. The estimate for this project was \$7,046, including tax, only one bid was submitted by JWC, LLC for \$11,463, including tax. (submitted by Eric Levison)
- D. Authorize Release of Retainage for Project No. P-862 Lacamas Lake Lodge to JWC LLC in the amount of \$88,324.79. This project provided for the construction of the Lacamas Lake Lodge facility. All required work has been completed and all City and State project documentation has been received and verified.
- E. Authorize the Mayor to sign a Quit Claim Deed for Old City Shop Property and direct staff to proceed with the recording of the original deed. In 1991, the City and James River entered into a property transaction where the City sold the old City shop on SE 6<sup>th</sup> along with the then current City shop on East First Street and James River sold the City the land on Polk Street where the Operation Center is currently located. A recent property transaction with the old City shop on SE 6<sup>th</sup> has brought to light a discrepancy between the building location and the land description. Stewart Title contacted City

staff to request a file review for any relevant information regarding the property. After review, staff located a 1945 fully executed deed for the strip of land in question. The excise tax was paid in 1945 but it does not appear the deed was recorded. After discussion with the City Attorney, Stewart Title will prepare a Quit Claim Deed for the strip of land. This transaction will not provide any additional income to the City. The City will not incur any cost associated with the recording or processing of these documents. (submitted by Eric Levison, Public Works Director)

- F. Award the Contract for Services to The Northwest Regional Training Center(NWRTC) and the City of Camas for the calendar year 2015. (submitted by Eric Levison, Public Works Director)

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. COMMUNITY DEVELOPMENT**

- A. Public Hearing to consider a Community Development Block Grant application submittal for the rehabilitation of NE Franklin Street from 15<sup>th</sup> to 19<sup>th</sup> Avenue.
  - 1. Details: On October 6<sup>th</sup>, Staff proposed to Council the submittal of a CDBG grant application for the 2015 funding cycle. The proposal includes the request for \$215,000 in grant money to partially fund improvements to NE Franklin Street between NE 15<sup>th</sup> and NE 19<sup>th</sup> Avenues. The total cost of the proposed project is \$422,000. Improvements will include rehabilitation of the existing sewer main and service laterals, new water services, hydrants, curb ramps, and resurfacing the existing roadway. Staff recommends opening the public hearing and considering public testimony. The CDBG program requires that two public meetings be held prior to application submittals. This public hearing, in conjunction with the October 6<sup>th</sup> Workshop discussion fulfills this requirement.

Department/Presenter: James Carothers, Engineering Manager/City Engineer

Recommended Action: Open the public hearing, consider testimony, and direct staff to submit the application.

- B. Resolution No. 1311 Related to the Multi-Family Tax Exemption Program provided for under Revised Code of Washington (RCW) 84.14
  - 1. Details: A Resolution of the City of Camas, Washington, relating to the multi-family property tax exemption program provided for under the Revised Code of Washington (RCW 84.14); expressing intent to designate three areas within the City of Camas as Residential Target Areas; and, establishing a public hearing time

and date for consideration thereof. This would replace Resolution 1303 by rescheduling a date for public hearing on this matter to December 1, 2014.

City Council held a workshop on June 26, 2014 to discuss the program and directed Staff to move forward toward implementation of the program.

Department/Presenter: Phil Bourquin, Community Development Director and

Recommended Action: Staff recommends Council approval of the Resolution.

#### **IX. PUBLIC COMMENTS**

#### **X. 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 REGULAR MEETING MINUTES - DRAFT

Monday, October 20, 2014 at 7:00 p.m.

Camas City Hall, 616 NE 4<sup>th</sup> 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**

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

### **II. PLEDGE OF ALLEGIANCE**

### **III. ROLL CALL**

Present: Greg Anderson, Don Chaney, Tim Hazen, Steve Hogan, Melissa Smith, Shannon Turk

Excused: Linda Dietzman

Staff: Bernie Bacon, Kristin Berquist, Phil Bourquin, Pete Capell, James Carothers, City Attorney David Schultz, and Steve Wall

Press: There were no members of the press present.

### **IV. PUBLIC COMMENTS**

There were no comments from the public.

### **V. CONSENT AGENDA**

Levison noted Equipment No. 343, a 2006 garbage truck with the Vin No. of 5SXAANCY87RX84202 and Class A biosolids produced from the Waste Water Treatment Plant as items that could be added to the surplus list in Item K. He recommended that Item K be pulled from the Consent Agenda for discussion.



**It was moved by Greg Anderson, seconded by Steve Hogan to pull Item K from the consent agenda. The motion carried unanimously.**

**It was moved by Greg Anderson, seconded by Steve Hogan to Amend Item K to include the two items listed by Levison. The motion carried unanimously.**

- A.** Approved the minutes of the October 6, 2014, Camas City Council Meeting, the Work Session minutes of October 6, 2014, and the Special City Council Work Session minutes of October 13, 2014.

[October 6, 2014, Camas City Council Meeting Minutes](#) 

[October 6, 2014, City Council Work Session Minutes](#) 

[October 13, 2014, Special City Council Work Session Minutes](#) 

- B.** Approved claim checks numbered 123347-123538 in the amount of \$2,577,650.14.
- C.** Authorized the write-off of the September 2014 Emergency Medical Services (EMS) billings in the amount of \$74,044.47. 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 Cathy Huber Nickerson)
- D.** Approved Pay Estimate No. 4 for Project WS-741 2014 STEF/STEP Tank Pumping to AAA Septic Service in the amount of \$8,218.77 for work completed through September 30, 2014. This project provided for on-going pumping of STEF/STEP tanks throughout Camas and is funded by the Water/Sewer Fund. (submitted by James Carothers)

[Pay Estimate No. 4](#) 

- E.** Authorized the Mayor to sign the Second Addendum to Lease with the Port of Camas-Washougal for the Municipal Court Building. The current lease expires December 31, 2014. The Port has prepared the Second Addendum to Lease that will extend the lease for three years to the end of 2017. The lease includes a 3% annual increase. (submitted by Pete Capell)

[Second Addendum to Lease](#) 

- F.** Authorized the Mayor to sign an indigent defense professional services contract with W. Todd Pascoe, PLLC, Attorneys at Law. The current contract is expiring and the City has negotiated a new contract. The

current rate is \$3,400 per month, based on a contract executed in November, 2008. The proposed new rate is \$4,125 per month plus an allowance of \$160 per month for investigator services. The rate increase is reasonable due to inflation over the past six years and the additional public defender requirements. (submitted by Pete Capell)

#### Professional Services Contract

- G. Authorized the Mayor to sign a professional services contract with Otak, Inc., to develop a master plan and submit the required permits for Drewfs Farm Neighborhood Park. The proposed fee of \$30,713 is included in the 2014 adopted budget. The project will include: developing a park site plan concept; working with the City, the homeowners association, and community members to identify preferred amenities; preliminary studies to address existing drainage; preparing a master plan based on community input; presenting the plan to the Parks Commission; and submittal of the Land Use Application and obtaining the permit. (submitted by Jerry Acheson)

#### Professional Services Agreement

- H. Approved Change Order No. 2 for Project S-566 NW Friberg Street/NE Goodwin Road Improvements to McDonald Excavating, Inc., in the amount of \$86,785.85. Items in the change order include: tree clearing beyond the limits shown in the plans in the amount of \$42,366.63; acceleration of construction costs in the amount of \$18,611.55 to offset utility relocation delays; a stormwater treatment vault up-size to accommodate the Department of Ecology (DOE) stormwater grant requirements in the amount of \$13,073.00; additional silt fence installation totaling a cost of \$3,750.00; and several required modifications to field inlet pipes totaling a cost of \$8,984.67. Change Order No. 2 is the first change order adding cost to the construction contract and is 2.1% of the total original contract. (submitted by James Hodges)

#### Change Order No. 2

- I. Authorized the Release of Retainage for Project S-590 NW Lake Road Half Street Improvements to Michael Green Construction, Inc., in the amount of \$4,569.03. All required city and state project documentation has been received and verified. (submitted by James Hodges)

#### Release of Retainage

- J. Approved Pay Estimate No. 3 for Project S-566 NW Friberg Street/NE Goodwin Road Improvements to McDonald Excavating, Inc., in the amount of \$1,087,527.39 for work through September 30, 2014. This



project is partially funded by a Public Works Trust Fund (PWTF) loan and a Community Economic Revitalization Board (CERB) grant administered by the Washington State Department of Commerce and the Washington State Department of Ecology. (submitted by James Hodges)

#### Pay Estimate No. 3

- K. Authorized the surplus of miscellaneous equipment for sale or disposal. The following items are proposed for surplus: 2001 Chrysler Sebring, Vehicle ID No. 4C3AG42H51E104355; Equipment No. 221; 1994 Cushman, Model No. 465, Vehicle ID No. 1CUMH3278RL000622; and 11 variable speed drives. (submitted by Eric Levison)
- L. Authorized the Mayor to sign a contract amendment with Berger ABAM for the North Urban Growth Area (NUGA) Sewer Alternatives Analysis Project. The City Council approved a professional services contract with BergerABAM in September, 2014, to complete an alternatives analysis to assist the City in selecting a preferred alternative to provide sewer service to the NUGA. The original scope of work approved by Council was developed with the intent to begin work on the project as quickly as possible and only included the first few tasks of the project. The attached contract amendment includes work for the second phase (Scope No. 2) of Project No. 681B NUGA Sewer Service Analysis that will result in selection of a preferred alternative and cost estimate, which will be used to support discussions regarding the feasibility of forming a Local Improvement District (LID) to finance construction of the NUGA sewer infrastructure. This item was discussed at the October 6, 2014, Council Workshop. (submitted by Steve Wall)

#### Contract Amendment

- M. Approved Pay Estimate No. 4 for Project S-565 NW 38th Avenue Roadway Improvements, Phase 2 to Nutter Corporation in the amount of \$770,769.57 for work completed from September 1, 2014, through September 30, 2014. (submitted by Anita Ashton)

#### Pay Estimate No. 4

- N. Authorized the Mayor to sign the Vehicle Lease Agreement with Waste Connections, Inc., for a garbage truck. The lease agreement is to provide a refuse truck for City use during the Sanitation Department review period. During the last Council workshop this item was discussed. The City truck that was damaged while it was being serviced by a vendor has been repaired. The truck will be delivered to the City for inspection this week. The lease agreement will provide the fleet operational stability and will allow Paul (the City's independent contractor) to utilize his vehicle. This

will effectively reduce training time on a different system, increase productivity and help Paul feel a bit more comfortable which should translate into a safer environment. (submitted by Eric Levison)

#### Vehicle Lease Agreement

- O. Approved Change Order No. 2 for Project P-899 Fallen Leaf Lake ADA Ramp to PD Badertscher Construction, LLC in the amount of \$12,604.58. The change order is due to modifications to the ADA ramp project at the Fallen Leaf Lake Park. The original linear footage of railing has increased from 180 to 256 l/f. The increased price includes the addition of stair railing not included in the original estimate and a 3rd bottom rail to meet ADA standards. (submitted by Denis Ryan)

#### Change Order No. 2 (attachment updated - October 17, 2014)

**It was moved by Don Chaney, seconded by Tim Hazen to approve the Consent Agenda as amended. The motion carried unanimously.**

*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

There were no comments from staff.

##### B. Council

Smith encouraged citizens to vote.

Anderson echoed Smith's comment.

#### VII. MAYOR

##### A. Announcements

Mayor did not have any announcements.

##### B. Proclamations

Mayor Higgins read a proclamation proclaiming October 23 - October 31, 2014 as "Red Ribbon Week" and encouraged all citizens to join in making a visible statement of our commitment to a drug-free City.



### [Red Ribbon Week Proclamation](#)

Mayor Higgins read a proclamation proclaiming November 1, 2014, to be Extra Mile Day. He urged each individual in the community to take time on this day to not only "go the extra mile" in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.

### [Extra Mile Day Proclamation](#)

Donna Roberge, 20415 SE Brady Rd., Camas, representative from Clark County Arts Commission, was present to make comments and to receive the proclamation read by the Mayor proclaiming October as "National Arts and Humanities Month" in Camas, Washington and to urge all citizens to celebrate and promote the arts and culture in our nation and to specifically encourage the greater participation by those said citizens in taking action for the arts and humanities in their towns and cities.

### [National Arts and Humanities Month Proclamation](#)

## **VIII. COMMUNITY DEVELOPMENT**

### **A. [Public Hearing on Amendments to the Camas Municipal Code \(CMC\) Related to I-502 Uses](#)**

Details: A public hearing was conducted to consider amendments to the CMC, Title 18, Chapter 18.03 and Chapter 18.07, related to marijuana retailing, processing and production.

Department/Presenter: Phil Bourquin, Community Development Director

### [Staff Report](#)

### [Exhibit List](#)

### [Exhibit 001](#)

### [Exhibit 002](#)

### [Exhibit 003](#)

### [Exhibit 004](#)

### [Exhibit 005](#)

Exhibit 006 

Exhibit 007 

Exhibit 008 

Exhibit 009 

Exhibit 010 

Exhibit 011 

Exhibit 012 

Exhibit 013 

Exhibit 014 

Exhibit 015 

Exhibit 016 

Mayor Higgins opened the public hearing at 7:17 p.m.

The following member of the public gave testimony: Paul Gardner, 315 Sante Fe Drive, Vancouver, WA

The public testimony portion of the hearing was closed at 7:22 p.m.

**B. Ordinance No. 2712 Regarding I-502 Uses**

Details: An ordinance amending CMC, Title 18, Chapter 18.03 and Chapter 18.07, related to marijuana retailing, processing, and production.

Department/Presenter: Phil Bourquin, Community Development Director

Executed Ordinance No. 2712 - Posted 10-21-14 

Ordinance No. 2712 

**Anderson proposed and Turk seconded the proposal that Ordinance No. 2712 be amended to reflect the sunset date of November 30, 2015, located just below the 18.07.030 Table 1. The motion carried with Melissa Smith voting no.**

It was moved by Greg Anderson, seconded by Steve Hogan that Ordinance No. 2712 be read by title only. The motion carried with Melissa Smith voting no.

Greg Anderson requested a roll call vote and moved that Ordinance No. 2712, reflecting the amendment, be adopted and published according to law. Steve Hogan seconded the motion. The motion carried with Melissa Smith voting no.

**C. [Ordinance No. 2713 Amending CMC 15.04.040 Related to Building Codes](#)**

Details: The purpose of this ordinance was to clean up a typographical error in Section 15.04.040 A and to remove the building design requirements (i.e. wind load, snow load, seismic zone etc.) from the municipal code. The specific building design requirements are currently referenced in the adopted building codes. Council held a workshop on wind loads on August 18, 2014.

Department/Presenter: Phil Bourquin, Community Development Director

[Executed Ordinance No. 2713 - Posted 10-21-14](#) 

[Ordinance No. 2713](#) 

It was moved by Greg Anderson, seconded by Tim Hazen that Ordinance No. 2713 be read by title only. The motion carried unanimously.

It was moved by Greg Anderson, seconded by Melissa Smith that Ordinance No. 2713 be adopted and published according to law. The motion carried unanimously.

**D. [Hadley's Glen Subdivision \(File No. FP14-03\)](#)**

Details: Hadley's Glen Subdivision request for final plat approval. Hadley's Glen Subdivision is an 11-lot single-family lot development, which received preliminary plat approval on August 8, 2006. The property is located at 4717 NE Everett Street.

Department/Presenter: Robert Maul, Planning Manager

[Staff Report](#) 

[Hadley's Glen Subdivision](#) 



**It was moved by Don Chaney, seconded by Steve Hogan to approve the final plat for Hadley's Glen Subdivision (File No. FP14-03). The motion carried unanimously.**

**E. [Resolution No. 1308 Adopting the Revised Camas Design Standard Manual \(CDSM\)](#)**

Details: In July of 2006 Camas Council adopted Resolution No. 1071. This resolution revised the CDSM per the changes proposed by staff at that time. Resolution No. 1071 also "allows further revisions from time to time as deemed necessary by the City Engineer in accordance with the Camas Municipal Code" in regards to the CDSM. The City Engineer has approved minor revisions over the past eight years. This resolution acknowledges the most recently revised CDSM with additional new sections and drawings. This resolution adopted the attached manual in its entirety. This resolution allows the City Engineer to continue to approve further revisions as necessary. The new sections and areas of minor revisions are identified in the attached index of changes. New sections include street lighting standards, easement details, new tree and shrub planting details, and sidewalk, fence, and irrigation details. These additions are intended to provide clarity and continuity to the requirements for new development.

Department/Presenter: James Carothers, Engineering Manager

[Executed Resolution No. 1308 - Posted 10-21-14](#) 

[Resolution No. 1308](#) 

[Design Standard Manual \(large file - it may take a few minutes to load\)](#)

[Index](#) 

**It was moved by Steve Hogan, seconded by Greg Anderson that Resolution No. 1308 be read by title only. The motion carried unanimously.**

**It was moved by Steve Hogan, seconded by Greg Anderson that Resolution No. 1308 be adopted. The motion carried unanimously.**

**F. [Resolution No. 1310 Declaring Certain Real Property Owned by the City of Camas to be Surplus Property](#)**

Details: This resolution declared as surplus property a portion of property that was the subject of a Civil Regulatory Order related to include this area of land into Lot 60 of the Lakeridge Subdivision.

Department/Presenter: Phil Bourquin, Community Development Director

Executed Resolution No. 1310 - Posted 10-21-14 

Resolution No. 1310 

Exhibit A 

It was moved by Steve Hogan, seconded by Shannon Turk that Resolution No. 1310 be read by title only. The motion carried unanimously.

It was moved by Steve Hogan, seconded by Shannon Turk that Resolution No. 1310 be adopted. The motion carried unanimously.

## **IX. ADMINISTRATION**

### **A. Resolution No. 1309 for Public Defense**

Details: The Supreme Court of Washington adopted new standards for indigent defense. The Revised Code of Washington (RCW) requires each city and county to adopt these standards for the delivery of public defense services.

Department/Presenter: Pete Capell, City Administrator

Executed Resolution No. 1309 - Posted 10-21-14 

Resolution No. 1309 

It was moved by Don Chaney, seconded by Greg Anderson that Resolution No. 1309 be read by title only. The motion carried unanimously.

It was moved by Don Chaney, seconded by Greg Anderson that Resolution No. 1309 be adopted. The motion carried unanimously.

## **X. PUBLIC COMMENTS**

There were no comments from the public.

## **XI. ADJOURNMENT**

The meeting adjourned at 7:59 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.*

**Quick Preview of Agenda and Supporting Documents - Posted October 15, 2014**

[Council Agenda with Supporting Documents \(large file - it may take a few minutes to load\)](#) 

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Mayor

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City Clerk





**SPECIAL CITY COUNCIL WORKSHOP MINUTES - DRAFT**  
**Monday, October 20, 2014 at 4:30 p.m.**  
**Lacamas Lake Lodge, 227 NE Lake Road**

This was a joint meeting with the City of Washougal and the Port of Camas-Washougal. The meeting was held at the Lacamas Lake Lodge. Therefore, this meeting only has an audio recording.

**I. CALL TO ORDER**

Mayor Scott Higgins called the meeting to order at 4:32 p.m.

**II. ROLL CALL**

Camas Councilmembers Present: Greg Anderson, Don Chaney, Tim Hazen, Steve Hogan, Melissa Smith and Shannon Turk

Camas Councilmembers Excused: Linda Dietzman

Camas Staff: Phil Bourquin, Pete Capell, James Carothers, Leisha Copsey, Mitch Lackey, Eric Levison and Steve Wall

Port Commissioners Present: Mark Lampton, Bill Macrae Smith and Bill Ward

Port Staff: David Ripp

Washougal Councilmembers Present: Brent Boger (arrived at 4:35 p.m.), Connie Jo Freeman, Joyce Lindsay, Jennifer McDaniel, Dave Shoemaker and Michelle Wagner

Washougal Councilmembers Excused: Paul Greenlee

Washougal Staff: David Scott

Press: Heather Acheson, Camas-Washougal Post Record

**III. JOINT WORKSHOP WITH WASHOUGAL CITY COUNCIL AND THE PORT OF CAMAS-WASHOUGAL**

**A. Camas-Washougal Economic Development Association (CWEDA) and New Market Tax Credit Updates**

Details: Paul Dennis provided an update on current activities conducted by the Camas Washougal Economic Development Association. Steve Brooks, with Pilot Management Resources, LLC provided an update on the status of the proposed New Market Tax Credits, including a Community Development Entity (CDE) that has been created and an application that has been submitted for New Market Tax Credits.

Department/Presenter: Paul Dennis, President/CEO, CWEDA and Steve Brooks, Principal, Pilot Management Resources, LLC

[CWEDA Presentation](#) 

Dennis responded to questions from the Councilmembers and Commissioners.

#### **IV. ADJOURNMENT OF JOINT WORKSHOP**

The joint workshop adjourned at 5:24 p.m., and the meeting went into a brief recess.

#### **V. CAMAS CITY COUNCIL WORKSHOP ITEMS**

Camas City Council reconvened at 5:33 p.m. to discuss the remainder of the workshop items.

#### **VI. PUBLIC COMMENTS**

Joe Levesque, 2682 NW Norwood Street, Camas, commented about the condition of the country and thanked the Mayor for writing a letter for him.

Mayor Higgins informed Council that at the request of Levesque, that he had written an introductory letter for him. The letter was addressed to the Washington State University Board of Regents regarding a program that Levesque is trying to promote.

#### **VII. PUBLIC WORKS**

##### **A. [Wastewater Treatment Plant \(WWTP\) National Pollutant Discharge Elimination System \(NPDES\) Permit Update](#)**

Details: The City has been coordinating with the Washington State Department of Ecology to assist Ecology in the development of a Draft NPDES Permit for the City's WWTP. The attached memorandum provided a brief update regarding the status of the discussions with Ecology. Staff was available at the workshop to answer questions.

Department/Presenter: Steve Wall, Utilities Manager

[Memorandum](#) 

Once the Draft NPDES Permit is received, and only if necessary, staff will begin discussions with an attorney under the City Administrator's direction. A contract will be brought back to Council for consideration as soon as possible thereafter.

## **VIII. CITY ADMINISTRATION**

### **A. Miscellaneous and Scheduling**

Details: Updates on miscellaneous or scheduling items.

Department/Presenter: Pete Capell, City Administrator

Capell stated the next Council meeting is scheduled for November 3, 2014. He added that a special Council workshop has tentatively been scheduled for November 10, 2014. This meeting may not be necessary if the budget discussions are completed during the November 3rd meeting.

Mayor Higgins noted that Mayor Pro-tem Hogan may need to conduct the special meeting if it is held. The Mayor will be out of town and his plane may not arrive in time for the meeting.

Capell gave Council an overview of the meeting that he had with Lacamas Swim and Sport regarding the operation of the Crown Park Pool. The net proceeds will be used to purchase items that were acquired specifically for the Crown Park Pool. The remainder of the proceeds will be split between the City of Camas and Lacamas Swim and Sport.

Capell informed Council that Baseball Tomorrow will be meeting with City staff and a representative from Camas-Washougal Babe Ruth on November 17th. Baseball Tomorrow is an element of Major League Baseball that helps to provide funds for these types of programs. The purpose of the meeting will be to discuss improvements at Louis Bloch Park.

## **IX. COUNCIL COMMENTS AND REPORTS**

Capell responded to Hogan's inquiry about the use of the Babe Ruth field at Louis Bloch Park.

Hogan mentioned that he will be attending a community advisory panel meeting at Georgia Pacific on Wednesday.

Smith attended a chamber meeting. She also gave Council a brief overview of the Association of Washington Cities (AWC) regional meeting that she attended.

Chaney asked and Capell responded that Camas' legislative priorities need to be finalized by the end of the year. Discussion about the priorities ensued.

Hazen attended the grand opening for Cake Happy.

Anderson attended the AWC regional meeting and the candidate forum sponsored by the Camas Youth Advisory Council (CYAC) that was held at the Camas High School. He will also be attending a Fire Consolidation Joint Policy Advisory Committee meeting on Thursday. Anderson encouraged Council to donate to the Downtown Camas



Association (DCA). The proceeds from the fundraiser will be used for tree lighting in the downtown area.

Turk gave Council a brief overview of the Community Center Development Committee (CCDC) and the Camas 2035 Vision Steering Committee meetings that she attended. She will be attending the Planning Commission meeting on Tuesday. She added that the next Camas 2035 Vision Steering Committee workshop will be held on November 5, 2014, at the Grass Valley Fire Station at 6:00 p.m. Mayor Higgins noted that the CYAC will be participating in the visioning survey.

Mayor Higgins commented about an injury that occurred during the Camas High School football game with Union on Friday night.

#### **X. PUBLIC COMMENTS**

Chris Kralik, 631 NW 18th Loop, Camas, stated that he appreciated the update provided by the CWEDA.

#### **XI. ADJOURNMENT**

The meeting adjourned at 6:08 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.*

#### **Quick Preview of Agenda and Supporting Documents - Posted October 15, 2014**

[Special City Council Workshop Agenda with Supporting Documents](#) 

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Mayor

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City Clerk



I, Peter Capell, City Clerk hereby certify  
that these bid tabulations are correct.

*Peter Capell* 10/28/14  
Peter Capell Date

PROJECT NO. P-906

DESCRIPTION:

*Camas Library Window repair*

Engineer's Estimate

\$7,046.00

JWC, LLC

P.O. Box 821409

Vancouver, WA 98682

DATE OF BID OPENING: October 27, 3:30 pm, Council Chambers

Entered by SW

ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGINEER TOTAL	UNIT PRICE	CONTRACT TOTAL
1	Provide all labor, materials, tools and equipment to complete specified windows located at 625 NE 4th Avenue, Camas, WA	L.S.	1	\$6,500.00	\$6,500.00	\$10,576.00	\$10,576.00
Subtotal					\$6,500.00		\$10,576.00
Tax					\$546.00		\$888.38
CONTRACT TOTAL					\$7,046.00		\$11,464.38

CITY OF CAMAS PROJECT NO. P-862 Project Name: Lacamas Lake Lodge Building Improvements			PAY ESTIMATE: PAY PERIOD: NINE, FINAL February 22, 2014 - March 31, 2014		JWC Construction PO Box 821409 Vancouver, WA 98682 (360) 693-8925 (360) 693-8926						
			Original Contract Amount:		\$1,672,951.00						

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
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<b>SCHEDULE "A" - SITE IMPROVEMENTS</b>											
0	PERFORMANCE & PAYMENT BOND	LS	1.00	\$20,280.00	\$20,280.00	1.00	\$20,280.00	0.00	\$0.00	1.00	\$20,280.00
1	GENERAL CONDITIONS	LS	1.00	\$146,600.00	\$146,600.00	1.00	\$146,600.00	0.00	\$0.00	1.00	\$146,600.00
2	SITWORK	LS	1.00	\$483,542.00	\$483,542.00	1.00	\$483,542.00	0.00	\$0.00	1.00	\$483,542.00
3	CONCRETE	LS	1.00	\$87,700.00	\$87,700.00	1.00	\$87,700.00	0.00	\$0.00	1.00	\$87,700.00
4	MASONRY	LS	1.00	\$24,557.00	\$24,557.00	1.00	\$24,557.00	0.00	\$0.00	1.00	\$24,557.00
5	METALS	LS	1.00	\$17,700.00	\$17,700.00	1.00	\$17,700.00	0.00	\$0.00	1.00	\$17,700.00
6	WOODS & PLASTICS	LS	1.00	\$214,009.00	\$214,009.00	1.00	\$214,009.00	0.00	\$0.00	1.00	\$214,009.00
7	THERMAL & MOISTURE PROTECTION	LS	1.00	\$70,955.00	\$70,955.00	1.00	\$70,955.00	0.00	\$0.00	1.00	\$70,955.00
8	DOORS & WINDOWS	LS	1.00	\$84,590.00	\$84,590.00	1.00	\$84,590.00	0.00	\$0.00	1.00	\$84,590.00
9	FINISHES	LS	1.00	\$101,555.00	\$101,555.00	1.00	\$101,555.00	0.00	\$0.00	1.00	\$101,555.00
10	SPECIALTIES	LS	1.00	\$14,645.00	\$14,645.00	1.00	\$14,645.00	0.00	\$0.00	1.00	\$14,645.00
11	EQUIPMENT	LS	1.00	\$32,592.00	\$32,592.00	1.00	\$32,592.00	0.00	\$0.00	1.00	\$32,592.00
12	FURNISHINGS	LS	1.00	\$15,225.00	\$15,225.00	1.00	\$15,225.00	0.00	\$0.00	1.00	\$15,225.00
13	SPECIAL CONSTRUCTION	LS	1.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
14	CONVEYING SYSTEMS	LS	1.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
15	MECHANICAL	LS	1.00	\$116,800.00	\$116,800.00	1.00	\$116,800.00	0.00	\$0.00	1.00	\$116,800.00
16	ELECTRICAL	LS	1.00	\$134,627.00	\$134,627.00	1.00	\$134,627.00	0.00	\$0.00	1.00	\$134,627.00
17	CONTRACTOR FEE/INSURANCE	LS	1.00	\$107,574.00	\$107,574.00	1.00	\$107,574.00	0.00	\$0.00	1.00	\$107,574.00

Schedule "A" Subtotal: \$1,672,951.00  
Sales Tax: \$140,527.88  
Schedule "A" Total: \$1,813,478.88

Rate: 8.4%

<b>SCHEDULE "B" - CHANGE ORDERS</b>											
Change Order #1											
	Items A, B, C and E	LS	1.00	\$10,229.03	\$10,229.03	1.00	\$10,229.03	0.00	\$0.00	1.00	\$10,229.03
	Item D	LS	1.00	\$3,730.41	\$3,730.41	0.00	\$0.00	1.00	\$3,730.41	1.00	\$3,730.41
Change Order #2											
	Items A, B, C and E	LS	1.00	\$13,196.36	\$13,196.36	1.00	\$13,196.36	0.00	\$0.00	1.00	\$13,196.36
	Item D	LS	1.00	\$984.70	\$984.70	1.00	\$984.70	0.00	\$0.00	1.00	\$984.70
Change Order #3											
	Change Order #4, Items A, B, and C	LS	1.00	\$38,893.53	\$38,893.53	1.00	\$38,893.53	0.00	\$0.00	1.00	\$38,893.53
		LS	1.00	\$26,510.77	\$26,510.77	0.00	\$0.00	1.00	\$26,510.77	1.00	\$26,510.77

Schedule "B" Subtotal: \$93,544.80  
Sales Tax: \$7,857.76  
Schedule "B" Total: \$101,402.56

Rate: 8.4%

	ORIGINAL CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
SUBTOTALS	\$ 1,672,951.00	\$ 1,672,951.00	\$ -	\$ 1,672,951.00
CHANGE ORDERS TO DATE	\$ 93,544.80	\$ 63,303.62	\$ 30,241.18	\$ 93,544.80
SUBTOTAL	\$ 1,766,495.80	\$ 1,736,254.62	\$ 30,241.18	\$ 1,766,495.80
SALES TAX (8.4%)	\$ 148,385.65	\$ 145,845.39	\$ 2,540.26	\$ 148,385.65
TOTAL CONTRACT	\$ 1,914,881.45	\$ 1,882,100.01	\$ 32,781.44	\$ 1,914,881.45
LESS 5% RETAINAGE	-----	\$ (86,812.73)	\$ (1,512.06)	\$ (88,324.79)
TOTAL LESS RETAIN.	-----	\$ 1,795,287.28	\$ 31,269.38	\$ 1,826,556.66

P-862 ACCT. NUMBER: 350-00-594-760-62

THIS PAY EST. LESS RETAINAGE \$ 31,269.38

Project Engineer

Date

Contractor

Date

Project Manager

Date



SPECIAL WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, that CROWN  
ZELLERBACH CORPORATION, a corporation of the State of  
Nevada, in consideration of One Hundred Twenty-five (\$125.00)  
Dollars to it in hand paid, receipt whereof is hereby acknow-  
ledged, does hereby grant, bargain, sell and convey unto  
the CITY OF CAMAS, a municipal corporation of the State of  
Washington, certain real property situate within the corpor-  
ate limits of the City of Camas, Clark County, Washington,  
described as follows:

A parcel of land in the H.J.G. Maxon  
Donation Land Claim in Section 11, Township  
1 North, Range 3 East of the Willamette  
Meridian, Clark County, Washington, more par-  
ticularly described as follows, to-wit:

Beginning at a point North 53° 30' East  
130 feet and South 36° 30' East 0.5 feet from  
the Southeast corner of Block 20 of Overlook  
Addition to the City of Camas, Clark County,  
Washington, according to the duly recorded  
plat thereof; thence from said beginning point  
North 36° 30' West 100 feet to a point on the  
Southerly boundary of S. E. 6th Avenue; thence  
South 82° 43' East 16.6 feet along the Southerly  
boundary of said Avenue to a point; thence South  
36° 30' East 88.5 feet to a point; thence South  
53° 30' West 12 feet to the point of beginning  
and containing .026 of an acre, more or less.

The Grantor, however, reserves to itself  
any and all riparian rights which the Grantor  
may have on the Washougal River and Lacamas  
Creek in the vicinity of said property, and also  
reserves any part of said property which may be  
fronting on or bordering upon said Washougal  
River and Lacamas Creek.

TO HAVE AND TO HOLD the above described real property  
unto the said CITY OF CAMAS, its successors and assigns, for-  
ever.

The said Grantor, for itself, its successors and  
assigns, does covenant to and with the said Grantee, its  
successors and assigns, that it is seized with fee simple,

unincumbered title to the above described property, and that it will warrant and defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed this 11th day of December, 1945, by its officers as below subscribed.

Witnesses:

L. H. [Signature]  
Ida R. Strong

CROWN ZELLERBACH CORPORATION

By [Signature]

Chairman of the Board

Attest: [Signature]

Assistant Secretary

STATE OF CALIFORNIA

County and City of San Francisco

SS

On this 11th day of December, 1945, before me appeared LOUIS BLOCH and E. H. POST both to me personally known, who, being duly sworn, did say that he, the said LOUIS BLOCH is the CHAIRMAN OF THE BOARD, and he, the said E. H. POST is the ASSISTANT SECRETARY of CROWN ZELLERBACH CORPORATION, the within named corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said LOUIS BLOCH and E. H. POST acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this the day and year in this, my certificate, written.

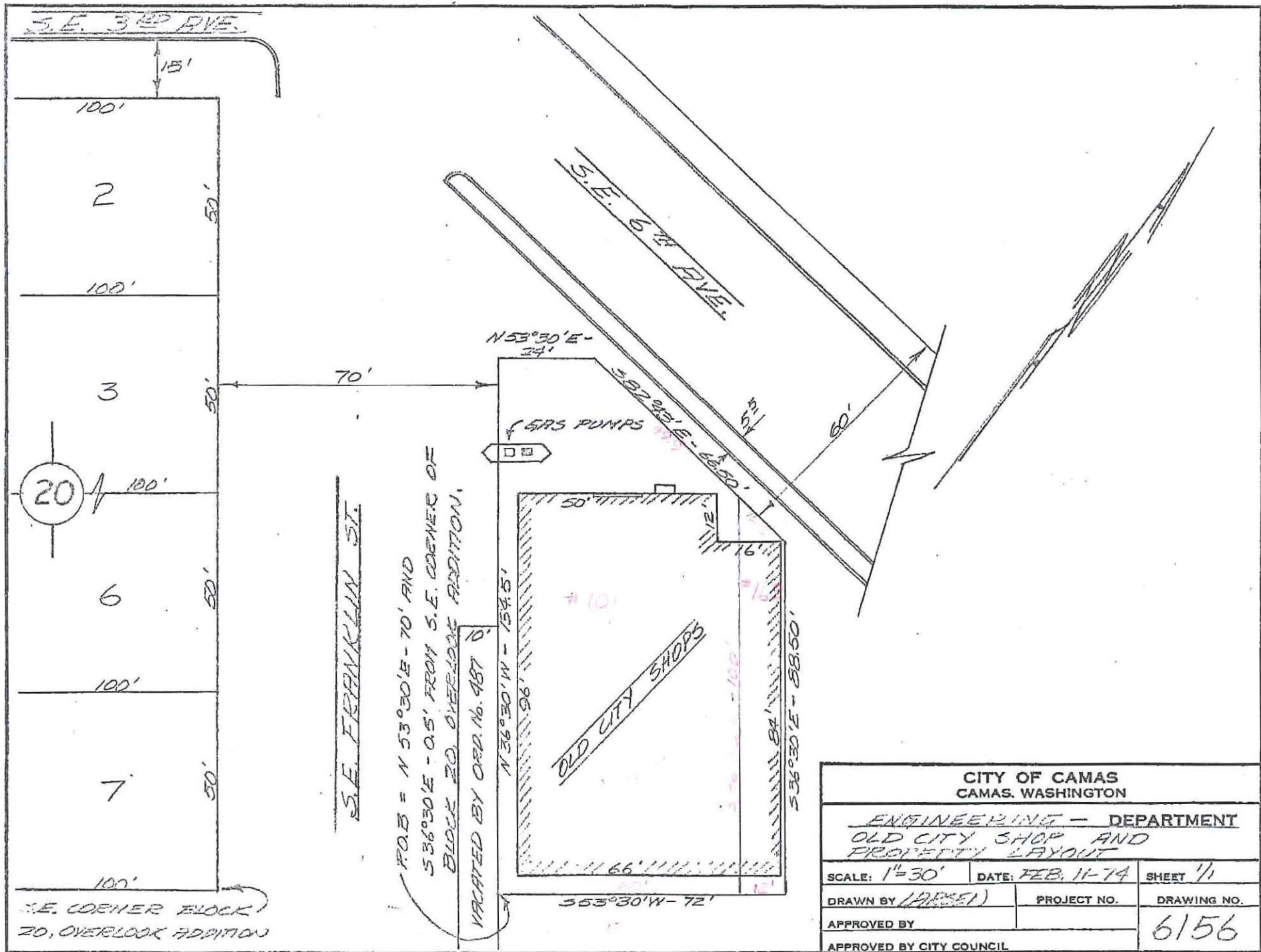
[Signature]  
Notary Public in and for the  
City and County of San Francisco,  
State of California.

My commission expires: Jan 11, 1949.

Approved as to form  
GRIFFITH, PECK, PHILLIPS & NELSON

By [Signature]









Stewart Title Company  
12500 SE 2nd Circle, Suite 125  
Vancouver, WA 98684  
Phone: (360) 254-7892  
Fax: (866) 704-3370  
Anne.Taylor@stewart.com

## ESCROW INSTRUCTIONS

TO: Stewart Title Company, Anne Taylor, Escrow Officer  
RE: Escrow No.: 01209-18378  
PROPERTY: 606 SE 3rd Ave., Camas WA 98607  
Portion of Parcel 090967-000

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Fee title to subject real property is held in a manner that is not compatible with documents provided by the parties' lender. As a result, the parties hereby instruct Stewart Title Company to prepare a quit claim deed as outlined below.

Stewart Title Company recommends that before this change is made, the parties consult with private legal counsel.

It is understood that the escrow agent for this transaction has not imposed this requirement upon the parties and makes no representation as to the benefits or liabilities to any party in this escrow and has prepared the quit claim deed only as a courtesy to the parties.

Stewart Title Company has been instructed by the undersigned to prepare a quit claim deed to Fred A Haag and Judy A Haag, husband and wife and Theodore J Shaw, as his separate estate from City of Camas

For one of the reasons stated below:

- ☐ No monetary consideration - to create a community property interest
- ☐ No monetary consideration - to relinquish any questions of community interest
- ☐ No monetary consideration - for love and affection
- ☐ No monetary consideration - to facilitate financing
- ☐ To release that collateral assignment of contract and deed recorded under file no. \*
- ☒ Other: Government Transfer

Dated: \_\_\_\_\_

AUTHORIZED BY:

\_\_\_\_\_  
City of Camas

APPROVED BY:

\_\_\_\_\_  
Fred A Haag and Judy A Haag, husband and wife and Theodore J Shaw, as his separate estate

State of Washington

ss.

County of Clark

I certify that I know or have satisfactory evidence that \_\_\_\_\_ who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Notary name printed or typed: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE OF WASHINGTON

)

) ss.

COUNTY OF CLARK

)

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ the person(s) who appeared  
before me, and said person(s) acknowledges that he/she signed this instrument, on  
oath stated that he/she was authorized to execute the instrument and acknowledged it  
as the Authorized Signer \_\_\_\_\_ of City of Camas  
to be the free and voluntary act of such party for the uses and purposes mentioned in  
this instrument.

Dated: \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Name:

Notary Public in and for the State of WA

residing at

My appointment expires:



## EXHIBIT A

A parcel of land in the H.J.G. Maxon Donation Land Claim in Section 11, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows, to-wit:

BEGINNING at a point North  $53^{\circ}30'$  East 130 feet and South  $36^{\circ}30'$  East 0.5 feet from the Southeast corner of Block 20, Overlook Addition to Camas, Clark County, Washington, according to the plat thereof; thence from said beginning point North  $36^{\circ}30'$  West 100 feet to a point on the Southerly boundary of SE. 6th Avenue; thence South  $82^{\circ}43'$  East 16.6 feet along the Southerly boundary of said Avenue to a point; thence South  $36^{\circ}30'$  East 88.5 feet to a point; thence South  $53^{\circ}30'$  West 12 feet to the POINT OF BEGINNING.

**DISCLOSURES TO THE**  
**CLIENTS**  
**UNDER APR-**  
**12**

RE: Escrow No.: 01209-18378  
Seller: Haag and Shaw Excavating, Frederick A Haag, Judy A Hagg, Ted Shaw, and  
Crown Zellerbach Corporation  
Buyer: JHTM Properties LLC

The documents for this transaction have been prepared by a Limited Practice Officer admitted by the Washington State Supreme Court to the Limited Practice of Law under APR 12. Under this Rule:

- 1) Your Limited Practice Officer may select, prepare and complete documents in a form previously approved by the Limited Practice Board;
- 2) Your Limited Practice Officer is not acting as the advocate or representative of any of the clients to this transaction;
- 3) The documents prepared by your Limited Practice Officer will affect the legal rights of the clients to this transaction;
- 4) Your interest in these documents may differ from the interest of the other clients to this transaction;
- 5) You have the right to be represented by a lawyer of your own selection; and
- 6) Your Limited Practice Officer cannot give you legal advice as to the manner in which the documents affect you or any other party to this transaction.

The Limited Practice Officer is only permitted to select and complete documents which have been approved by the Limited Practice Board in accordance with a written Purchase and Sales Agreement which contains all of the basic terms of the transaction.

The following documents have been prepared for this transaction under the direction of your Limited Practice Officer:

<input checked="" type="checkbox"/> Statutory Warranty Deed	<input type="checkbox"/> Note and Deed of Trust
<input type="checkbox"/> Real Estate Contract	<input type="checkbox"/> Request for Full Reconveyance
<input type="checkbox"/> Note and Mortgage	<input checked="" type="checkbox"/> Quit Claim Deed
<input type="checkbox"/> Warranty Fulfillment Deed	<input checked="" type="checkbox"/> Excise Tax Affidavit
<input type="checkbox"/> _____	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> _____

The Limited Practice Officer is not permitted to negotiate terms which are not included in the written Purchase and Sales agreement. The Limited Practice Officer is not permitted to practice law.

In this transaction, your Limited Practice Officer is Anne Taylor, LPO No. 9754

Stewart Title Company

BY: 

Anne Taylor, LPO No. 9754

I have received and read a copy of the Disclosure, and understand its contents this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

City of Camas

\_\_\_\_\_  
Authorized Signer

I have received and read a copy of the Disclosure, and understand its contents this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Frederick A Haag

\_\_\_\_\_  
Judy A Hagg

\_\_\_\_\_  
Theodore Shaw



## EXHIBIT A

A parcel of land in the H.J.G. Maxon Donation Land Claim in Section 11, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows, to-wit:

BEGINNING at a point North  $53^{\circ}30'$  East 130 feet and South  $36^{\circ}30'$  East 0.5 feet from the Southeast corner of Block 20, Overlook Addition to Camas, Clark County, Washington, according to the plat thereof; thence from said beginning point North  $36^{\circ}30'$  West 100 feet to a point on the Southerly boundary of SE. 6th Avenue; thence South  $82^{\circ}43'$  East 16.6 feet along the Southerly boundary of said Avenue to a point; thence South  $36^{\circ}30'$  East 88.5 feet to a point; thence South  $53^{\circ}30'$  West 12 feet to the POINT OF BEGINNING.

WHEN RECORDED RETURN TO:

JHTM Properties LLC  
636 SE 3rd Ave.  
Camas, WA 98607

Escrow Number: 01209-18378

Filed for Record at Request of: *Stewart Title Company*

### QUIT CLAIM DEED

THE GRANTOR(S), City of Camas\* for and in consideration of Government Transfer (WAC 458-61A-205) in hand paid, conveys and quit claims to Fred A Haag and Judy A Haag, husband and wife and Theodore J. Shaw, as his separate estate the following described real estate, situated in the County of Clark, State of Washington together with all after acquired title of the grantor(s) herein:

**LEGAL DESCRIPTION ON EXHIBIT " A " ATTACHED HERETO AND MADE A PART HEREOF.**

Abbreviated Legal: (Required if full legal not inserted above.) Ptn. SE 1/4 Sec. 11-T1N-R3E-W.M.

Tax Parcel Number(s): 090967-000 \* a municipal corporation of the State of Washington

Dated: \_\_\_\_\_

City of Camas

\_\_\_\_\_  
Authorized Signer

State of Washington

ss.

County of Clark

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person signed this instrument, on oath stated that he/she/they are authorized to execute the instrument and acknowledge it as the Authorized Signer of City of Camas to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary name printed or typed: \_\_\_\_\_  
Notary Public in and for the State of WA  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

## EXHIBIT A

A parcel of land in the H.J.G. Maxon Donation Land Claim in Section 11, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows, to-wit:

BEGINNING at a point North 53°30 East 130 feet and South 36°30 East 0.5 feet from the Southeast corner of Block 20, Overlook Addition to Camas, Clark County, Washington, according to the plat thereof; thence from said beginning point North 36°30 West 100 feet to a point on the Southerly boundary of SE. 6th Avenue; thence South 82°43 East 16.6 feet along the Southerly boundary of said Avenue to a point; thence South 36°30 East 88.5 feet to a point; thence South 53°30 West 12 feet to the POINT OF BEGINNING.



**REAL ESTATE EXCISE TAX AFFIDAVIT**  
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED  
(See back of last page for instructions)

Check box if partial sale of property _____		If multiple owners, list percentage of ownership next to name.	
<b>1</b>	<b>Name</b> City of Camas <b>Mailing Address</b> 616 NE 4th Avenue <b>City/State/Zip</b> Camas, WA 98607 <b>Phone No.</b> (including area code) _____	<b>2</b>	<b>Name</b> Fred A Haag and Judy A Haag, husband and wife and Theodore J Shaw, as his separate estate <b>Mailing Address</b> 636 SE 3rd Ave. <b>City/State/Zip</b> Camas, WA 98607 <b>Phone No.</b> (including area code) _____
<b>3</b>	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee <b>Name</b> _____ <b>Mailing Address</b> 606 SE 3rd Avenue <b>City/State/Zip</b> Camas WA 98607 <b>Phone No.</b> (including area code) _____	<b>4</b>	List all real and personal property tax parcel account numbers - check box if personal property 080967-000 <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>
		List assessed value(s) _____ _____ _____ _____	
<b>5</b> Street address of property 606 SE 3rd Avenue Camas WA 98607 This property is located in <input type="checkbox"/> unincorporated _____ County OR within <input checked="" type="checkbox"/> city of Camas Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged. Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit) SEE ATTACHED EXHIBIT A			
<b>6</b> Select Land Use Code(s): 11 enter any additional codes: _____ (See back of last page for instructions)		<b>7</b> List all personal property (tangible and intangible) included in selling price.  If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) 458-61A-205 Reason for exemption: Government Transfer	
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Type of Document QCD Date of Document _____	
<b>8</b> Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33, 140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land does <input checked="" type="checkbox"/> does not qualify for continuance.		Gross Selling Price _____ *Personal Property (deduct) _____ Exemption Claimed (deduct) _____ Taxable Selling Price _____ Excise Tax: State _____ Local _____ *Delinquent Interest: State _____ Local _____ *Delinquent Penalty _____ Subtotal _____ *State Technology Fee _____ *Affidavit Processing Fee \$10.00 Total Due \$10.00	
DEPUTY ASSESSOR _____ DATE _____ <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.		A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	
(3) OWNER(S) SIGNATURE _____ PRINT NAME			

<b>9</b> I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent _____ Name (print) City of Camas Date & city of signing: _____	Signature of Grantee or Grantee's Agent _____ Name (print) Fred A Haag and Judy A Haag, husband and wife and Theodore J. Shaw Date & city of signing: _____


## EXHIBIT A

A parcel of land in the H.J.G. Maxon Donation Land Claim in Section 11, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows, to-wit:

BEGINNING at a point North 53°30 East 130 feet and South 36°30 East 0.5 feet from the Southeast corner of Block 20, Overlook Addition to Camas, Clark County, Washington, according to the plat thereof; thence from said beginning point North 36°30 West 100 feet to a point on the Southerly boundary of SE. 6th Avenue; thence South 82°43 East 16.6 feet along the Southerly boundary of said Avenue to a point; thence South 36°30 East 88.5 feet to a point; thence South 53°30 West 12 feet to the POINT OF BEGINNING.



## MEMORANDUM

**TO:** Mayor and City Council  
**FROM:** Denis Ryan, Public Works Operations Supervisor   
**DATE:** November 3, 2014  
**SUBJECT:** NWRTC CONTRACT FOR SERVICES

The City has previously contracted on an annual basis with The Northwest Regional Training Center (NWRTC) to provide safety training required by the Washington Administrative Code and additional training that is industry specific.

Contract for services between NWRTC and the City of Camas for the calendar year 2015, for the following services:

- Classroom Safety Instruction and Training
- Maintenance of all Safety Training Records
- Notification and Scheduling of Training Classes
- Assistance with Labor and Industries Audits

Contract is for \$10,912.00, broken into quarterly installments of \$2,728. Training is based on 59 regular employees at \$168 each and 10 seasonal workers with a rate of \$100 each.

Training courses provided under this agreement:

Bloodborne Pathogens  
Fall Protection & Aerial Booms  
Confined Space Training  
Rigging  
Defensive Driving  
Fire Extinguisher/Evacuation  
First Aid/CPR  
Flagging and Traffic Control  
Forklift Training  
Emergency Response Awareness  
Hearing Conservation and Testing  
Lockout/Tagout Training  
Respirator Protection and Fit Testing  
Trenching and Shoring

## **CONTRACT FOR SERVICES**

### **SAFETY AND COMPLIANCE PROGRAM**

The Northwest Regional Training Center (Training Center), under the direction of Clark County Fire District 5, and the City of Camas (City) hereby agree to the following program for calendar year 2015.

**A. Services to be Provided** – The Training Center shall provide safety training to City employees as follows:

1. Classroom Instruction and Training – The Training Center will make available to City employees classroom instruction and training in all OSHA and WISHA required areas, as outlined in Appendix B. This training may occur at the Training Center facilities or at another site designated by the City, as agreed upon by the Safety Program Manager and the City.
2. Maintenance of all Training Records – The Training Center will maintain a database of all training that is conducted for the City. Reports showing all training conducted year-to-date will be provided to the City monthly.
3. Notification and Scheduling of Training Classes – The Training Center will provide the City with notification of classes to be conducted. This information will be provided by the fifteenth of the month prior to the upcoming quarter. For example, the City will be notified by March 15 of classes to be provided during April, May, and June.
4. Assistance with Labor and Industries Audits – Training Center personnel will be available to assist the City with all records and information associated with training conducted by the Training Center. This will include copies of class rosters, training curriculum, and competency records (if needed).

**B. Responsibilities of the City** – The City shall be responsible for the following:

1. Listing of Employees by Division – The City shall provide the Training Center with a roster of employees who will need training, broken down by division.
2. Assistance in Determining Required Training – The City shall work with the Safety Program Manager in determining what type of training is needed for personnel in each division.
3. Notification of Intent to Attend Classes – At least 7 calendar days prior to a class being conducted, the City shall notify the Training Center of their intent to have employees participate, and if so, the number who will be participating.
4. Promptly Pay Training Center Invoices – Appendix A includes the annual 2015 charges which the City is agreeing to pay. The Training Center will bill the City in the months of January, April, July, and October. These billings will be for the current quarter, and will be due upon receipt.



**C. Additional Training**

The classes provided under this agreement are listed in Appendix B. The City may participate in other classes offered by the Training Center, however, they will pay the same rate for such classes as other customers.

**D. Annual Meeting**

During September the Training Center shall schedule a meeting with the City during which time the parties will discuss the following: (a) Services provided and received and any associated problems, (b) The next year's budget as established by the Training Center for Safety Training costs, and (c) Desirability by both parties to continue with the Safety Training program.

**E. Liability** – Each party agrees to assume responsibility for all liabilities that occur or arise in any way out of the performance of this agreement by its personnel and to save and hold the other parties, including their respective employees and officials, harmless from all costs, expenses, losses and damages, including the cost of defense, incurred as a result of any acts or omissions of the parties' employees relating to the performance of this agreement.

**F. Modification of This Agreement** – This agreement may be modified only with the consent of both parties. To that end, the Training Center shall convene no less than one meeting each calendar year in order to solicit feedback from the City on how services could be modified and/or improved.

**G. Termination of This Agreement** – Either party may terminate their participation in this agreement by providing 120 days' notice of their intent to withdraw. In the event the Training Center is unable to provide services as outlined in this agreement, the City shall be reimbursed for any services paid for but not yet received.

EXECUTED on \_\_\_\_\_, 2014

FIRE DISTRICT 5 – NORTHWEST REGIONAL TRAINING CENTER

By: \_\_\_\_\_

David Vial, District Administrator

CITY OF CAMAS

By: \_\_\_\_\_

Approved as to Form: \_\_\_\_\_

## **APPENDIX A**

### **Normal Training Charges**

For 2015 the City of Camas shall pay to the Training Center a total of **\$9,912.00 for normal training conducted.**

This is based on an employee count of **59** employees, representing a cost of approximately **\$168.00** per employee per year for all training outlined in Appendix B.

### **Summer Crew Charges**

In addition to the 59 regular employees covered under this contract, the City of Camas utilizes Summer Crew employees and desires to have those employees trained as well. Summer Crew employees will not be trained in all disciplines each year, but will receive training in up to five classes each summer. The City of Camas shall pay \$100 per employee for Summer Crew personnel. It is anticipated that Camas will utilize 10 Summer Crew employees during 2015. This will result in a cost of **\$1,000 in addition to normal training conducted.**

### **Total Training Charges**

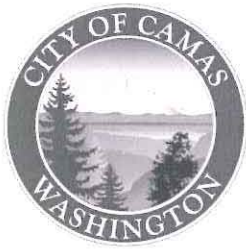
**The sum of Normal Training and Summer Crew Training is \$10,912.00 for 2015. This will be billed to the City of Camas in four quarterly invoices of \$2,728.00 each.**

## **APPENDIX B**

### **Training Courses Provided Under This Agreement**

It is understood that employees who are required to have a particular type of training will receive that training as soon as possible following their date of hire. Refresher courses will then be provided for employees at the intervals noted below.

<u>Training Course Provided</u>	<u>Refresher</u>
Bloodborne Pathogens	12 Months
Fall Protection & Aerial Platforms	48 Months
Confined Space Training	48 Months
Rigging	60 Months
Defensive Driving	60 Months
Fire Extinguishers/Evacuation	12 Months
First Aid/CPR	24 Months
Flagging & Traffic Control	36 Months
Forklift Training	36 Months
Emergency Response Awareness	12 Months
Hearing Conservation and Testing	12 Months
Lockout/Tagout Training	48 Months
Respirator Protection and Fit Testing	12 Months
Trenching & Shoring Training	48 Months



## CITY OF CAMAS

### Memorandum

**TO:** Mayor and City Council

**FROM:** James Hodges, Project Manager

**DATE:** 09/26/2014

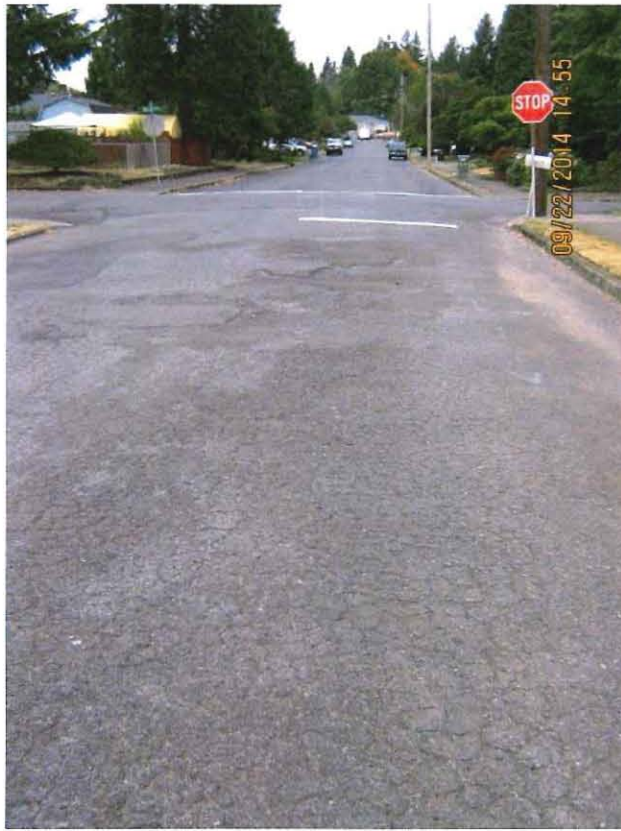
**SUBJECT:** 2015 CDBG Application

Staff is proposing to submit a CDBG application for the 2015 funding round. The proposed project will make improvements to a section of NE Franklin Street between NE 15<sup>th</sup> and NE 19<sup>th</sup> Avenues, as depicted on the attached image. This is similar to a number of past "Neighborhood Improvement Projects" that have successfully upgraded several older neighborhoods in Camas. Some examples include multiple projects in Oak Park, Tidland Heights, SW 6<sup>th</sup> Avenue, One-Stop Neighborhood, E. 1<sup>st</sup> Avenue, Crown Park, and several others. These types of projects typically include upgrades to the existing under-lying utilities (water & sewer), ADA ramp improvements, followed by reconstruction of the existing roadway surface. For many years, this stretch of Franklin Street has been classified as "Failed" due to severe cracking and failure of the under-lying base material.



*Figure 1*  
*Franklin St. looking South*





*Figure 2*  
*Franklin St. looking North*

The total project construction cost is estimated at \$422,000. Of the total, staff proposes to request CDBG Funding in the range of \$210,000, which will fund the cost of the proposed street and water, and a portion of the sewer system improvements. Engineering, preparation of Plans and Specifications, and Construction Management will be done by Camas staff. The remaining expense, about \$212,000., will be funded by the Camas Sewer Utility Fund. The cost of the individual system components (including sales tax) are listed below:

- Water System Improvements                      \$ 37,940.00
- Sewer System Improvements                      \$ 249,320.00
- Street Improvements                                \$ 135,000.00

This section of Franklin Street, and the surrounding neighborhoods, has not been eligible for CDBG Funding in the past. We expect this to be the first of several projects aimed at improving this older neighborhood.

Staff's goal is to provide information about the proposed application, and to confirm your desire to move forward with the application.

A public Hearing at a future Council Meeting is required to provide a formal opportunity for public input on the proposal. We expect this to occur at the meeting scheduled for November 3, 2014.

Community Development Staff will be available to respond to any questions.

## **CDBG Background**

Community Development Block Grant (CDBG) is a funding opportunity originating from the U.S. Department of Housing and Urban Development (HUD). CDBG Funds are available through the Clark County Urban County Policy Board (UCPB) which is a group consisting of a representative from each local municipal jurisdiction, usually the Mayor or City Administrator. Funds are available through a competitive grant application process for a limited pool of available funds. The amount of available funds varies annually. Grants may be no less than \$50,000, and up to a maximum of \$300,000 per application.

Eligibility is based on economic need as determined by information collected by the U.S. Census Bureau. Using data from the most recent U.S. Census, HUD compares income data on larger Census Tracts which are made up of several Block Groups. HUD updates eligibility information periodically when new economic information is made available through the U.S. Census Bureau.

Since 1985, Camas has secured 33 separate CDBG Grants totaling more than \$5 million.

**RESOLUTION NO. 1311**

A RESOLUTION of the City of Camas relating to the multi-family property tax exemption program provided for under the Revised Code of Washington (RCW 84.14); expressing intent to designate three areas within the City of Camas as Residential Target Areas; and establishing a public hearing time and date for consideration thereof.

WHEREAS, RCW Chapter 84.14, "New and Rehabilitated Multiple-Unit Dwellings in Urban Centers," establishes a purpose to encourage and increase residential opportunities, including affordable housing opportunities, where the governing authority of the affected city has found there are insufficient housing opportunities and to stimulate the construction of new multi-family housing and the rehabilitation of existing vacant and under-utilized buildings for multi-family housing in urban centers; and

WHEREAS, the City of Camas, pursuant to Chapter 84.14 of the Revised Code of Washington (RCW) intends to designate three Residential Target Areas for the allowance of a limited property tax exemption for new multi-family residential housing; and

WHEREAS, the first intended Residential Target Area to be designated is described as the "Downtown District" and generally located between NE Adams Street and NE Garfield Street and between the area southeast of the Mill Ditch and northeast of the Burlington Northern Pacific Railway; together with that area of land located between NE Garfield and NE Joy and southeast of NE 3<sup>rd</sup> Avenue and northeast of the Washougal River; and, together with that area located between NE Division and NE Adams and southeast of the Mill Ditch and northeast of NE 6<sup>th</sup> Avenue; and

WHEREAS, the second intended Residential Target Area to be designated is described as the "NW 6<sup>th</sup> Avenue Corridor District" and is generally located between NW Ivy Street and NW Drake and south of NW 7<sup>th</sup> Avenue and north of NW 6<sup>th</sup> Avenue; and

WHEREAS, the third intended Residential Target Area to be designated is described as the "NE 3<sup>rd</sup> Avenue District" and is generally located south of NE 3<sup>rd</sup> Avenue, west of NE Sumner and northeast of NE 3<sup>rd</sup> Loop; and

WHEREAS, in accordance with RCW 84.14.040, a public hearing is required prior to designation of a Residential Target Area(s);

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Camas as follows:

Section I

The City Council, pursuant to Chapter 84.14 of the Revised Code of Washington (RCW) intends to designate three Residential Target Areas (Downtown District, NW 6<sup>th</sup> Avenue Corridor District, and NE 3<sup>rd</sup> Avenue District) for the purposes of providing an economic incentive opportunity in the form of a limited property tax exemption for new multi-family residential housing.

Section II

The City Council pursuant to RCW 84.14.040 does hereby schedule a public hearing to consider the designation of the aforementioned three Residential Target Areas, with the intent to implement a multi-family property tax exemption program, on Monday, December 1, 2014, at 7:00 PM or as soon thereafter as it may be held in the City Council Chamber of the Camas Municipal Building, 616 NE Fourth Avenue, Camas, which public hearing shall be duly noticed pursuant to the provisions of RCW 84.14.040(3).

PASSED by the Council and APPROVED by the Mayor this 3<sup>rd</sup> day of November, 2014.

SIGNED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Clerk



APPROVED as to form:

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City Attorney